

**Lake Local Agency Formation Commission**

**Regular Meeting Agenda**

**Wednesday September 21, 2022 -- 9:30 am**

**This will be a Physical Meeting at the City Council Chambers in Clearlake**  
**(A Zoom option is available for the public)**

**City of Clearlake** – City Council Chambers  
14050 Olympic Dr. Clearlake, California

Website: [www.lakelafco.org](http://www.lakelafco.org)

***“Lake LAFCo oversees orderly development and protects natural resources and agricultural lands”***

***In person meeting:*** Required for all Commissioners.

***Zoom meeting for public:*** LAFCo has decided to make public meetings accessible telephonically or otherwise electronically to all members of the public. Members of the public are encouraged to observe and participate in the teleconference.

*The complete agenda, including backup materials and materials related to items on this Agenda submitted to the Commission after distribution of the Agenda Packet, is available for public inspection on the Lake LAFCo website. Agenda materials are also available on the Lake LAFCO website at [www.lakelafco.org](http://www.lakelafco.org)*

***Zoom Meeting Information:***

*Topic: Lake LAFCo*

*Time: Sep 21, 2022 09:30 AM Pacific Time (US and Canada)*

*Join Zoom Meeting*

<https://us02web.zoom.us/j/84568100189?pwd=MkdKLzZvTzNDd2JoN2hDR3E1ekh5QT09>

*Meeting ID: 845 6810 0189*

*Passcode: 561900*

*One tap mobile*

*+16699006833,,84568100189#,,,,\*561900# US (San Jose)*

*+16694449171,,84568100189#,,,,\*561900# US*

*+1 669 900 6833 US (San Jose)*

***“Lake LAFCo oversees orderly development and protects natural resources and agricultural lands”***

**Commissioners**

**Commission Alternate Members**

Dirk Slooten, (City)

Vacant (Spec. District Alternate)

Stan Archacki, (Special Dist.)

Suzanne Lyons (Public Alternate)

Jim Scholz (Special District)

Vacant (County Alternate)

Ed Robey, (Public Member)

Ken Parlet (City Alternate)

Moke Simon, (County)

Bruno Sabatier Chair (County)

Stacey Mattina Vice Chair (City)

**Staff**

John Benoit, Executive Officer

P. Scott Browne, Legal Counsel

Kathleen Moran, Clerk-Analyst

**1. Call to Order – Roll Call**

**2. Approval of Minutes – July 20, 2022**

*Action: Approve July 20, 2022 minutes*

**4. Public Comment.**

*This is the time for the public to address the Commission on any matter not on the agenda. Testimony related to an item on the agenda should be presented at the time that item is considered.*

**5. Consent Agenda**

a. *Review and authorize payment of expenses for July and August 2022.*

b. *Renew authorization by adopting Resolution 2022-0012 for remote (teleconference/videoconference) meetings by finding, pursuant to Assembly Bill 361, that (a) the COVID-19 pandemic state of emergency is ongoing, and (b) meeting in person would present imminent risks to the health or safety of attendees.*

**ACTION ITEMS:**

**6. Continued discussion of Domestic Water Services in Clearlake and surrounding area**

- a. *This item is a continued discussion from January 2022 regarding issues related to the provision of domestic water services within the City of Clearlake and discussion of fire flows and other related issues*

**7. Biennial Review of LAFCo's Conflict of Interest Code.**

- a. *Review LAFCo's Conflict of Interest Code*
- b. *Authorize the Executive Officer to sign the Biennial Conflict of Interest Code review form and transmit to the Code Reviewing Body.*

**8. LAFCo Bylaws Update**

- a) *Consider LAFCo Resolution 2022-0013 adopting updated bylaws for Lake LAFCo*

**9. Executive Officer's report.**

- a. *Upper Lake area MTBE (Methyl tert-butyl ether) Drinking Water Contamination – no further progress has been made*
- b. *Lower Lake CWD MSR and Sphere*
- c. *LAFCo Projects – Middletown Rancheria*
- d. *SB 938 – Protest proceedings and potential changes to LAFCO's MSR process*
- e. *Calafco Conference 19-21 October in Santa Ana*

**10. LAFCo Counsel's report**

**11. Commissioner Reports**

*This item is placed on the agenda for Commissioners to discuss items and issues of concern to their constituency, LAFCO, and legislative matters.*

**12 Correspondence: BOS letter of support for the annexation of the Noble Project to the Upper Lake County Water District**

**13. Adjourn to LAFCO's next regular meeting: Wednesday November 16, 2022 9:30 AM in Lakeport**

*The Commission may take action upon any item listed on the agenda. Unless otherwise noted, items may be taken up at any time during the meeting.*



**Any member appointed on behalf of local government shall represent the interests of the public as a whole and not solely the interest of the appointing authority Government Code Section 56325.1**

**Public Comment**

Members of the public may address the Commission on items not appearing on the agenda, as well as any item that does appear on the agenda, subject to the following restrictions:  
matter jurisdiction.

- No action shall be taken on items not appearing on the agenda unless otherwise authorized by Government Code Section 54954.2 (known as the Brown Act, or California Open Meeting Law).
- The total amount of time allotted for receiving public comment may be limited to 15 minutes.
- Any individual's testimony may be limited to 5 minutes. Time to address the Commission will be allocated on the basis of the number of requests received.

**Public Hearings**

Members of the public may address the Commission on any item appearing on the agenda as a Public Hearing. The Commission may limit any person's input to 5 minutes. Written statements may be submitted in lieu of or to supplement oral statements made during a public hearing.

**Agenda Materials**

Materials related to an item on this agenda submitted to the Commission after distribution of the agenda area available for review for public inspection at the City of Lakeport and City of Clearlake Community Development Departments office located at City Hall in Lakeport and Clearlake [such documents are also available on the Lake LAFCO website as noted below to the extent practicable and subject to staff's ability to post the documents prior to the meeting].

**Accessibility**

An interpreter for the hearing-impaired may be made available upon request to the Executive Officer 72 hours before a meeting. The location of this meeting is wheelchair-accessible.

**Disclosure & Disqualification Requirements**

Any person or group of persons acting in concert who directly or indirectly contribute \$1,000 or more in support of or in opposition to a change of organization or reorganization that has been submitted to Lake LAFCO must comply with the disclosure requirements of the Political Reform Act of 1974 applicable to local initiative measures to be submitted to the electorate. These requirements contain provisions for making disclosures of contributions and expenditures at specified intervals; they may be reviewed at Government Code §§56700.1 and 81000 *et seq.* Additional information about the requirements pertaining to local initiative measures to be presented to the electorate can be obtained by calling the Fair Political Practices Commission at (916) 322-5660.

A LAFCO Commissioner must disqualify herself or himself from voting on an application involving an "entitlement for use" (such as an annexation or sphere amendment) if, within the last twelve months, the Commissioner has received \$250 or more in campaign contributions from the applicant, any financially interested person who actively supports or opposes the application, or an agency (such as an attorney, engineer, or planning consultant) representing the applicant or an interested party. The law (Government Code Section 84308) also requires any applicant or other participant in a LAFCO proceeding to disclose the contribution amount and name of the recipient Commissioner on the official record of the proceeding.

**Contact LAFCO Staff** LAFCO staff may be contacted at (707) 592-7528 or by mail at Lake LAFCO c/o John Benoit, Executive Officer P.O. Box 2694, Granite Bay, CA 95746 or by email at [j.benoit4@icloud.com](mailto:j.benoit4@icloud.com). Agenda packets are located on the Lake LAFCo Webpage at [www.lakelafco.org](http://www.lakelafco.org)

LAKE LOCAL AGENCY FORMATION COMMISSION  
Minutes  
July 20, 2022

**Members Participating**

Bruno Sabatier, Chair, County Member  
Dirk Slooten, City Member  
Moke Simon, County Member  
Stan Archacki, Special Districts  
Jim Scholz, Special Districts  
Ed Robey, Public Member

**Staff Participating**

John Benoit, Executive Officer  
Scott Browne, Legal Counsel  
Kathleen Moran, Clerk

Absent: Stacey Mattina, Vice-Chair, City Member

Chairman Sabatier called meeting to order at 9:30 a.m. in the City Council Chambers, City of Lakeport. This meeting was conducted in person with teleconference and Zoom options available.

**Agenda Item #1 - Roll Call** - as shown above.

**Agenda Item #2 - Election of Chair and Vice-Chair for FY 2022-23**

Motion by Commissioner Robey, seconded by Commissioner Archacki to elect Commissioner Bruno Sabatier as Chair of the Lake LAFCo Commission for FY 2022/23. Motion carried. All yes. Absent: Commissioner Mattina.

Motion by Commissioner Slooten, seconded by Commissioner Scholz to elect Commissioner Mattina as Vice-Chair of the Lake County LAFCo Commission for FY 2022/23. Motion carried: All yes. Absent: Commissioner Mattina.

**Agenda Item #3 - Approval of Minutes** - Motion by Commissioner Robey, seconded by Commissioner Archacki to approve the Minutes of the May 18, 2022 Regular Meeting. Motion carried: All yes. Absent: Commissioner Mattina.

**Agenda Item #4** - Chair declared time for Period of Public Comment. None were heard.

**Agenda Item #5 - Consent Agenda** - Motion by Commissioner Mattina, seconded by Commissioner Robey to approve Consent Agenda items as follows:

- a. Authorize payment of expenses for May and June 2022.
- b. Renew authorization by adopting Resolution 2022-0010 for remote (teleconference/videoconference) meetings by finding, pursuant to Assembly Bill 361, that (a) the COVID-19 pandemic state of emergency is ongoing, and (b) meeting in person would present imminent risks to the health or safety of attendees.

Motion carried: All yes. Absent: Commissioner Mattina.

**Agenda Item #6 - Consider Resolution 2022-0011 adopting an Impartial Analysis or the South Lakeport Annexation**

Mr. Benoit presented the proposed Resolution. Chairman Sabatier pointed out a correction was needed in Paragraph 3 re: date of adoption of Resolution 2022-0006. This date should be corrected to read "May 18, 2022". Mr. Benoit to make correction.

Motion by Commissioner Slooten, seconded by Commissioner Simon to adopt Resolution No. 2022-0011, A Resolution of the Lake Local Agency Formation Commission Adopting an Impartial Analysis for the South Lakeport Annexation Ballot Measure, with correction. Resolution passed and adopted by the following vote:

AYES: Commissioners Scholz, Archacki, Slooten, Robey, Simon, and Sabatier.

NOES: None.

ABSENT: Commissioner Mattina.

**Agenda Item # 7 - Workshop regarding LAFCo Bylaws Update**

Mr. Benoit reviewed draft of proposed updates and amendments to the Lake LAFCo Bylaws. Discussion was held and some additional updates, corrections and minor amendments were made. Mr. Benoit to incorporate the changes into the next draft and return to the Commission for additional consideration.

**Agenda Item #8 - Calafco Conference Matters**

With regard to the upcoming Calafco Conference scheduled for October 19-21, 2022 in Santa Ana, the following items were discussed/considered:

a) Nomination of a City Member or Public Member from Lake LAFCo to serve on the Calico Board of Directors. No nominations were offered.

b) Attendance at the Conference. Commissioner Robey and Mr. Benoit will attend.

c). Voting Delegate. Motion by Commissioner Simon, seconded by Commissioner Slooten to designate Commissioner Robey and Executive Officer, John Benoit as voting delegate and alternate, respectively to represent and vote on behalf of Lake LAFCo at the conference.

d) With regard to Calafco Achievement Award Nominations, none were offered.

**Agenda Item #9 - Executive Officer's Report**

a) Upper Lake area MTBE Drinking Water Contamination - no further progress has been made. State has cancelled the last two meetings.

b) Status Report - Special District Members and Alternate. Commissioners Archacki

and Scholz will both be reappointed for four year terms. Mr. Benoit will begin a recruitment for the Special District Alternate seat.

c) Lower Lake CWD MSR.

d) LAFCo Projects

e) SB 938 The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000: protest proceedings: procedural consolidation - signed by Governor.

**Agenda Item #10 - Counsel's Report - None.**

**Item #11 - Commissioner Reports.** Commissioner Slooten reported that the City of Clearlake is talking about annexation in Auburn Canyon.

**Item #12 - Correspondence.** None.

Meeting adjourned at 10:40 a.m.

Next Regular Meeting: Wednesday, September 21, 2022 at 9:30 a.m. in Clearlake.

By: Kathleen Moran, Clerk

# Lake Local Agency Formation Commission

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## CLAIMS

July and August 2022

### Expenses for FY 2022-2023:

<u>Date of Claim</u>	<u>Description</u>	<u>Amount</u>
6.16.22 - 7.15.22	Browne Legal	\$ 1,954.57
July 20, 2022	Meeting Stipend	\$ 600.00
Aug 1, 2022	Staff Svcs July 2022	\$ 5,830.37
7.16.2022 - 8.15.22	Browne Legal	\$ 1,954.57
Sept 1, 2022	Staff Svcs August 2022	\$ 5,298.27
	TOTAL:	\$ 15,637.78

DATED: Sept 21, 2022

APPROVED: Sept 21, 2022

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Bruno Sabatier, Chair  
Lake Local Agency Formation Commission

Attest:

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John Benoit  
Executive Officer



**RESOLUTION NO. 2022-0012****A RESOLUTION OF THE LAKE LAFCO OF THE AUTHORIZING A REMOTE TELECONFERENCE MEETING OF THE COMMISSION PURSUANT TO GOVERNMENT CODE SECTION 54953(e)**

WHEREAS, Government Code section 54953(e), as amended by Assembly Bill No. 361, allows legislative bodies to hold open meetings by teleconference without reference to otherwise applicable requirements in Government Code section 54953(b)(3), so long as the legislative body complies with certain requirements, there exists a declared state of emergency, and one of the following circumstances is met:

1. State or local officials have imposed or recommended measures to promote social distancing.
2. The legislative body is holding the meeting for the purpose of determining, by majority vote, whether as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees.
3. The legislative body has determined, by majority vote, pursuant to option 2, that, as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees.

WHEREAS, the Governor of California proclaimed a state of emergency pursuant to Government Code section 8625 on March 4, 2020; and

WHEREAS, the LAKE LAFCO desires to hold its public meetings by teleconference consistent with Government Code section 54953(e).

NOW, THEREFORE, LAKE LAFCO DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 2. Conditions are Met. The LAKE LAFCO hereby finds and declares the following, as required by Government Code section 54953(e)(3):

1. The Governor of California proclaimed a state of emergency on March 4, 2020, pursuant to Government Code section 8625, which remains in effect.
2. The reasons for adopting this resolution are one or more of the following:
  - a. State or local officials have imposed or recommended measures to promote social distancing.
  - b. The legislative body is holding the meeting for the purpose of determining whether as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees.

- c. The legislative body has determined that, as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees.

PASSED AND ADOPTED by the Lake LAFCo, this 21st day of September 2022 by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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Bruno Sabatier, Chair

Lake Local Agency Formation Commission

ATTEST:

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John Benoit, Executive Officer

LAKE LOCAL AGENCY FORMATION COMMISSION,

# Lake Local Agency Formation Commission

## Memorandum

Sept 21, 2022

**TO:** LAFCo Commissioners

**FROM:** John Benoit, Executive Officer

**SUBJECT:** Conflict of Interest Code Review.

**Attachments:** Lake LAFCO's Conflict of Interest Code  
2022 Local Agency Biennial Notice

Government code section 87300 et. seq. (the Political Reform Act) requires each local government agency to maintain a conflict of interest code and update it to reflect changes that occur in the organization of an entity. The Local Agency Formation Commission (as well as other local agencies) is required to review and possibly amend its Conflict of Interest code on even-numbered years. A biennial notice is normally sent out by the County Clerk or other official designated by the Board of Supervisors during the summer of even numbered years to each agency required to review its Conflict of Interest Code. After review or approval of the Conflict of Interest Code, LAFCO is required to submit any proposed changes to the Board of Supervisors acting as the code reviewing body.

Government code section 87311 requires review of a conflict of interest code to be carried out under procedures which guarantee to officers, employees, members and consultants of the agency and to residents of the County adequate notice and a fair opportunity to present their views. A conflict of interest code was adopted on March 20, 2002. To engage the public, a notice of Public Hearing was published prior to LAFCO adopting amending its conflict of interest code (which was included in LAFCO's Bylaws). Since that time LAFCO has found no amendments to that code necessary.

Recommendation:

Direct the Executive Officer to sign and transmit the 2022 Local Agency Biennial Notice to the Clerk to the Board of Supervisors declaring LAFCO has reviewed its Conflict of Interest code and no amendment is required at this time.

John Benoit, Executive Officer                      j.benoit4@icloud.com  
P.O. Box 2694 Granite Bay, CA 95746  
(707) 592-7528 ph.

Lake County  
Local Agency Formation Commission  
Conflict of Interest Code

The Political Reform Act, Government Code Section 81000, et seq., requires state and local government agencies to adopt and promulgate Conflict of Interest Codes. The Fair Political Practices Commission has adopted Title 2, California Code of Regulations, Section 18730, which contains the terms of a standard model Conflict of Interest Code, which can be incorporated by reference, and which may be amended by the Fair Political Practices Commission to conform to amendments in the Political Reform Act after public notice and hearings conducted by the Fair Political Practices Commission. Therefore, the terms of Title 2 California Administrative Code Section 18730 and any amendments to it duly adopted by the Fair Political Practices Commission are hereby incorporated by reference and, along with the following list of designated and disclosure requirements constitute the Conflict of Interest Code of the Local Agency Formation Commission of Lake County.

Designated officers and employees shall file Statements of Economic Interest (Form 730) with LAFCO, who will retain copies, and forward the original Statements for all Commissioners and the Executive Officer to the Lake County Clerk. The original statements for all other designated employees will be retained by LAFCO.

**Designated Employees and Disclosure Requirements**

Designated officers and employees include the following:

- A) All members and alternate members of this Commission
- B) The Executive Officer
- C) Legal Counsel to the Commission
- D) Consultants employed by the Commission. The Chair of the Commission may determine in writing that a particular consultant, although a "designated employee," is hired to perform a range of duties that is limited in scope and thus is not required to fully comply with the disclosure requirements described in this Code. Such written determination shall include a description of the consultant's duties and, based upon that description, a statement of the extent of disclosure requirements. Such determination shall be a public record and shall be retained for public inspection in the same manner and location as this Conflict of Interest Code.

Designated employees and officers shall disclose the following: All investments, sources of income or interests in real property within the Lake Local Agency Formation Commission jurisdiction and business positions in which the designated employee or officer is a director, officer, partner, trustee, employee or holds any position of management, and which business does any contracting with the Local Agency Formation Commission, or which is located within the Local Agency Formation Commission jurisdiction.

John Benoit, Executive Officer                      j.benoit4@icloud.com  
P.O. Box 2694 Granite Bay, CA 95746  
(707) 592-7528 ph.

# 2022 Local Agency Biennial Notice

Name of Agency: Lake LAFCo

Mailing Address: P.O. Box 2694, Granite Bay, Ca 95746

Contact Person: John Benoit Phone No. 707.592.7528

Email: J.benoit4@icloud.com Alternate Email: \_\_\_\_\_

Accurate disclosure is essential to monitor whether officials have conflicts of interest and to help ensure public trust in government. The biennial review examines current programs to ensure that the agency's code includes disclosure by those agency officials who make or participate in making governmental decisions.

This agency has reviewed its conflict of interest code and has determined that (check one BOX):

An amendment is required. The following amendments are necessary:

(Check all that apply.)

- Include new positions
- Revise disclosure categories
- Revise the titles of existing positions
- Delete titles of positions that have been abolished and/or positions that no longer make or participate in making governmental decisions
- Other (describe) \_\_\_\_\_

The code is currently under review by the code reviewing body.

No amendment is required. (If your code is over five years old, amendments may be necessary.)

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Verification (to be completed if no amendment is required)

This agency's code accurately designates all positions that make or participate in the making of governmental decisions. The disclosure assigned to those positions accurately requires that all investments, business positions, interests in real property, and sources of income that may foreseeably be affected materially by the decisions made by those holding designated positions are reported. The code includes all other provisions required by Government Code Section 87302.

\_\_\_\_\_  
Signature of Chief Executive Officer

Sept 21, 2022  
Date

All agencies must complete and return this notice regardless of how recently your code was approved or amended. Please return this notice no later than October 3, 2022, or by the date specified by your agency, if earlier, to:

Lake County Board of Supervisors  
255 N. Forbes Street  
Lakeport, CA 95453

PLEASE DO NOT RETURN THIS FORM TO THE FPPC.

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**BEFORE THE LAKE LOCAL AGENCY FORMATION COMMISSION  
COUNTY OF LAKE, STATE OF CALIFORNIA**

**IN RE:  
RESOLUTION UPDATING BYLAWS)**

**RESOLUTION NO. 2022-0013**

**WHEREAS**, the Lake Local Agency Formation Commission has determined that it is in the best interest of the public for the Commission to operate in accordance with approved Bylaws and therefore has adopted Bylaws on March 20, 2002 by adopting Resolution 2002-0002 and has subsequently amended its Bylaws on July 16, 2003 by Resolution #2003-04; on March 17, 2004 by Resolution #2004-0001; on July 20, 2005 by Resolution #2005-06; on July 21, 2010 by Resolution 2010-0009; on November 20, 2013 by Resolution 2013-0011; and on July 20, 2016 by Resolution 2016-0009.

**WHEREAS**, the Lake Local Agency Formation Commission believes it is important to comprehensively review its bylaws periodically.

**NOW, THEREFORE, IT IS HEREBY RESOLVED, DETERMINED AND ORDERED** by the Lake Local Agency Formation Commission as follows:

1. The Lake Local Agency Formation Commission hereby amends its Bylaws to include general updates.
2. All previously adopted Bylaws conflicting with this update are hereby repealed in favor of this update.
3. This bylaw update is hereby adopted.

**PASSED AND ADOPTED** at a regular meeting of the Lake Local Agency Formation Commission on September 21, 2022 by the following vote:

**AYES:  
NOES:  
ABSENT:  
ABSTAIN:**

\_\_\_\_\_  
Bruno Sabatier, Chair or Stacey Mattina,  
Vice-Chair  
LAKE LOCAL AGENCY FORMATION  
COMMISSION

**ATTEST:**

\_\_\_\_\_  
John Benoit  
LAFCO Executive Officer



**COUNTY OF LAKE  
BOARD OF SUPERVISORS**

Courthouse - 255 North Forbes Street  
Lakeport, California 95453  
TELEPHONE (707) 263-2368  
FAX (707) 263-2207

*Moke Simon – District 1*

*Bruno Sabatier – District 2*

*Eddie Crandell – District 3*

*Tina Scott – District 4*

*Jessica Pyska – District 5*

Rachelle Henry, General Manager  
Upper Lake County Water  
District  
2471 Main Street  
Upper Lake, CA 95451  
[ulcwd@yahoo.com](mailto:ulcwd@yahoo.com)

John Benoit, Executive Officer  
LAFCO  
P.O. Box 2694  
Granite Cay, 95746  
[j.benoit@icloud.com](mailto:j.benoit@icloud.com)

Kevin Murphy, Project  
Manager  
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6000 J Street  
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[Kevin.murphy@owp.csus.edu](mailto:Kevin.murphy@owp.csus.edu)

M. Sean Jean, P.E.  
Justin Witt  
Brelje & Race Consulting  
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Santa Rosa, CA 95403  
[jeane@brce.com](mailto:jeane@brce.com)  
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Jason Headington  
Judith Salazar  
SWRCB, Division of Financial  
Assistance  
[Jason.headington@waterboards.ca.gov](mailto:Jason.headington@waterboards.ca.gov)  
[Judith.salazar@waterboards.ca.gov](mailto:Judith.salazar@waterboards.ca.gov)

Dear Ms. Henry, Mr. Benoit, Mr. Murphy, Mr. Jean, Mr. Witt, Mr. Headington and Ms. Salazar,

On behalf of the Board of Supervisors for the County of Lake, I hereby convey the Board's support in that the parcel located at 365 Highway 20, Upper Lake be annexed into the Upper Lake County Water District as part of the Meadow Point/ Upper Lake County Water District Consolidation Project. The property is owned by the heirs of May Noble through their family company, Noble Family LLC.

The Board is committed to the rapid development of affordable housing for the residents of Lake County.

The State of California, through the enactment of numerous new laws, has issued clear directives to all counties and cities throughout the State to address immediately the pressing need for affordable housing.

The Lake County General Plan designates the Noble property for Medium Density Residential. That land use designation is "designed to provide areas for residential developments such as duplexes, triplexes, and mobile home parks." The Housing Element of the General Plan identifies the property, along with an adjoining 2-acre parcel, as Site 1 for affordable housing with a density of 160 units for the two parcels combined. Under the Density Bonus statute, that number could potentially be increased to 240 units. The Lake County Zoning Ordinance classifies the property as Planned Development Residential (PDR).


We learn from the Preliminary Engineering Report for the Consolidation Project that the District intends to annex 39 parcels of land that lie outside the District's present boundaries but to which the District currently supplies water.

We are mindful that funding for the Consolidation Project is provided by the State Department of Water Resources' SHARE program. We also understand that funding for future growth, including the Noble parcel, cannot be provided by SHARE funds. For that reason, we ask that you seek other State funding that can supplement the SHARE funds. Finally, we understand that the Noble family has offered to pay any costs added to the Consolidation annexation project by reason of the annexation of their parcel for which funding is not otherwise available from the State.

For all of the foregoing reasons, we support a thorough consideration through the LAFCO process of the proposed annexation to the Upper Lake County Water District.

Respectfully submitted,

COUNTY OF LAKE



Eddie Crandell (Aug 24, 2022 11:44 PDT)

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Eddie Crandell, Chair