



CITY OF LAKEPORT
Community Development Department
225 Park Street, Lakeport, CA 95453
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REQUEST FOR REVIEW

DISTRIBUTION DATE: March 7, 2019

PLEASE RESPOND BY: March 29, 2019

STAFF CONTACT PERSON: Kevin Ingram (707-263-5615; ext. 201)

CITY ENGINEER	X	CO. SPECIAL DISTRICTS	X	CO. PUBLIC WORKS	X	LAKE LAFCO	X
PUBLIC WORKS DIRECTOR	X	CO. ADMIN	X	CO. ASSESSOR	X	LAKE AREA PLANNING COUNCIL	X
POLICE DEPARTMENT	X	AIR QUALITY MGMT.	X	CO. HERITAGE COMM.	X	CA FISH & WILDLIFE	X
FIRE DISTRICT	X	COUNTY ENV HEALTH	X	LAKE CO. TRANSIT	X	STATE RWQCB	X
SCHOOL DIST.	X	COUNTY PLANNING	X	YOLO CO. FLOOD	X	BIG VALLEY TRIBE	X
		CO. WATER RESOURCES	X	PG&E - UKIAH	X	SCOTTS VALLEY TRIBE	X

Applicant Name(s):	City of Lakeport Contact: Kevin Ingram, Community Development Director
Phone Number:	707-263-5615, ext. 201
Land Use Application Type:	Annexation Application (AX 19-01)
Application No.:	N/A
Land Use Description:	South Lakeport Annexation Project
Lakeport Location:	On both sides of South Main Street corridor from city limits to Soda Bay Road. Annexation area consists of 50 parcels and encompasses approximately 124 acres. Annexation area is within City of Lakeport's designated Sphere of Influence.
Planning Comm. Meeting Date:	N/A

Please review the attached information. Comments can be made below or attached. Comments may also be emailed to: kingram@cityoflakeport.com

SIGNATURE

DATE



REQUEST FOR REVIEW

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Overview and Process. The City of Lakeport is preparing an application to annex approximately 123.64 acres of land located along the South Main Street and Soda Bay Road corridor just south of the current city limits. Exhibit 1 illustrates the boundaries of the South Lakeport Annexation Project. Exhibit 2 provides a list of parcels that are within the proposed annexation area along with their street addresses and acreages.

The land within the South Lakeport Annexation Project area lies within the City of Lakeport's approved Sphere of Influence ("SOI"). The SOI defines "the probable ultimate physical boundaries and service area" for the City and was approved by the Lakeport City Council on February 17, 2015 and by the Local Agency Formation Commission of Lake County ("Lake LAFCO") on October 14, 2015 (Resolution No. 2015-009).

In order to incorporate the South Lakeport Annexation Project area into the City of Lakeport, the City must apply to Lake LAFCO for approval of the annexation. Under State law, LAFCO is responsible for coordinating and overseeing logical and timely changes to local government boundaries. LAFCO is authorized to approve, with or without amendments, or to disapprove proposals for annexation.

Under the California Environmental Quality Act ("CEQA"), the City of Lakeport will act as Lead Agency and will make an environmental determination prior to taking action on a Resolution of Application for LAFCO approval of the South Lakeport Annexation Project. The City anticipates that it will rely on the City of Lakeport General Plan 2025 EIR ("2009 EIR") and the Addendum to the Lakeport General Plan 2025 EIR ("2014 Addendum"). The 2014 EIR Addendum specifically considered the environmental effects associated with modifications to the boundary of the Lakeport SOI along the South Main Street - Soda Bay Road corridor and pre-zoning of land in this area for Industrial and Major Retail uses.

Purpose of the South Lakeport Annexation Project. Annexations are intended to facilitate the logical and orderly provision of public services to accommodate urban development. The City is pursuing the South Lakeport Annexation Project for the following reasons:

- The City of Lakeport currently provides sewer services to the South Lakeport annexation area in accordance with an agreement with the Lake County Sanitation District (LACOSAN). The agreement expires in 2026. Annexation would incorporate properties that are currently receiving City wastewater collection and treatment services from Lakeport into the City.
- The City of Lakeport will construct a water main in South Main Street in conjunction with the upcoming South Main Street and Soda Bay Road Widening and Bike Lanes Project. The new water main will extend from the city limits to State Route 175 and will connect to the City's water system on Parallel Drive. The water main is necessary to create a closed loop in the City's water system that will increase reliability and resilience and reduce overall maintenance costs. Annexation will make it possible for properties along South Main Street to connect to the City's water system. Property owners may choose whether or not to connect to the City water system.
- Annexation and extension of the water main on South Main Street will make it possible for fire hydrants to be installed along the South Main Street corridor thereby improving fire suppression capabilities in the area.
- Once annexed, properties within the South Lakeport Annexation Area will be able to use City of Lakeport services and residents will be eligible to vote in City elections. Services currently performed by Lake County Public Works, Planning & Building, and the Sheriff's office will be replaced with services provided by the City of Lakeport.

The City of Lakeport General Plan 2025, the 2009 EIR, and the 2014 EIR Addendum may be reviewed on the Community Development Department/Planning subpage of the City of Lakeport website: www.cityoflakeport.com. The documents are also available for review during business hours at:

City of Lakeport
Community Development Department
224 Park Street, Lakeport, CA 95453

Questions regarding the South Lakeport Annexation Project may be directed to:

Kevin Ingram, Community Development Director
(707)263-5615; ext. 201
kingram@cityoflakeport.com

Exhibit 1: Proposed South Lakeport Annexation Area Map

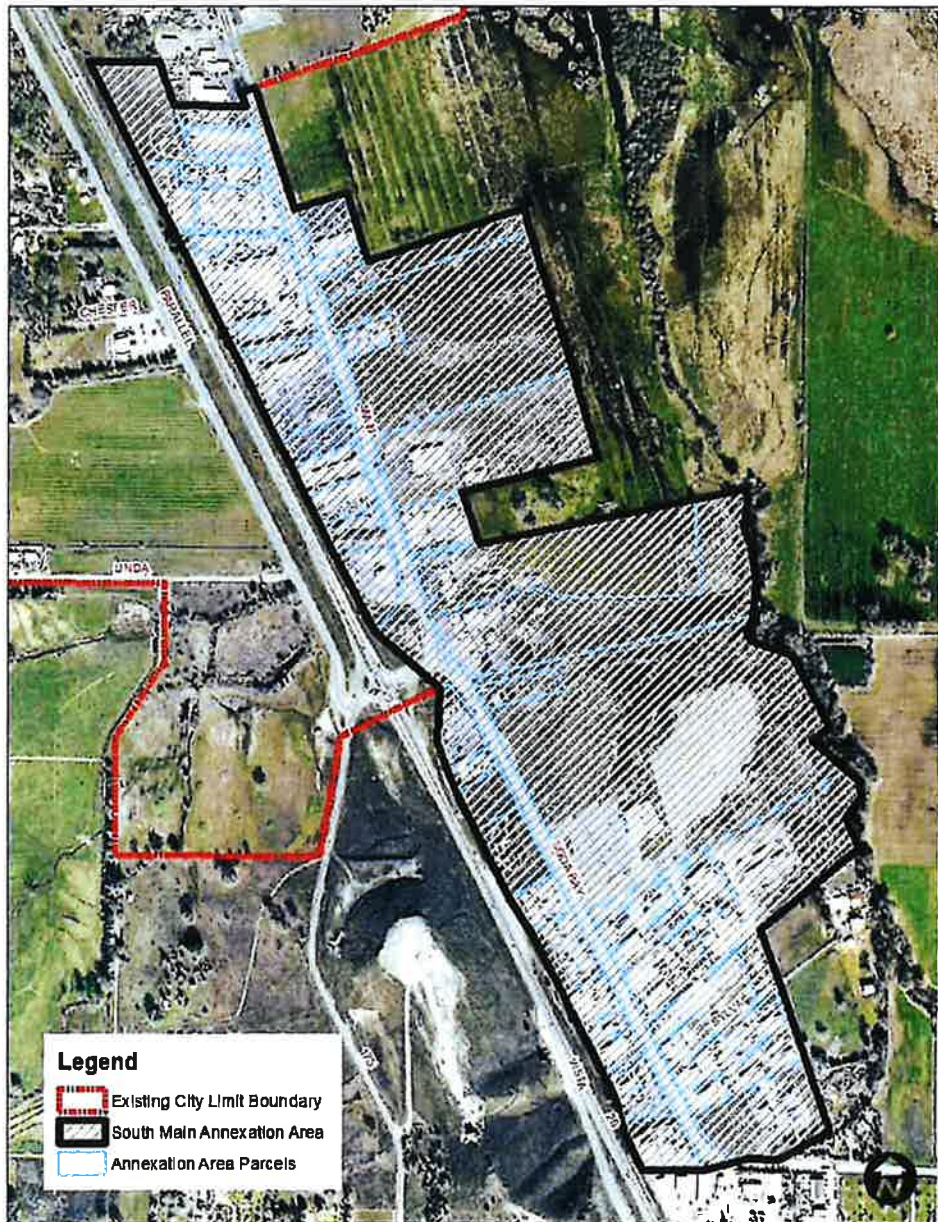


Exhibit 2: List of Parcels & Addresses within South Lakeport Annexation Area

PARCEL NO.	ADDRESS	ACRES
008-003-12	2530 South Main Street	0.78
005-049-08	2329 South Main Street	2.91
008-003-02	2510 South Main Street	2.23
005-052-19	2447 South Main Street	0.14
005-052-07	2449 South Main Street	0.20
005-052-13	2480 South Main Street	0.38
005-052-25	2440 South Main Street	1.25
005-052-20	2351 South Main Street	0.89
005-052-05	2345 South Main Street	1.51
005-052-03	2335 South Main Street	0.89
082-092-14	93 Soda Bay Road	1.34
082-092-13	91 Soda Bay Road	0.03
082-093-10	100 Soda Bay Road	3.48
082-092-12	87 Soda Bay Road	0.61
082-092-08	65 Soda Bay Road	0.75
082-092-10	75 Soda Bay Road	0.56
082-092-09	73 Soda Bay Road	0.44
082-092-11	83 Soda Bay Road	0.58
082-092-07	63 Soda Bay Road	1.38
082-093-16	64 Soda Bay Road	6.99
082-093-04	74 Soda Bay Road	0.85
082-093-03	72 Soda Bay Road	0.99
082-093-14	90 Soda Bay Road	0.70
082-093-08	92 Soda Bay Road	1.77
082-093-09	96 Soda Bay Road	1.76
082-093-13	82 Soda Bay Road	1.86
082-093-05	78 Soda Bay Road	1.90
082-093-11	350 Sylva Way	0.67
008-001-01	2598 South Main Street	8.41
082-092-06	59 Soda Bay Road	0.82
082-092-02	43 Soda Bay Road	0.51
082-092-04	53 Soda Bay Road	1.61
008-001-25	52 Soda Bay Road	26.12
082-092-03	47 Soda Bay Road	0.92
005-035-10	2725 South Main Street	1.46
082-092-01	41 Soda Bay Road	1.08
008-001-02	2600 South Main Street	9.10
008-001-03	32 Soda Bay Road	0.85
082-093-15	62 Soda Bay Road	1.08
008-003-05	2590 South Main Street	1.43
005-053-19	2585 South Main Street	0.91
005-053-20	2595 South Main Street	0.96
005-053-21	2615 South Main Street	0.90
005-053-22	2617 South Main Street	0.88
008-003-04	2570 South Main Street	7.41
005-053-18	2575 South Main Street	2.97
008-003-13	2550 South Main Street	12.38
005-049-11	2305 South Main Street	0.70
005-049-12	2325 South Main Street	0.76

005-052-27	2465 South Main Street	4.54
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