

CITY OF LAKEPORT

South Main Street/Soda Bay Road
Annexation Project

Welcome!! The intent of tonight's meeting is to provide information about the City of Lakeport and the proposed 197 acre South Main Street/Soda Bay Road Annexation Project. Thank you for attending.

◆ City Council

- ◆ Suzanne Lyons, Mayor
- ◆ Stacey Mattina, Mayor Pro Tem
- ◆ Tom Engstrom, Council Member
- ◆ Bob Rumfelt, Council Member
- ◆ Roy Parmentier, Council Member

◆ Planning Commissioners

- ◆ Tom Gaynor, Chair
- ◆ Ross Kauper
- ◆ Suzanne Russell
- ◆ Harold Taylor
- ◆ Ken Wicks, Jr.



◆ City Staff

- ◆ Margaret Silveira
 - ◆ City Manager
- ◆ Andrew Britton
 - ◆ Planning Services Manager
- ◆ Steve Brookes
 - ◆ City Attorney
- ◆ Janel Chapman
 - ◆ City Clerk
- ◆ Kelly Buendia
 - ◆ Administrative Services Director
- ◆ Dan Buffalo
 - ◆ Finance Director
- ◆ Brad Rasmussen
 - ◆ Police Chief
- ◆ Scott Harter
 - ◆ City Engineer
- ◆ Richard Knoll
 - ◆ Community/Redevelopment Director
- ◆ Doug Grider
 - ◆ Public Works Director
- ◆ Mark Brannigan
 - ◆ Utilities Director
- ◆ Tom Carlton
 - ◆ Building Official

Facts About Lakeport

◆ City Government Form

- ◆ General Law City
- ◆ Five elected City Council Members
- ◆ City Manager form of government
- ◆ 48 current employees



◆ Budget

- ◆ \$17,023,702 in total appropriations
 - ◆ General Fund: \$4.5 million
 - ◆ Sewer: \$1.7 million
 - ◆ Water: \$1.9 million
 - ◆ Redevelopment Agency and special revenue funds: \$8.9 million

Facts About Lakeport



- ◆ General Facts
 - ◆ Oldest incorporated community in Lake County (incorporated in 1888)
 - ◆ County Seat
 - ◆ Currently consists of 2.7 square miles
 - ◆ Population of 5,000
- ◆ Trade Area
 - ◆ Permanent retail trade area population of approximately 30,000 people within a ten-mile radius
 - ◆ Three-mile radius: 9,000
 - ◆ Five-mile radius: 12,000
- ◆ Employment
 - ◆ Largest employment sectors
 - ◆ Government (federal, state, local)
 - ◆ Education
 - ◆ Retail trades
 - ◆ Also important
 - ◆ Agriculture
 - ◆ Construction
 - ◆ Approximately 45 percent of all jobs in the County of Lake are located in the Lakeport area

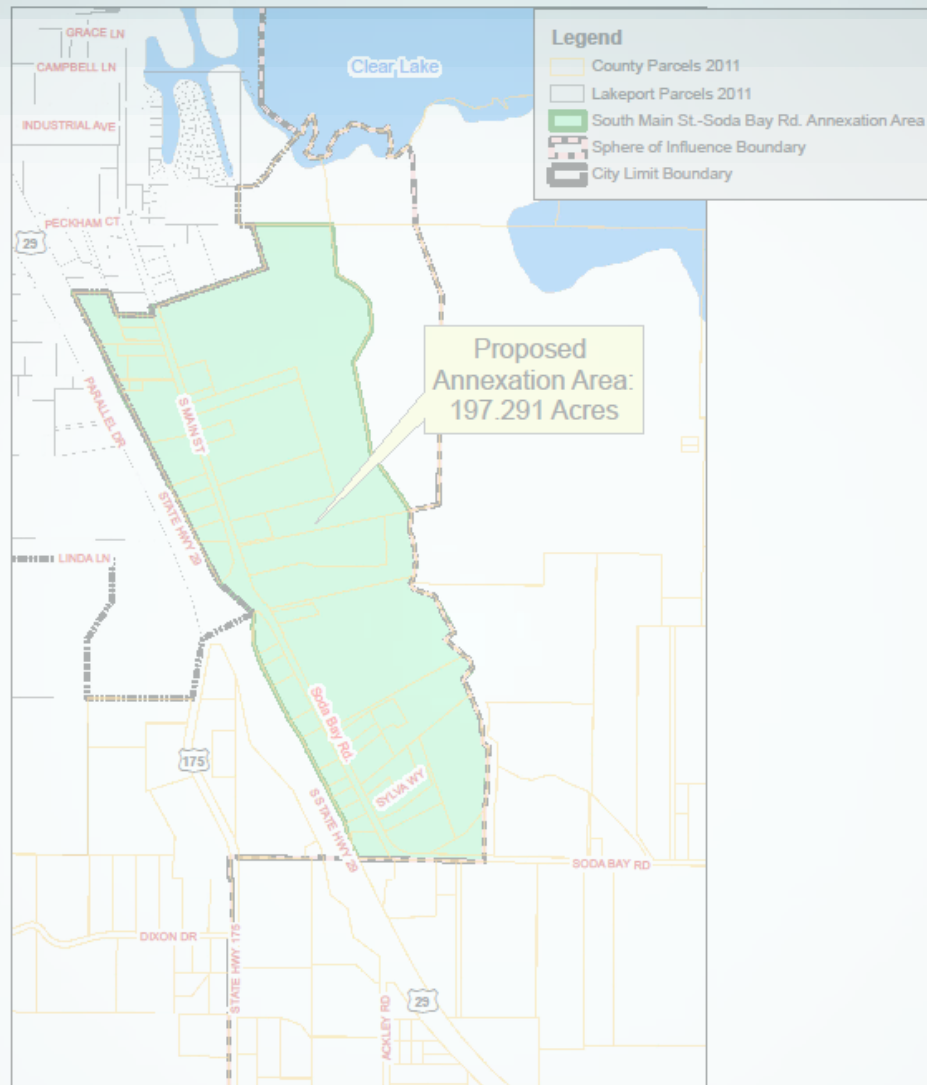
Lakeport is Business Friendly

- ◆ Lakeport has a pro-business attitude, and we are a business-friendly City. We appreciate the businesses we have and are happy to welcome more.
- ◆ We have a strong and active Business Loan Program recently recognized by the California Association for Local Economic Development as one of the best in the state.
- ◆ We have a 612 acre Redevelopment Project Area and are generating about \$1 million per year in tax increment revenue and making substantial improvements.
- ◆ We recently updated our website with an online database of vacant commercial land and are going to follow up with a similar list of available storefronts.
- ◆ We are a partner with the Lake County Marketing Department, the Lake County Chamber of Commerce, the Lakeport Main Street Association, and we have an active Economic Development Advisory Committee.
- ◆ Lakeport is moving forward!

Project Description



The City of Lakeport is considering the submission of a Resolution of Application to the Lake County Local Formation Commission (LAFCO) for the annexation to the City of approximately 197 acres of land in the South Main Street/Soda Bay Road corridor south of the current City limits. The following map shows the proposed annexation area.



Projected coordinate system name: NAD 1983 State Plane California II FIPS 0402 Feet
 Geographic coordinate system name: GCS North American 1983

Map Prepared by City of Lakeport
 Community Development Department
 abritton@cityoflakeport.com



0 500 1,000 2,000 Feet
 1 inch = 1,000 feet

Project Description

- ◆ According to California annexation law, the meaning of annexation is the inclusion, attachment, or addition of territory to a city or district.
- ◆ The City of Lakeport South Main Street/Soda Bay Road Annexation Project Area (Annexation Project Area) has been situated within the Lakeport Sphere of Influence as adopted by LAFCO for over 25 years. The Lakeport General Plan – Urban Boundary Element sets forth Objectives, Policies and Programs addressing the Annexation Project Area and establishes commercial and industrial land along the South Main Street and Soda Bay Road as the Number 1 annexation priority for the City (Policy UB 2.2). The City has adopted General Plan land use designations and pre-zoned the land in the Annexation Project Area.
- ◆ The City of Lakeport is the designated Lead Agency and will prepare a CEQA Initial Study for the Annexation Project as it is subject to the provisions of the California Environmental Quality Act.

Annexation Law

- ◆ There are a number of State laws that govern the annexation/reorganization process in California.
- ◆ The primary annexation law is the Cortese-Knox-Herzberg Local Government Reorganization Act, which is found in Section 56000 of the *California Government Code*.
- ◆ This law sets forth the powers and procedures for establishing and changing government boundaries.



- ◆ Business and property owners often want to know what the annexation will cost. The answer is that all costs for the annexation application will be paid for by the City.
- ◆ Your property taxes will not increase if your property is annexed. State law (Proposition 13) maintains the base assessment on the property tax.
- ◆ Individual property owners within this annexation area will have no financial obligation unless a development project is submitted by you or a subsequent owner for your property, or unless there is a desire to connect to the City water or sewer systems.



- ◆ The City of Lakeport has an ordinance which requires right-of-way (street frontage) improvements if you make \$50,077 or more of non-exempt improvements over a five year period. Contact the Lakeport City Engineer with questions regarding this matter.
- ◆ You are under no obligation to connect to a sewer or water main that may be installed within the street across the frontage of your property unless you desire to do so.

◆ What is an annexation?

- ◆ An annexation is the process involved when property in the County becomes part of the City. The property or properties must be adjacent to the City limits to be eligible for annexation.

◆ What is the purpose of annexation?

- ◆ The City of Lakeport and the County of Lake have General Plans that describe anticipated future land uses and provide guidelines for development of property within their respective jurisdictions.
- ◆ Both the County's and the City's General Plan identify your property as one day being part of the City.
- ◆ There are prior and existing agreements between the County and City that anticipate annexation.
- ◆ The City is the primary provider of the full range of urban services in this area, including sewer and water. Annexation will allow for those services to be provided.
- ◆ The purpose of the annexation process is to consider the impacts and issues associated with bringing these "future City lands" into the Lakeport City limits in an orderly and logical manner.

Frequently Asked Questions

◆ What is involved in annexing to the City?

- ◆ A local jurisdiction or an interested property owner or their designated representative files an annexation application with the Lake County Local Agency Formation Commission (LAFCO).
- ◆ The annexation proposal is reviewed by the LAFCO to determine if it is logical and feasible.
- ◆ For a detailed look at the process, go to <http://www.co.lake.ca.us/lafco/lafco.asp>.
- ◆ Annexation projects are subject to the California Environmental Quality Act (CEQA), and an environmental review (initial study) of the proposal will be conducted.

◆ What does pre-zoning mean?

- ◆ Pre-zoning means that the Lakeport Planning Commission and the Lakeport City Council look at the area, and based on General Plan and existing land uses, come up with the type of City zoning that will apply if the area is annexed.

◆ How long is the annexation process?

- ◆ Generally, annexation takes eight months to a year to complete, sometimes longer.

◆ What is LAFCO?

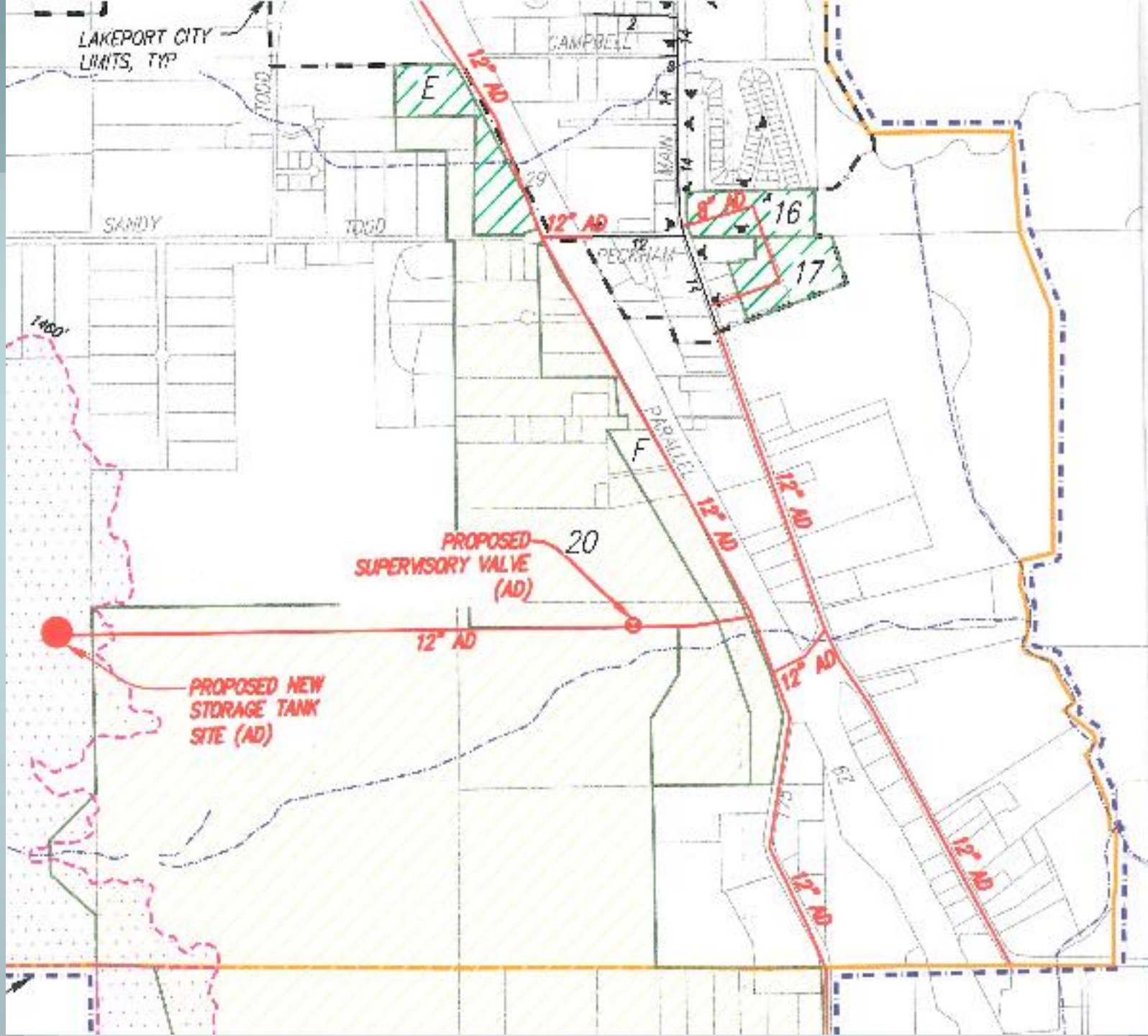
- ◆ LAFCO is the Lake County Local Agency Formation Commission. Under California law, LAFCO's responsibility is to evaluate proposed annexations to determine whether the property should be approved for annexation.

◆ Will the annexation require a public hearing?

- ◆ There will be at least one public hearing on the annexation request before LAFCO. The CEQA environmental review process also involves public notice and a public hearing.

- ◆ The lack of a municipal water system and poor well water supplies is a problem in the South Main Street/Soda Bay Road area. What is the City's plan for addressing this?
 - ◆ The City cannot currently provide water to the area because of legal limitations on extending water outside the City limits; however, the City is committed to supplying water to the South Main Street/Soda Bay area, and is seeking funding to do so. The City Water System Master Plan calls for the extension of a large water main to serve the area. The City is currently and actively pursuing civil engineering of the South Main Street/Soda Bay Road water main extension. The City recognizes the need for design and installation of the water main in conjunction with the South Main Street/Soda Bay Road improvements.
 - ◆ The next page depicts a map of the Water System Master Plan.

Water System Master Plan



- ◆ How will a water system improve fire protection in the area?
 - ◆ The construction of a City water system in the South Main Street/Soda Bay Road area will include the installation of fire hydrants. As individual properties are connected, the City will work with property owners and the Lakeport County Fire Protection District in assessing the feasibility of onsite fire suppression facilities.
 - ◆ The Lakeport Fire District has already indicated their strong support for annexation and extension of City water service to the area. The provision of City water to the area will significantly enhance the public's safety.



What Will it Cost Me?



- ◆ What is the cost of the annexation process and who pays the costs?
 - ◆ The City pays the processing fee and the Local Agency Formation Commission (LAFCO) application fees.
- ◆ Will my property taxes increase?
 - ◆ No.
- ◆ Will my property be reassessed?
 - ◆ No.
- ◆ Sales tax?
 - ◆ The current sales tax rate in the City of Lakeport is 7.75% compared to 7.25% currently within the County of Lake.
- ◆ Utility taxes?
 - ◆ The City does not add a tax to the cost of utilities provided by PG&E, the telephone company, or cable TV.

◆ Garbage/recycling services?

- ◆ Lakeport garbage, recycling, and green waste collection is handled by Lakeport Disposal and is mandatory within the City limits. City monthly garbage (recycling and green waste included) rates as of January, 2011 are as follows:

Residential

20 gallons \$13.12
32 gallons \$19.68
95 gallons \$59.02

Commercial

20 gallons \$12.43
32 gallons \$18.64
95 gallons \$55.91



◆ Business licenses and home occupations?

- ◆ The City charges a business license fee. Please contact the City Business License Office for further information (263-3056, ext. 20). Home occupations are allowed subject to a Zoning Permit and compliance with standards.

◆ Will the cost of my home insurance change?

- ◆ With the provision of City water, your fire insurance may decrease. Theft and casualty insurance may also be slightly less. Please consult your insurance agent regarding your specific situation.

◆ How will annexation affect my property value?

- ◆ Generally, most real estate professionals would agree that being annexed to the City would add to the market value of your property due to the increase in services that would be available.

◆ Will I be served by a different fire department?

- ◆ No. The Lakeport County Fire Protection District will continue to provide fire protection and ambulance services.



◆ What about open burning?

- ◆ The City of Lakeport does not allow burn barrels or open burning of any kind.

◆ Will I be served by a different law enforcement department?



Yes. Primary Police service would be provided by the Lakeport Police Department. Emergency response time varies depending on the location of the nearest officer on patrol.

◆ What county services would I lose?

- ◆ Current County Sheriff, public works, garbage, and general government services would be replaced with services provided by the City of Lakeport. If you are connected, utility billings would be paid to the City of Lakeport instead of County Special Districts. Lake County would continue to provide other services it currently provides.

◆ Will the children change school districts?

- ◆ No. They will attend the same schools they now attend. The Lakeport Unified School District boundary extends well beyond the current City limits and properties proposed for annexation.



◆ Will my address or zip code change?

- ◆ No. The Lakeport Post Office services a much larger area than the current City limits and properties proposed for annexation.

◆ Can I connect to sewer or water?

- ◆ As a City resident, you can connect to either City sewer or water service when the utilities become available to your area and you choose to do so. Generally these utility services become available after the area is developed.

◆ How much does City sewer services cost?

- ◆ Monthly service for residential: \$45.52
- ◆ Monthly service for commercial: \$45.52 (base rate includes up to 8 hundred cubic feet per month) plus \$5.22 for each additional unit [100 cubic feet]).

◆ Do I have to connect to City utility services?

- ◆ You are not required to connect unless you have a health hazard and are within 200 feet of a sewer line or you add new development to your property.

◆ Can I keep animals?

- ◆ The City has several zoning districts which allow for the keeping of animals. Maintaining animals must be done in accordance with the requirements of the Lakeport Zoning Ordinance and all applicable animal control regulations. The City would grandfather residential and agricultural uses, including the keeping of animals.



◆ What is a Plan for Services?

- ◆ LAFCO requires that a Plan for Services be provided with each annexation request and that the plan be approved by the City Council.
- ◆ The plan identifies the existing and proposed improvements to systems such as water, sewer, storm drainage, and roads needed to serve the annexation area.
- ◆ The Plan requires statements as to how other services (i.e., Police, Fire, Schools, etc.) will be provided if the area is annexed.
- ◆ Finally, the Plan requires a financing plan as to how the needed infrastructure and services will be provided.

◆ What if I do not want my property to be annexed?



You can request that your property be removed from the annexation boundary at the LAFCO annexation hearing. However, if your property is surrounded by other properties that support the annexation, it is unlikely that your property will be excluded so as to maintain a logical and orderly City boundary for the provision of public services.

- ◆ What is the plan for improving South Main Street and Soda Bay Road?
 - ◆ The Area Planning Council (APC) Regional Transportation Plan identifies the South Main Street/Soda Bay Improvement Project as an important regional project.
 - ◆ Several million dollars of State and local funds have been allocated to this project.
 - ◆ Lake County has taken the lead for this project as it is currently in their jurisdiction.
 - ◆ Design and environmental review work is underway.
 - ◆ Construction is planned for 2013 - 2015.



◆ Sewer Expansion Fee

- ◆ \$10,098 per unit in CLMSD South, less any sewer assessments available.

◆ Sewer lateral connection

- ◆ The actual cost (labor and materials) for City crews to connect the City sewer lateral at the property line.

◆ Water expansion and reimbursement fee

- ◆ \$6,223 for a standard 3/4" residential meter with an escalating cost for larger meters (i.e., 1 1/2" meter = \$24,890).
- ◆ The construction of a large water main is costly. Water main reimbursements charges may apply.

◆ Water lateral connection

- ◆ The actual cost (labor and materials) for City crews to connect the City water lateral at the property line.

◆ Storm drainage fee

- ◆ \$.10 per square foot of new impervious surface [Council Resolution No. 1401 (84)]

Fees and Expenses

◆ Encroachment permit

- ◆ Permit requirements and fee amounts vary depending upon activity (i.e. street construction, scaffolds, signs in the right-of-way, driveway construction, curb-gutter-sidewalk and pave out construction, tree work, etc.)

◆ Building permit fee

- ◆ Determined based on the construction value.

◆ School impact fee

- ◆ Same as the County residents/businesses pay, \$2.97 per square foot for residential, and \$.47 per square foot for commercial. This fee is set by and paid to the Lakeport Unified School District, 2508 Howard Avenue, Lakeport, after review of plans by the Community Development Department.

◆ Fire fee

- ◆ Same as the County residents/businesses pay, \$1.00 per square feet for all covered construction. This fee is set by and paid to the Lake County/Lakeport Fire Protection District, 445 North Main Street, Lakeport, after review of plans by the Community Development Department.



The City is interested in the formation of an Annexation Advisory Group to address issues and concerns. If interested, please indicate in the space on the sign-in sheet





◆ Benefits of Annexation

- ◆ Local tax dollars remain local
- ◆ Pro-business City programs (e.g., Business Loan Program)
- ◆ Increased services (e.g., municipal water)
- ◆ Smaller, responsive centralized local government
- ◆ Excellent police response time
- ◆ Comprehensive Housing Assistance Program