

TEHAMA COUNTY LOCAL AGENCY FORMATION COMMISSION



Board Chambers

AGENDA FOR WEDNESDAY, FEBRUARY 11, 2026

DATE: Wednesday February 11, 2026
TIME: 2:00 PM
LOCATION: Board Chambers
Administration Building
727 Oak Street
Red Bluff, CA 96080

Use of Cell Phones During Meetings: The Commission appreciates your cooperation in turning off or muting all cell phones during the meeting.

Recording Device used to record the meeting.

I. PLEDGE OF ALLEGIANCE

II. CITIZENS CONCERNS

This time is set aside for citizens to address the LAFCo Commission on any item of interest to the public that is within the subject matter jurisdiction of the Commission. No action may be taken on any item not appearing on the agenda unless the action is otherwise authorized by Government Code Section 54954.2(b) (typically, this applies to items meeting criteria as an off-agenda emergency). The Chair reserves the right to limit each speaker to three (3) minutes. Disclosure of a speaker's identity is purely voluntary during the public comment period.

III. MINUTES OF THE MEETING

APPROVAL OF MINUTES - January 14, 2026, LAFCo Minutes

26-0166

a) Waive the reading and approve the minutes of the regular meeting held 1/14/2026

IV. PUBLIC HEARING

**LAFCO FILE 1-2025 DENNIS HAY - DETACHMENT FROM 26-0167
PROBERTA WATER DISTRICT.**

Staff recommend that Tehama LAFCo take the following actions:

- A. Find that the proposed detachment is exempt from further environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15061 (b)(3) - The Common Sense Exemption.
- B. Move to Adopt Tehama LAFCo Resolution No. 1-2025 making determinations and ordering the detachment of three parcels (APN's 037-090-029, 037-090-090, and 037-090-076) from the Proberta Water District.

V. ADJOURN

NOTE:

Any written materials related to an open session item on this agenda that are submitted to the Tehama County Local Agency Formation Commission less than 72 hours prior to the Commission meeting, and that are not exempt from disclosure under the Public Records Act, will promptly be made available for public inspection at the Tehama County Local Agency Formation Commission, 444 Oak Street, Room "I", Red Bluff, California, during normal business hours.

Postmarks will not be accepted.

MINUTES, AGENDAS, and AGENDA MATERIAL are available on our website at <https://tehamacounty.legistar.com/Calendar.aspx>



Tehama County

Agenda Request Form

File #: 26-0166

Agenda Date: 2/11/2026

Agenda #:

APPROVAL OF MINUTES - January 14, 2026, LAFCo Minutes

Requested Action(s)

a) Waive the reading and approve the minutes of the regular meeting held 1/14/2026

Financial Impact:

None

Background Information:



Tehama County
Wednesday, January 14, 2026, 2:00 PM
Local Agency Formation Commission
Meeting Minutes - Draft

Board Chambers

DATE: Wednesday, January 14, 2026

LOCATION: BOARD CHAMBERS
727 OAK STREET
RED BLUFF, CALIFORNIA 96080

COMMISSIONERS PRESENT: Gonzales, Jones, Demo, KleyKamp

COMMISSIONERS ABSENT: Burroughs

STAFF PRESENT: Jessica Martinez, Director of Planning
Melinda Touvell, Administrator Secretary III

I. PLEDGE OF ALLEGIANCE

Commissioner Jones led the Pledge of Allegiance.

II. CITIZENS CONCERNS

None

III. MINUTES OF THE MEETING

1. APPROVAL OF MINUTES - June 11, 2025, LAFCo Meeting Minutes

A.) Waive the reading and approve the minutes of the regular meeting held 6/11/2025.

Commissioner KleyKamp made a motion to approve the minutes;

RESULT: ITEM A: APPROVED 4-0

MOVER: Commissioner KleyKamp

SECONDER: Commissioner Gonzales

AYES: Jones, KleyKamp, Demo, Gonzales

NAYES:None

IV. REGULAR ITEM

2. APPOINTMENTS AND NOMINATION OF LAFCo COMMISSIONERS

Nomination & Appointment of Local Agency Formation Commission Officers for 2026.

A. Nomination and Appointment of Chair.

Commissioner KleyKamp made a motion to nominate Robert Burroughs for Chair;

RESULT: ITEM A: APPROVED 4-0

MOVER: Commissioner KleyKamp

SECONDER: Commissioner Demo

AYES: Jones, KleyKamp, Demo, Gonzales

NAYES:None

B. Nomination and Appointment of Vice-Chair.

Commissioner Demo made a motion to nominate Greg Jones for Vice-Chair;

RESULT: ITEM B: APPROVED 4-0

MOVER: Commissioner Demo

SECONDER: Commissioner KleyKamp

AYES: Jones, KleyKamp, Demo, Gonzales

NAYES:None

V. ADJOURN

Meeting was adjourned at 2:06 PM



Tehama County

Agenda Request Form

File #: 26-0167

Agenda Date: 2/11/2026

Agenda #:

LAFCO FILE 1-2025 DENNIS HAY - DETACHMENT FROM PROBERTA WATER DISTRICT.

Requested Action(s)

Staff recommend that Tehama LAFCo take the following actions:

- A. Find that the proposed detachment is exempt from further environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15061 (b)(3) - The Common Sense Exemption.
- B. Move to Adopt Tehama LAFCo Resolution No. 1-2025 making determinations and ordering the detachment of three parcels (APN's 037-090-029, 037-090-090, and 037-090-076) from the Proberta Water District.

Financial Impact:

None at this time

Background Information:

The Proberta Water District (District) was formed in 1956 and provides water service to approximately 2,900 acres and is primarily used for irrigation purposes. Water is supplied from the Corning Canal. The territory proposed for detachment consists of three parcels totaling approximately 7.25 acres, located in the central portion of the district (see Table 1 and Figure 1 below). The parcels are in the unincorporated area of Tehama County, have a land use designation of Valley Floor Agriculture, and contain existing residential structures. They are not currently used for active agricultural production. The parcels are situated on relatively flat agricultural land, with Flores Avenue to the north, Oat Creek to the south, Interstate 5 to the east, and the Corning Canal to the west. The applicants are requesting detachment because each parcel is served by a private well and does not rely on District water service.



TEHAMA LAFCo

STAFF REPORT

DATE: February 11, 2026

TO: Tehama Local Agency Formation Commission

FROM: Jessica Martinez; Executive Officer

SUBJECT: **LAFCo FILE 1-2025 DENNIS-HAY – DETACHMENT FROM PROBERTA WATER DISTRICT.**

BACKGROUND:

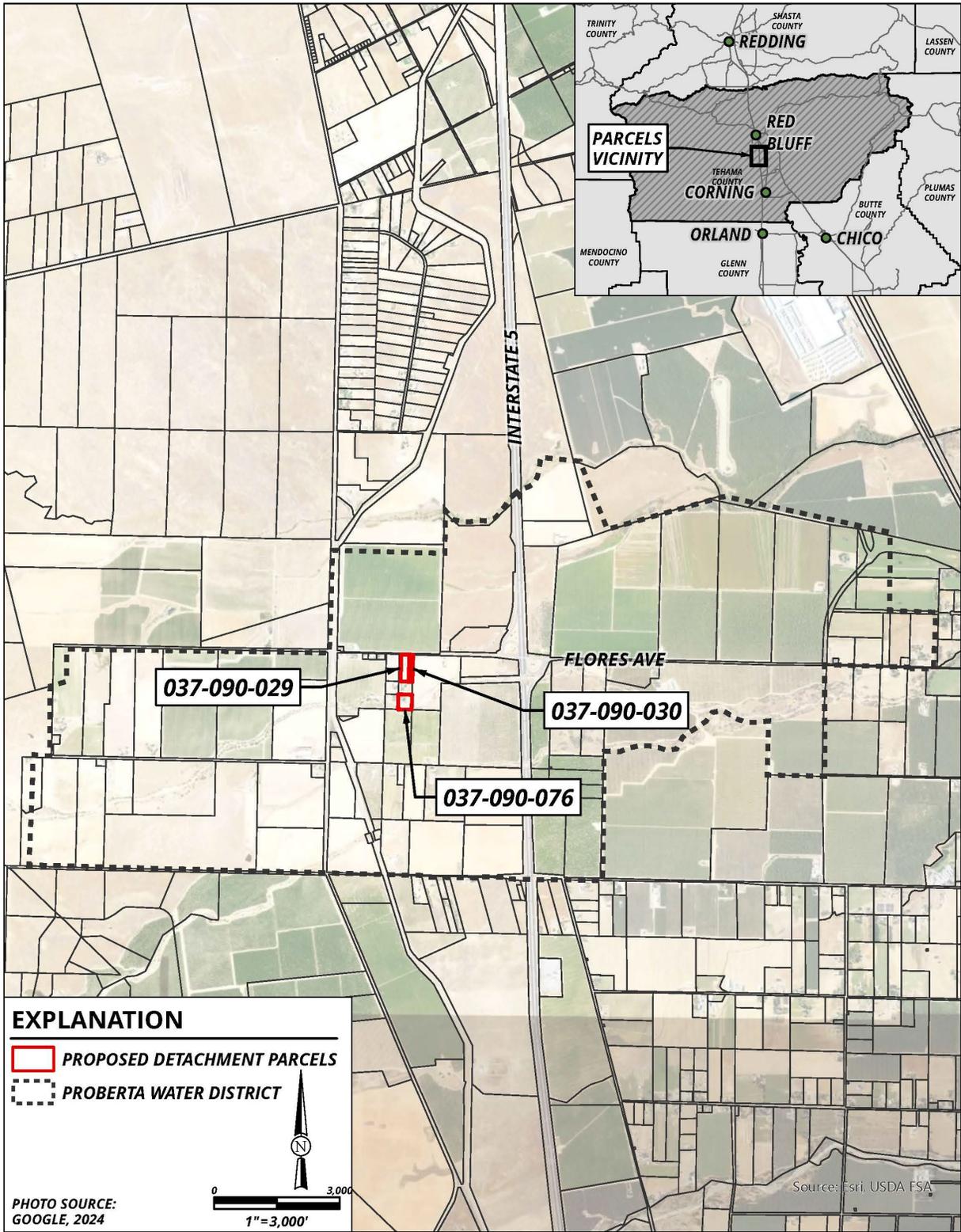
The Proberta Water District (District) was formed in 1956 and provides water service to approximately 2,900 acres and is primarily used for irrigation purposes. Water is supplied from the Corning Canal. The territory proposed for detachment consists of three parcels totaling approximately 7.25 acres, located in the central portion of the District (see Table 1 and Figure 1 below). The parcels are in the unincorporated area of Tehama County, have a land use designation of Valley Floor Agriculture, and contain existing residential structures. They are not currently used for active agricultural production. The parcels are situated on relatively flat agricultural land, with Flores Avenue to the north, Oat Creek to the south, Interstate 5 to the east, and the Corning Canal to the west. The applicants are requesting detachment because each parcel is served by a private well and does not rely on District water service.

Table 1: Parcel Information

Parcel	Address	APN	Size
1	21815 Flores Ave, Red Bluff, CA	037-090-029	3 acres
2	21825 Flores Ave, Red Bluff, CA	037-090-030	1.5 acres
3	9904 Ruiz Street, Red Bluff, CA	037-090-076	2.75 acres

SUMMARY:

The applicants are requesting the detachment of three parcels from the Proberta Water District (see Figure 1). The parcels do not currently receive water service from the District, as each is served by a private well. Staff recommends approval of the detachment, along with an amendment to the District boundaries. The parcels are located in the central portion of the District along Flores Avenue and contain existing residential development.



Tehama County LAFCo
 Proberta Water District Detachment Proposal
 Tehama County, California

**Proposed Detachment Parcels
 with Water District Boundary**
 January 2026

**Figure
 1**

No new development is proposed, and the parcels are not used for active agricultural production. Wastewater will continue to be managed by individual onsite septic systems. The proposal was initiated by Dennis L. Hay, Esq., on behalf of the property owners, on May 23, 2025. The detachment is exempt from further environmental review pursuant to the California Environmental Quality Act Section 15061(b)(3) (Common Sense Exemption).

FACTORS FOR CONSIDERATION

California Government Code §56668 provides a list of factors to be considered in the review of a detachment proposal. The Commission's review shall include, but is not limited to, consideration of the following factors:

- a) **Population and population density; land area and land use; assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; and the likelihood of significant growth in the area, and in adjacent incorporated and unincorporated areas, during the next 10 years.**

The parcels are located in the unincorporated area of Tehama County, and the surrounding area is predominantly agricultural with low-density residential development. The proposed detachment of these parcels from the Proberta Water District is not expected to result in significant population growth on the parcels themselves or in adjacent incorporated or unincorporated areas over the next 10 years.

- b) **The need for organized community services; the present cost and adequacy of governmental services and controls in the area; probable future needs for those services and controls; and probable effect of the proposed incorporation, formation, annexation, or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.**

The proposal involves the detachment of three residential parcels from the District's boundaries. The parcels proposed for detachment do not receive water service from the District and are served by private wells located on each parcel. The proposed detachment would not affect the current services provided by the Proberta Water District.

- c) **The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on the local governmental structure of the county.**

The proposed detachment would remove three residential parcels from the Proberta Water District that do not receive District water service because each parcel is served by a private well. The detachment would have no adverse effect on adjacent areas or mutual social and economic interests, as the parcels would continue to be served independently and no changes to land use or service demands are proposed.

The proposed detachment may result in minor administrative cost savings for the District and may provide indirect cost savings to remaining water users by eliminating the need to account for parcels that do not receive District services. The detachment would not alter the local governmental structure of the county, as no new services or agencies would be created and no existing service responsibilities would be transferred.

An alternative action would be to retain the parcels within the District and require connection to District water service. This alternative could increase demand on the District's water supply and reduce water availability for existing District users. For these reasons, the proposed detachment is the preferred action.

d) The conformity of both the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies and priorities in Section 56377.

The three parcels proposed for detachment contain existing residential development and are located in an unincorporated area of Tehama County where future development would be directed towards the existing incorporated and unincorporated communities. The proposal does not include or facilitate any new development. Therefore, the proposed detachment will not induce growth or impact planned patterns of development.

The parcels are developed with rural residences and are located in agricultural zoning (AG-2); however, they do not contain active agricultural operations. The proposed detachment would not convert existing open-space or prime agricultural lands to non-open space or non-agricultural uses and is consistent with the policies promoting planned, orderly and efficient development set forth in Section 56377.

e) The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016.

The proposed detachment will not affect the physical or economic integrity of agricultural lands as defined by Section 56016, as the three parcels are currently developed for residential uses and do not contain active agricultural operations, and are not proposing to have active agricultural operations. The detachment of the parcels would ensure more water is available to active agricultural parcels located within the water District boundaries.

f) The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries.

The proposed detachment boundaries are clearly defined and follow existing parcel lines without splitting any assessed parcels. Approval of the detachment would result in an island of territory within the Proberta Water District boundary but would not be in the District or receive water services. The creation of this island would not result in service inefficiencies, boundary confusion, or administrative difficulties. The detached parcels do not receive water service from the District as they are independently served by private wells. The detachment does not alter access, assessment practices, or service delivery to surrounding parcels. Additionally, the proposed boundaries are definite and certain and do not adversely affect the orderly provision of services or the administration of District boundaries.

g) A regional transportation plan adopted pursuant to Section 65080.

The proposal would not conflict with the 2025 Tehama County Regional Transportation Plan, as the parcels proposed for detachment from the District are not changing land use and won't affect traffic volumes, vehicle miles traveled, or circulation.

h) The proposal's consistency with city or county general and specific plans.

The proposal is consistent with the 2009 Tehama County General Plan land use policies, as no change to the existing Valley Floor Agriculture land use designation or current residential uses is proposed. No specific plan has been adopted for the area where the three parcels are located.

i) The sphere of influence of any local agency that may be applicable to the proposal being reviewed.

There are no local agencies with spheres of influence located near the parcels proposed for detachment. Additionally, the proposed detachment would not amend the sphere of influence for the District. Therefore, agencies would not be affected as a result of the detachment proposal.

j) The comments of any affected local agency or other public agency.

A project referral was sent to various agencies and County departments on July 29, 2025. No comments were received.

k) The ability of the newly formed or receiving entity to provide the services that are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.

The parcels proposed for detachment would not receive water service from another public agency, as each parcel is served by an onsite private well. As a result, the Proberta Water District would continue to provide water service to existing users within its boundaries and would remain in a similar financial condition following the detachment. The continued use of private wells on the detached parcels would not create service demands or funding impacts for the District.

l) Timely availability of water supplies adequate for projected needs as specified in Section 65352.5.

The parcels proposed for detachment do not involve any new development; therefore, an increase in water demand will not occur. The parcels will continue to be served by private wells. As a result, the proposed detachment would not increase water demand or raise concerns regarding water supply availability.

m) The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments consistent with Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7.

The parcels proposed for detachment are already developed with residential uses and would continue to be used in a similar manner following the detachment. The proposed detachment would remove the parcels from a water district and does not involve annexation into a city or detachment from a city. Therefore, the proposed detachment would not affect a local jurisdiction's ability to achieve their respective share of the regional housing needs.

n) Any information or comments from the landowner or landowners, voters, or residents of the affected territory.

A legal notice of the public hearing for the proposed detachment was posted on the Tehama LAFCo website and hearing notices were mailed to all property owners and registered voters within the effected territory on January 17, 2026. As of the date of this staff report, no public comments have been received.

o) Any information relating to existing land use designations.

The existing land use designation for the three parcels is Valley Floor Agriculture, which primarily allows agricultural uses and permits one dwelling unit per parcel. The existing land use designation will not change as a result of the proposed detachment.

p) The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment and meaningful involvement of people of all races, cultures, incomes, and national origins, with respect to the location of public facilities and the provision of public services, to ensure a healthy environment for all people such that the effects of pollution are not disproportionately borne by any particular populations or communities.

The project proposes detachment from the Proberta Water District for parcels that are already developed for residential uses and have onsite wells. Therefore, the proposed detachment would not result in environmental or public health impacts that would disproportionately affect any particular population or community and would not introduce new sources of pollution or reduce access to public services.

q) Information contained in a local hazard mitigation plan, information contained in a safety element of a general plan, and any maps that identify land as a very high fire hazard zone pursuant to Section 51178 or maps that identify land determined to be in a state responsibility area pursuant to Section 4102 of the Public Resources Code, if it is determined that such information is relevant to the area that is the subject of the proposal.

The parcels proposed for detachment are located within a moderate fire hazard severity zone, based on CAL FIRE and Tehama County GIS mapping. APNs 037-090-029 and 037-090-030 are located in areas with minimal flood risk, according to FEMA and Tehama County GIS mapping. APN 037-090-076 is located within a FEMA Special Flood Hazard Area (Zone A), which is subject to inundation by the 100-year flood event and does not have a designated base flood elevation.

The proposed detachment does not include or facilitate any new development. Therefore, it

would not increase exposure to or risk from hazards such as wildfire or flooding beyond the existing baseline condition.

Applicable LAFCo Policies

Section 2.5(a) (District Detachment) of the 2023 Tehama Local Agency Formation Commission Policies, Procedures, and Rules, establishes general standards for the review of detachment proposals. This section references Government Code Section 56100(a), which provides that, except as otherwise specified in Government Code Sections 56036.5 and 56036.6(b), the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 constitutes the sole and exclusive authority and procedure for the initiation, conduct, and completion of changes of organization and reorganizations involving districts. All such changes must be initiated, conducted, and completed in accordance with the provisions of this division.

Appendix K of the LAFCo Policies, Procedures, and Rules outlines the District detachment process and includes a twelve-step procedure for processing detachment proposals.

The proposed detachment is substantially consistent with the above policies and procedures for the following reasons:

- The parcels proposed for detachment have onsite wells and do not currently receive water service from the Proberta Water District.
- The proposed detachment promotes the continued efficient delivery of irrigation water to the remaining parcels within the Proberta Water District.
- Detachment of the subject parcels may result in administrative cost savings for the District and potential cost savings for remaining water users.
- The proposal would not reduce the efficiency or level of service provided to the remaining inhabitants of the District.

ADDITIONAL INFORMATION

Property Tax Information

The County does not levy any general taxes or special assessments for the Proberta Water District. As a result, the proposed detachment would have a negligible effect on taxes received by the County.

PUBLIC NOTICE:

A public hearing notice was published in the local newspaper on January 17, 2026, and posted on Tehama LAFCo's webpage on January 17, 2026.

Conducting Authority Proceedings

LAFCo Staff noticed the landowners and registered voters within the territory pursuant to the provisions of California Government Code §56663 (Waiver of Protest Proceedings). This section allows the Commission to waive protest proceedings for an inhabited reorganization provided:

- The public hearing for the proposed detachment and sphere of influence amendments was noticed pursuant to the requirements of California Government Code Section 56157;
- The notice discloses to the registered voters and landowners that unless written opposition to the proposal is received before the conclusion of the commission proceedings on the proposal, the commission intends to waive protest proceedings;
- The notice discloses that there is potential for the extension or continuation of any previously authorized charge, fee, assessment, or tax by the local agency in the affected territory; and
- Written opposition to the proposal from landowners or registered voters within the affected territory is not received before the conclusion of the commission proceedings on the proposal.

As of the date of this report, no written objections to the detachment proposal have been received. If a written objection is received, conducting authority protest proceedings are required to be held by LAFCo pursuant to California Government Code §57000.

ENVIRONMENTAL ASSESSMENT:

Based on the proposed detachment and the accompanying updates necessary to comply with Government Code Section 56300, it can be determined with certainty that the project will not have a significant effect on the environment. In addition, the Tehama Local Agency Formation Commission Policies, Procedures, and Rules include provisions for environmental protection, as outlined in Section C(3).

Tehama County LAFCo has determined that the project is exempt from further environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) – the Common Sense Exemption. This exemption applies to activities for which it can be seen with certainty that there is no possibility of a significant environmental impact.

The Common Sense exemption is appropriate for this proposal because it involves only the detachment of parcels with residential uses from the Proberta Water District that do not receive irrigation water from the District. The parcels will continue to be served by private onsite wells, and no new development or changes in land use are proposed beyond the existing baseline condition.

CONCLUSION:

The proposed detachment is consistent with the Tehama Local Agency Formation Commission Policies, Procedures, and Rules. The parcels proposed for detachment do not receive water service from the District and are independently served by private wells and onsite septic systems. Approval of the detachment would not adversely affect the District’s ability to provide services to remaining parcels, nor would it result in service inefficiencies or increased costs. Accordingly, the proposed detachment represents a logical and orderly reorganization of district boundaries consistent with LAFCo’s statutory responsibilities and adopted policies.

RECOMMENDATION:

Staff recommends that Tehama LAFCo take the following actions:

- A. Find that the proposed detachment is exempt from further environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) – the Common Sense Exemption.**
- B. Move to Adopt Tehama LAFCo Resolution No. 1-2025 making determinations and ordering the detachment of three parcels (APNs 037-090-029, 037-090-090, and 037-090-076) from the Proberta Water District.**

ATTACHMENTS:

- A. Tehama LAFCo Resolution No. 1-2025
- B. Application Materials

RESOLUTION NO. 1-2025

RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION OF THE COUNTY OF TEHAMA MAKING DETERMINATIONS AND ORDERING THE DETACHMENT OF TERRITORY DESIGNATED AS THE PROBERTA WATER DISTRICT

RESOLVED, by the Local Agency Formation Commission of the County of Tehama, State of California, that

WHEREAS, a proposal for detachment of certain territory from the Proberta Water District in the County of Tehama was heretofore filed by the Dennis-Hay, Esq. and accepted for filing on May 23, 2025, by Executive Officer of this Local Agency Formation Commission pursuant to Title 5, Division 3, commencing with Section 56000 of the Government Code; and

WHEREAS, the Executive Officer, pursuant to Government Code Section 56658, set February 11, 2026, as the hearing date on this proposal and gave the required notice of public hearing; and

WHEREAS the Executive Officer, pursuant to Government Code Section 56665, has reviewed this proposal and prepared a report, including her recommendations thereon, and has furnished a copy of this report to each person entitled to a copy; and

WHEREAS this Commission called for and held a public hearing on the proposal on February 11, 2026, and at the hearing, this Commission heard and received all oral and written protests, objections, and evidence that were made, presented, or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer; and

WHEREAS this Commission considered the factors determined by the Commission to be relevant to this proposal, including, but not limited to, factors specified in Government Code Section 56668.

NOW, THEREFORE, the Local Agency Formation Commission of the County of Tehama **DOES HEREBY RESOLVE, DETERMINE AND ORDER** as follows:

Section 1. Environmental Action:

- A. Find that the project as proposed is Categorically Exempt from the California Environmental Quality Act (CEQA) per Section 15061(b)(3), the Common Sense Exemption. This exemption applies to activities for which it can be seen with certainty that there is no possibility of a significant environmental impact. The Common Sense Exemption is appropriate for this proposal because it involves only the detachment of parcels with residential uses from the Proberta Water District that do not receive irrigation water from the District. The parcels will continue to be served by private onsite wells, and no new development or changes in land use are proposed beyond the existing baseline condition.

Section 2. General Findings and Determinations:

- A. The Commission has considered the factors determined to be relevant to the proposed detachment including but not limited to, growth trends, service needs and costs, impacts on surrounding areas, consistency with adopted plans and LAFCo policies, agricultural protection, boundary configuration, and input from affected agencies and the existence of any social or economic communities of interest, as required by Government Code Sections 56668, and as discussed in the staff report dated February 11, 2026 for the meeting of February 11, 2026.
- B. The detachment area involves three parcels located in the center of the Proberta Water District as depicted in “Exhibit A” and “Exhibit B.”
- C. The proposal involves the detachment of three parcels from the Proberta Water District because the parcels do not receive water service from the District and are independently served by private onsite wells.
- D. Pursuant to Tehama LAFCo Policy 2.5(a) (District Detachment), the Commission finds that the proposed detachment promotes the continued efficient delivery of irrigation water to the remaining parcels within the Proberta Water District. Detachment of the subject parcels may result in administrative cost savings for the District and potential cost savings for remaining water users, and would not reduce the efficiency or level of service provided to the remaining parcels in the District.
- E. Pursuant to California Government Code §56663 (Waiver of Protest Proceedings) the Commission waives protest proceedings for the detachment as no written objections to the proposed detachment were received from any registered voter within the territory prior to the close of the public hearing.

Section 3. The boundaries, as set forth in the proposal or as amended by action of the Commission, are hereby approved as submitted and are as depicted in Exhibits “A” and “B.”

Section 4. Approval of the detachment is subject to the terms and conditions set forth in Exhibit “C,” attached hereto and made a part hereof.

Section 5. Further protest proceedings are waived and the Commission orders detachment, pursuant to Part 4 commencing with Government Code Section 57000.

Section 6. The Executive Officer is hereby authorized and directed to mail certified copies of this Resolution in the manner and as provided in Section 56882 of the Government Code.

PASSED AND ADOPTED by this Local Agency Formation Commission of the County of Tehama, on the 11th day of February 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINS:

Clerk of the Commission

Greg Jones, Chair
Tehama Local Agency Formation Commission

Exhibit "A"
To Resolution No. 1-2025

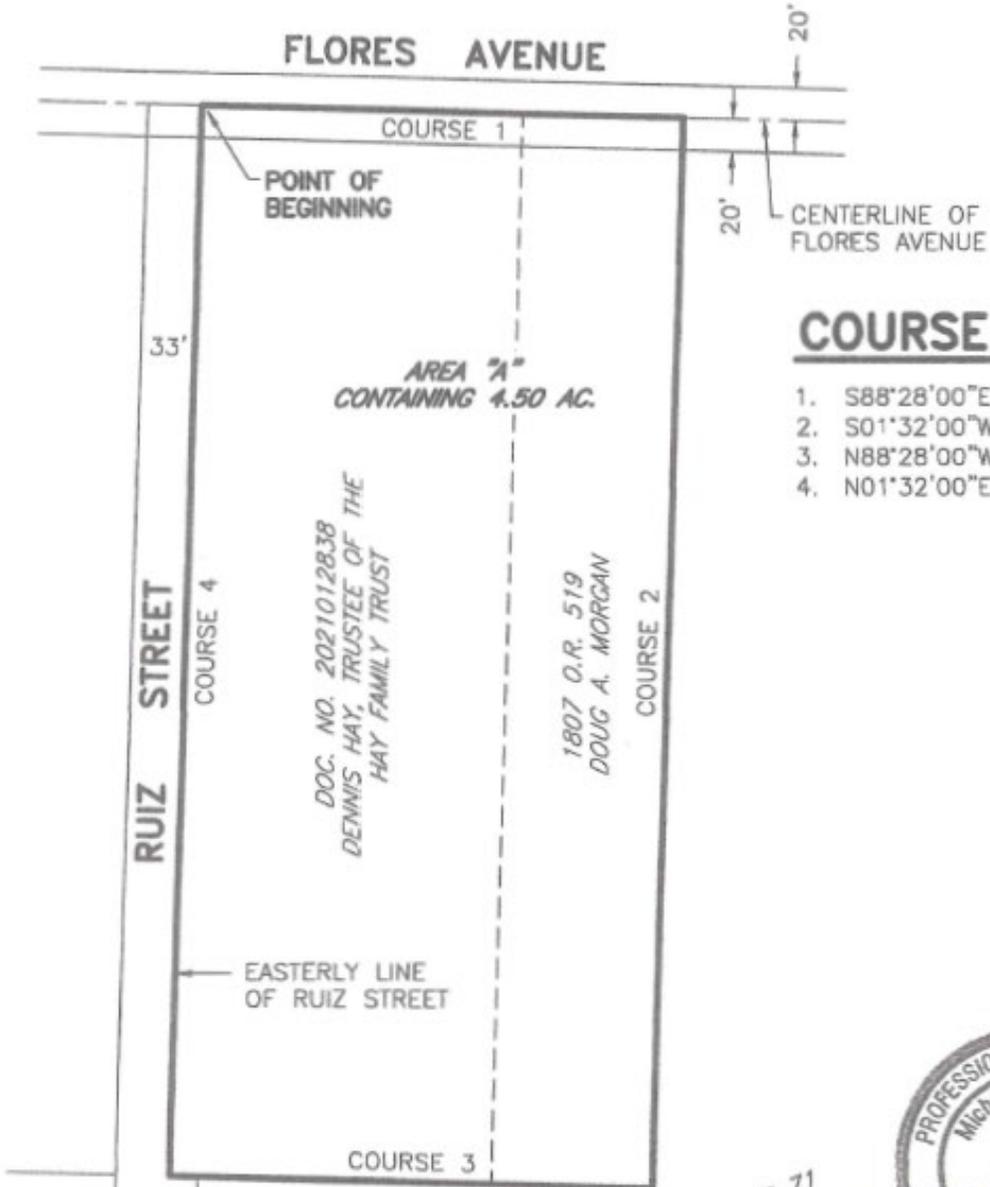
Exhibit "A"
Proposed Proberta Water District Detachment
Description of Detachment "A"
Hay - Morgan Detachment

A portion of Lot 64 (Sixty-Four) as shown on that certain map entitled "Rosenthal Tract" in Rancho De Las Flores, filed the 14th day of July 1886, in Book "A" of Maps at Page 71 (Seventy-One), Tehama County Records, located in the County of Tehama, State of California and more particularly described as follows:

Beginning at the intersection of the centerline of Flores Avenue with the Easterly line of Ruiz Street as shown on that certain Parcel Map filed for record on the 6th day of January, 1977 in Book 3 (Three) of Parcel Maps, at Page 146 (One Hundred Forty-Six), Tehama County Records, said intersection being also the Northwesterly corner of that certain parcel described in Grant Deed to Dennis Hay, Trustee of the Hay Family Trust, said Grant Deed being recorded on the 10th day of September, 2021 as Document No. 2021012835, Tehama County Records;

- Course 1 (One): Thence along said centerline of Flores Avenue, South 88°28'00" East, a distance of 297.00 feet to the Northeasterly corner of that certain Parcel described in Grant Deed to Doug A. Morgan, said Grant Deed being recorded the 30th day of July, 1998 in Book 1807, of Official Records at Page 519, Tehama County Records;
- Course 2 (Two): Thence along the Easterly line of said Morgan Parcel, South 01°32'00" West, a distance of 660.00 feet to the Southeasterly corner of said Morgan Parcel;
- Course 3 (Three): Thence along the Southerly line of said Morgan Parcel and along the Southerly line of said Hay Parcel, North 88°28'00" West, a distance of 297.00 feet to said Easterly line of Ruiz Street, being also the Southwesterly corner of said Hay Parcel;
- Course 4 (Four): Thence along said Westerly line of Hay Parcel, being also the Easterly line of Ruiz Street, North 01°32'00" East, a distance of 660.00 feet to the **Point of Beginning**.

**EXHIBIT PLAT A-1
PROPOSED PROBERTA WATER DISTRICT DETACHMENT
DETACHMENT "A" (HAY - MORGAN)**



COURSE NO.S

- | | | |
|----|-------------|---------|
| 1. | S88°28'00"E | 297.00' |
| 2. | S01°32'00"W | 660.00' |
| 3. | N88°28'00"W | 297.00' |
| 4. | N01°32'00"E | 660.00' |

RUIZ STREET
COURSE 4

EASTERLY LINE
OF RUIZ STREET

3 P.M. 146
PARCEL B

BOOK "A" OF MAPS PAGE 71
LOT 64



NOT TO SCALE



Michael L. Quartaroli
5.7.2025

QUARTAROLI & ASSOCIATES

LAND SURVEYING - LAND PLANNING
(209) 239-4908
310 SUN WEST PLACE, SUITE "A"
MANTECA, CA. 95337

Exhibit "B"
To Resolution No. 1-2025

A plat entitled "Exhibit Plat A-1 Proposed Proberta Water District, Detachment A (Hay-Morgan)" attached hereto is hereby made a part of this description.

Exhibit "B"
Proposed Proberta Water District Detachment
Description of Detachment "B"
Jackson Detachment

Being Parcel "C" as shown on that certain Parcel Map filed for record on the 6th day of January, 1977 in Book 3 (Three) of Parcel Maps, at Page 146 (One Hundred Forty-Six), Tehama County Records, being a portion of Lot 64 (Sixty-Four) as shown on that certain map entitled "Rosenthal Tract" in Rancho De Las Flores, filed the 14th day of July 1886, in Book "A" of Maps at Page 71 (Seventy-One), Tehama County Records, located in the County of Tehama, State of California and more particularly described as follows:

Commencing at the intersection of the centerline of Flores Avenue with the Westerly line of Ruiz Street, said intersection being also the most Northwesterly corner of Parcel "B" as shown on said Parcel Map;

Course 1 (One): Thence along the Westerly line of said Ruiz Street, South 01°32'00" West, a distance of 957.00 feet to the Northwesterly corner of said Parcel "C" and being also the **True Point of Beginning;**

Course 2 (Two): Thence along the Northerly line of said Parcel "C", South 88°28'00" East, a distance of 330.00 feet to the Northeasterly corner of said Parcel "C";

Course 3 (Three): Thence along the Easterly line of said Parcel "C", South 01°32'00" West, a distance of 363.00 feet to the Southeasterly corner of said Parcel "C";

Course 4 (Four) Thence along the Southerly line of said Parcel "C", North 88°28'00" West, a distance of 330.00 feet to the Southwesterly corner of said Parcel "C";

Course 5 (Five) Thence along the Westerly line of said Parcel "C",
North 01°32'00" East, a distance of 363.00 feet to the **True
Point of Beginning.**

A plat entitled "Exhibit Plat A-2, Proposed Proberta Water District, Detachment B
(Jackson)" attached hereto is hereby made a part of this description.

Area "A" contains 4.50 acres and Area "B" contains 2.75 acres. Total computed
aggregate acreage contains 7.25 acres, more or less

End of Description

Michael L. Quartaroli

Michael L. Quartaroli, L.S. 4450

5.7.2025

Date



**EXHIBIT PLAT A-2
PROPOSED PROBERTA WATER DISTRICT DETACHMENT
DETACHMENT "B" (JACKSON)**



COURSE NO.S

1.	S01°32'00"W	957.00'
2.	S88°28'00"E	330.00'
3.	S01°32'00"W	363.00'
4.	N88°28'00"W	330.00'
5.	N01°32'00"E	363.00'

**AREA "B"
CONTAINING 2.75 AC.
DOC. NO. 2021016259
BRANDEN JACKSON AND
MEGAN JACKSON**



NOT TO SCALE

BOOK "A" OF MAPS PAGE 71
LOT 64

QUARTAROLI & ASSOCIATES

LAND SURVEYING - LAND PLANNING
(209) 239-4908
310 SUN WEST PLACE, SUITE "A"
MANTECA, CA. 95337

Exhibit “C”

To Resolution No. 1-2025

Conditions of Approval

- A. All applicable LAFCO, County of Tehama, and State of California fees must be paid in full prior to filing the Certificate of Completion.
- B. The legal description and map, if amended by action of the Commission, will be revised at the expense of the applicant, prior to filing the Certificate of Completion.
- C. The map and legal description shall comply with the State Board of Equalization requirement and if rejected by the State Board of Equalization, will be revised at the expense of the applicant.