



LOCAL AGENCY FORMATION COMMISSION

DATE: Wednesday, June 10, 2026

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

COMMISSIONERS PRESENT: Gonzales, Jones, Demo, Kleykamp, Burroughs

COMMISSIONERS ABSENT: None

STAFF PRESENT: Jessica Martinez, Executive Officer
Andrew Plett, County Counsel
Melinda Touvell, Administrator Secretary III

I. **PLEDGE OF ALLEGIANCE**

Chairman Burroughs led the Pledge of Allegiance.

II. **CITIZENS CONCERNS**

III. **MINUTES OF THE MEETING**

APPROVAL OF MINUTES - February 11, 2026, LAFCo Meeting Minutes

A. Waive the reading and approve the minutes of the regular meeting held February 11, 2026.

RESULT: APPROVED

MOVER: Commissioner Gonzales

SECONDER: Commissioner Demo

AYES: Demo, Burroughs, Gonzales, Kleykamp

ABSTAINED: Jones

IV. PUBLIC HEARING

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

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 Commonsense 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.

Jessica Martinez, Executive Officer, presented the 1-2025 Detachment from the Proberta Water District.

Commissioner Jones asked how they got put into the Proberta Water District and paid dues without receiving any benefits.

Ms. Martinez stated when it was created, they were added, but they are not attached to the water district, they have their own well.

Commissioner Gonzales asked for clarification if the owners have ever been attached to the water district.

Ms. Martinez stated no they have never been attached to the water district.

Commissioner Kleykamp stated the parcel is in the lawful boundaries of the water district will the district have to resubmit their maps if the owners are removed.

Ms. Martinez stated the applicant is not asking to change the boundaries they are only asking to be removed from the water district any future owner can be attached to the water district if they want to be added.

Chairman Burroughs asked what the distance is from the three parcels that would like to detach to the water district.

Ms. Martinez stated they are approximately ½ mile.

Commissioner Jones asked what the incentive is to remove yourself from the water district and eliminate any future rights to service water. He asked in the future how do we know if the new landowners wouldn't want to use it for commercial purposes.

Ms. Martinez stated that they will not be doing anything pertaining to agriculture and that is what that water is for. She stated they do not have any livestock, crops, or orchards. Ms. Martinez stated future owners would be able to that is why only a detachment is being asked for and no change in the boundaries.

Chairman Burroughs asked what the parcels owners are being charged for the water they are not receiving.

Ms. Martinez stated off hand she did not know, but it was included in the agenda packet, and it was the only invoice they received which was in the amount of \$246.73.

Chairman Burroughs opened the public hearing

Carrie Perea, Proberta Water District Secretary, stated when district was originally established the parcel was receiving water, but the owners at the time subdivided it and it was supposed to give the parcels access to it and they were still responsible for the annual fees. She stated that when the applicants purchased their properties the title company sends a demand letter asking if all fees are paid in full. Ms. Perea stated she feels when the property owners purchased their properties they knew it was in a water district.

Chairman Burroughs asked if infrastructure was there to allow these parcels to connect to the water district.

Ms. Perea stated the three parcels do not have access to the water; however, the connection is not that far less than a hundred yards.

Commissioner Gonzales asked where the outlet is located from the parcels.

Jack Moser, Board of Director of Proberta Water District, showed on a map where the outlets were located and stated they were placed there before the parcels were subdivided.

Commissioner Gonzales asked if the water district was aware of the parcels being subdivided and if so, was it approved by the water district.

Mr. Moser stated the district does not approve subdivisions, but there is a requirement that if the subdivide they have to put in the pipeline to the new parcels.

Commissioner Demo asked how long ago it was subdivided.

Bart Fleharty, President of the Proberta Water District, stated he did research and the parcel map was done in 1973 shortly after the map act required parcel maps. Mr. Fleharty stated when you purchase a parcel the title company does a preliminary title report which lists anything of record on that property. He stated the water district would show up on that report.

Dennis Hay, one of the three landowners who applied for detachment from the Proberta Water District stated all three landowners are just asking to be removed from the water district. He stated they are not asking for any boundaries to be changed. Mr. Hay stated when he purchased his property back in 2021, he was not made aware that his parcel was in the Proberta Water District.

Chairman Burroughs asked after you moved in did you start receiving assessment bills.

Mr. Hays stated no he did not receive any assessments but did receive a bill a few months later after moving to his property.

Chairman Burroughs asked the water district representative when they send out their assessments and what are there office hours for the public.

Ms. Perea stated they are a small water district, so she is not there because she works a part-time job somewhere else, so there is an answering machine that she checks every day.

Chairman Burroughs asked the water district staff how often do assessment invoices go out to the customers.

Ms. Perea stated they go out annually.

Chairman Burroughs stated so in 4 years the property owners should have gotten 4 assessment invoices.

Ms. Perea stated yes that is correct and a title report search would show he has a lien on his parcel because of the unpaid invoices.

Mr. Hay stated he has not received any kind of notice stating his property has a lien attached to it.

Chairman Burroughs asked the property owner if the water district has an updated address and phone number.

Mr. Hay stated he believes they have all his contact information.

Chairman Burroughs asked the water district if they have sent out any certified letters to the applicants for past due assessments. He also asked what their policy is for informing property owners that they are behind on their payments.

Ms. Perea stated no she does not send out delinquent notices. She stated she does send out notices three or four times before she puts a lien on the property.

Commissioner Jones made a motion;

RESULT: Item A: Deny

MOVER: Commissioner Jones

SECONDER: Commissioner Demo

AYES: Demo, Burroughs, Gonzales, Kleykamp, Jones

NAYS: None

Commissioner Jones made a motion to;

RESULT: Item B: Deny

MOVER: Commissioner Jones

SECONDER: Commissioner Demo

AYES: Demo, Burroughs, Gonzales, Kleykamp, Jones

NAYS: None

V. ADJOURN

Meeting concluded at 10:00 AM.