

**LAKE CALIFORNIA PROPERTY OWNERS ASSOCIATION  
AIRPORT MASTER PLAN**

**I. Background**

The Lake California Property Owners Association acquired its present airport in January 1979 from GSC Development Corporation nearly ten years after the commencement of the original development. The original airport contemplated future construction of a parallel taxiway and suggested airstrip access. The transfer from GSC Development Corporation was of three separate parcels being Tehama County APN 090-070-34; 090-070-26; 090-070-33. A true and correct copy of the corporation Quit Claim Deed is attached hereto marked Exhibit "1."

The Lake California airport is governed under California Public Utilities Code section 21662 and is subject to the jurisdiction of the California Department of Transportation, Division of Aeronautics. An updated airport permit for a special use airport was issued to the Lake California Property Owners Association, Inc. by the California Department of Transportation on June 26, 2007. A true and correct copy of the airport permit is attached hereto marked Exhibit "2."

In an effort to assist the Lake California Architectural Committee in promulgating rules and regulations relating to the airport, the Board of Directors appointed an Airport Committee to act in an advisory capacity to the Architectural Committee. A true and correct copy of that formation document is attached hereto marked Exhibit "3."

.. The Lake California Architectural Committee has promulgated rules relating to the airport found in the Architectural Rules at pages 17 and 24, as permitted under the recorded CC&Rs at page 22.

On May 21, 1996, the Board of Directors of the Lake California Property Owners Association adopted Resolution 96-004, which Resolution was duly recorded May 31, 1996 in Book 1655 at page 145 in the Official Records of Tehama County. Such Resolution granted easements appurtenant to certain airport lots to facilitate access from those lots to the airport runway. Resolution 96-004 further provided that such lot owners could construct taxiways or taxi lanes within such easements in accordance with the Architectural Committee rules. The respective lot owners are to be responsible for all costs associated with construction and maintenance of such taxiways or taxi lanes. A true and correct copy of Resolution 96-004 is attached hereto marked Exhibit "4."

On April 15, 2014, the Board of Directors of the Lake California Property Owners Association adopted Resolution 2014-001, which directed the Board of Directors to research and develop a final plan applicable to the construction and/or improvement of airport taxiways. A true and correct copy of Resolution 2014-01 and the Resolution it replaced 2013-003 is attached hereto marked collective as Exhibit "5."

Attached hereto marked Exhibit "6" is a map prepared by Associated Engineering Consultants, Inc. from Redding, California, entitled "Lake California Airport Rehabilitation Project 2015," which map shows the easement lots described in Resolution 96-004, the proposed parallel taxiway and several proposed and active taxi lanes.

Exhibits" 1-6" herein are incorporated in this Master Plan by reference and made a part hereof.

## **II. Lake California Property Owners Association Responsibilities.**

Following the acquisition of the airport property from GSC and the restatement of the CC&Rs in 1990, the airport became and continues to be a Lake California amenity and as such the Lake California Property Owners Association (hereinafter LCPOA) has an ongoing obligation to maintain the runway and include airport maintenance in its annual budget and reserve planning.

Because taxiways and taxi lanes were not developed at the time the LCPOA acquired the airport property, the Board of Directors has concluded that it has no legal duty to develop and improve taxiways and taxi lanes. Therefore, to facilitate access to the runway by lot owners on the airport, the Airport Committee and the Architectural Committee with the consent of the Board of Directors have developed rules hereinafter set forth in paragraph IV below for the construction and maintenance of such taxiways and taxi lanes.

## **III. Relevant Board Resolutions.**

Resolution 96-004 is a recorded document which affects a grant of appurtenant easements to specific identified airport lots. It is the intent in this Airport Master Plan to reaffirm Resolution 96-004 and declare that such easements granted therein are now and remain in full force and effect.

Resolution 2014-001 empowers the Board of Directors of the LCPOA to research and develop a [mal plan applicable to the construction of taxiways. This Airport Master Plan provides certain parameters for the construction and maintenance of taxiways and taxi lanes as well as for the construction of airport hangars.

## **IV. Taxiway Taxi Lane Construction.**

The LCPOA will not pave undeveloped connectors, taxiways or taxi lanes. If a taxiway or taxi lane is not improved at the time of desired use, it will be the lot owner, or group of owners, desiring such use and access to construct and maintain a taxiway, taxiway segment or taxi lane according to the specifications set forth herein and in the Architectural Rules. The construction will go to either north/south end of the runway, or to one of the existing two equally spaced connectors, or an existing taxiway segment as shown on the Airport Master Plan. No direct connections to the runway will be allowed at any other locations.

All taxiways, taxi lanes and connectors constructed by individual property owners of groups of owners on the LCPOA airport are intended for their personal or invited guests' use. These taxiways provide aircraft access from their personal hanger to the runway and are not for public use.

taxiways provided aircraft access from their personal hangar to the runway and are not for public use.

Segments constructed on the parallel taxiway location shall be 4" road base with 2" asphalt overlay, with the width of road base at least 17' wide and the asphalt at least 15' wide. All parallel taxiway will be located at 150' off the centerline of runway to the centerline of taxiway.

Lot #55 connects to the RWY 14 turnaround or the North Connector.  
Lots 50, 49, 48, 47, 46, 45, 44, 297, 298, 299 connect to the North Connector.  
Lots # 300, 301, 302, 303, 304, 305, 306, 307 connect to the South Connector.  
Lots 308, 309, 310, 311, 312, 452, 451, 450 connect to the RWY 32 turnaround.  
Unpaved taxiways from hangars are allowed as long as they do not connect directly to the main runway.

#### V. Hangar Construction.

1. Hangar Setbacks. Hangars located on lots listed below facing the runway are exempt from the 14 1/2' clear-zone setback rules.

Lots # 44, 45, 46, 47, 48, 49, 50, 55, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 450, 451, 452.  
As approved by the Tehama County Planning Department.

2. Drainage Culverts. If required drainage culvert's size and location to be determined by POA Engineer of Record. They are to be installed prior to taxiway construction at the property owner's expense.

3. Hangar—Home Construction Approval. The Airport Committee as well as the Architectural Committee (AC) will review the building plans on all airport lots. Plans must comply with the Airport Master Plan guidelines as well as the current published LCPOA Architectural Rules. The Airport Committee and Architectural Committee review of building plans must be completed before they are submitted to the Tehama County Building Department for their approval.

#### VI. Modifications and Updates.

The Airport Committee and the Architectural Committee believe that it is in the best interest of Lake California and those who use the airport to continually assess the needs and uses of the airport and the community and will recommend changes and additions to this Airport Master Plan as deemed necessary.

Approved by the Lake California Property Owners Association Board of Directors at its regular meeting held 12/20/2016.

Ayes 5

Nays 0

ABSENT: DARRYL FEWZICK  
TRERE HANCOCK



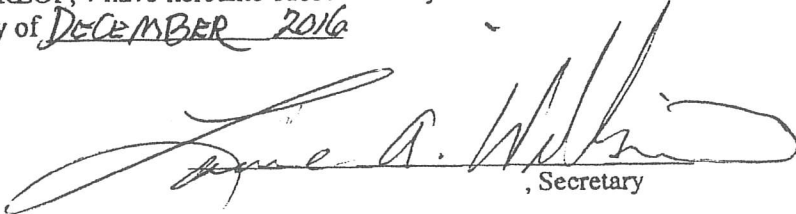
**CERTIFICATE OF SECRETARY**

I, the undersigned, do hereby certify that:

1. I am the duly elected and acting secretary of the LAKE CALIFORNIA PROPERTY OWNERS ASSOCIATION, INC., a California corporation.

2. That the foregoing Lake California Property Owners Association Airport Master Plan, comprising four (4) pages, constitutes the Airport Master Plan of said corporation as duly adopted at a special meeting of the Board of Directors held on DECEMBER 20, 2016.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of the corporation this 20 day of DECEMBER 2016

  
Secretary

1145

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And when recorded mail to:

River Lakes Ranch Property Owners Association  
c/o Earl Hedlund  
541 Jefferson Street  
Red Bluff, California 96080

RECORDED AT REQUEST OF  
*Hedlund + McCarthy*  
at 35 min past 4 P.M.

JAN 31 1978

OFFICIAL RECORDS  
TEHAMA COUNTY, CALIFORNIA  
FLOYD A. HICKS

Fee \$ 6 Recorded 7

Mail Tax Statements to same as above

CORPORATION DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, GSC DEVELOPMENT CORPORATION, a corporation organized under the laws of the State of Texas, hereby conveys to RIVER LAKES RANCH PROPERTY OWNERS ASSOCIATION, a non-profit corporation, the following described real property in the unincorporated area, County of Tehama, State of California:

See EXHIBIT "A" attached hereto and made a part hereof, consisting of 3 pages.

IN WITNESS WHEREOF, said corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its Vice Presidents thereunto duly authorized.

Dated: January 30, 1978

GSC DEVELOPMENT CORPORATION

By *Calvin P. Andrews*  
Calvin P. Andrews, Vice President

By *Harold C. Mills*  
Harold C. Mills, Vice President

Seal

STATE OF CALIFORNIA )  
                                  ss  
COUNTY OF Los Angeles

On January 30, 1978, before me, the undersigned, a Notary Public in and for said State, personally appeared Calvin P. Andrews, known to me to be the Vice President, and Harold C. Mills, known to me to be the Vice President of the corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

Seal

WITNESS my hand and official seal.

Signature *Karol Kay Curtis*  
Notary Public in and for said State



EXHIBIT 1  
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EXHIBIT APARCEL 1

Parcel 1 of Parcel Map 77 - 143, being a division of a portion of the north half of Section 17, T29N, R3W M.D.M. County of Tehama, State of California, filed in Book 4, of Parcel Maps, page 202, in the office of the County Recorder of Tehama County.

PARCEL 2

Parcel A of Parcel Map 77 - 145, a division of a portion of Section 21 and a portion of Section 15, T29N, R3W in the unincorporated territory of Tehama County, California, filed in Book 4 of Parcel Maps, page 199, in the office of the County Recorder of Tehama County.

PARCEL 3

Parcel B of Parcel Map 77 - 145, a division of a portion of Section 15, T29N, R3W in the unincorporated territory of Tehama County, California, filed in Book 4 of Parcel Maps, page 199, in the office of the County Recorder of Tehama County.

An easement for road and public utilities over that strip of land shown as "60' Road & Public Utility Easement" between Rio Alto Drive and Parcel B on Parcel Map 77-145, a division of a portion of Section 21 and a portion of Section 15, T29N, R3W in the unincorporated territory of Tehama County, California, filed in Book 4 of Parcel Maps, page 199, in the office of the County Recorder of Tehama County.

PARCEL 4

Parcel C of Parcel Map 77 - 145, a division of a portion of Section 21 and a portion of Section 15, T29N, R3W in the unincorporated territory of Tehama County, California, filed in Book 4 of Parcel Maps, page 199, in the office of the County Recorder of Tehama County.

PARCEL 5

Parcel 1 of Parcel Map 77 - 146, a division of a portion of Section 9, T29N, R3W in the unincorporated territory of Tehama County, California, filed in Book 4 of Parcel Maps, page 203, in the office of the County Recorder of Tehama County.

An easement for road and public utilities over that strip of land shown as "60' Road & Public Utility Easement" between Covington Mill Drive and Parcel 1 on Parcel Map 77 - 146, a division of a portion of Section 9, T29N, R3W in the unincorporated territory of Tehama County, California, filed in Book 4 of Parcel Maps, Page 203, in the office of the County Recorder of Tehama County.

PARCEL 6

Lot 322 of Tract No. 1017, River Lakes Ranch Subdivision, filed in Book Q of Maps, pages 138 through 151, inclusive, in the Office of the County Recorder of Tehama County.



PARCEL 7

Parcel A of River Lakes Ranch Subdivision, Unit No. 1, filed in Book P of Maps, pages 45 through 61, inclusive, in the Office of the County Recorder of Tehama County.

PARCEL 8

Parcels A, B, C, D, E and F of Tract No. 1004, River Lakes Ranch Subdivision, Unit No. 2, filed in Book P of Maps, pages 70 through 76, inclusive, in the Office of the County Recorder of Tehama County.

PARCEL 9

Parcels A, B, C, D and E of Tract No. 1005, River Lakes Ranch Subdivision, Unit No. 3, filed in Book P of Maps, pages 77 through 83, inclusive, in the Office of the County Recorder of Tehama County.

PARCEL 10

Parcels A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S and T of Tract No. 1006, River Lakes Ranch Subdivision, Unit No. 4, filed in Book P of Maps, pages 155 through 167, inclusive, in the Office of the County Recorder of Tehama County.

PARCEL 11

Parcels A, B, C, D, E, F, G and H of Tract No. 1018, River Lakes Ranch Subdivision, filed in Book Q of Maps at pages 96 through 101, inclusive, in the Office of the County Recorder of Tehama County.

PARCEL 12

Parcels A, B, C, D, E, F and G of Tract No. 1013, River Lakes Ranch Subdivision, filed in Book Q of Maps, pages 12 through 14, inclusive, in the Office of the County Recorder of Tehama County.

PARCEL 13

Parcels A, C, D, E, F, G, H, I, J, K, L, M, N and O of Tract No. 1017, River Lakes Ranch Subdivision, filed in Book Q of Maps, pages 138 to 151, inclusive, in the Office of the County Recorder of Tehama County.

PARCEL 14

Parcels A, B and C of Tract No. 1009, River Lakes Ranch Subdivision, filed in Book Q of Maps, pages 133 through 137, inclusive, in the Office of the County Recorder of Tehama County.

PARCEL 15

Lots 2, 3, 4, 5 and 6 of Tract No. 1006, River Lakes Ranch Subdivision, Unit No. 4, filed in Book P of Maps, pages 155 through 167, inclusive, in the Office of the County Recorder of Tehama County.

# State of California

## AIRPORT PERMIT

### FOR A SPECIAL-USE AIRPORT

Pursuant to California Public Utilities Code Section 21662, the California Department of Transportation (Department), Division of Aeronautics, hereby issues this corrected Airport Permit No. Teh-006 for the:

**LAKE CALIFORNIA AIR PARK**  
19999 Lake California Drive  
Cottonwood, California 96022-7649

Latitude: 40° 21' 67" N.  
Longitude: 122° 12' 09" W.

Owned and  
Operated by: Lake California Property Owners Association, Inc.  
19999 Lake California Drive  
Cottonwood, California 96022-7649

This Corrected Permit reflects administrative changes to update the airport name, airport reference point, a change of the runway designation numbers, due to changes in magnetic variation, and the addition of a condition to maintain a white "R" at each runway end. This permit supersedes the former permit, dated April 21, 2005, and is subject to the following conditions:

1. The airport is to be maintained in accordance with California Code of Regulations, Title 21, Sections 3525 through 3560, and plans dated June 29, 2004, and approved by the Department on June 29, 2004.
2. The airport is for use by Lake California Property Owners Association, Inc. and invited guests only.
3. The designated traffic pattern is as follows:
  - Right traffic, Runway 14
  - Left traffic, Runway 32
  - Traffic pattern altitude:  
1,000 feet AGL (all aircraft)
4. The airport is approved for day and night use.



5. A variance is granted for penetrations to the Federal Aviation Regulation Part 77, 7:1 Transitional Surface on the northeast side of the runway, due to an obstruction-lighted existing house and hangar located at the end of Lola Drive on the north side of the terminating cul-de-sac.

The physical status of this Special-Use facility is described below:

**Runway 14/32**

- Physical length of the runway is 3,050 feet.
- Runway 9 landing threshold is displaced 3,050 feet.
- Runway is lighted.
- A white "R" is to be maintained at each runway end.

This permit shall remain in effect so long as the airport meets the conditions under which the permit was issued, or until action is taken by the Department to suspend, revoke, correct, or amend the permit pursuant to the California Public Utilities Code or the California Code of Regulations.

The airport's owner shall apply to the Department for an Amended/Corrected Airport Permit prior to any physical or operational changes at the airport, which affect the conditions or physical status above, or for a change in airport ownership.

Failure to maintain the airport in accordance with the conditions of this permit is a violation of Public Utilities Code Section 21666 and is punishable as a misdemeanor.

  
MARY C. FREDERICK, Chief  
Division of Aeronautics

June 26, 2007  
Date

**LCPOA Committee Charter  
Airport Committee**

**Mission Statement**

The Airport Committee shall act in an advisory capacity to the Architectural Committee and the LCPOA Board of Directors regarding the rules and regulations for the development of the LCPOA Airport and adjacent properties.

**Duties**

1. Develop an Airport Masterplan.
2. Provide information and support for the AC committee regarding airport property development.
3. Upon Board request provide research and recommendations on airport topics.
4. Establish a framework for continuing planning processes.

**Authority**

The Committee is acting only as an advisory committee. As such, it has no decision making authority.

**Meetings**

The Committee shall meet periodically at its discretion. All committee members must be aware of a meeting and be invited to attend. The Board requires that the Committee meetings be open to all membership.

**Membership**

Membership in the Committee shall be appointed by the Board of Directors. The Committee may seek additional volunteers for assistance throughout the year, but in no way does this constitute membership in the Committee.

Membership in the Committee shall be reviewed by the Board annually.

**Compensation**

The Committee and its members shall not be compensated in any form for carrying out their duties on the Committee.

**RESOLUTION 96-004 OF THE BOARD OF DIRECTORS  
OF  
LAKE CALIFORNIA PROPERTY OWNERS ASSOCIATION, INC.  
a California non profit corporation**

WHEREAS, the BOARD OF DIRECTORS OF THE LAKE CALIFORNIA PROPERTY OWNERS ASSOCIATION, INC., adopted this resolution recommended by the AIRPORT COMMITTEE in accordance with LCPOA CC&R's Article II, Section 1, easement for the purpose of allowing aircraft to taxi between taxiway or taxilane and hangars on the following lots:

**NOW THEREFORE BE IT RESOLVED:**

That Tract 1001, lots 264 - 268, 443-446, and 449-452, Tract 1004, lots 297-312, Tract 1013, lots 44-49, & 55, be granted easements allowing aircraft to taxi between taxiway or taxilane and hangars. No structures will be allowed in the areas between the perpendicular extension of the above listed lots plus Tract 1013 Lots 50 & 56 and the previously adopted Obstacle Free Areas of the airport, which is in all cases less than 60' from lot line.

**BE IT FURTHER RESOLVED,**

That the Lake California Property Owners Association (LCPOA) has no objection to a zero setback requirement for hangars on these lots providing such adjustment has been approved by the appropriate Tehama County authorities for the affected lot.

**AND RESOLVED FURTHER:**

The connecting private taxi strips shall be constructed in accordance with Architectural Committee specification with lot owners responsible for installation and maintenance.

**AND RESOLVED FURTHER:**

If the taxiway or taxilane is not improved at the time of desired use, it will be the lot owner, or group of owners, responsibility to construct a taxiway or taxilane segment according to LCPOA specifications to either end of runway, or to runway at midfield or quarterfield connectors as shown on Airport Master Plot Plan, or to a previously completed segment. No direct connections to runway will be allowed at any other locations.

**CERTIFICATION OF SECRETARY**

I certify that:

I am the duly qualified and acting Secretary of the LAKE CALIFORNIA PROPERTY OWNERS ASSOCIATION, INC., a California nonprofit corporation. The foregoing is a true and correct copy of a resolution duly adopted by the Board of Directors of such corporation at its regular meeting of the Board of Directors held on May 21, 1996 and entered in the minutes of such meeting in the minute book of the corporation.

DATED: 5-21-96

LAKE CALIFORNIA PROPERTY OWNERS ASSOCIATION, INC.

*Seal*

by: Sandra Gomes  
Sandra Gomes, Secretary



**RESOLUTION 2014-001  
OF THE BOARD OF DIRECTORS OF  
LAKE CALIFORNIA PROPERTY OWNERS ASSOCIATION, INC**

**WHEREAS**, The Lake California Property Owners Association, Inc. (herein the "Association") is a California non-profit mutual benefit corporation, created to manage that certain common interest development located in Tehama County, California, commonly known as "Lake California." The Association is managed by its "Board of Directors"; and

**WHEREAS**, the Association is charged with undertaking those actions that it deems necessary or proper in furtherance of the purposes and powers of the Association and/or the interests of the Association and its members. One of the common area amenities within Lake California that is managed by the Association is a private airport; and

**WHEREAS**, on or about May 24, 1996, the Board of Directors adopted resolution 96-004, a true and correct copy of which is attached hereto as Exhibit "A" and incorporated herein by reference. Resolution 96-004 was recorded in the Official Records of the County of Tehama in Book 1655 at Page 145-146. Thereafter, on or about August 20, 2013, the Board of Directors adopted resolution 2013-003, a true and correct copy of which is attached hereto as Exhibit "B" and incorporated herein by reference, which resolution was an addendum to Resolution 96-004. This Resolution 2014-001 shall replace and supersede Resolution 2013-003; and

**WHEREAS**, consistent with Resolution 96-004, the Board of Directors may research and develop a final plan applicable to the construction and/or improvement of airport taxiways (herein the "Airport Plan"); and

**WHEREAS**, the Board of Directors is authorized to perform, direct the performance of, or engage consultants to perform, those acts it deems necessary and which are also consistent with both the Association's governing documents and with existing law, in order to develop the Airport Plan, including without limitation legal research, engineering for continued maintenance or ongoing upkeep or construction of improvements and/or drainage, and accountancy, including without limitation the potential creation of "cost centers" and/or the use of existing fiduciary bank accounts. It is the intention of the Board of Directors that all work performed pursuant to this paragraph shall conform to the provisions of the Association's governing documents, Resolution 96-004, and that certain opinion letter dated November 19, 2004, from Stein Baydaline to the Association.

**BE IT RESOLVED** that this Resolution 2014-001 is adopted effective April 15, 2014, by the following vote:

Ayes 6 Nos 0 Absent 1

CERTIFICATION OF PRESIDENT

I certify that:

I am the duly qualified President of the Lake California Property Owners Association, Inc, a California non-profit corporation. The foregoing is a true and correct copy of a resolution duly adopted by the Board of Directors of such corporation at the Meeting of the Board of Directors held on April 15, 2014, and entered in the minutes of such meeting in the minute book of the corporation.

Dated: 4-24-14

LAKE CALIFORNIA PROPERTY OWNERS  
ASSOCIATION, INC.

BY: Rob Moore  
Rob Moore, its President

**EXHIBIT** 5  
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**RESOLUTION 2013-003 OF THE BOARD OF DIRECTORS  
OF  
LAKE CALIFORNIA PROPERTY OWNERS ASSOCIATION, INC  
A California nonprofit corporation**

**WHEREAS** The Lake California Property Owners Association Inc. through the Board of Directors has provided this Resolution 2013-003, as an addendum to Resolution 96-004, dated 5/24/1996.

**WHEREAS** the Board of Directors of the LCPOA will perform research & develop the final plan for all airport taxiways (Improved/Unimproved).

**WHEREAS** the Board of Directors of the LCPOA is hereby directed to perform the appropriate research, to include: Legal, Engineering (maintenance, improvements and drainage), CPA (create "cost centers" & separate fiduciary bank account) and LCPOA Maintenance (ongoing upkeep).

**WHEREAS** the Board of Directors may request the General Manager, or sub-committee, to do research, gather information and cost on specific items, which may include, but not limited to, Legal, Engineering or Maintenance, all in accordance with Resolution 96-004 (See attached) and the Stein Baydaline letter, dated November 19, 2004. (See attached)

**NOW, THEREFORE BE IT RESOLVED**, the Board of Directors of the Lake California Property Owners Association Inc. at a regular meeting has voted to accept and adopt for the above stated procedures until or otherwise modified by a new resolution.

**CERTIFICATION OF SECRETARY**

I certify that:

I am the duly qualified Secretary of the Lake California Property Owners Association Inc. a California non-profit corporation. The foregoing is a true and correct copy of a resolution duly adopted by the Board of Directors of such corporation at the meeting of the Board of Directors held on August 20, 2013 and entered in the minutes of such meeting in the minute book of the corporation.

Dated:

8/20/13

**LAKE CALIFORNIA PROPERTY OWNERS  
ASSOCIATION, INC.**

BY:

Louise Wilkinson, Secretary

