

Lake Local Agency Formation Commission

MEMORANDUM

VIA EMAIL ONLY

DATE: June 23, 2023

TO: Lake County Auditor, Jenavive Herrington (Property Tax Division)
Lake County Administration, Susan Parker
Lake County Special Districts, Scott Harter
Konocti County Water District
Lake County Assessor, Richard Ford

FROM: John Benoit, LAFCO Executive Officer



SUBJECT: LAFCO 2023-0002 - NOTICE OF ANNEXATION REQUEST: Dam Road Annex to the Konocti County Water District

The Konocti County Water District (KCWD) is requesting annexation by resolution of 108.76 acres more or less. See KCWD Resolution 22-03 and a list of Assessor's Parcels. The Purpose of this annexation is to receive domestic water services for several parcels located immediately adjacent to the existing southern boundary of the District and within the sphere of influence. The properties are in the vicinity of two mobile home parks that need water service and are the impetus of the annexation application. and located within the City of Clearlake.

No land use entitlements are being requested. KCWD water is being requested for a safe and reliable water supply. Therefore, an annexation is being requested. The 108.76 acres are not within the KCWD's bounds yet are within the LAFCo approved Sphere of Influence.

Attached you will also find a map and boundary description of the boundaries of the proposed territory to be annexed and submitted to LAFCo.

This letter constitutes notice to commence property tax negotiations under Revenue and Taxation Code §99(b). LAFCO is requesting information from the County Auditor to be used in the procedure to conclude an agreement for reallocation of property tax revenue. The County Assessor has been asked to forward to the Auditor the Assessed Valuations and the Tax Rate Areas of the territory to be annexed within 30 days from the date of this letter.

The affected agencies must agree on how the property taxes will be reallocated for this annexation proposal as described in Section 99. Since this annexation involves a district, the County shall negotiate on behalf of that district, but not before consulting with all

Lake Local Agency Formation Commission

affected agencies. The County Auditor has the responsibility under Section 99 to provide information within 45 days from the date of this letter to the County Administrator and the affected agencies, who have 60 days from the date of receipt of the Auditor's letter to conclude a negotiated agreement and an additional 30 days should a request for an extension be submitted to LAFCO agreed upon by all parties. Such an agreement is required prior LAFCO issuing a certificate of filing for this application and proceeding with the consideration of the annexation.

Please complete the procedure in Revenue and Taxation Code Section 99 (b) and provide LAFCO with the resulting resolution adopted by the County Board of Supervisors, and any other special district, as applicable. I will then commence the procedure for processing this annexation request through LAFCO.

KONOCTI COUNTY WATER DISTRICT
COUNTY OF LAKE, STATE OF CALIFORNIA
RESOLUTION 22-03

Resolution of the Board of Directors of the Konocti County Water District requesting the Lake Local Agency Formation Commission (LAFCO) take proceedings for the annexation known as the Cache Creek Mobile Home Estates Annexation Project.

WHEREAS, the Konocti County Water District desires to initiate proceedings pursuant to the Cortese-Knox Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code, for annexation of the area shown on Exhibit A: and

WHEREAS, notice of intent to adopt this resolution of application has not been given to each interested and subject agency; and

WHEREAS, the territory proposed to be annexed is inhabited and a map description of the boundaries of the property is set forth in Exhibits "A" and "B" attached hereto and by this reference incorporated herein; and

WHEREAS, this proposal is consistent with the sphere of influence of the Konocti County Water District; and

WHEREAS, the reasons for the proposed annexation is that the Cache Creek Mobile Home Estates Annexation will allow the Konocti County Water District to provide potable water and firefighting water supply services to an inhabited area that has no other practical means of acquiring such services; and

WHEREAS, the Board of the Konocti County Water District has made an environmental determination for the Cache Creek Mobile Home Estates Consolidation Project pursuant to the California Environmental Quality Act of 1970 (CEQA) and the State CEQA Guidelines, as documented in the CEQA Initial Study with Mitigated Negative Declarations and adopted by the Konocti County Water District under Resolution No. 22-01, and Notice of Determination filed by Konocti County Water District on March 23, 2022;

Now, therefore be it resolved, this Resolution of Application is hereby adopted and approved by the Board of Directors of the Konocti County Water District, and the Lake Local Agency Formation Commission is hereby requested to take proceedings for the property shown and described in Exhibits "A" and "B" according to the terms and conditions stated above and in the manner provided by the Cortese-Knox Local Government Reorganization Act of 2000.

PASSED AND ADOPTED by the Board of Directors as a Resolution of the Konocti County Water District at a regular Board Meeting held on the 27th day of April, 2022 by the following vote:

AYES: 4

NOES: 0

ABSENT: 1

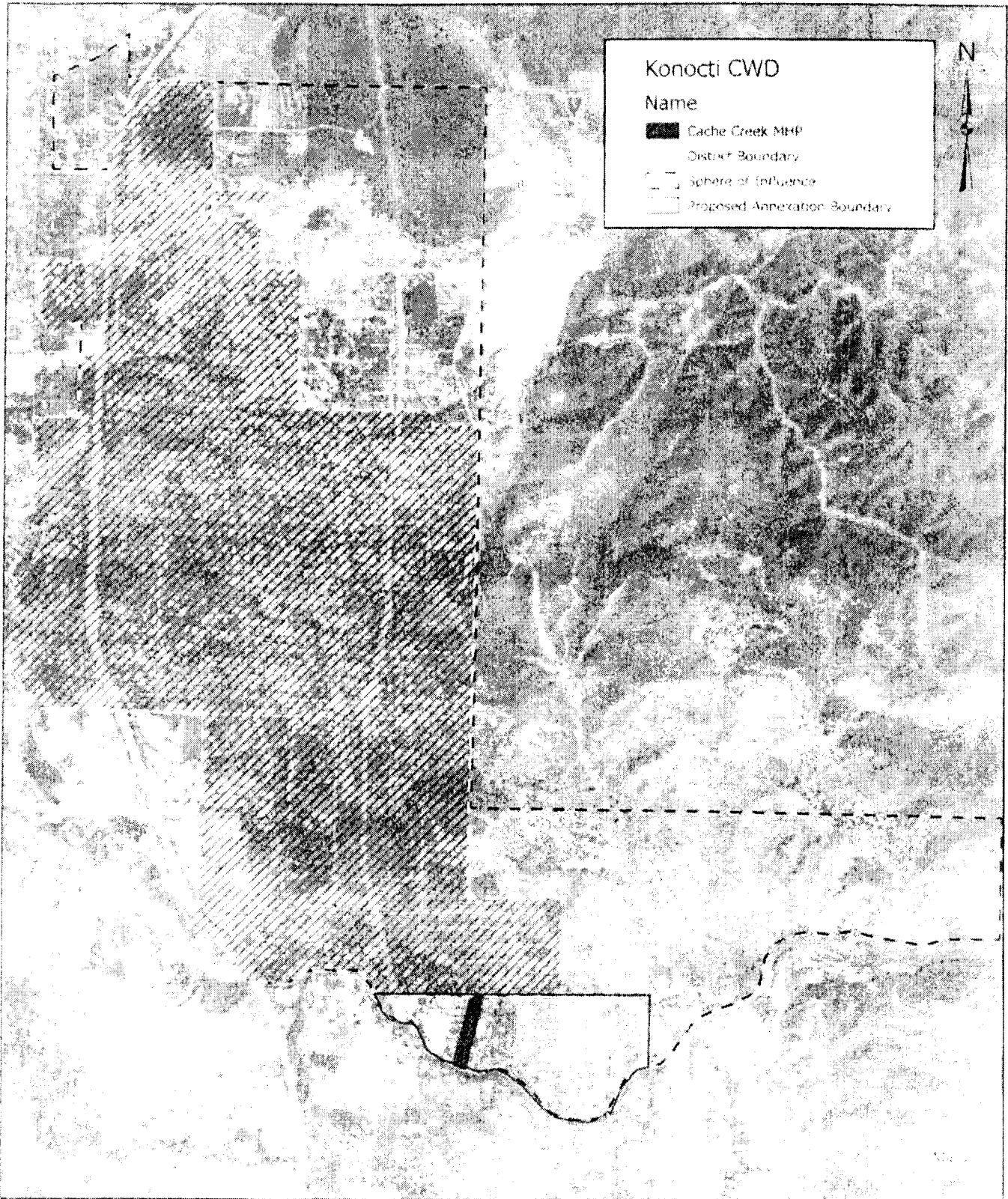
ABSTAIN:

ATTESTED:

Paula Gallizioli
Paula Gallizioli

Auditor/Secretary

DATED: 4-27-2022



Konocti CWD

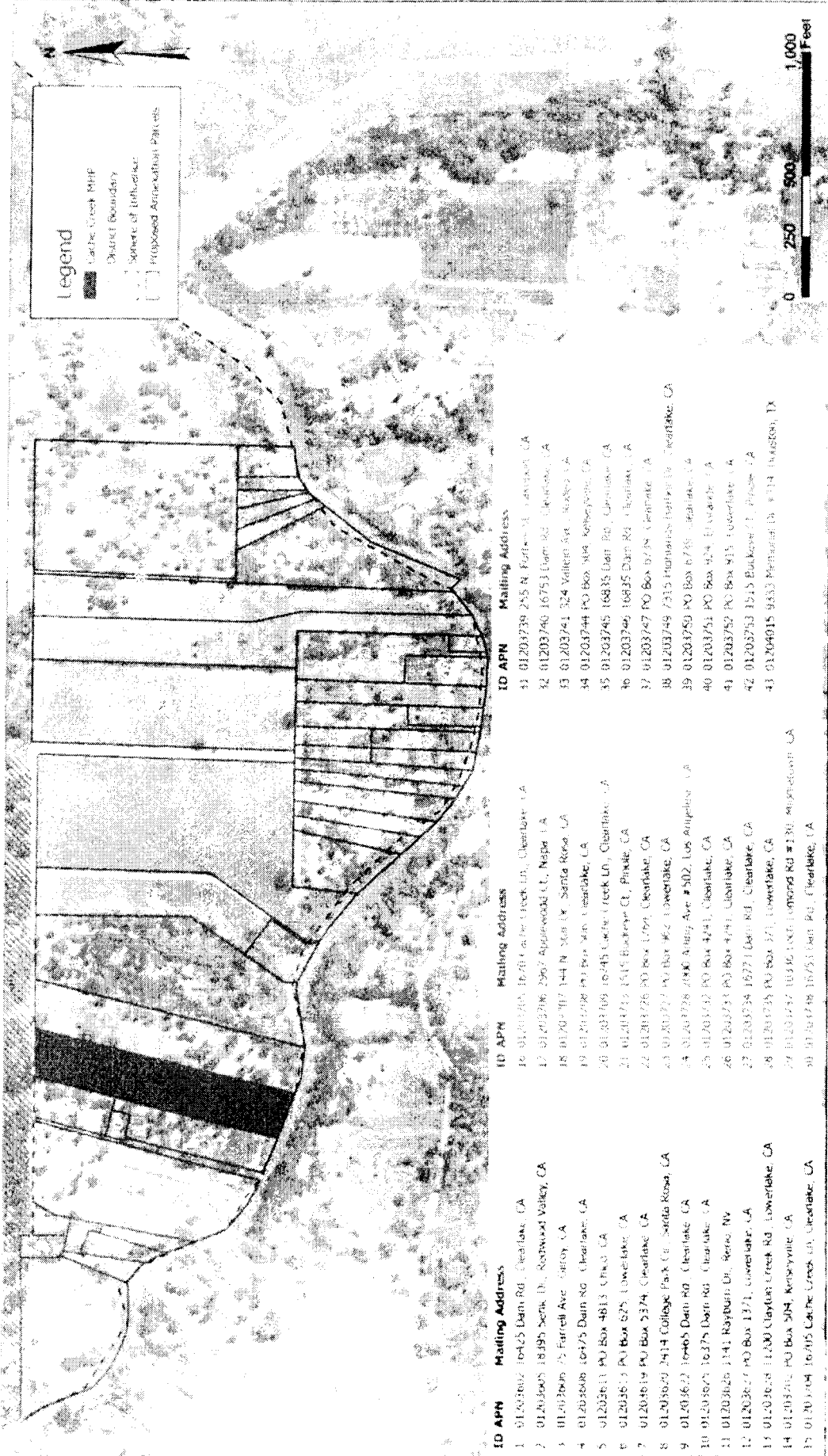
Name

- Cache Creek MHP
- District Boundary
- Sphere of Influence
- Proposed Annexation Boundary



California

KONOCTI COUNTY WATER DISTRICT AND
CACHE CREEK MOBILE HOME PARK
PROPOSED ANNEXATION



Legend

- Larch Creek Mill
- District Boundary
- Sectors of Interest
- Proposed Association Parcels

ID	APN	Mailing Address	ID	APN	Mailing Address	ID	APN	Mailing Address
1	01203612	10425 Dain Rd., Clearlake, CA	16	01203705	1640 Larch Creek Ln., Clearlake, CA	31	01203739	255 N. Parkside, Ukiah, CA
2	01203605	18185 Benk Dr., Redwood Valley, CA	17	01203706	2967 Appaloosa Ct., Napa, CA	32	01203740	16753 Dam Rd., Clearlake, CA
3	01203606	45 Farrell Ave., Garbey, CA	18	01203707	144 N. Main St., Santa Rosa, CA	33	01203741	324 Valley Rd., Ukiah, CA
4	01203608	10475 Dain Rd., Clearlake, CA	19	01203708	PO Box 910, Clearlake, CA	34	01203744	PO Box 104, Kelseyville, CA
5	01203611	PO Box 4813, Clearlake, CA	20	01203709	16745 Lakemont Ln., Clearlake, CA	35	01203745	16835 Dam Rd., Clearlake, CA
6	01203615	PO Box 625, Lowerlake, CA	21	01203715	1515 Backway Ct., Phoenix, CA	36	01203746	16835 Dam Rd., Clearlake, CA
7	01203619	PO Box 2414 College Park Ct., Santa Rosa, CA	22	01203726	PO Box 1799, Clearlake, CA	37	01203747	PO Box 678, Clearlake, CA
8	01203629	2414 College Park Ct., Santa Rosa, CA	23	01203727	PO Box 162, Lowerlake, CA	38	01203749	7315 Highway 101, Ukiah, CA
9	01203627	10465 Dain Rd., Clearlake, CA	24	01203728	1000 Arroyo Ave., #302, Los Angeles, CA	39	01203750	PO Box 676, Ukiah, CA
10	01203628	16375 Dain Rd., Clearlake, CA	25	01203732	PO Box 4241, Clearlake, CA	40	01203751	PO Box 924, Ukiah, CA
11	01203626	1141 Rayburn Dr., Reno, NV	26	01203733	PO Box 4791, Clearlake, CA	41	01203752	PO Box 915, Ukiah, CA
12	01203627	PO Box 1371, Clearlake, CA	27	01203734	16271 Dam Rd., Clearlake, CA	42	01203753	1515 Backway Ct., Phoenix, CA
13	01203628	11200 Clayton Creek Rd., Lowerlake, CA	28	01203735	PO Box 371, Lowerlake, CA	43	01204015	9433 Memorial Dr., Wylie, Texas, TX
14	01203628	PO Box 594, Kelseyville, CA	29	01203736	18345 Larkspur Rd., #130, Ukiah, CA			
15	01203628	16745 Larch Creek Ln., Clearlake, CA	30	01203738	10753 Dam Rd., Clearlake, CA			



KONKOST COUNTY WATER DISTRICT AND
 LARCH CREEK MOBILE HOME PARK
 PROPOSED PLANNING AND ZONATION PARCELS

EXHIBIT "D"

AREA TO BE ANNEXED TO THE
KONOCTI COUNTY WATER DISTRICT

ALL THAT CERTAIN REAL PROPERTY, SITUATE IN THE CITY OF CLEARLAKE, THE COUNTY OF LAKE, STATE OF CALIFORNIA, BEING PORTIONS OF SECTION 2, TOWNSHIP 12 NORTH, RANGE 7 WEST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN 5/8" IRON ROD (NO TAG) FOUND AT A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF DAM ROAD (40' WIDE), BEING THE NORTHWEST CORNER OF APN PARCEL 012-036-25, AS SHOWN IN BOOK 13 OF RECORD OF SURVEY MAPS AT PAGE 17, LAKE COUNTY RECORDS; THENCE ALONG THE SOUTHERLY LINE OF DAM ROAD, S89° 49' 32"E 638.31'; THENCE S89° 39' 53"E 1324.33'; THENCE N89° 59' 51"E 766.11' TO THE NORTHEAST CORNER OF PARCEL "C", PM 239, RECORDED BOOK 17 OF PARCEL MAPS, PAGE 12, LAKE COUNTY RECORDS ; THENCE N1° 17' 50"E 40.01' TO THE NORTH WEST CORNER OF APN 012-040-15, SAID POINT BEING IN THE NORTHERLY LINE OF SECTION 2, TOWNSHIP 12 NORTH, RANGE 7 WEST, M.D.B.&M.; THENCE N89° 57' 15"E 552.31' ALONG SAID SECTION LINE TO THE NORTH EAST CORNER OF SAID PARCEL, ALSO BEING THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 12 NORTH, RANGE SEVEN WEST, THENCE S1° 08' 30"W 1087.89' ALONG SAID EASTERLY PARCEL LINE AND SECTION LINE TO THE CENTERLINE OF CACHE CREEK, THE APPROXIMATE CITY OF CLEARLAKE BOUNDARY; THENCE, ALONG SAID CENTERLINE THE FOLLOWING COURSES: S81° 14' 48"W 126.41'; THENCE S58° 05' 37"W 77.05'; THENCE S44° 28' 06"W 89.79'; THENCE S36° 09' 30"W 239.60'; THENCE S22° 13' 29"W 262.43'; THENCE S29° 38' 41"W 122.22'; THENCE N11° 28' 11"W 72.52'; THENCE S47° 34' 55"W 276.64'; THENCE N1° 17' 50"E 31.820'; THENCE S69° 14' 49"W 109.05'; THENCE S85° 02' 06"W 117.70'; THENCE N88° 04' 24"W 173.76'; THENCE N65° 34' 07"W 168.17'; THENCE N62° 24' 29"W 66.37'; THENCE N57° 15' 44"W 174.08'; THENCE N40° 30' 00"W 220.30'; THENCE N46° 18' 30"W 240.00'; THENCE N52° 40' 34"W 179.25'; THENCE N56° 43' 52"W 76.16'; THENCE N62° 33' 47"W 184.24'; THENCE N86° 18' 55"W 31.88'; THENCE S83° 29' 27"W 88.70'; THENCE S79° 43' 10"W 145.00'; THENCE N85° 30' 19"W 197.06'; THENCE N65° 48' 20"W 203.29'; THENCE N67° 06' 46"W 202.72'; THENCE N61° 17' 42"W 152.61'; THENCE N41° 15' 53"W 86.04'; THENCE N19° 57' 50"W 158.85'; THENCE N24° 15' 01"W 213.25'; THENCE N24° 11' 50"W 50.00'; THENCE N62° 56' 30"W 56.00'; THENCE S87° 47' 04"W 29.85'; THENCE S87° 58' 25"W 102.21'; N83° 55' 20"W 64.54'; THENCE N69° 00' 39"W 69.71'; THENCE N64° 33' 09"W 55.42'; THENCE N57° 20' 35"W 70.32'; THENCE N48° 05' 07"W 76.99'; THENCE N21° 21' 24"W 218.100'; THENCE N32° 44' 22"W 106.46' TO THE NORTHWEST CORNER OF APN PARCEL 012-036-19 AND SAID NORTHERLY SECTION LINE; THENCE ALONG SAID SECTION LINE S89° 49' 23"E 748.83' TO THE NORTHEAST CORNER OF APN PARCEL 012-036-11; THENCE S0° 35' 09"W 39.97' TO THE POINT OF BEGINNING.

CONTAINING 4,737,230 +/- S.F., 108.76 ACRES OF LAND, MORE OR LESS.

FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED.

APN 012-036-02, 04, 05, 06, 08, 11, 13, 19, 20, 22, 25, 26, 27, 28, & 012-036-29

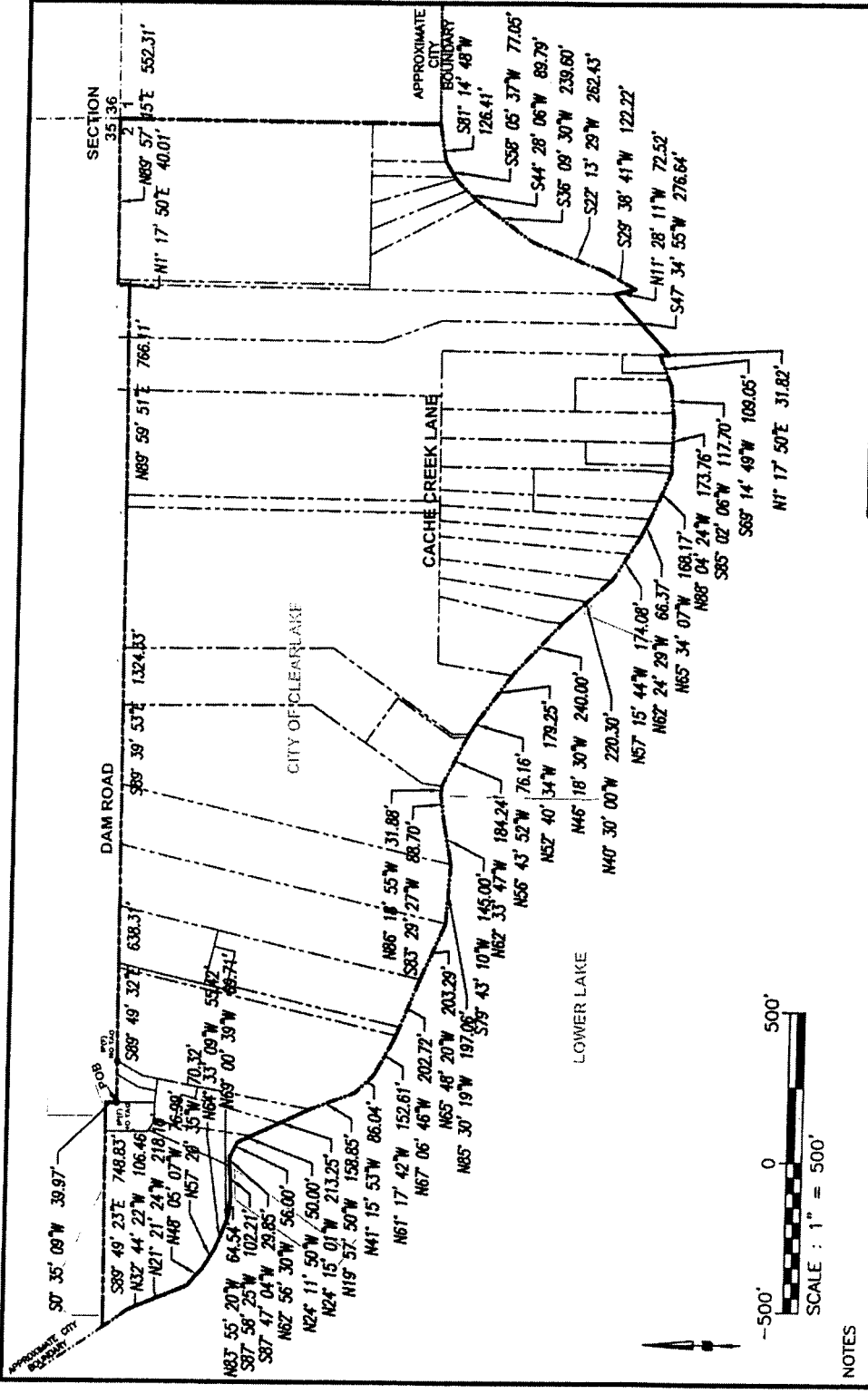
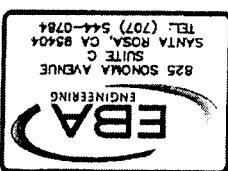
APN 012-037-02, 04, 05, 06, 07, 08, 09, 13, 26, 27, 28, 32, 33, 34, 35, 37, 38, 29, 40, 41, 44, 45, 46, 47, 49, 50, 51, 52, & 012-037-53

APN 012-040-15



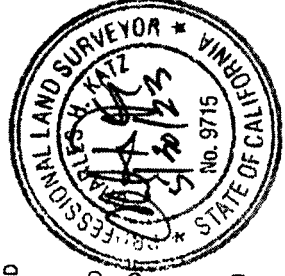
EXHIBIT
D-1
22-3134

ANNEXATION AREA BOUNDARY LIMITS
FOR THE
KONCOIT COUNTY WATER DISTRICT
DAM ROAD WATER LINE REPLACEMENT AND EXTENSION PROJECT
CITY OF CLEARLAKE, LAKE COUNTY, CA



LEGEND SYMBOLS AND ABBREVIATIONS USED ON THIS PLAN

—	ANNEXATION LIMIT
---	INTERNAL PROPERTY LINE
---	SECTION LINE
---	CENTERLINE OF CACHE CREEK (APPROX)
MON	MONUMENT
[A]	REFERENCE DOCUMENT
[B]	REFERENCED MAP
•IP(F)	IRON PIPE (FOUND)
POB	POINT OF BEGINNING



NOTES

ANNEXATION AREA APPROXIMATE BOUNDARY BASED UPON DEED DESCRIPTIONS, MAPS OF RECORD, ASSESSOR'S PARCEL INFORMATION, EXTERNAL IMAGERY, GPS FIELD SURVEY AND ADDITIONAL RECORD AND NON RECORD INFORMATION. STREAM BOUNDARY IS APPROXIMATE CENTERLINE BASED UPON RECORD MAPS AND DIGITAL IMAGERY. THE MEANDER LINE IS AN APPROXIMATION OF STREAM CENTERLINE FOR THE PURPOSE OF CLOSING THIS PLAN MATHEMATICALLY.

DISCLAIMER:
"FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED."



EBA Parcel #	APN	Name/Owner	Address
1	012-036-19	Matthew Darrel Reed	16335 Dam Road
2	012-036-11	Rose Anderson Trustee	16336 Dam Road
3	012-036-25	Pamela J. Mulder	16375 Dam Road
4	012-036-26	Jaqueline L. Hogan	16395 Dam Road
5	012-036-02	Stinson Family Trust	16425 Dam Road
6	012-036-29	Sylvia F Wendt, surviving tr.	16445 Dam Road
7	012-036-28	Wm John & Kristi Wilder	16455 Dam Road
8	012-036-08	Randy & Jeanne Judy	16475 Dam Road
9	012-036-04	Andrew Lee Burgess	16335 Dam Road
10	012-036-05	Andrew Lee Irene Misaela Burgess	16575 Dam Road
11	012-036-06	Gerd Dunker	16625 Dam Road
12	012-037-50	Iconic Properties, LLC	16645 Dam Road
13	012-037-02	Iconic Properties, LLC	16725 Dam Road
14	012-037-44	Iconic Properties, LLC	16825 Dam Road
15	012-037-45	Julia Roberts	16835 Cache Creek Lane
16	012-037-46	Dustin & Julia Roberts	16845 Dam Road
17	012-037-47	One Shot Mining Co. LLC	Dam Road South(roadway)
18	012-040-15	Cache Creek, LLC	17055 Dam Road
19	012-037-52	Charlotte Griswold-Tergis	16955 Dam Road South
20	012-037-35	Helen I Jaccard	16945 Dam Road South
21	012-037-26	Linda Joy Burton	16935 Dam Road South
22	012-037-27	Michael William Boyle	16925 Dam Road South
23	012-037-28	Jarret Anaraki	16915 Dam Road South
24	012-037-51	Robert Morawietz	16905 Dam Road South
25	012-037-32	Dave Vizena	16797 Cache Creek Lane
26	012-037-37	Elizabeth Solliday	16795 Cache Creek Lane
27	012-037-53	Bonnie R. Verley, Tr	16787 Dam Road
28	012-037-13	Bonnie R. Verley, Tr	16785 Cache Creek Lane
29	012-037-34	Edward Pennington	16773 Dam Road
30	012-037-33	Brian & Elaine Staats	16775 Dam Road
31	012-037-41	Brian Trieste, TR	16763 Cache Creek Lane
32	012-037-39	Lake County Sanitation District	16765 Cache Creek Lane
33	012-037-40	Carl L & Uzella F Harrison	16753 Dam Road
34	012-037-38	Carl L & Uzella F Harrison	16755 Cache Creek Lane
35	012-037-09	Susan Wallace	16745 Cache Creek Lane
36	012-037-08	Ming Oing Zhao	16735 Cache Creek Lane
37	012-037-07	Eduardo Cesar Bobadilla	16721 Cache Creek Lane
38	012-037-06	Parker Spadaro	16715 Cache Creek Lane
39	012-037-05	Juan Ramirez	16711 Cache Creek Lane
40	012-037-04	Kris E & Nancy A Langdon	16705 Cache Creek Lane
41	012-037-49	Forest N. Kuykendall	16675 Dam Road
42	012-036-22	Rebecca D & Gregory L. Knowlton	16465 Dam Road
43	012-036-13	Nora Jean Moore	16385 Dam Road
44	012-036-27	Milton R. Lewis	16355 Dam Road
45	012-036-20	Lydia A & James M Sill	16345 Dam Road

