



## CITY COUNCIL REGULAR MEETING

Clearlake City Hall Council Chambers

14050 Olympic Dr, Clearlake, CA

Thursday, February 20, 2025

Regular Meeting 6:00 PM

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The City Council meetings are viewable in person in the Council Chambers, via livestreaming on the City's YouTube Channel ([https://www.youtube.com/channel/UCTyifT\\_nKS-3woxEu1ilBXA](https://www.youtube.com/channel/UCTyifT_nKS-3woxEu1ilBXA)) or "Lake County PEG TV Live Stream" at <https://www.youtube.com/user/LakeCountyPegTV/featured> and the public may participate through Zoom at the link listed below. The public will not be allowed to provide verbal comment during the meeting if attending via Zoom. The public can submit comments in writing for City Council consideration by commenting via the Q&A function in the Zoom platform or by sending comments to the Administrative Services Director/City Clerk at [mswanson@clearlake.ca.us](mailto:mswanson@clearlake.ca.us). To give the City Council adequate time to review your comments, you must submit your written emailed comments prior to 4:00 p.m. on the day of the meeting.

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### AGENDA

**MEETING PROCEDURES:** *All items on agenda will be open for public comments before final action is taken. Citizens wishing to introduce written material into the record at the public meeting on any item are requested to provide a copy of the written material to the Administrative Services Director/City Clerk prior to the meeting date so that the material may be distributed to the City Council prior to the meeting. Speakers must restrict comments to the item as it appears on the agenda and stay within a three minutes time limit. The Mayor has the discretion of limiting the total discussion time for an item.*

*Pursuant to Senate Bill 1100 and the City Council Norms and Procedures, any member of the public making personal, impertinent, and/or slanderous or profane remarks, or who becomes boisterous or belligerent while addressing the City Council, staff or general public, or while attending the City Council meeting and refuses to come to order at the direction of the Mayor/Presiding Officer, shall be removed from the Council Chambers or the Zoom by the sergeant-at-arms or the City Clerk and may be barred from further attendance before the Council during that meeting. Unauthorized remarks from the audience, stamping of feet, whistles, yells, and similar demonstrations shall not be permitted by the Mayor/Presiding Officer. The Mayor/Presiding Officer may direct the sergeant-at-arms to remove such offenders from the room.*

## AMERICANS WITH DISABILITY ACT (ADA) REQUESTS

If you need disability related modification, including auxiliary aids or services, to participate in this meeting, please contact Melissa Swanson, Administrative Services Director/City Clerk at the Clearlake City Hall, 14050 Olympic Drive, Clearlake, California 95422, phone (707) 994-8201, ext 106, or via email at [mswanson@clearlake.ca.us](mailto:mswanson@clearlake.ca.us) at least 72 hours prior to the meeting, to allow time to provide for special accommodations.

### AGENDA REPORTS

Staff reports for each agenda item are available for review at [www.clearlake.ca.us](http://www.clearlake.ca.us). Any writings or documents pertaining to an open session item provided to a majority of the City Council less than 72 hours prior to the meeting, shall be made available for public inspection on the City's website at [www.clearlake.ca.us](http://www.clearlake.ca.us).

### Zoom Link:

Join from PC, Mac, iPad, or Android:

<https://clearlakeca.zoom.us/j/86239776660?pwd=Z6KKB9b9Du1M0UzB4P9brt6fZqjBY3.1>

Passcode:268411

Phone one-tap:

+16694449171,,86239776660# US

+12532050468,,86239776660# US

Join via audio:

+1 669 444 9171 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 719 359 4580 US

+1 720 707 2699 US (Denver)

+1 564 217 2000 US

+1 646 558 8656 US (New York)

+1 646 931 3860 US

+1 689 278 1000 US

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

Webinar ID: 862 3977 6660

International numbers available: <https://clearlakeca.zoom.us/j/kcuEGSfFJW>

**A. ROLL CALL**

**B. PLEDGE OF ALLEGIANCE**

**C. INVOCATION/MOMENT OF SILENCE:** *The City Council invites members of the clergy, as well as interested members of the public in the City of Clearlake, to voluntarily offer an invocation before the beginning of its meetings for the benefit and blessing of the City Council. This opportunity is voluntary and invocations are to be less than three minutes, offered in a solemn and respectful tone, and directed at the City Council. Invocational speakers who do not abide by these simple rules of respect and brevity shall be given a warning and/or not invited back to provide a subsequent invocation for a reasonable period of time, as determined appropriate by the City. This policy is not intended, and shall not be implemented or construed in any way, to affiliate the City Council with, nor express the City Council's preference for, any faith or religious denomination. Rather, this policy is intended to acknowledge and express the City Council's respect for the diversity of religious denominations and faith represented and practiced among the citizens of Clearlake. If a scheduled invocational speaker does not appear at the scheduled meeting, the Mayor will ask that the City Council observe a moment of silence in lieu of the invocation. More information about the City's invocation policy is available upon request by contacting the Administrative Services Director/City Clerk at (707) 994-8201x106 or via email at [mswanson@clearlake.ca.us](mailto:mswanson@clearlake.ca.us).*

**D. ADOPTION OF THE AGENDA** *(This is the time for agenda modifications.)*

**E. PRESENTATIONS**

1. Presentation of February's Adoptable Dogs
2. Swearing in of New and Promoted Police Department Employees
3. Presentation of the Police Department Annual Report
4. Presentation to Tina Viramontes, Departing Recreation and Events Coordinator II

**F. PUBLIC COMMENT:** *This is the time for any member of the public to address the City Council on any matter not on the agenda that is within the subject matter jurisdiction of the City. **The Brown Act, with limited exceptions, does not allow the Council or staff to discuss issues brought forth under Public Comment.** The Council cannot take action on non-agenda items. Concerns may be referred to staff or placed on the next available agenda. Please note that comments from the public will also be taken on each agenda item. Comments shall be limited to three (3) minutes per person.*

**G. CONSENT AGENDA:** *All items listed under the Consent Agenda are considered to be routine in nature and will be approved by one motion. There will be no separate discussion of these items unless a member of the Council requests otherwise, or if staff has requested a change under Adoption of the Agenda, in which case the item will be removed for separate consideration. Any item so removed will be taken up following the motion to approve the Consent Agenda.*

5. Minutes

Recommended Action: Receive and file

6. Warrants

Recommended Action: Receive and file

7. Minutes of the January 8, 2025 Lake County Vector Control District Board Meeting

Recommended Action: Receive and file

8. Authorization of an Amendment of Contract with California Engineering for Additional Engineering Support for the Airport Environmental Impact Report

Recommended Action: Move to amend the on-call contract with California Engineering Company in the amount of \$ 70,776.60.

**H. BUSINESS**

9. Authorization of an Amendment of Contract with California Engineering for the CDBG Stormwater Master Plan Project

Recommended Action: Move to amend the on-call contract with California Engineering Company in the amount of \$ 60,574.47.

10. Receive Update on Fire Hazard Mapping from the Office of the State Fire Marshal

Recommended Action: Receive Update.

11. Hearing to Consider Resolution No. 2025-07, A Resolution of the City Council of the City of Clearlake Resolution of Necessity to Acquire Certain Real Property by Eminent Domain and Finding the Acquisition Exempt from California Environmental Quality Act (12105 San Joaquin Avenue, Clearlake, CA, APN 037-171-100)

Recommended Action: Conduct a Hearing on the Resolution and Adopt Resolution 2025-07

**I. CITY MANAGER AND COUNCILMEMBER REPORTS**

**J. FUTURE AGENDA ITEMS**

**K. CLOSED SESSION**

**L. ANNOUNCEMENT OF ACTION FROM CLOSED SESSION**

**M. ADJOURNMENT**

POSTED: February 14, 2025

BY:



Melissa Swanson, Administrative Services Director/City Clerk



Clearlake, CA

Check Register

Packet: APPKT03588 - 1/27/25 AP CHECK RUN AA

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
<b>Bank Code: AP-Accounts Payable</b>						
001435	ARGONAUT CONSTRUCTORS	01/27/2025	Regular	0.00	130,422.29	18406
001397	AT&T CALNET 3	01/27/2025	Regular	0.00	32.05	18407
001397	AT&T CALNET 3	01/27/2025	Regular	0.00	151.44	18408
001397	AT&T CALNET 3	01/27/2025	Regular	0.00	225.30	18409
001397	AT&T CALNET 3	01/27/2025	Regular	0.00	31.53	18410
001397	AT&T CALNET 3	01/27/2025	Regular	0.00	635.07	18411
001397	AT&T CALNET 3	01/27/2025	Regular	0.00	69.69	18412
001397	AT&T CALNET 3	01/27/2025	Regular	0.00	61.51	18413
VEN01351	BKF ENGINEERS	01/27/2025	Regular	0.00	28,294.50	18414
000068	BOB'S JANITORIAL	01/27/2025	Regular	0.00	16.31	18415
001825	COUNTY OF LAKE CLERK	01/27/2025	Regular	0.00	3,018.75	18416
000077	COUNTY OF LAKE RECORDER	01/27/2025	Regular	0.00	95.00	18417
001212	DEPT OF HOUSING COMM DEVELOP	01/27/2025	Regular	0.00	11.00	18418
001199	EUREKA OXYGEN CO	01/27/2025	Regular	0.00	151.00	18419
000108	LAKE COUNTY RECORD BEE	01/27/2025	Regular	0.00	454.23	18420
VEN01491	MEDEIROS EQUIPMENT LLC	01/27/2025	Regular	0.00	2,666.67	18421
001489	NAPA AUTO PARTS	01/27/2025	Regular	0.00	486.67	18422
001843	PG&E CFM	01/27/2025	Regular	0.00	24.64	18423
001298	QUACKENBUSH MRRFC	01/27/2025	Regular	0.00	162.06	18424

**Bank Code AP Summary**

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	23	19	0.00	167,009.71
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	<b>23</b>	<b>19</b>	<b>0.00</b>	<b>167,009.71</b>

### Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash	1/2025	167,009.71
			<hr/>
			167,009.71



Clearlake, CA

Check Register

Packet: APPKT03617 - 2/10/25 AP CHECK RUN AA

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
<b>Bank Code: AP-Accounts Payable</b>						
VEN01341	AIR ENVIRONMENTAL - JOSHUA LEA	02/10/2025	Regular	0.00	1,550.00	18442
002254	AMERICAN PACE SETTER SYSTEMS	02/10/2025	Regular	0.00	988.13	18443
VEN01393	CHRISTOPHER WILLIAM INGLIS	02/10/2025	Regular	0.00	75.00	18444
000024	CLEARLAKE POLICE ASSOCIATION	02/10/2025	Regular	0.00	1,920.00	18445
VEN01386	DOWNEY BRAND LLP	02/10/2025	Regular	0.00	16,887.09	18446
VEN01108	FAWN CHRISTINE WILLIAMS	02/10/2025	Regular	0.00	75.00	18447
000120	FED EX	02/10/2025	Regular	0.00	71.19	18448
000625	FIRST AMERICAN TITLE COMPANY	02/10/2025	Regular	0.00	500.00	18449
VEN01577	GOVERNMENT FINANCE SERVICES, L	02/10/2025	Regular	0.00	5,737.50	18450
VEN01418	JACK SMALLEY	02/10/2025	Regular	0.00	75.00	18451
VEN01546	LARRY J LEONARD-LEONARD'S HAUL	02/10/2025	Regular	0.00	1,000.00	18452
001814	LENAHAN LEE SLATER AND PEARSE	02/10/2025	Regular	0.00	6,213.62	18453
VEN01191	NORTH BAY ANIMAL SERVICES	02/10/2025	Regular	0.00	31,250.00	18454
002270	OPENGOV, INC	02/10/2025	Regular	0.00	24,960.00	18455
001843	PG&E CFM	02/10/2025	Regular	0.00	4,792.43	18456
	**Void**	02/10/2025	Regular	0.00	0.00	18457
000711	PURCHASE POWER	02/10/2025	Regular	0.00	981.76	18458
VEN01594	RAYMOND J SANCHEZ JR	02/10/2025	Regular	0.00	5,302.49	18459
002215	ROBERT COKER	02/10/2025	Regular	0.00	75.00	18460
VEN01226	SPEAKWRITE LLC	02/10/2025	Regular	0.00	439.35	18461
VEN01532	SQUARE SIGNS LLC DBA FRONT SIGN	02/10/2025	Regular	0.00	18,917.81	18462
VEN01222	TERRY LEE STEWART	02/10/2025	Regular	0.00	75.00	18463
002375	THOMAS DEWALT	02/10/2025	Regular	0.00	2,160.00	18464
VEN01092	US BANK CORPORATE TRUST SERVIC	02/10/2025	Regular	0.00	2,450.00	18465
000708	VALIC LOCKBOX	02/10/2025	Regular	0.00	470.00	18466

**Bank Code AP Summary**

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	27	24	0.00	126,966.37
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	<b>27</b>	<b>25</b>	<b>0.00</b>	<b>126,966.37</b>



### Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash	2/2025	126,966.37
			<hr/>
			126,966.37



Clearlake, CA

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
<b>Bank Code: AP-Accounts Payable</b>						
000591	ACTION SANITARY	02/12/2025	Regular	0.00	318.37	18467
001138	ADVENTIST HEALTH	02/12/2025	Regular	0.00	226.90	18468
VEN01082	ALTEC INDUSTRIES INC.	02/12/2025	Regular	0.00	2,130.49	18469
000101	AMERIGAS	02/12/2025	Regular	0.00	5,110.27	18470
000101	AMERIGAS	02/12/2025	Regular	0.00	2,135.77	18471
001397	AT&T CALNET 3	02/12/2025	Regular	0.00	31.74	18472
001397	AT&T CALNET 3	02/12/2025	Regular	0.00	31.74	18473
001397	AT&T CALNET 3	02/12/2025	Regular	0.00	31.53	18474
001397	AT&T CALNET 3	02/12/2025	Regular	0.00	31.53	18475
001397	AT&T CALNET 3	02/12/2025	Regular	0.00	31.74	18476
001397	AT&T CALNET 3	02/12/2025	Regular	0.00	332.55	18477
VEN01351	BKF ENGINEERS	02/12/2025	Regular	0.00	2,028.00	18478
000068	BOB'S JANITORIAL	02/12/2025	Regular	0.00	118.53	18479
001665	BRUNO SABATIER	02/12/2025	Regular	0.00	100.00	18480
VEN01593	C L MARSHALL CO INC	02/12/2025	Regular	0.00	1,980.00	18481
000902	CALIFORNIA SURVEYING - DRAFTING	02/12/2025	Regular	0.00	326.25	18482
2404	CALTRONICS	02/12/2025	Regular	0.00	248.66	18483
VEN01265	CANTEEN SERVICES OF UKIAH INC	02/12/2025	Regular	0.00	208.00	18484
000548	COMPUTER LOGISTICS	02/12/2025	Regular	0.00	334.89	18485
001339	CPS HUMAN RESOURCE SERVICES	02/12/2025	Regular	0.00	310.00	18486
VEN01581	CRACKERJACK CLEANING LLC	02/12/2025	Regular	0.00	6,070.00	18487
VEN01603	DAVID BRADLEY RASMUSSEN	02/12/2025	Regular	0.00	100.00	18488
002392	DE LAGE LANDEN PUBLIC FINANCE	02/12/2025	Regular	0.00	1,462.90	18489
000774	DEEP VALLEY SECURITY	02/12/2025	Regular	0.00	131.80	18490
001835	DIRK SLOOTEN	02/12/2025	Regular	0.00	100.00	18491
VEN01386	DOWNEY BRAND LLP	02/12/2025	Regular	0.00	4,952.79	18492
000004	EDWARD A ROBEY JR	02/12/2025	Regular	0.00	100.00	18493
000851	ENTERPRISE TOWING	02/12/2025	Regular	0.00	300.00	18494
001199	EUREKA OXYGEN CO	02/12/2025	Regular	0.00	48.54	18495
000120	FED EX	02/12/2025	Regular	0.00	271.60	18496
001732	GARY PRICE CONSULTING SERVICES	02/12/2025	Regular	0.00	12,982.75	18497
000121	HIGHLANDS WATER COMPANY	02/12/2025	Regular	0.00	283.91	18498
000121	HIGHLANDS WATER COMPANY	02/12/2025	Regular	0.00	93.40	18499
000121	HIGHLANDS WATER COMPANY	02/12/2025	Regular	0.00	180.14	18500
000121	HIGHLANDS WATER COMPANY	02/12/2025	Regular	0.00	98.73	18501
000121	HIGHLANDS WATER COMPANY	02/12/2025	Regular	0.00	409.97	18502
000121	HIGHLANDS WATER COMPANY	02/12/2025	Regular	0.00	42.18	18503
000121	HIGHLANDS WATER COMPANY	02/12/2025	Regular	0.00	102.31	18504
000121	HIGHLANDS WATER COMPANY	02/12/2025	Regular	0.00	45.89	18505
000121	HIGHLANDS WATER COMPANY	02/12/2025	Regular	0.00	68.57	18506
000121	HIGHLANDS WATER COMPANY	02/12/2025	Regular	0.00	236.66	18507
000121	HIGHLANDS WATER COMPANY	02/12/2025	Regular	0.00	129.80	18508
000121	HIGHLANDS WATER COMPANY	02/12/2025	Regular	0.00	81.57	18509
VEN01394	HUNTERS SERVICES INC	02/12/2025	Regular	0.00	285.00	18510
001949	ICE WATER DISTRIBUTORS INC	02/12/2025	Regular	0.00	122.40	18511
VEN01598	JASON LOUIS THE BRIEFING ROOM L	02/12/2025	Regular	0.00	603.29	18512
VEN01602	JESSICA HOOTEN	02/12/2025	Regular	0.00	312.52	18513
001939	JIM SCHOLZ	02/12/2025	Regular	0.00	100.00	18514
002274	JOHN R BENOIT	02/12/2025	Regular	0.00	4,125.73	18515
VEN01537	KIRSTEN PRIEBE	02/12/2025	Regular	0.00	100.00	18516
000108	LAKE COUNTY RECORD BEE	02/12/2025	Regular	0.00	1,896.80	18517
VEN01545	LARKYN E FEILER	02/12/2025	Regular	0.00	3,343.75	18518
002280	LAW OFFICES OF P SCOTT BROWNE	02/12/2025	Regular	0.00	2,046.43	18519
VEN01123	LOOMIS	02/12/2025	Regular	0.00	643.90	18520

Check Register

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
VEN01515	LSW ARCHITECTS P.C.	02/12/2025	Regular	0.00	10,050.00	18521
000793	MEDIACOM	02/12/2025	Regular	0.00	1,300.00	18522
001392	OFFICE DEPOT	02/12/2025	Regular	0.00	153.39	18523
001614	PARK STUDY CLUB	02/12/2025	Regular	0.00	300.00	18524
001843	PG&E CFM	02/12/2025	Regular	0.00	23.82	18525
001843	PG&E CFM	02/12/2025	Regular	0.00	1,153.71	18526
001843	PG&E CFM	02/12/2025	Regular	0.00	1,341.45	18527
001843	PG&E CFM	02/12/2025	Regular	0.00	358.45	18528
001843	PG&E CFM	02/12/2025	Regular	0.00	1,554.94	18529
002273	STACEY MATTINA	02/12/2025	Regular	0.00	100.00	18530
002277	STANLEY A ARCHACKI	02/12/2025	Regular	0.00	100.00	18531
002000	SUB TERRA CONSULTING	02/12/2025	Regular	0.00	4,217.60	18532
VEN01462	SWANK MOTION PICTURES, INC.	02/12/2025	Regular	0.00	475.00	18533
VEN01526	TAYLOR ELISE WHITE	02/12/2025	Regular	0.00	120.00	18534
VEN01412	THE EIDAM CORPORATION - LUCY &	02/12/2025	Regular	0.00	22,367.00	18535
VEN01094	US BANK CLK TAX WIRE	02/12/2025	Regular	0.00	169,446.88	18536
000099	US CELLULAR	02/12/2025	Regular	0.00	428.70	18537
000085	VESTIS GROUP INC. F/K/A ARAMARK	02/12/2025	Regular	0.00	175.68	18538

Bank Code AP Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	95	72	0.00	271,606.91
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	<b>95</b>	<b>72</b>	<b>0.00</b>	<b>271,606.91</b>

### Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash	2/2025	271,606.91
			<hr/>
			<b>271,606.91</b>

## MINUTES OF PREVIOUS MEETING

January 8, 2025

The regular monthly meeting of the Board of Trustees of the Lake County Vector Control District was called to order at 1:30 P.M. by President Giambruno.

Board Present: Rob Bostock, Curt Giambruno, Ron Nagy, Frank Lincoln, and George Spurr.

Absent: None.

District Personnel: Jamesina J. Scott, Ph.D., Manager and Research Director and Ms. Jacinda Fransulich, Office Manager.

Guests: Mr. Zach Pehling, CPA (attending remotely via Zoom).

Citizens Input: None.

Agenda Additions and/or Deletions: None.

**Approve Minutes of December 11, 2024 Regular Meeting with a Correction to the Check Numbers to Include Checks 23022-23037. Making the Total Expenditures for December 2024 \$108,445.61.**

Mr. Spurr moved to approve the Board Minutes of December 11, 2024 regular meeting with a correction to the check numbers to include checks 23022-23037 making the total expenditures for December 2024 \$108,445.61. Mr. Nagy seconded the motion. Motion carried unanimously.

**Presentation of Fiscal Year 2023/2024 Audit Report by Zach Pehling, CPA**

After the presentation of the 2023/2024 Audit Report by Mr. Pehling and a brief discussion with the Board of Trustees, Mr. Lincoln moved to approve the 2023/2024 Audit Report as presented. Mr. Nagy seconded the motion. Motion carried unanimously.

Mr. Pehling left the meeting at 2:00 P.M.

**Election of Lake County Vector Control District Board of Trustees Officers**

After some discussion, the Board nominated Mr. Curt Giambruno to continue serving as Board President. The nomination was approved unanimously.

The Board nominated Mr. Ron Nagy to continue serving as the Board Secretary. The nomination was approved unanimously.

**Research Report**

Dr. Scott reported on arbovirus activity. During 2024, thirteen mosquito samples, seven sentinel chickens and three dead birds tested positive for West Nile virus (WNV) in Lake County.

For the rest of California, 124 cases of WNV human illness were reported from 23 counties. Five hundred thirty-six WNV-positive dead birds were reported from 22 counties, 2,007 WNV-positive mosquito samples were reported from 25 counties, 159 WNV-positive sentinel chickens were reported, and 7 horses were confirmed with WNV infections from 7 counties.

St. Louis encephalitis virus (SLEV) activity has been detected in 34 mosquito samples from five California counties in 2024.

Sixteen cases of locally acquired dengue virus (DENV) have been reported in residents from three California counties in 2024.

In the rest of the nation, 1,410 human cases of WNV illness have been reported from forty-seven states and the District of Columbia.

Nineteen human cases of Eastern equine encephalitis virus (EEEV) infections have been reported from nine states. Five of the cases were fatal.

Twenty-two human cases of Jamestown Canyon virus (JCV) have been reported in residents of five states. One of the cases was fatal.

Thirty human cases of La Crosse encephalitis virus (LACV) disease have been reported in residents of seven states.

Fifty human cases of Powassan virus (POWV) disease have been reported in residents of ten states. Seven of the cases were fatal. Powassan virus is a tick-borne virus.

There have been one hundred eighty-three cases of travel-related chikungunya (CHIK) virus reported in 2024. No locally acquired cases have been reported in the United States.

There have been twenty-six symptomatic Zika (Zik) virus disease cases reported to the US Centers for Disease Control and Prevention (CDC) in

2024. Seventeen cases were in travelers returning from affected areas and nine were locally acquired in residents of Puerto Rico.

There have been 101 Oropouche (ORO) Fever cases reported in 2024 in the United States from travelers returning from Cuba and other affected areas.

There have been 8,980 dengue cases reported in the United States and its territories so far in 2024. Of these cases, 5,899 were locally acquired in California, Florida, Texas, and the US Territories of Puerto Rico and the US Virgin Isles. The remaining cases were reported in travelers returning from affected areas.

Dr. Scott reported on adult biting fly activity. New Jersey light traps collected low numbers of *Culiseta inornata* (large winter mosquito) from the trap in Upper Lake. The trap near Borax Lake in Clearlake collected low numbers of *Culex tarsalis*, *Culiseta inornata*, and *Culicoides occidentalis* (biting black gnat).

Dr. Scott reported on tick testing. Two ticks have been submitted for identification and testing since the new surveillance year began on 10/1/2024. Results are pending on both samples.

Dr. Scott reported on Clear Lake gnat, Chironominae, and Tanypodinae surveillance in Clear Lake. In December, the Clear Lake gnat larval count decreased from 0.68 larva per dredge to 0.46 larvae per dredge. Chironominae numbers increased from 13.00 larvae per dredge in October to 71.21 larvae per dredge in December. Tanypodinae numbers increased from no larvae per dredge in October to 0.04 larvae per dredge in December.

**Operation Report**

The rain gauge at the LCVCD office in Lakeport received 7.65 inches of precipitation during December. The level of Clear Lake was at 3.31 feet on the Rumsey Gauge on December 1 and increased to 5.84 feet by December 31.

No service requests were received in December, which is typical for this month.

The Vector Control Technicians did aquatic weed control in the mosquitofish ponds at the Todd Road Facility. The reduction of a stand of tules growing in the rocks was done manually as herbicides are toxic to fish.

Dr. Scott and Office Manager Jacinda Franusich participated in the VC3 Kickoff Call on December 10. Upcoming events were discussed as well as the District's existing computer and network situation.

The Technicians are also working on improving the District's workspaces by building workbenches and storage solutions.

The certified employees attended the Pest Control Technology's Virtual Rodent Control Conference on December 4.

Three employees from the Marin-Sonoma Mosquito and Vector Control District visited the District on December 10, to learn insect preservation and compare 3D-printing applications.

Vector Control Technicians Brad Hayes and Julian Chavez visited Placer County MVCD on December 10, to learn about their drone program.

On December 11 and 12 several District employees attended the Virtual CalPERS Benefits Education Event.

Entomologist Jessi Edmiston visited the San Mateo County MVCD on December 13. Ms. Edmiston learned about salt marsh mosquitoes and their control, the tick program, and the outreach and education program.

All certified staff will be attending the Mosquito and Vector Control Association of California Annual Conference on January 26-29.

**Board Consideration of Cashing the Vector Control Joint Powers Agency (VCJPA) Retrospective Adjustment Refund and Adding it to the District's FY 2024/2025 Budget**

After some discussion, Mr. Bostock moved to approve cashing the VCJPA Retrospective Adjustment Refund and adding it to the District's FY 24/25 Budget. Mr. Lincoln seconded the motion. Motion carried unanimously.

**Approve Checks for the Month of January 2025**

Mr. Nagy moved to approve Check Nos. 23038-23074 for the month of January 2025 in the amount of \$69,421.47. Mr. Bostock seconded the motion. Motion carried unanimously.

**Other Business**

Dr. Scott mentioned that AB 1234 Ethics Training needs to be completed in 2025. Training options were discussed and it was decided that the Board,



District Manager, and District Office Manager would watch a training webinar as a group immediately before the April 9, 2025 board meeting.

**Announcement of the Next Board Meeting**

The next regular meeting of the Board of Trustees of the Lake County Vector Control District will be at 1:30 P.M. on Wednesday, February 12, 2025, in the LCVCD Board Room, 410 Esplanade, Lakeport, CA 95453.

Mr. Spurr moved to adjourn the meeting. Mr. Nagy seconded the motion. There being no other business the meeting was adjourned by President Giambruno at 2:41 P.M.

Respectfully submitted,

Ronald Nagy  
Secretary

# CITY OF CLEARLAKE

City Council



<b>STAFF REPORT</b>	
<b>SUBJECT:</b> Authorization of an Amendment of Contract with California Engineering for Additional Engineering Support for the Airport Environmental Impact Report	<b>MEETING DATE:</b> February 20, 2025
<b>SUBMITTED BY:</b> Adeline Leyba, Public Works Director	
<b>PURPOSE OF REPORT:</b> <input type="checkbox"/> Information only <input type="checkbox"/> Discussion <input checked="" type="checkbox"/> Action Item	

**WHAT IS BEING ASKED OF THE CITY COUNCIL/BOARD:**

The City Council is being asked to approve an amendment to the current on-call contract with California Engineering Company in the amount of \$70,776.60.

**BACKGROUND/DISCUSSION:**

The city currently has an on-call list of engineers for various engineering needs. Each individual contract has a clause containing a not-to-exceed \$200,000 amount. The city currently has a contract for Engineering Support as part of the Environmental Impact Report process. The current contract provides for wastewater master plan work, water master plan work, grading and drainage plan and a master drainage report. The amended scope of work will add extra grading design work to include storm drainage layout and sewer system layout and geotechnical work in the project area. Any amount exceeding \$200,000 is required to be authorized by a written amendment. To move forward with this contract, staff is requesting approval to authorize the contract amount of \$70,776.60.

**OPTIONS:**

- 1. Move to amend the contract with California Engineering Company in the amount of \$70,776.60.
- 2. Other direction

**FISCAL IMPACT:**

None  \$70,776.60 Budgeted Item?  Yes  No

Budget Adjustment Needed?  Yes  No If yes, amount of appropriation increase: \$

Affected fund(s):  General Fund  Measure P Fund  Measure V Fund  Other: Community Development Block Grant Funding

Comments:

**STRATEGIC PLAN IMPACT:**

- Goal #1: Make Clearlake a Visibly Cleaner City
- Goal #2: Make Clearlake a Statistically Safer City
- Goal #3: Improve the Quality of Life in Clearlake with Improved Public Facilities

- Goal #4: Improve the Image of Clearlake
- Goal #5: Ensure Fiscal Sustainability of City
- Goal #6: Update Policies and Procedures to Current Government Standards
- Goal #7: Support Economic Development

**SUGGESTED MOTIONS:**

Move to amend the on-call contract with California Engineering Company in the amount of \$ 70,776.60.

- Attachments:**

# CITY OF CLEARLAKE

City Council



<b>STAFF REPORT</b>	
<b>SUBJECT:</b> Authorization of an Amendment of Contract with California Engineering for the CDBG Stormwater Master Plan Project	<b>MEETING DATE:</b> February 20, 2025
<b>SUBMITTED BY:</b> Adeline Leyba, Public Works Director	
<b>PURPOSE OF REPORT:</b> <input type="checkbox"/> Information only <input type="checkbox"/> Discussion <input checked="" type="checkbox"/> Action Item	

**WHAT IS BEING ASKED OF THE CITY COUNCIL/BOARD:**

The City Council is being asked to approve an amendment to the current on-call contract with California Engineering Company in the amount of \$60,574.47.

**BACKGROUND/DISCUSSION:**

The city solicited proposals for on-call engineering services to provide various engineering services. Each individual contract has a clause containing a not-to-exceed \$200,000 amount. The city currently has an on-call list of engineers for various engineering needs. The city previously had a separate on-call contract with a different consultant for the creation of a Stormwater Master Plan, which has since been terminated, requiring a new consultant with experience in stormwater management. The scope of work required to complete this project will result in an inventory of the city’s existing stormwater system, a determination of current capacity and Capital Improvement Plan for improvement of the systems, a summary report and documentation to provide for incorporation into the Lake County GIS program. Any amount exceeding \$200,000 is required to be authorized by a written amendment. To move forward with this contract, staff is requesting approval to authorize the contract amount of \$60,574.47.

**OPTIONS:**

1. Move to amend the contract with California Engineering Company in the amount of \$60,574.47.
2. Other direction

**FISCAL IMPACT:**

None  \$60,574.47 Budgeted Item?  Yes  No

Budget Adjustment Needed?  Yes  No If yes, amount of appropriation increase: \$

Affected fund(s):  General Fund  Measure P Fund  Measure V Fund  Other: Community Development Block Grant Funding

Comments:

**STRATEGIC PLAN IMPACT:**

Goal #1: Make Clearlake a Visibly Cleaner City

- Goal #2: Make Clearlake a Statistically Safer City
- Goal #3: Improve the Quality of Life in Clearlake with Improved Public Facilities
- Goal #4: Improve the Image of Clearlake
- Goal #5: Ensure Fiscal Sustainability of City
- Goal #6: Update Policies and Procedures to Current Government Standards
- Goal #7: Support Economic Development

**SUGGESTED MOTIONS:**

Move to amend the on-call contract with California Engineering Company in the amount of \$ 60,574.47.

**Attachments:**



<b>STAFF REPORT</b>	
<b>SUBJECT:</b> Receive Update on Fire Hazard Mapping from the Office of the State Fire Marshal	<b>MEETING DATE:</b> Feb. 20, 2025
<b>SUBMITTED BY:</b> Alan D. Flora, City Manager	
<b>PURPOSE OF REPORT:</b> <input checked="" type="checkbox"/> Information only <input checked="" type="checkbox"/> Discussion <input type="checkbox"/> Action Item	

**WHAT IS BEING ASKED OF THE CITY COUNCIL:**

City Council to receive an update on recent mapping released from the Office of the State Fire Marshal regarding fire hazard zones.

**BACKGROUND/ DISCUSSION:**

For several years the state has mapped fire hazard severity zones. They have been primarily focused on areas of state responsibility, although the last round of mapping (around 2015) identified “recommended” very high fire hazard areas in some local responsibility areas. A portion of the City of Clearlake was one of approximately 12 in the state with around 1,000 acres.

Changes in state law now requires the State Fire Marshal’s Office to prepare statewide maps showing fire hazard severity. The state responsibility area (SRA) maps were completed last year. Local Responsibility Area (LRA) maps are underway now. While initially expected statewide on January 15<sup>th</sup> the state has reverted to a phased release. The northeast area of the state, including Lake County and Clearlake, was released earlier this week.

The mapping can be reviewed here. <https://fire-hazard-severity-zones-rollout-calfire-forestry.hub.arcgis.com/pages/access-map> A pdf of the Clearlake zones is attached.

According to state law, the State Fire Marshal shall identify areas in the state as moderate, high, and very high fire hazard severity zones based on consistent statewide criteria and based on the severity of fire hazard that is expected to prevail in those areas. Moderate, high, and very high fire hazard severity zones shall be based on fuel loading, slope, fire weather, and other relevant factors including areas where winds have been identified by the Office of the State Fire Marshal as a major cause of wildfire spread.

Affected cities must do the following:

- Within 30 days of receiving the recommended maps, make the information, including the maps, available for public review and comment.

- Within 120 days of receiving the recommended maps, adopt the recommended map ordinance.
- Within 30 days of local ordinance adoption, submit the ordinance and other required documents to the Board of Forestry and Fire Protection.

A local agency may only increase the level of fire hazard severity as identified by the state fire marshal for any area within their jurisdiction. Fire hazard severity cannot be decreased.

The City has been working with CalFire, local fire agencies, the City of Lakeport, and County of Lake to coordinate the required response. A shared webpage of information is hosted by the Lake County Sheriff’s Office of Emergency Services. This can be accessed here. <https://lakesheriff.com/1800/Local-Responsibility-Area-LRA-Fire-Hazar>

**It is important for the public to understand that these maps are created by the California Department of Forestry and Fire Protection (CAL FIRE) under the direction of the State Fire Marshal. Local agencies, including the County of Lake and the Cities of Clearlake and Lakeport, do not control the creation of the maps but are required to ensure the community has the opportunity to review and provide feedback.**

**OPTIONS:**

1. Receive update.
2. Direction to Staff.

**FISCAL IMPACT:**

None       \$ Budgeted Item?     Yes     No

Budget Adjustment Needed?     Yes     No      If yes, amount of appropriation increase: \$

Affected fund(s):     General Fund     Measure P Fund     Measure V Fund     Other:

Comments:

**STRATEGIC PLAN IMPACT**

- Goal #1: Make Clearlake a Visibly Cleaner City
- Goal #2: Make Clearlake a Statistically Safer City
- Goal #3: Improve the Quality of Life in Clearlake with Improved Public Facilities
- Goal #4: Improve the Image of Clearlake
- Goal #5: Ensure Fiscal Sustainability of City
- Goal #6: Update Policies and Procedures to Current Government Standards

Goal #7: Support Economic Development

**Attachments:**

- 1. City of Clearlake Fire Hazard Severity Zone Map**
- 2. League of Cities Informational Document**





# Local Responsibility Areas Fire Hazard Severity Zone Map Approval Process

## TOP TAKEAWAYS

The Office of the State Fire Marshal (OSFM) is releasing local responsibility area (LRA) maps, designated as moderate, high, or very high in a fire hazard severity zone. Cities will need to:



1 Make the map available for public review and comment within **30 days**.



2 Adopt the designation via local ordinance within **120 days**.



3 Submit the ordinance to the state within **30 days** of local adoption.

## What Do the Maps Measure?

The maps show the physical conditions of landscapes, including fuel loading, slope, fire weather, and other factors (such as wind) that are major causes of wildfire spread. The maps identify fire hazard not risk and are designated in **three categories: moderate, high, and very high**. Catastrophic risk is used as part of the modeling efforts for fire insurance.

**Fire “hazard”** is based on physical conditions that create a likelihood and expected fire behavior over a 30 to 50-year period without considering mitigation measures such as home hardening, recent wildfires, or fuel reduction.

vs.

**Fire “risk”** is the potential damage a fire can do to the area under existing conditions, accounting for any modifications such as fuel reduction projects, defensible space, and ignition resistant building construction.

## Understanding the LRA Fire Hazard Severity Zone Map Requirements:

Under existing state law ([Government Code Section 51177 to 51179](#)), OSFM is required to designate fire hazard severity zones in the LRA through the release of recommended maps.

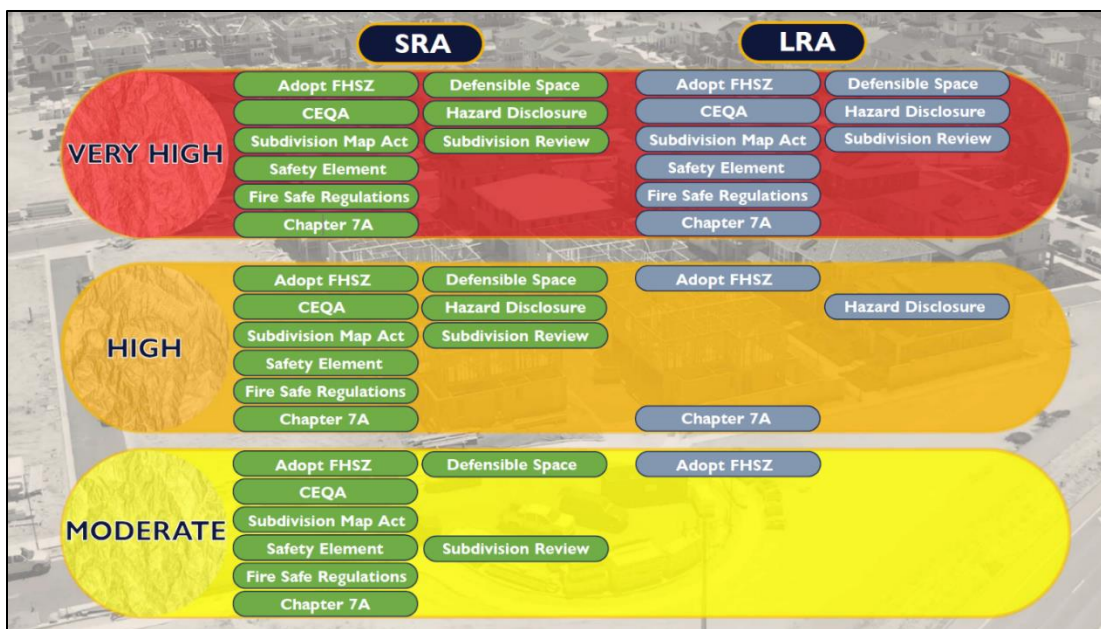
Local agencies with designations in their jurisdiction are then required to:

- ❑ Within 30 days of receiving the recommended maps, make the information, including the maps, available for public review and comment.
- ❑ Within 120 days of receiving the recommended maps, adopt the recommended map by local ordinance.
- ❑ Within 30 days of local ordinance adoption, submit the ordinance and other required documents to the Board of Forestry and Fire Protection.

A local agency may only increase the level of fire hazard severity as identified by OSFM for any area within their jurisdiction. Fire hazard severity cannot be decreased.

## Why Does This Process Matter?

The categories designate fire hazard, which then requires specific actions and mitigation measures, including meeting California Building Code Chapter 7A, defensible space, and fire safe regulations, per each category below. These measure are preventative and intended to help disclose fire hazards.



Graphic provided by California's Office of the State Fire Marshal.

## Resources Available to Cities:

On Nov. 1, 2024, the League of California Cities notified city managers and fire chiefs that OSFM anticipated releasing these maps in early 2025. On Dec. 19, 2024, Cal Cities, in coordination with other local government groups, held a webinar with OSFM to go over the map approval process and statutory requirements with cities and counties. ***The webinar [recording](#) and [presentation](#) are available on the Cal Cities website.***

OSFM shared the following resources:

[State Fire Marshal's Office LRA Fire Hazard Severity Zone Informational Hub](#)

*(This website is intended for local governments only - not the general public.)*

- The hub includes:
  - Overview video on the LRA process
  - Pertinent reference materials and [LRA Frequently Asked Questions](#)
  - OSFM regional contact information
  - A bookings application to schedule a meeting with OSFM staff
  - Public model information, data, and videos
  - Model ordinance

Additionally, the California Department of Insurance issued [Frequently Asked Questions](#) on the fire hazard severity zone maps and the next to fire insurance. For further questions about the release process for the LRA fire hazard severity zone maps, contact your [regional CAL FIRE staff](#) or via email: [FHSZinformation@fire.ca.gov](mailto:FHSZinformation@fire.ca.gov).

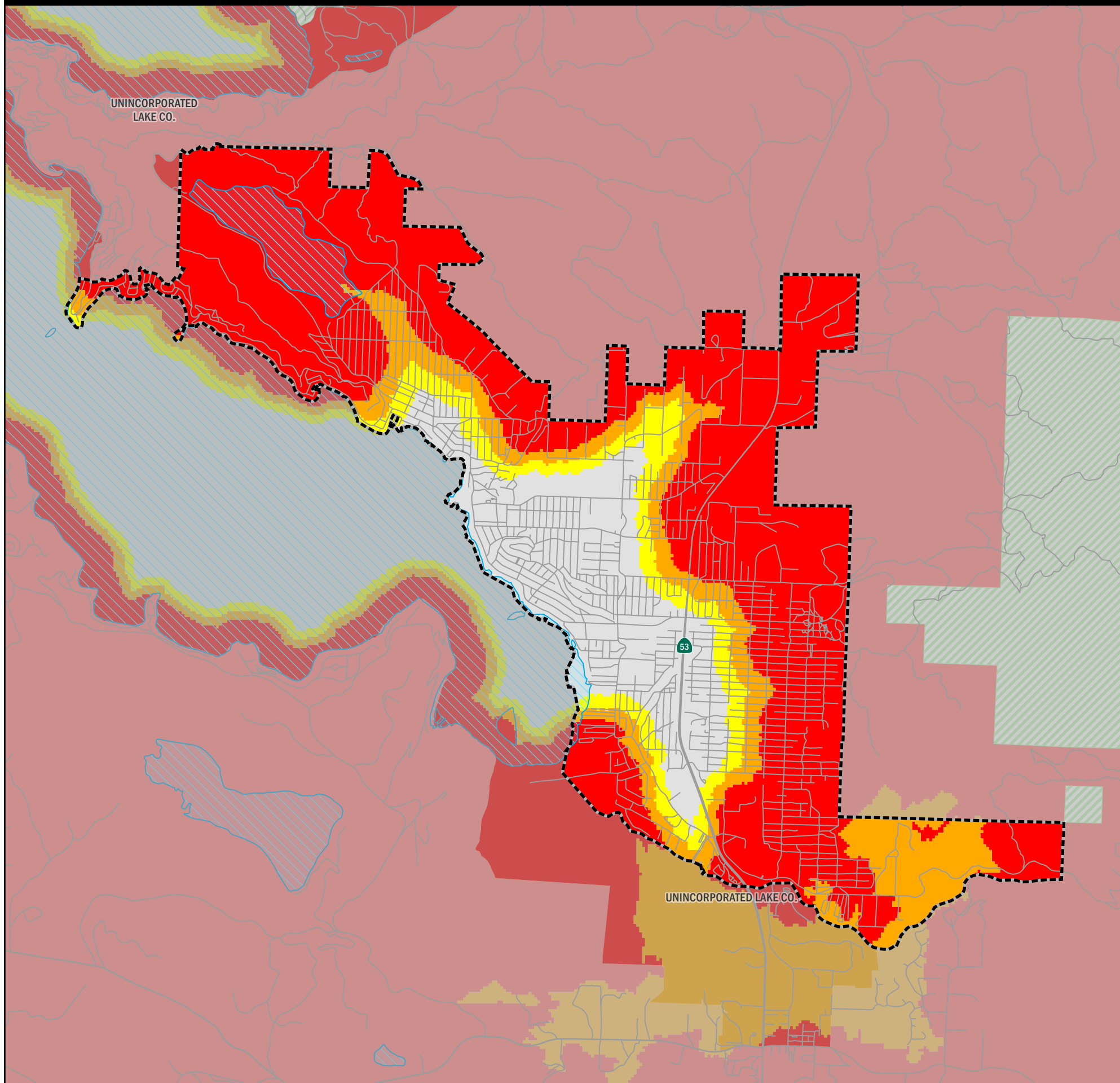
**Please contact Cal Cities Environmental Quality Lobbyist Melissa Sparks-Kranz if you have any questions: [msparkskranz@calcities.org](mailto:msparkskranz@calcities.org) or (916)658-8232.**



# Local Responsibility Area Fire Hazard Severity Zones

As Identified by the  
State Fire Marshal

January 22, 2025

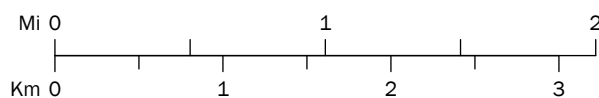


**Fire Hazard Severity Zones (FHSZ) in Local Responsibility Area (LRA), as Identified by the State Fire Marshal**

Very High High Moderate

**Fire Hazard Severity Zones in State Responsibility Area (SRA), Effective April 1, 2024**

Very High High



Projection: NAD 83 California Teale Albers  
Scale: 1:45,000 at 11" x 17"

- Incorporated City
- Waterbody
- Unzoned LRA
- Federal Responsibility Area (FRA)

Government Code section 51178 requires the State Fire Marshal to identify areas in the state as moderate, high, and very high fire hazard severity zones based on consistent

statewide criteria and based on the severity of fire hazard that is expected to prevail in those areas. Moderate, high, and very high fire hazard severity zones shall be based on fuel loading, slope, fire weather,

and other relevant factors including areas where winds have been identified by the Office of the State Fire Marshal as a major cause of wildfire spread.

The State of California and the Department of Forestry and Fire Protection make no representations or warranties regarding the accuracy of data or maps. Neither the State nor the Department shall be liable under any circumstances for any direct, special, incidental, or consequential damages with respect to any claim by any user or third party on account of, or arising from, the use of data or maps.

Gavin Newsom, Governor, State of California  
Wade Crowfoot, Secretary for Natural Resources, CA Natural Resources Agency  
Joe Tyler, Director/Fire Chief, CA Department of Forestry and Fire Protection  
Daniel Berlant, State Fire Marshal, CA Department of Forestry and Fire Protection

Data Sources:  
CAL FIRE Fire Hazard Severity Zones (FHSZSRA23\_3, FHSZLRA\_25\_1)  
CAL FIRE State Responsibility Areas (SRA25\_1)  
City and County boundaries as of 10/22/24 (CA Board of Equalization)

# CITY OF CLEARLAKE

City Council



<b>STAFF REPORT</b>	
<b>SUBJECT:</b> Hearing to Consider a Resolution of Necessity to Acquire a Portion of the Hulett Property 12105 San Joaquin Avenue, Clearlake, CA	<b>MEETING DATE:</b> Feb. 20, 2025
<b>SUBMITTED BY:</b> Alan D. Flora, City Manager Dean Pucci, City Attorney	
<b>PURPOSE OF REPORT:</b> <input type="checkbox"/> Information only <input checked="" type="checkbox"/> Discussion <input checked="" type="checkbox"/> Action Item	

**WHAT IS BEING ASKED OF THE CITY COUNCIL:**

Conduct Hearing on the Resolution of Necessity and Determine if there is public use and necessity to acquire the property

**BACKGROUND/ DISCUSSION:**

The purpose of this hearing, and consideration of a Resolution of Necessity to acquire property by eminent domain, is to provide an opportunity for the property owner to comment or raise objections to the City’s use of eminent domain to acquire their property. The action by the City Council is to consider all relevant information provided by staff and any information or testimony from the property owner or their representative, and then determine whether or not:

- 1) The public interest, convenience and necessity require the acquisition of the property;
- 2) If the project is located in the manner that will be most compatible with the greatest public good and the least private injury;
- 3) If the property sought to be acquired is necessary for the City's landslide repair and ongoing landslide protection Project; and
- 4) That the offer required by section 7267.2 of the Government Code has been made to the owners of record of the property to be acquired.

This hearing concerns the public necessity for acquiring the property and the amount of compensation is not the subject of this hearing or the action on the Resolution of Necessity. The City Council previously approved the appraisal and established the amount of just compensation based on that appraisal.

The City's Gooseneck Landslide Emergency Repair Project ("Project") is necessary because a storm event in February of 2024 caused a land slide that threatened the integrity of Lakeshore Drive. Lakeshore Drive is one of the main routes for thousands of residents, who if this area of roadway failed would have to take an approximately one-hour detour to get to their homes.

The required work consisted of removing landslide debris, installing two soil nail walls to per stabilize the landslide areas, new guardrail installation on Lakeshore Drive, hydro seeding disturbed soil, and restoring the areas to as close to their original condition as possible.

A large portion of the land slide was in the City Right of Way, but it was impossible to repair only the area of the land slide in the City Right of Way and not encroach onto private property. If only the City Right of Way portion of the land slide was repaired, it would have failed because an area of the landslide the on the Subject Property would have still been unstable. As a necessary part of the stabilization of the slope encroaching onto the Subject Property a permanent retaining structure was constructed. It is necessary to acquire the Subject Property so that the City may maintain this area and the permanent retaining structure to prevent further landslide events to the extent feasible.

The Project will require the acquisition of an approximately 790 square foot portion (“Subject Property”) of the parcel located at 12105 San Joaquin Avenue, Clearlake, CA 95422 and identified as Lake County Tax Assessor’s Parcel Number 037-171-100 (“Larger Parcel”). This small portion of property is on the edge of a larger 17,860 square foot parcel. The Subject Property is described more particularly in the exhibits to the draft Resolution of Necessity included in the agenda materials.

Should the Council act to proceed, after acquisition, the land area of the parent property will be enhanced with additional landslide protection from the City Project. The parent property home site will function in a similar fashion as in the "before" condition with no substantial impairment to the subject parent property. Property features such as drainage, present use, vehicular accessibility, configuration, highest and best use, along with overall building condition remain unchanged. The appraisal of the property found there are no severance damages that will accrue to the remainder.

The offer required by section 7267.2 of the Government Code has been made to the owners of record of the property to be acquired. The statutory written offer letter was sent to the Property Owner on January 23, 2025. This offer was made to the owners of record of the Subject Property, based on the appraisal for the fair market value of the Subject Property Interests prepared by Richard Thomas, a California Certified Real Estate Appraiser (“Appraisal Report”) that used a date of value of August 1, 2024 (“Date of Value”). Full appraisal reports and summaries thereof were prepared by the appraiser. A summary of the August 1, 2024 inspection and resulting appraisal report is attached hereto as Exhibit C is an exhibit to the draft Resolution of Necessity.

Environmental Determination: The project qualifies for both statutory and categorical exemptions from the California Environmental Quality Act (CEQA) Guidelines. Those exemptions are listed in more detail in the draft resolution.

It is necessary to acquire the Subject Property so that the City may maintain this area and the permanent retaining structure to prevent further landslide events to the extent feasible. Funding for the City Project is reimbursable through the State of California. Under the requirements of CalTrans, because the City installed a permanent structure on the Subject Property the City must acquire the Subject Property as City Right of Way.

**OPTIONS:**

- 1. Receive update.
- 2. Direction to Staff.

**FISCAL IMPACT:**

None       \$ Budgeted Item?    Yes    No

Budget Adjustment Needed?    Yes    No      If yes, amount of appropriation increase: \$

Affected fund(s):    General Fund    Measure P Fund    Measure V Fund    Other:

Comments:

**STRATEGIC PLAN IMPACT**

- Goal #1: Make Clearlake a Visibly Cleaner City
- Goal #2: Make Clearlake a Statistically Safer City
- Goal #3: Improve the Quality of Life in Clearlake with Improved Public Facilities
- Goal #4: Improve the Image of Clearlake
- Goal #5: Ensure Fiscal Sustainability of City
- Goal #6: Update Policies and Procedures to Current Government Standards
- Goal #7: Support Economic Development

**Attachments:**

1. **Resolution of Necessity**

**RESOLUTION NO. 2025-07**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLEARLAKE  
RESOLUTION OF NECESSITY TO ACQUIRE CERTAIN REAL PROPERTY BY  
EMINENT DOMAIN AND FINDING THE ACQUISITION EXEMPT FROM CALIFORNIA  
ENVIRONMENTAL QUALITY ACT  
(12105 San Joaquin Avenue, Clearlake, CA APN 037-171-100)**

THE CITY COUNCIL OF THE CITY OF CLEARLAKE DOES RESOLVE AND ORDER AS FOLLOWS:

Section 1. The property to be acquired by eminent domain is located in the City of Clearlake, County of Lake, is commonly known as a portion of 112105 San Joaquin Avenue, Clearlake, CA 95422, and identified by Assessor Parcel Number 037-171-100 ("Subject Property") to make way for the City's Gooseneck Landslide Emergency Repair Project ("Project"). The Subject Property to be acquired is further described and depicted in Exhibit A, attached hereto and incorporated herein by this reference.

Section 2. Legal authority for the acquisition described herein is set out in Government Code sections 37350.5 and 40404, inclusive, Article I, Section 19 of the California Constitution, and Code of Civil Procedure Sections 1230.010 *et seq.*

Section 3. The City has advised the property owners affected by the Project of the need for the Project and has offered the property owner an opportunity for a hearing before the City Council on February 20, 2025, pursuant to section 1245.235 of the Code of Civil Procedure, State of California.

Section 4. The Project and the need for acquisition of the Subject Property was the repair of a landslide which impacted Lakeshore Drive and the subject parent property of the property owners. The required work consisted of removing landslide debris, installing two soil nail walls to permanently stabilize the landslide areas, new guardrail installation on Lakeshore Drive, hydro seeding disturbed soil, and restoring the areas to as close to their original condition as possible.

Section 5. After consideration of the staff report, the staff presentation, oral testimony given, and all other evidence in the record, all of which is incorporated herein by this reference, the City Council of the City of Clearlake has found and determined each of the following to be true:

- a. *That the public interest, convenience and necessity require the acquisition of the proposed Subject Property for the benefit of the City's landslide repair Project and the ongoing maintenance of the public right of way.*
  - 1. The Project is necessary because a storm event in February of 2024 caused a land slide that threatened the integrity of Lakeshore Drive. Lakeshore Drive is one of the main routes for thousands of residents, who if this area of roadway failed would have to take an approximately one-hour detour to get to their homes.

2. A large portion of the land slide was in the City Right of Way, but it was impossible to repair only the area of the land slide in the City Right of Way and not encroach onto private property. If only the City Right of Way portion of the land slide was repaired, it would have failed because an area of the landslide the on the Subject Property would have still been unstable.
3. As a necessary part of the emergency stabilization of the slope encroaching onto the Subject Property a permanent retaining structure was constructed.
4. It is necessary to acquire the Subject Property so that the City may maintain this area and the permanent retaining structure to prevent further landslide events to the extent feasible.
5. Funding for the City Project is reimbursable through the State of California.
6. Under the requirements of CalTrans, because the City installed a permanent structure on the Subject Property the City must acquire the Subject Property as City Right of Way. If the City does not acquire the Subject Property for additional City Right of Way, the City will not get reimbursed for the construction costs which will be a substantial burden on the City's General Fund.
7. The Project will benefit the public by reducing the risk of further landslides potentially causing grave risks to motorists and impacting the safety and security of the public using Lakeshore Drive.

*b. The Project is located in the manner that will be most compatible with the greatest public good and the least private injury.*

Public Good:

1. The Subject Property presently abuts the existing right of way which can only be protected by ongoing maintenance of the permanent retaining structure located on the Subject Property if the Subject Property is acquired.
2. The City Project repairing the landslide area also served to protect the remainder of the Hulett property and their home. The Hulett's gave the City and its Contractor written permission to be on their property to fix the land slide and ultimately save their home.

Least Private Injury:

3. The Subject Property is a 790 square foot portion of land on the edge of a larger 17,860 square foot parcel.
4. After acquisition, the land area of the subject parent property will be enhanced with additional landslide protection from the City Project. The subject parent property home site will function in a similar fashion as in the "before" condition with no substantial impairment to the subject parent property. Property features such as drainage, present use, vehicular accessibility, configuration, highest and best use, along with overall building condition remain unchanged. There are no severance damages that will accrue to the remainder.
5. The Property Owner will be justly compensated for the partial fee take.

*c. That the Subject Property sought to be acquired is necessary for the City's landslide*



*repair and ongoing landslide protection Project. Without the acquisition of the Subject Property, the City will not be able to proceed with the Project.*

The Project cannot be permanently maintained without acquisition of the Subject Property. No reasonable design alternatives exist that would enable the City to accomplish the Project without acquiring the Subject Property.

- d. *That the offer required by section 7267.2 of the Government Code has been made to the owners of record of the property to be acquired.*
  - 1. A statutory written offer letter was sent to the Property Owner on January 23, 2025.
  - 2. The offer required by Government Code Section 7267.2 has been made to the owners of record of the Subject Property, based on the appraisal for the fair market value of the Subject Property Interests prepared by Richard Thomas, a California Certified Real Estate Appraiser (“Appraisal Report”) that used a date of value of August 1, 2024 (“Date of Value”). Full appraisal reports and summaries thereof were prepared by the appraiser. A summary of the August 1, 2024 inspection and resulting appraisal report is attached hereto as Exhibit B and incorporated herein by this reference.
  
- e. *The acquisition of the Subject Property is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA). The City of Clearlake has fully complied with all requirements of the California Environmental Quality Act. The proposed acquisition of the Subject Property is in compliance with the City's General Plan.*
  - 1. The Project is statutorily exempt under CEQA Guidelines section 15269, Emergency, subsection (f), as this Project was undertaken, carried out, and approved by the City to maintain, repair, or restore an existing highway damaged by fire, flood, storm, earthquake, land subsidence, gradual earth movement, or landslide, provided that the project is within the existing right of way of that highway and is initiated within one year of the damage occurring.
  - 2. The Project is Categorically Exempt under CEQA Guidelines section 15301 Class 1, Existing Facilities, which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. Subsections (c) and (d) which state: (c) Existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities (this includes road grading for the purpose of public safety), and other alterations such as the addition of bicycle facilities, including but not limited to bicycle parking, bicycle-share facilities and bicycle lanes, transit improvements such as bus lanes, pedestrian crossings, street trees, and other similar alterations that do not create additional automobile lanes); (d) Restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety, unless it is

determined that the damage was substantial and resulted from an environmental hazard such as earthquake, landslide, or flood.

3. The Project is Categorically Exempt under CEQA Guidelines section 15301 Class 1, Existing Facilities, Class 1, subsection (f) which states: Addition of safety or health protection devices for use during construction of or in conjunction with existing structures, facilities, or mechanical equipment, or topographical features including navigational devices.
4. The Project is Categorically Exempt under CEQA Guidelines section 15325, Class 25, Transfers of Ownership Of Interest In Land To Preserve Existing Natural Conditions And Historical Resources which consists of the transfers of ownership of interests in land in order to preserve open space, habitat, or historical resources, specifically subsection (c) Acquisition, sale, or other transfer to allow restoration of natural conditions, including plant or animal habitats.

Section 6. The Jones & Mayer law firm, City Attorneys for the City of Clearlake, are hereby authorized to commence and prosecute condemnation proceedings in a court of competent jurisdiction on behalf of the City of Clearlake to acquire the property. The City Attorney, or his designee, the City Manager, and all other officers and employees of the City of Clearlake are each hereby authorized to sign and verify all papers necessary to commence and prosecute said condemnation proceedings, to make application to said court for an order fixing the amount of security by money deposits as the court may direct, and to obtain an order permitting the City of Clearlake to take immediate possession and use of said real property prior to judgment, and to make deposit of such security of property funds in such amounts so fixed and determined in such manner as the court in which said condemnation proceedings are pending may direct.

ADOPTED AND APPROVED by the City Council of the City of Clearlake this 20<sup>th</sup> day of February, 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

# Exhibit A

## Legal Description

For

### “Gooseneck” Emergency Land Slide

### Easement

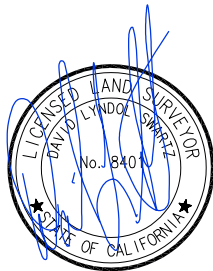
All that real property situate in the City of Clearlake, County of Lake, State of California, and described as follows:

A portion of Lot 50, as shown upon that certain map entitled “Map of Clearlake Park, Subdivision No. 2” on file with the Lake County Recorder’s Office in Book 3, of Town Maps, at Pages 17 to 20, inclusive, and more particular described as follows:

Beginning at the northerly most corner of Lot 49, said point also being on the westerly right of way line of Lakeshore Drive and 41.00 feet distant from the beginning of a curve to the right, as shown upon said “Map of Clearlake Park”; thence, continuing along said curve to the right, having a Radius of 270.00 feet, a Tangent bearing of North 01° 54’ 31” East a distance of 25.20 feet, a Central Angle of 5° 20’ 59”, and an arc length of 25.21 feet; thence, departing the westerly right of way line of Lakeshore Drive, North 78° 26’ 45” West a distance of 10.24 feet; thence South 26° 02’ 06” West a distance of 15.54 feet; thence South 20° 44’ 32” West a distance of 17.24 feet; thence South 9° 40’ 01” West a distance of 24.99 feet; thence South 2° 54’ 11” West a distance of 5.23 feet , more of less, to a point on line common to Lot 49 and Lot 50, thence North 39° 06’ 00” East a distance of 42.14 feet, to the Point of Beginning.

The above-described parcel contains 780.29 square feet, more or less.

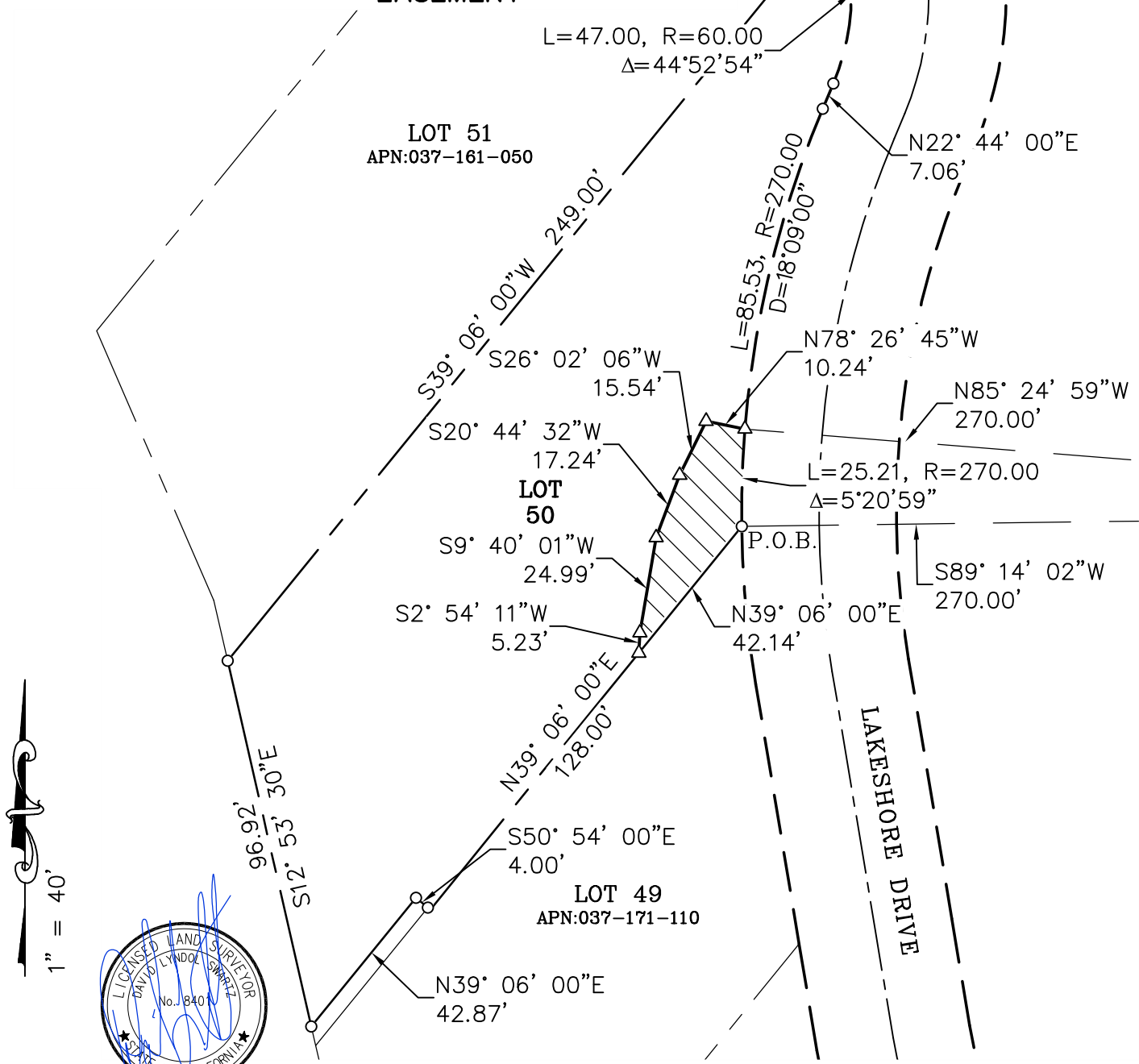
APN: 037-171-100



# EXHIBIT B

Section H, Item 11.

## "GOOSENECK" EMERGENCY LAND SLIDE EASEMENT



### REFERENCES

- R1-MAP OF CLEARLAKE PARK SUB. 2 (Bk. 3, TOWN MAPS, Pg. 20).
- R2-OFFICIAL RECORDS #2023010681
- R3-OFFICIAL RECORDS #2010015114

### LEGEND

- RIGHT OF WAY LINES
- PARCEL BOUNDARY LINES
- ORIGINAL LOT LINES
- ROAD CENTERLINE
- ORIGINAL LOT CORNER SYMBOL
- ACQUIRED EASEMENT LINE
- △ ACQUIRED EASEMENT CORNER - CALCULATED
- ▨ ACQUIRED EASEMENT IMPACT AREA
- P.O.B. POINT OF BEGINNING

**RICHARD S. THOMAS**

17568 Spruce Grove Road Extension Suite F  
Hidden Valley Lake, California 95467

707 987-2227

City of Clearlake  
14050 Olympic Drive  
Clearlake, California 95422  
Public Works Construction Project Manager  
Trystan Hayes

August 9, 2024

Dear Ms. Hayes:

Per your request, I have inspected the real property located at 12105 and 12115 San Joaquin Avenue, Clearlake, California, County of Lake, commonly referenced as Lake County Assessor Parcel Numbers 037-171-10 & 11.

An appraisal of the above referenced property has been made. The effective date of this valuation is August 1, 2024

This is a real appraisal report in summary format that includes pertinent information regarding valuation.

The report has limiting conditions and certification, which are located within the body of this report.

Only the real property rights were appraised, and no personal property is included in the final opinion of value.

**Special Considerations:**

This report has the following considerations and assumptions:

1. There are no legal issues that would affect the marketability of the subject.
2. There are no surface or sub-soil conditions that would have a negative impact.
3. There are no issues that would physically or legally impact the use of the site for improvements that are allowed by zoning regulations.
4. The purpose of this appraisal is consideration for easement compensation.
5. The definition of Fair Market Value substitutes the words "Highest Price Possible" – given all other functions of the definition of Fair Market Value.

In the valuation process, Mr. Scott Hermanson, a certified licensed appraiser performed the valuation of the Cooper and Hulett properties as we first determine the value of the whole property to measure any potential loss in value as a result

Of any damage to the remainder, if applicable. Mr. Hermanson's is a current certified licensed appraiser and as a result of his investigations he estimates the values of the whole as follows:

12105 San Joaquin Avenue (Hulett)  
**\$610,000.00**

12115 San Joaquin Avenue (Cooper)  
**\$160,000.00**

Market Comparisons of vacant land sales were also selected and are attached, which show the range of Price per Sq. Ft. of properties. Research parameters were closed vacant land sales in the immediate Clearlake areas of closed transfers from the start of 2023 through current date of value. The overall range was \$.77 per sq. ft. to \$7.80 per sq. ft. I have further reviewed the data and found that the \$7.80 sale included fencing, utilities, and a mobile home. The other sales that were above \$3.00 also had additional items that increased the value. The most typical range is the \$1.00 to \$2.50 per sq. ft. range. Since the Definition of Fair Market Value utilized in this report is "Highest Price Possible" – The take areas are calculated at \$2.5 per sq. ft. Additionally, only 50 percent of the value is assigned as the take areas are in a portion of the site that has less value due to steep utility and not usable for development.

**FAIR COMPENSTATION ESTIMATED:**

12105 San Joaquin Avenue

The final valuation is based on the following:

Total site size: 17,860 Sq. Ft.

Total Take Area: 789.29 sq. ft.

**Estimated Fair Market Value before Take:**

Estimated Fair Market Value after Take: 789.29 sq. ft. @ \$2.50 per sq. ft. = \$1,973.23 at 50% total = \$986.61 rounded to: \$990.00.

Special Benefit and or Diminishment of Value, if applicable: N/A

**FAIR COMPENSTATION ESTIMATED:**

12115 San Joaquin Avenue

The final valuation is based on the following:

Total site size:24,394 Sq. Ft.

Total Take Area: 2,694.79 sq. ft.

**Estimated Fair Market Value before Take:**

Estimated Fair Market Value after Take: 2,694.70 sq. ft. @ \$2.50 per sq. ft. = \$6,736.98 at 50% total = \$3,368.49 rounded to: \$3,370.00.

Special Benefit and or Diminishment of Value, if applicable: N/A

As of August 1, 2024, my opinion of Fair Compensation of the subject take area, subject to those conditions as stated within this report and as defined within the report as follows:

**12105 San Joaquin Avenue, Clearlake, California 95422 to be: \$990.00.  
(NINE HUNDRED NINETY DOLLARS)**

**12115 San Joaquin Avenue, Clearlake, California 95422 to be: \$3,370.00.  
(THREE THOUSAND THREE HUNDRED SEVENTY DOLLARS)**

Respectfully submitted,



Richard S. Thomas  
Appraiser  
Rst/rt

**Description of the Appraisal Process:**

This appraisal report is intended to be an "appraisal assignment" as defined in the Standards of Professional Appraisal Practice of the Appraisal Institute; that is, it is the intent that the appraisal service be performed in such a manner that the results of the analysis, opinion, or conclusion be that of a disinterested third party.

In the preparation of this appraisal, I have inspected the subject property, consulted with the various agencies within the County of Lake which are located at 255 Forbes Street, Lakeport, California and city officials in the City of Lakeport and the City of Clearlake and have reviewed information obtained in public files as well as information provided by the client and the property owner.

To obtain the necessary data to arrive at the stated conclusions, I conducted an inspection of the property and neighborhood. I have relied on the County of Lake Assessor's plat map for the size of the subject parcel.

I have analyzed the County of Lake real estate market considered reflective of the subject property. Verified comparables were included in this report; several other comparables were also analyzed, but not specifically shown since they did not provide any additional support to the final value conclusion. The data regarding these transactions is presented here in the way it was provided to the appraiser. No information has been included which is not believed to be accurate. In addition, economic conditions in the subject's market area have been observed and reported in this appraisal.

Unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or on the property. The appraiser is not qualified, however, to detect such substances. The presence of caustic or toxic substances or other potentially hazardous materials may affect the value of the subject property. The value estimate is predicated on the assumption that there are not such materials on or in the property that would cause a loss in value.

**Purpose of the appraisal**

The purpose of this appraisal is to estimate the Fair Market Compensation based on the Fair Market Value of the subject property in "as is" condition of the subject properties located at 12105 and 12115 San Joaquin Ave., Clearlake, California 95422



**Definition of Fair Market Value**

The ***Highest Price Possible***, which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their own best interest;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. Dollars or in terms of financial arrangement comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

**Definitions of values requested**

Market value as is means an estimate of the market value of a specified interest in the property in the condition observed upon inspection and as it physically and legally exists without hypothetical conditions, assumptions, or qualifications.

This is a limited summary report, which is intended to comply with the reporting requirements as set forth under standards rule 2-2 of USPAP.

**Scope of appraisal:**

In this report, the scope of the appraisal includes the physical inspection of the subject site and any improvements and calculations of the various areas as well as reviewing any documentation that may exist that pertains to the subject provided by county government agencies and/or provided by others.

The compilation and analysis of all relevant local and regional economic data is reviewed and an investigation as to the highest and best use of the subject property is applied. Additionally, the investigation, review, and verification of comparable data is required which provides the basis of considering the three approaches to value and if they are applicable.

In conclusion, a reconciliation of all the facts and data is completed and the appraiser arrives at a single opinion of value sought in this assignment.

**Property rights:**

In this report, the property rights appraised were in fee simple. No personal property was included in the conclusion of value.

**Date of valuation:**

August 1, 2024

**Vesting:**

According to the County of Lake Recorders Office, as of the date of this report, the ownership of the subject property is as follows:

Hulett and Cooper

**Sales history:**

The subject records and other data were reviewed and neither property has sold or been listed during the past thirty six months.

**Marketing time:**

In review of MLS data, CMDC, local realtors, and experience, it is estimated that the normal marketing time for this type of property in this area is three to six months during normal market conditions with typical marketing strategies.

**Intended user / intended use:**

The intended user of this report is: City of Clearlake.

The purpose of this report is consideration of Fair Compensation of Easement take area.

**Photos disclaimer:**

While the photos in this report are considered to be reasonable depictions of the subject these photos are not guaranteed to provide accurate site views due to the lack of survey of the subject property.

**Competency of appraiser:**

This appraiser hereby certifies that I possess the knowledge and required ability to appraise the subject property and has appraised similar types of property.

## DEFINITION OF MARKET VALUE

The *Highest* price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated.
- Both parties are well informed or well advised, and each acting in what he considers his own best interest.
- A reasonable time is allowed for exposure in the open market.
- Payment is made in terms of cash in U.S. Dollars or in terms of financial arrangements comparable thereto.
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

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\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs that are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concession based on the appraiser's judgment.

**HIGHEST AND BEST USE**

Highest and Best Use is defined as the legal use which, at the time of appraisal, is most likely to produce the greatest net return to the land.

Generally, land must be utilized to conform to standards governing the area in which it is located. A primary reason for zoning regulation is to protect an area from infiltration of or conversation to, in harmonious uses.

in determining the highest and best use of this property, the following factors are considered:

- --design, age, and condition of the improvements
- --extent, utility, and zoning of the land
- --demand for this type of property.

**DEPRECIATION**

A loss of utility and, hence, value from any cause. An effect caused by deterioration and/or obsolescence. deterioration or physical depreciation is evidenced by wear and tear, decay, dry rot, cracks, encrustations, or structural defects. Obsolescence is divisible into two parts, functional and external. Functional obsolescence may be due to poor floor plan, mechanical inadequacy due to supradequacy, functional inadequacy or overadequacy due to size, style, age, etc.

It is evidenced by the conditions within the property. Economic obsolescence is caused by changes of inharmonious groups or property uses, legislation, etc. (Boyce, Byrl N., "Real Estate Appraisal Terminology," University of Connecticut, sponsored jointly by the American Institute of Real Estate Appraisers, the Society of Real Estate Appraisers, 1975.)

## **CONTINGENT AND LIMITING CONDITIONS**

The certification of the appraiser appearing in the appraisal report is subject to the following conditions and to such other specific and limiting conditions as are set forth by the appraiser in the report:

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or the title thereto, nor does the appraiser render any opinion marketable. The property is appraised as though under responsible ownership.
2. Any sketch in the report may show approximate dimensions and is included to assist the reader in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made therefor.
4. Any distribution of the valuation in the report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.
5. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.
6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished the appraiser can be assumed by the appraiser.

**CONTINGENT AND LIMITING CONDITIONS, CONTINUED:**

7. Disclosure of the contents of the appraisal report is governed by the bylaws and regulations of the professional appraisal organizations with which the appraiser is affiliated.
8. On all appraisals subject to satisfactory completion, repairs, or alterations, the appraisal report and value conclusions are contingent upon completion of the improvements in a workmanship like manner.
9. Unless otherwise noted, assumption is made that there are no encroachments, zoning, or restrictive violations existing on the subject property.
10. No opinion is intended to be expressed on matters which require legal expertise or specialized investigation or knowledge beyond that customarily employed by real estate appraisers.
11. The date shown in this report shall apply to statements of value and all conclusions as date of record.
12. No responsibility for economic or physical factors is assumed which may affect the opinions provided that may be present or occur at some date after the date of value.
13. The right to make adjustments to the valuation within this report is reserved, as may be require by the consideration of additional data or more reliable data that may become available.
14. The liability of Richard S. Thomas and Associates is limited to the Client only and to the amount of fee actually paid for services rendered, as liquidated damages, if any related dispute arises. further, there is no liability, obligations, or accountability to any third party. The same is not responsible for any costs incurred to discover or correct any deficiencies of any type of present in the property.


## **CONTINGENT AND LIMITING CONDITIONS, CONTINUED;**

15. No studies have been completed to determine the property's probable maximum loss during a seismic event. This report assumes no responsibility from seismic event.
16. Information regarding any earthquake and flood hazard zones for the Subject property was provided by outside sources. Accurately reading flood hazard and earthquake maps, as well as, tracking constant changes in the zone designations, is a specialized skill and outside the scope of the services provided by this appraisal assignment. No responsibility is assumed by the appraiser in the misinterpretation of these maps. This appraiser strongly urges the reader – user of this report to reverify earthquake and flood hazard data.

**CERTIFICATE OF APPRAISAL**

The appraiser certifies and agrees that:

1. The appraiser has no present or contemplated future interest in the property appraised; and neither the employment to make the appraisal, nor the compensation for it, is contingent upon the appraised value of the property.
2. The appraiser has no personal interest in or bias with respect to the subject matter of the appraisal report or the participants to the sale. The "estimate of market value" in the appraisal report is not based in whole or in part upon occupants of the properties in the vicinity of the property appraised.
3. The appraiser has personally inspected the property, both inside and out, if applicable, and has made an exterior inspection of all comparable sales listed in the report. To the best of the appraiser's knowledge and belief, all statements and information is true and correct, and the appraiser has not knowingly withheld any significant information.
4. All contingent and limiting conditions are contained herein (imposed by the terms of the assignment of by the undersigned affecting the analysis, opinions, and conclusions contained in this report).
5. This appraisal report has been made in conformity with and is subject to the requirements of the code of professional ethics and standards of professional conduct of the appraisal organizations with which the appraiser is affiliated.
6. All conclusions and opinions concerning the real estate that are set forth in the appraisal report were prepared by the appraiser whose signature appears on the appraisal report, unless indicated as "review appraiser." No change of any item in the appraisal report shall be made by anyone other than the appraisers, and the appraiser shall have no responsibility for any such unauthorized change.

Signed:  Dated: 8/9/2024



**DISCLOSURE RESTRICTIONS**

Neither all, nor any part of the content of the report, or copy thereof (including conclusions as to the property value, the identify of the appraiser, professional designations, reference to any professional appraisal organizations, or the firm with which the appraiser is connected), shall be used for any purposes, by anyone but the client specified in the report.

The borrower, if appraisal fee paid by the same, the mortgage or it's successors and assigns, mortgage insurers, consultants, professional appraisal organizations, any state or federally approved financial institution, any department, agency or instrumentality of the United States or any State or the District of Columbia, without the previous written consent of the appraiser; nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent and approval of the appraiser.



General Take Area Over-view – Hulett & Cooper





General Take Area Over-view – Hulett & Cooper



Section H, Item 11.

ID	St#	St.Name	City	Area	SLC	Zoning	L/C Price	\$/Sqft	LSqft/Ac	PsvPool	Lot Dim	Date	DOM
188887	S	16125 14th AVE	CLEL	LCCLF	STD	R1	\$9,000	\$1.79	5,040/0.1157			02/07/24	207
06998	S	3230 13th ST	CLEL	LCOP	STD	R1	\$9,000	\$1.81	4,964/0.114			09/28/23	69
37358	S	16279 28th AVE	CLEL	LCCLF	STD	R1	\$9,500	\$1.80	5,272/0.121			09/25/23	656
032223	S	3821 Manchester AVE	CLEL	LCCLW	STD	R1	\$9,700	\$1.80	5,383/0.1236			06/26/24	69
171	S	16358 2nd ave	CLEL			n/a	\$10,000	\$2.00	5,227/0.12			05/20/24	238
57698	S	3648 Mint ST	CLEL	699	STD	R1	\$10,000	\$1.91	5,227/0.12			07/29/24	86
LC23119894	S	12482 Terrace DR	CLEL	LCOP	STD	R1	\$10,250	\$1.04	9,841/0.2259			10/06/23	18
LC23202188	S	5780 Hale AVE	CLEL	699	STD	R1	\$11,000	\$2.15	5,108/0.1173			11/07/23	0
LC23181849	S	3358 Washington ST	CLEL	LCCLW	STD	buyer to v	\$12,000	\$0.80	14,963/0.3435			11/10/23	12
LC23079113	S	3172 6th ST	CLEL	LCOP	STD	R	\$12,000	\$1.20	9,977/0.229			11/06/23	162
L1	S	3073 8th ST	CLEL	LCOP	STD	R1	\$13,500	\$1.35	10,000/0.2296			02/28/24	81
41064946	S	3255 7th	CLEL	LCCLF	STD	Resi	\$15,000	\$2.87	5,227/0.12			07/19/24	5
LC23028050	S	16169 36th AVE	CLEL	LCCLF	STD	R1	\$15,000	\$2.95	5,085/0.1167			11/30/23	254
LC22033470	S	3531 Eureka AVE	CLEL	LCCLF	STD	R1	\$15,000	\$1.97	7,626/0.1751			03/25/24	640
LC24011276	S	16125 43rd AVE	CLEL	LCCLF	STD	R1	\$15,000	\$1.57	9,559/0.2194			07/24/24	146
LC23163183	S	3403 Acacia ST	CLEL	LCOP	STD	R1	\$15,000	\$2.81	5,333/0.1224			03/27/24	190
LC23141248	S	2944 5th ST	CLEL	699	STD	NA	\$16,000	\$3.22	4,971/0.1141			10/04/23	12
LC23090251	S	3911 Manchester AVE	CLEL	LCCLW	STD	MDR	\$16,000	\$1.55	10,344/0.2375			11/08/23	162
LC23147001	S	3030 13th ST	CLEL	LCOP	STD	R1	\$16,500	\$1.72	9,583/0.22			01/12/24	133
41027175	S	15606 18th Ave	CLEL		STD	R1	\$18,000	\$1.18	15,205/0.35			08/17/23	35
LC23161476	S	15715 34th AVE	CLEL	LCCLF	STD	R1	\$18,000	\$1.70	10,582/0.2429			11/06/23	55
LC21236061	S	15544 28th AVE	CLEL	LCCLF	STD	R	\$18,000	\$0.77	23,423/0.5377			09/28/23	35
LC23149410	S	16224 18th AVE	CLEL	LCCLF	STD	res	\$20,000	\$1.35	14,802/0.3398			02/02/24	148
LC22020496	S	3751 Marin ST	CLEL	LCOP	STD	R	\$20,000	\$0.98	20,315/0.4664			01/24/24	696
LC23145546	S	4219 Sunset AVE	CLEL	LCCLF	STD	R	\$21,000	\$4.09	5,133/0.1178			10/18/23	37
LC23040776	S	5834 Spruce AVE	CLEL	LCCLW	STD	R	\$22,500	\$1.49	15,121/0.3471			09/29/23	103
LC23101096	S	5885 Cottage AVE	CLEL	LCCLF	STD	R1	\$23,000	\$4.45	5,168/0.1186			09/08/23	51
LC23027154	S	15845 41st AVE	CLEL	LCCLF	STD	R1	\$24,000	\$4.80	5,001/0.1148			08/09/23	69
LC23160342	S	3499 2nd ST	CLEL	LCCLF	STD	R1	\$25,000	\$1.05	23,808/0.5466			04/17/24	203
LC23029584	S	3168 14th ST	CLEL	LCOP	STD	R	\$25,000	\$5.10	4,901/0.1125			08/22/23	153
LC23117395	S	13151 Lakeshore DR	CLEL	LCCLW	STD	R1	\$26,000	\$2.60	10,019/0.23			11/21/23	124
LC23123252	S	5560 Hale AVE	CLEL	LCCLW	STD	R1	\$28,000	\$1.04	26,850/0.6164			01/17/24	172
LC24074803	S	16139 25th AVE	CLEL	LCCLF	STD	R1	\$30,000	\$1.01	29,621/0.68			06/26/24	54
LC24118748	S	15862 21st AVE	CLEL	699	STD	R	\$33,000	\$2.23	14,810/0.34			07/25/24	1
LC23093694	S	16004 32nd AVE	CLEL	LCCLF	STD	R1	\$35,000	\$7.80	4,490/0.1031			12/06/23	101
LC23088611	S	10272 Crestview DR	CLEL	LCWFP	STD	SR	\$38,500	\$1.39	27,664/0.6351			10/10/23	15
LC23145519	S	10706 Lakeshore DR	CLEL	LCOP	STD	R1	\$44,900	\$2.02	22,216/0.51			09/13/23	3
LC23145551	S	3412 Grey AVE	CLEL	LCCLW	STD	R1	\$45,000	\$2.94	15,283/0.3508			12/02/24	171
LC23107339	S	14831 Valley Ave.	CLEL	LCCLW	STD	MBL HM LT	\$59,997	\$5.63	10,655/0.2446			02/07/23	27
LC23177345	S	3880 Old Highway 53	CLEL	LCCLW	STD	High Densi	\$60,000	\$1.86	32,234/0.74			03/20/24	135
LC23095268	S	2860 Merced ST	CLEL	LCCLW	STD	R1	\$72,000	\$4.89	14,717/0.3379			09/29/23	92

# Exhibit A

## Legal Description

For

## Slide-repair Easement

All that real property situate in the City of Clearlake, County of Lake, State of California, and described as follows:

### Parcel 1

A portion of Lot 49, as shown upon that certain map entitled “Map of Clearlake Park, Subdivision No. 2” on file with the Lake County Recorder’s Office in Book 3, of Town Maps, at Pages 17 to 20, inclusive, and more particular described as follows:

Beginning at the northerly most corner of Lot 49, said point also being on the westerly right of way line of Lakeshore Drive and 41.00 feet distant from the beginning of a curve to the right, as shown upon said “Map of Clearlake Park”; thence, departing the westerly right of way line of Lakeshore Drive, South 39° 06’ 00” West a distance of 42.14 feet; thence South 2° 54’ 11” West a distance of 32.32 feet; thence North 81° 29’ 53” East a distance of 22.66 feet; thence North 9° 54’ 57” East a distance of 33.83 feet; thence North 26° 25’ 00” East a distance of 3.36 feet, more or less to a point on curve of the westerly right of way of Lakeshore Drive; thence, continuing along said curve to the right, having a Radius of 270.00 feet, a Tangent bearing of North 03° 27’ 17” West a distance of 25.33 feet, a Central Angle of 5° 22’ 38”, and an arc length of 25.34 feet; to the Point of Beginning.

The above-described parcel contains 1,182.13 ft<sup>2</sup>, more or less.

### Parcel 2

A portion of Lot 48 and Lot 49, as shown upon that certain map entitled “Map of Clearlake Park, Subdivision No. 2” on file with the Lake County Recorder’s Office in Book 3, of Town Maps, at Pages 17 to 20, inclusive, and more particular described as follows:

Beginning at the northerly most corner of Lot 48, said point also being on the westerly right of way line of Lakeshore Drive and 27.96 feet distant from the end of a curve to the right, as shown upon said “Map of Clearlake Park”; thence, along the westerly right of way of said Lakeshore Drive, North 9° 28’ 00” West a distance of 35.38; thence, departing said right of way line, South 72° 11’ 13” West a distance of 10.82 feet; thence South 6° 04’ 00” West a distance of 48.02 feet; thence South 12° 52’ 55” East a distance of 30.34 feet; thence North

24-702 COCL Emergency Slide Repair  
Draft Copy: For review and comment

80° 46' 45" East a distance of 22.55, more or less to a point on curve to the right; thence, continuing along said curve to the right, having a Radius of 140.00 feet, a Tangent bearing of North 12° 31' 06" East a distance of 14.91 feet, a Central Angle of 6° 06' 13", and an arc length of 14.91 feet; thence North 9° 28' 00" a distance of 27.96 feet to the Point of Beginning.

The above-described parcel contains 1,492.66 ft<sup>2</sup>, more or less.

APN: 370-171-110

[Seal and Signature]

[Date]

# Exhibit A

## Legal Description

For

## Slide-repair Easement

All that real property situate in the City of Clearlake, County of Lake, State of California, and described as follows:

A portion of Lot 50, as shown upon that certain map entitled “Map of Clearlake Park, Subdivision No. 2” on file with the Lake County Recorder’s Office in Book 3, of Town Maps, at Pages 17 to 20, inclusive, and more particular described as follows:

Beginning at the northerly most corner of Lot 49, said point also being on the westerly right of way line of Lakeshore Drive and 41.00 feet distant from the beginning of a curve to the right, as shown upon said “Map of Clearlake Park”; thence, continuing along said curve to the right, having a Radius of 270.00 feet, a Tangent bearing of North 01° 54’ 31” East a distance of 25.20 feet, a Central Angle of 5° 20’ 59”, and an arc length of 25.21 feet; thence, departing the westerly right of way line of Lakeshore Drive, North 78° 26’ 45” West a distance of 10.24 feet; thence South 26° 02’ 06” West a distance of 15.54 feet; thence South 20° 44’ 32” West a distance of 17.24 feet; thence South 9° 40’ 01” West a distance of 24.99 feet; thence South 2° 54’ 11” West a distance of 5.23 feet , more of less, to a point on line common to Lot 49 and Lot 50, thence North 39° 06’ 00” East a distance of 42.14 feet, to the Point of Beginning.

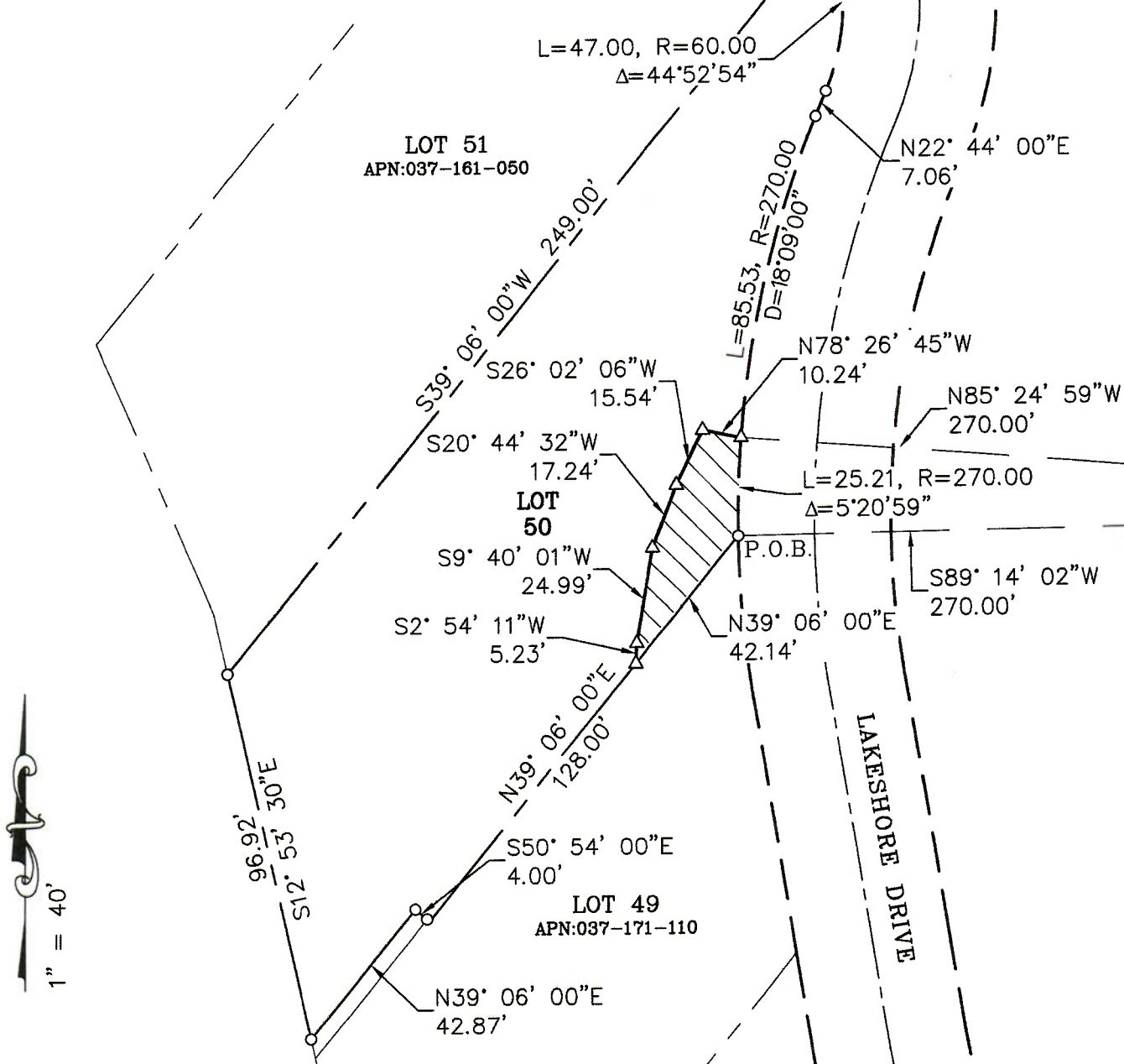
The above-described parcel contains 780.29 ft<sup>2</sup>, more or less.

APN: 370-171-100

[Seal and Signature]

[Date]

# EXHIBIT B SLIDE-REPAIR EASEMENT



**REFERENCES**

- R1-MAP OF CLEARLAKE PARK SUB. 2 (Bk. 3, TOWN MAPS, Pg. 20).
- R2-OFFICIAL RECORDS #2023010681
- R3-OFFICIAL RECORDS #2010015114

**DRAFT**  
**FOR REVIEW & COMMENT**

**LEGEND**

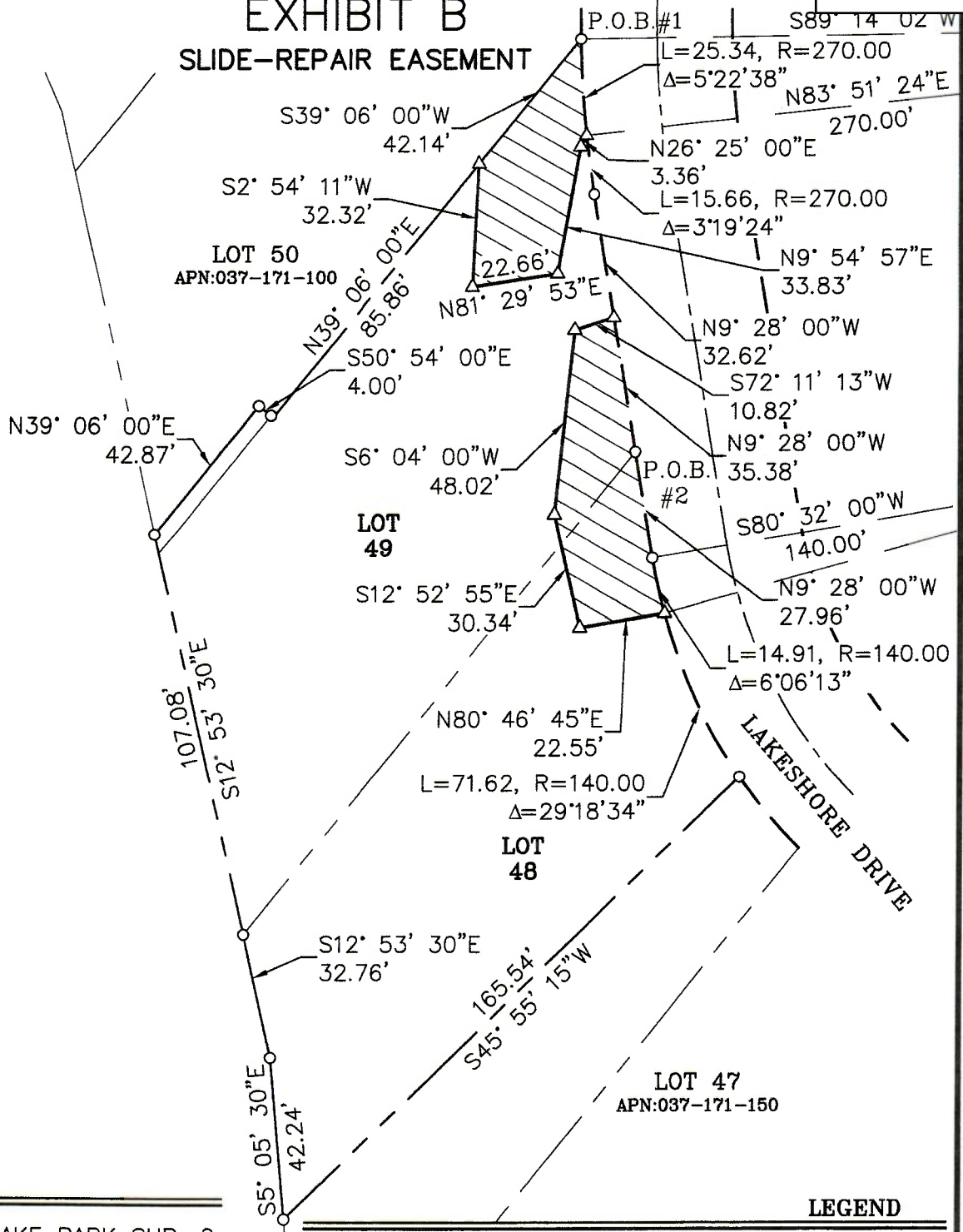
- RIGHT OF WAY LINES
- PARCEL BOUNDARY LINES
- ORIGINAL LOT LINES
- ROAD CENTERLINE
- ORIGINAL LOT CORNER SYMBOL
- ACQUIRED EASEMENT LINE
- △ ACQUIRED EASEMENT CORNER - CALCULATED
- ▨ ACQUIRED EASEMENT IMPACT AREA
- P.O.B. POINT OF BEGINNING





# EXHIBIT B

## SLIDE-REPAIR EASEMENT



### REFERENCES

- R1-MAP OF CLEARLAKE PARK SUB. 2 (Bk. 3, TOWN MAPS, Pg. 20).
- R2-OFFICIAL RECORDS #2023010681
- R3-OFFICIAL RECORDS #2010015114

JOB #24-702 **DRAFT**  
**FOR REVIEW & COMMENT**

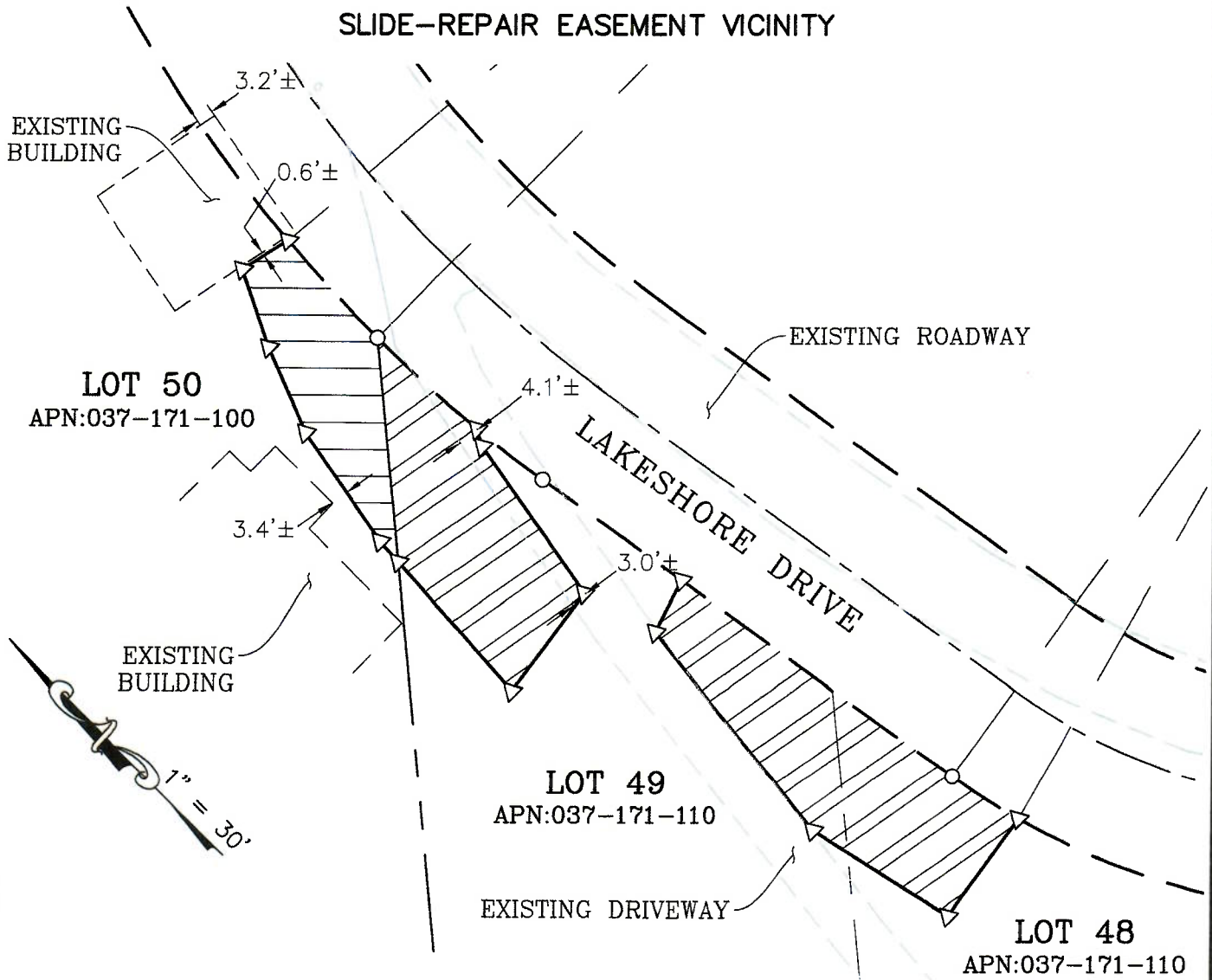


1110 Civic Center Blvd Suite 404 | Yuba City CA 95993 | (530) 751-0952 Office

### LEGEND

- RIGHT OF WAY LINES
- PARCEL BOUNDARY LINES
- ORIGINAL LOT LINES
- ROAD CENTERLINE
- ORIGINAL LOT CORNER SYMBOL
- ACQUIRED EASEMENT LINE
- △ ACQUIRED EASEMENT CORNER - CALCULATED
- ▨ ACQUIRED EASEMENT IMPACT AREA
- P.O.B.# POINT OF BEGINNING-PARCEL #

# EXHIBIT C SLIDE-REPAIR EASEMENT VICINITY



### LEGEND

- RIGHT OF WAY LINES
- - - EXISTING LOT LINES
- - - ORIGINAL LOT LINES
- - - ROAD CENTERLINE
- ○ - EXISTING LOT CORNER SYMBOL
- ACQUIRED EASEMENT LINE
- △ — ACQUIRED EASEMENT CORNER - CALCULATED
- \\ \\ \\ \\ ACQUIRED EASEMENT IMPACT AREA
- /// /// /// /// ACQUIRED EASEMENT IMPACT AREA
- - - EXISTING BUILDING (OR EAVE) LINE
- - - EXISTING EDGE OF PAVEMENT LINE

**DRAFT**  
**FOR REVIEW & COMMENT**

**CALIFORNIA ENGINEERING COMPANY INC**  
 CIVIL ENGINEERING  
 LAND SURVEYING  
 FUNDING PROCUREMENT  
 CONSTRUCTION ADMINISTRATION  
 www.cercal.com

1110 Civic Center Blvd, Suite 404 | Yuba City, CA 95993 | (530) 751-0952 Office

JOB #24-702

Beds	Full Baths	Half Baths	Sale Price	Sale Date
3	2	1	\$197,500	N/A
Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
2,348	17,860	2010	RES-NEC	

**OWNER INFORMATION**

Owner Name Full	Hulett Andrew D	Tax Billing Zip	95422
Owner Name 2 Full		Tax Billing Zip+4	8301
Tax Billing Address	12105 San Joaquin Ave	Owner Occupied	Yes
Tax Billing City & State	Clearlake, CA	Do Not Mail Flag	

**COMMUNITY INSIGHTS**

Median Home Value	\$323,215	School District	KONOCTI UNIFIED
Median Home Value Rating	5 / 10	Family Friendly Score	16 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	13 / 100	Walkable Score	43 / 100
Total Incidents (1 yr)	105	Q1 Home Price Forecast	\$327,336
Standardized Test Rank	2 / 100	Last 2 Yr Home Appreciation	16%

**LOCATION INFORMATION**

Census Tract	7.04	Topography	
Map Page/Grid		Subdivision	Clearlake Park 02
Carrier Route	R003	Block	
Zoning		Within 250 Feet of Multiple Flood Zone	Yes (Ae, X)

**TAX INFORMATION**

Tax ID	037-171-100-000	% Improved	5%
Parcel ID	0371711000	Lot	50
Alt APN		Block	
Tax Area	002068		
Legal Description			

**ASSESSMENT & TAX**

Assessment Year	2023	2022	2021
Assessed Value - Total	\$205,922	\$201,885	\$197,927
Assessed Value - Land	\$194,769	\$190,950	\$187,206
Assessed Value - Improved	\$11,153	\$10,935	\$10,721
YOY Assessed Change (\$)	\$4,037	\$3,958	
YOY Assessed Change (%)	2%	2%	
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			

Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$2,441		
2022	\$2,523	\$82	3.34%
2023	\$2,655	\$133	5.26%

Special Assessment	Tax Amount
--------------------	------------

**CHARACTERISTICS**

Approx Lot SqFt	17,860	Total Rooms	
Lot Acres	0.41	Other Rooms	
Lot Frontage		Floor Cover	
Lot Depth		Fireplaces	
Land Use - County	Residential-Lake Frontage	Other Impvs	
Building Sq Ft	2,348	Heat Type	
Stories		Cooling Type	
Style		Roof Material	
Year Built	2010	Sewer	

Effective Year Built	
Garage Type	<b>Garage</b>
Garage Sq Ft	<b>528</b>
Garage Capacity	<b>1</b>
Pool	
Pool Size	
Bedrooms	<b>3</b>
Total Baths	<b>3</b>
MLS Total Baths	
Full Baths	<b>2</b>
Half Baths	<b>1</b>

Water Construction	<b>Concrete</b>
Foundation	
Exterior	
Quality	<b>Average</b>
Assessor's Building Quality	
Condition	
Topography	
Total Units	
Land Use - Universal	<b>Residential (NEC)</b>

**FEATURES**

Feature Type	Unit	Size/Qty	Width	Depth	Year Built
--------------	------	----------	-------	-------	------------

Feature Type	Value	Building XF Condition Code	Building XF Quantity 2
--------------	-------	----------------------------	------------------------

Building Description	Building Size
----------------------	---------------

**ESTIMATED VALUE**

RealAVM™	<b>\$456,400</b>	Confidence Score	<b>57</b>
RealAVM™ Range	<b>\$374,000 - \$538,800</b>	Forecast Standard Deviation	<b>18</b>
Value As Of	<b>07/15/2024</b>		

- (1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.
- (2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.
- (3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

**RENTAL TRENDS**

Estimated Value	<b>2576</b>	Cap Rate	<b>4.6%</b>
Estimated Value High	<b>3114</b>	Forecast Standard Deviation (FSD)	<b>0.21</b>
Estimated Value Low	<b>2038</b>		

- (1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.
- (2) The FSD denotes confidence in an Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Amount estimate will fall within, based on the consistency of the information available to the Rental Amount at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

**LISTING INFORMATION**

MLS Listing Number	MLS Close Date
MLS Status	MLS Close Price
MLS Status Date	MLS Listing Agent
MLS List Price	MLS Listing Office
MLS Orig. List Price	MLS Close Agent
MLS On Market Date	MLS Close Office

MLS Listing #
MLS Status
MLS On Market Date
MLS Listing Price
MLS Original Price
MLS Close Date
MLS Close Price

**LAST MARKET SALE & SALES HISTORY**

Recording Date	<b>08/07/1990</b>	Seller	<b>Walker Larry &amp; Alice</b>
Sale Price	<b>\$197,500</b>	Document Number	<b>16944</b>
Owner Name Full	<b>Hulett Andrew D</b>	Deed Type	<b>Grant Deed</b>
Owner Name 2 Full			

Recording Date	09/28/2023	09/09/2020	09/09/2020	02/25/2009	08/07/1990
Sale Price					<b>\$197,500</b>
Nominal	<b>Y</b>	<b>Y</b>	<b>Y</b>	<b>Y</b>	
Buyer Name	<b>Hulett Andrew D</b>	<b>Hulett Pamela J</b>	<b>Deloss Laverne Hulett &amp; Trust</b>	<b>Hulett D Joint Living Trust</b>	<b>Hulett De &amp; Pamela</b>

Seller Name	Hulett Pamela J	Hulett D L & P J Joint Trust	Hulett Deloss L	Hulett Deloss L & Pamela J	Walker Larry
Document Number	10680	11047	11046	2789	16944
Document Type	Affidavit	Grant Deed	Affidavit	Quit Claim Deed	Grant Deed
Recording Date		00/1990		00/1987	
Sale Price					
Nominal					
Buyer Name		Hulett De Loss L & Hulett Pamela J			
Seller Name					
Document Number		1538-503		1356-589	
Document Type		Deed (Reg)		Deed (Reg)	

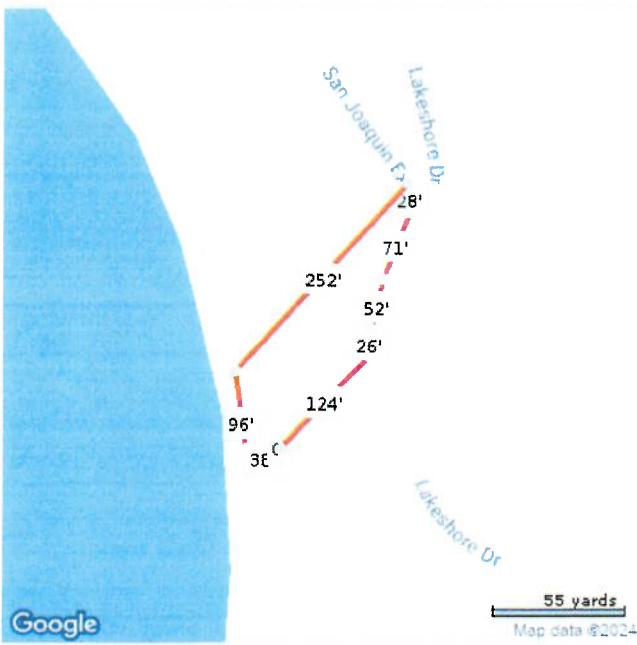
**MORTGAGE HISTORY**

Mortgage Date	09/28/2023	07/01/2009	06/10/2004	08/25/1992	08/07/1990
Mortgage Amt	\$70,000	\$200,000	\$200,000	\$85,000	\$75,000
Mortgage Lender	Community First Cu	Metro Lending Svcs	E-Loan Inc	Central Pacific Mtg Co	Private Party Lender
Mortgage Type	Conventional	Conventional	Conventional	Conventional	Private Party Lender
Borrower Name	Hulett Andrew D	Hulett Deloss L	Hulett Deloss L	Hulett Deloss L	Hulett De

**FORECLOSURE HISTORY**

- Document Type
- Default Date
- Foreclosure Filing Date
- Recording Date
- Document Number
- Book Number
- Page Number
- Default Amount
- Final Judgment Amount
- Original Doc Date
- Original Document Number
- Original Book Page
- Lien Type

**PROPERTY MAP**



\*Lot Dimensions are Estimated



12115 San Joaquin Ave, Clearlake, CA 95422-8301, Lake County

APN: 037-171-110-000 CLIP: 4716189810

Section H, Item 11.

Beds	Full Baths	Half Baths	Sale Price	Sale Date
N/A	N/A	1	\$160,000	N/A
Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
1,620	24,394	1952	COM-NEC	

**OWNER INFORMATION**

Owner Name Full	Cooper Mark E (Te)	Tax Billing Zip	95841
Owner Name 2 Full	Cooper Renee (Te)	Tax Billing Zip+4	0360
Tax Billing Address	Po Box 41360	Owner Occupied	
Tax Billing City & State	Sacramento, CA	Do Not Mail Flag	

**COMMUNITY INSIGHTS**

Median Home Value	\$323,215	School District	KONOCTI UNIFIED
Median Home Value Rating	5 / 10	Family Friendly Score	16 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	13 / 100	Walkable Score	43 / 100
Total Incidents (1 yr)	105	Q1 Home Price Forecast	\$327,336
Standardized Test Rank	2 / 100	Last 2 Yr Home Appreciation	16%

**LOCATION INFORMATION**

Census Tract	7.04	Topography	
Map Page/Grid		Subdivision	Clear Lake Park 02
Carrier Route		Block	
Zoning		Within 250 Feet of Multiple Flood Zone	Yes (Ae, X)

**TAX INFORMATION**

Tax ID	037-171-110-000	% Improved	4%
Parcel ID	0371711100	Lot	49
Alt APN		Block	
Tax Area	002068		
Legal Description			

**ASSESSMENT & TAX**

Assessment Year	2023	2022	2021
Assessed Value - Total	\$277,063	\$271,632	\$266,306
Assessed Value - Land	\$264,938	\$259,744	\$254,651
Assessed Value - Improved	\$12,125	\$11,888	\$11,655
YOY Assessed Change (\$)	\$5,431	\$5,326	
YOY Assessed Change (%)	2%	2%	
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			

Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$3,148		
2022	\$3,056	-\$93	-2.95%
2023	\$3,203	\$148	4.83%

Special Assessment	Tax Amount
--------------------	------------

**CHARACTERISTICS**

Approx Lot SqFt	24,394	Total Rooms	
Lot Acres	0.56	Other Rooms	
Lot Frontage		Floor Cover	
Lot Depth		Fireplaces	
Land Use - County	Comm1-Vacant	Other Impvs	
Building Sq Ft	1,620	Heat Type	
Stories		Cooling Type	
Style		Roof Material	
Year Built	1952	Sewer	

Effective Year Built		Water	
Garage Type	Garage	Construction	Concrete
Garage Sq Ft		Foundation	
Garage Capacity	1	Exterior	
Pool		Quality	Fair
Pool Size		Assessor's Building Quality	
Bedrooms		Condition	
Total Baths	1	Topography	
MLS Total Baths		Total Units	
Full Baths		Land Use - Universal	Commercial (NEC)
Half Baths	1		

**FEATURES**

Feature Type	Unit	Size/Qty	Width	Depth	Year Built
--------------	------	----------	-------	-------	------------

Feature Type	Value	Building XF Condition Code	Building XF Quantity 2
--------------	-------	----------------------------	------------------------

Building Description	Building Size
----------------------	---------------

**ESTIMATED VALUE**

RealAVM™	Confidence Score
RealAVM™ Range	Forecast Standard Deviation
Value As Of	

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

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**LISTING INFORMATION**

MLS Listing Number	MLS Close Date
MLS Status	MLS Close Price
MLS Status Date	MLS Listing Agent
MLS List Price	MLS Listing Office
MLS Orig. List Price	MLS Close Agent
MLS On Market Date	MLS Close Office

MLS Listing #

MLS Status

MLS On Market Date

MLS Listing Price

MLS Original Price

MLS Close Date

MLS Close Price

**LAST MARKET SALE & SALES HISTORY**

Recording Date	09/28/2010	Seller	Wolden Dora J
Sale Price	\$160,000	Document Number	15114
Owner Name Full	Cooper Mark E (Te)	Deed Type	Grant Deed
Owner Name 2 Full	Cooper Renee (Te)		

Recording Date	09/28/2010	09/28/2010	09/28/2010	00/1986	00/1984
Sale Price	\$160,000				
Nominal	Y	Y			
Buyer Name	Cooper Mark & R Living Trust	Wolden Dora J	Wolden Dora J	Wolden Roger D & Wolden Dora J	
Seller Name	Wolden Dora J	Canepa Don R	Wolden Roger D		
Document Number	15114	15113	15109	1311-91	
Document Type	Grant Deed	Grant Deed	Affidavit	Deed (Reg)	Deed (Reg)

**MORTGAGE HISTORY**

Mortgage Date	01/21/1997
Mortgage Amt	\$27,134
Mortgage Lender	

Mortgage Type  
Borrower Name

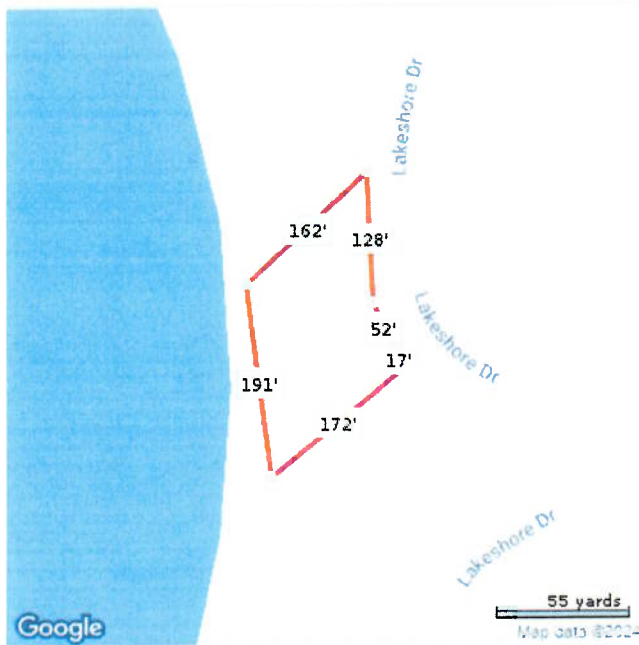
Private Party Lender  
Canepa Donald R

Section H, Item 11.

**FORECLOSURE HISTORY**

Document Type  
Default Date  
Foreclosure Filing Date  
Recording Date  
Document Number  
Book Number  
Page Number  
Default Amount  
Final Judgment Amount  
Original Doc Date  
Original Document Number  
Original Book Page  
Lien Type

**PROPERTY MAP**



\*Lot Dimensions are Estimated



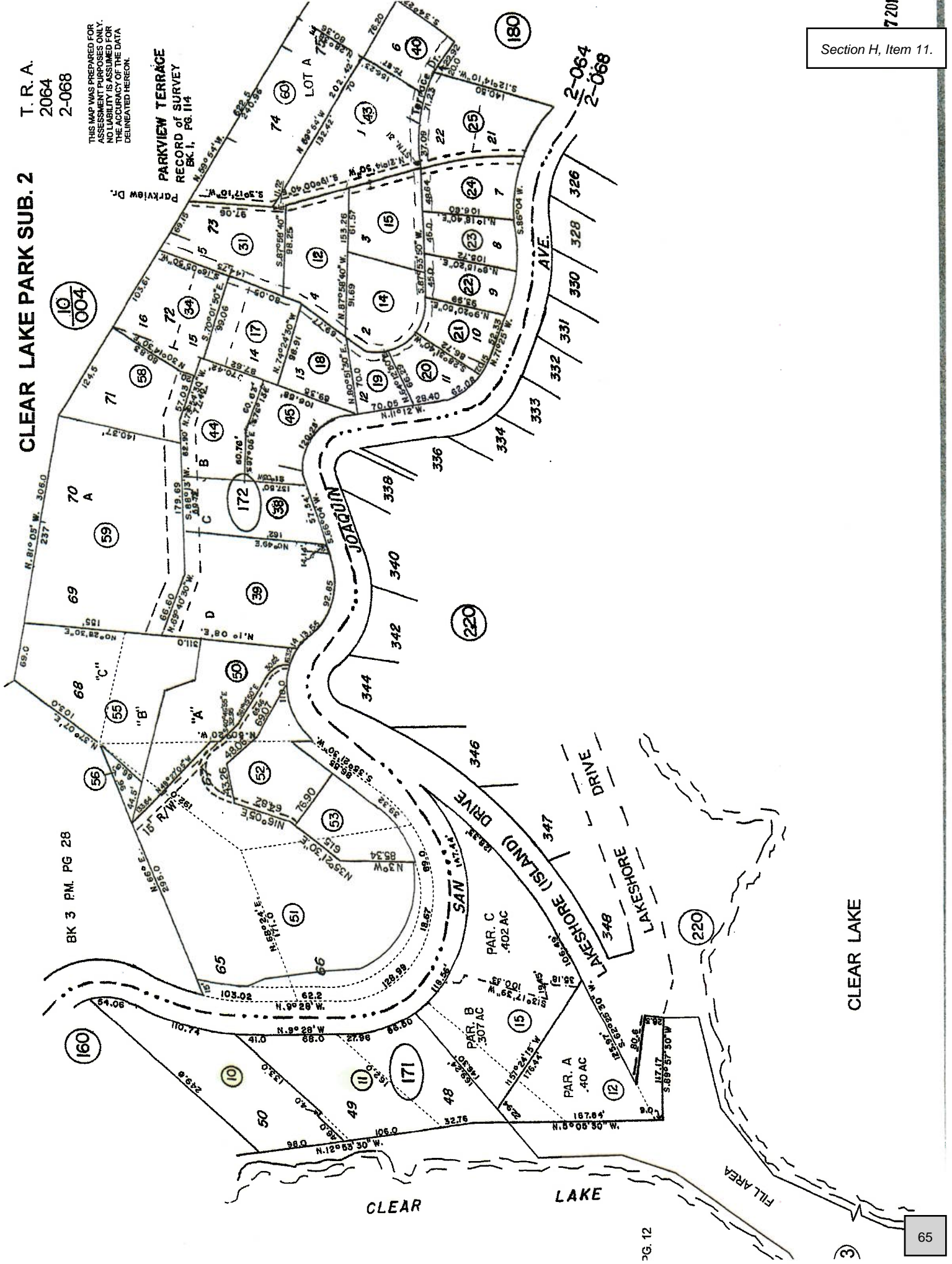


T. R. A.  
2064  
2-068

THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSES ONLY.  
NO LIABILITY IS ASSUMED FOR  
THE ACCURACY OF THE DATA  
DELINEATED HEREON.

# CLEAR LAKE PARK SUB. 2

**PARKVIEW TERRACE  
RECORD OF SURVEY  
BK. I, PG. 114**



Section H, Item 11.

7201

NOT A LEGAL DOCUMENT

Section H, Item 11.

NOT A LEGAL DOCUMENT

NOT A LEGAL DOCUMENT

NOT A LEGAL DOCUMENT

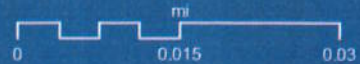
Lake County | Dept of Land & Community Devt. Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



Lake County, CA

APN 037-171-10 & 11

Web AppBuilder for ArcGIS



All parcel boundaries are approximate. Discrepancies in acreage, shape and location are common. This map is not the legal survey document to be used in single site determinations. Consult your deed for a legal parcel description.

Print Date: 7/01

To: Hulett, Andrew D  
12105 San Joaquin Avenue  
Clearlake, California 95422

From: Richard S. Thomas

Re: Valuation Request

July 30, 2024

Dear Hulett, Andrew D:

I have been requested by the City of Clearlake to provide an independent appraisal on the property located at 12105 San Joaquin Avenue, Clearlake, California.

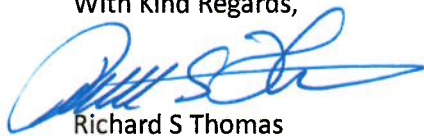
According to the City of Clearlake, they have authorized me to enter the property to view the site as part of the appraisal process.

By way of this letter I am:

- Confirming that I may enter the property for inspection. (I will not need to view the interior of any buildings at this time).
- Providing you notice of such request and if you or your representative wish to meet me at the site.
- You wish to provide me with any information and data you would like me to consider.

Please feel free to contact me should you have any questions and or wish to discuss any of the above points.

With Kind Regards,



Richard S Thomas  
Real Property Appraiser  
(707) 987-2227

To: Cooper, Mark E and Renee  
PO BOX 41360  
Sacramento, California 95481

From: Richard S. Thomas

Re: Valuation Request

July 30, 2024

Dear Cooper, Mark E and Renee

I have been requested by the City of Clearlake to provide an independent appraisal on the property located at 12115 San Joaquin Avenue, Clearlake, California.

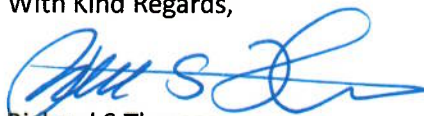
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By way of this letter I am:

- Confirming that I may enter the property for inspection. (I will not need to view the interior of any buildings at this time).
- Providing you notice of such request and if you or your representative wish to meet me at the site.
- You wish to provide me with any information and data you would like me to consider.

Please feel free to contact me should you have any questions and or wish to discuss any of the above points.

With Kind Regards,



Richard S Thomas  
Real Property Appraiser  
(707) 987-2227

# SCOTT W. HERMANSON

18535 North Shore Drive  
Hidden Valley Lake, CA 95467

(707) 987-2227

scott@rthomasandassociates.com

## Education

### **McKissock Learning**

- 15 Hour National USPAP Course / June 22, 2019
- Residential Report Writing and Case Studies / June 27, 2019
- Residential Appraiser Site Valuation and Cost Approach / July 9, 2019
- Laws and Regulations for California Appraisers / July 16, 2019
- Basic Appraisal Principles / July 29, 2019
- Basic Appraisal Procedures / August 10, 2019
- Residential Market Analysis and Highest and Best Use / August 25, 2019
- Residential Sales Comparison and Income Approaches / September 14, 2019
- Supervisor-Trainee Course for California / September 22, 2019
- 7 Hour National USPAP Update Course / November 5, 2020
- Statistics, Modeling and Finance / September 16, 2021
- Advanced Residential Applications and Case Studies / October 7, 2021
- Appraisal Subject Matter Electives – November 1, 2021
- The FHA Handbook 4000.1 / March 14, 2022
- 2022-2023 7-hour National USPAP Update Course / October 25, 2023
- California Elimination of Bias and Cultural Competency for Appraisers / November 13, 2023

## Experience

# SCOTT W. HERMANSON

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## Education

### **McKissock Learning**

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- California Elimination of Bias and Cultural Competency for Appraisers / November 13, 2023

## Experience

# QUALIFICATIONS OF APPRAISER

**RICHARD S. THOMAS**

**Work Experience:**

- June 1986            Thomas Associates, Middletown, California  
Present            Job Title: Owner/ Fee Appraiser
  
- August 2000        California Probate Referee  
Present            Job Title: Superior Court Referee-Lake and Mendocino Counties
  
- July 2022            California Probate Referee  
Present            Job Title: Superior Court Referee- Napa County
  
- January 1983        Surety Federal Savings Bank, Middletown, California  
June 1986           Job Title: Vice-President/Regional Manager
  
- November 1981     San Francisco Federal Savings, Calistoga,  
January 1983        Job Title: Assistant Vice-President/Manager
  
- April 1977           Franklin Savings and Loan, San Francisco,  
October 1981        California; Job Title: Assist. Vice-President/  
Staff Appraiser
  
- April 1976           Laurie Financial Corp., San Jose, California  
April 1977           Job Title: H.U.D. Staff Appraiser
  
- April 1975           Citizens Savings, Pleasant Hill, California  
April 1976           Job Title: Appraiser Trainee
  
- March 1972           Property Research Company, Oakland, California  
July 1978           Job Title: Co-Owner/Research  
Analyst, Consultant to State Inheritance  
Tax Referees of Alameda and Contra Costa  
Counties, and Appraiser Assistant.

**Professional Affiliations:**

- Past - Senior Faculty Instructor/ Lincoln Graduate Center, San Antonio, Texas
- Affiliated Member-Board of Realtors: Lake and Mendocino Counties
- California State Licensed General Certified AG0009880

**Education: [General]**

California State University at San Francisco, California  
BA Degree

Laney College, Oakland, California, AA Degree

Eastern Washington State, Spokane, Washington  
General Ed

University Of Maryland Extension, Naha, Okinawa  
General Ed

Wesley College, Dover, Delaware, General Ed

St. Mary's College High School, Berkeley, California-Diploma

**Military:**

July 1967	United States Air Force/Serving	Honorable
To January 1972	Middle East, Europe & So-East Asia	Discharge
2002-Current	Commodore – US Coast Guard Auxiliary	Active

**Education: [Real Estate] (Successfully Completed)**

1975 Basic Appraisal, Merritt College, Oakland, California

1976 Principles of Real Estate, Merritt College, Oakland,  
California

1977 Advanced Appraisal, Merritt College, Oakland  
California

1987 Standards of Professional Practice, American Institute  
Of Real Estate Appraisers, Berkeley, California

1987 [8-1] Principles of Real Estate Appraisal, American Institute  
Of Real Estate Appraisers, Canada College, Redwood City,  
California

1987 [8-2] Residential Valuation, American Institute Of Real  
Estate Appraisers, San Francisco, California

1987 Real Estate Litigation Valuation, American Institute Of  
Real Estate Appraisers, Berkeley, California

1988 [1-2a] Basic Valuation Procedures, American Institute Of  
Real Estate Appraisers, University of California, Berkeley, California



- 1993 HUD Continuation Education Seminar, Oakland, California
- 1993 VA Continuing Education Seminar, Oakland, California
- 1994 VA Continuing Education Seminar, Oakland, California
- 1995 I410 Standard of Professional-Practice Part A Uspap, University Of California-Berkeley-Appraisal Institute
- 1995 Non-Discriminatory Appraising-Seminar, San Francisco, California-Nelson-Hummel
- 1995 Appraisal Careers-Santa, California - Appraisal Institute
- 1995 Subdivision Analysis Seminar, Oakland, California Appraisal Institute
- 1995 Federal and State Laws And Regulations Workshop, San Francisco, California
- 1995 Standards of Professional Practice Part B, University Of California, Berkeley, California-Appraisal Institute
- 1995 Annual Fall Conference, San Francisco, California Appraisal Institute
- 1995 Valuation of Mid-Size And Small Business's San Francisco, California-Institute of Business
- 1996 Appraiser Technology Workshop, Sacramento, California Appraisal Institute
- 1996 Freddie Mac Seminar, Sacramento, California-FHLMC
- 1996 Capitalization Theory 310 - Marylhurst University, Lake Oswego, Oregon - Appraisal Institute
- 1996 Annual Conference - Appraisal Institute San Francisco, California
- 1997 VA Training Seminar - Oakland, California
- 1997 General Applications - 320 Appraisal Institute, Plano, Texas
- 1997 Advanced Capitalization -510 - Appraisal Institute University Of Colorado, Boulder, Colorado

2001 Principles of Real Estate, USPAP, R. E. Appraisal- Lincoln Graduate School -  
Instructor  
Council Bluffs, Iowa (45 hrs)

2001 Real Estate Appraisal Practice- Principles of Review Appraisal- Lincoln Grad  
School - Instructor  
Salt Lake City, Utah (45 hrs)

2002 Real Estate Appraisal Practice- Narrative Report Writing- Lincoln Graduate  
School-  
Instructor, Fresno, California (45 hrs)

2002 Real Estate Appraisal Practice- Narrative Report Writing-Lincoln Graduate School  
-  
Instructor Las Vegas, Nevada (45 hrs)

2002 Principles of Real Estate Appraisal, USPAP, Appraisal Practice -Lincoln Graduate  
School -  
Instructor- Salt Lake City, Utah (45 hrs.)

2002 Principles of Real Estate Appraisal, USPAP, Appraisal Practice -Lincoln Graduate  
School -  
Instructor- Denver, Colorado (45 hrs.)

2000 Attended all semi-annual Probate Referee Association 2.5 day conventions that  
provide  
2004 accepted hours of education by OREA.

2003 Real Estate Appraisal Practice-Narrative Report Writing -Lincoln Graduate  
Center,  
Instructor, Spokane, Washington

2003 Real Estate Appraisal Practice-Narrative Report Writing - Lincoln Graduate  
Center,  
Instructor, Boise, Idaho

2004 Real Estate Appraisal Practice-Narrative Report Writing - Lincoln Graduate  
Center,  
Instructor, Honolulu, Hawaii

2004 Real Estate Appraisal Practice-Narrative Report Writing - Lincoln Graduate  
Center,  
Instructor, Las Vegas, Nevada

2015-Data Verification Methods, – Appraisal Institute

2015- Laws and Regulations for California Appraisers – McKissock

2015 – The Dirty Dozen (USPAP review) – McKissock

2015- Small Hotel/Motel Valuation – Appraisal Institute

2015- Probate Educational Conference- San Francisco, Ca.

2016- Advanced Income Approach- Appraisal Institute – Lafayette, Ca.

2016- 7-hour USPAP Class – Walnut Creek, Ca.

2016- Probate Educational Conference- Pismo Beach, Ca.

2017- 7 Hour USPAP

2017- Probate Educational Conference – Napa, Ca.

2018- Federal Land Acquisition Valuation- Appraisal Institute Memphis, Tennessee

2018- Advanced Land Valuation- Appraisal Institute, Houston, Texas

2018- Probate Educational Conference- San Francisco, Ca

2019- Supervisor-Trainee Course for California- Online

2019- International Appraisal Standards Board – 3-day conference, Singapore

2020- 7 Hour USPAP

2020- California State regulations and law

2020- Probate Process – Association Zoom Class

2020- Small Business Valuation and Fractional Interest Discounts- Assn. Zoom Class

2021- Partial Interest Discounts – Assn. Zoom Class

2021- Assessor Appeals – Assn Zoom Class

2021- Probate System – Assn Zoom Class

2021- Zoom – Probate Semi Annual day and half conference.

Gibraltar Savings and Loan  
 Great American Savings Bank  
 Imperial Savings and Loan  
 Luther Burbank Savings and Loan  
 San Francisco Federal Savings and Loan  
 Summit Savings and Loan  
 Surety Federal Savings and Loan  
 United California Federal Savings  
 Western Savings and Loan  
 World Savings and Loan

**Banking Institutions:**

Bank of the West	
Lloyds Bank	
Bank of America	Long Beach Bank
Bank of San Francisco	Napa Valley Bank
Bank of Solano	Novato National Bank
Bank of Lake County	Redwood Bank
Central Bank	Sanwa Bank
Savings Bank of Mendocino	
Charter Bank of London	Security Pacific Bank
Clearlake National Bank	Sunrise Bank
Commercial Bank of San Francisco	United Bank
First Commercial Bank	Wells Fargo
First Interstate Bank	West America Bank
Lake Community Bank	Washington Mutual

**Relocation Services:**

Adventist Health Systems	Magraw-Hill Publishers, Inc.
Employee Transfer Corp.	Merrill Lynch Relocation
Executrans	Presto Products
General Electric Relocation	Realty Relocation
Homequity	Relocation Resources, Inc.
Home Insurance Company	Transamerica Relocation
I.B.M. Relocation	Western Relocation Company
Intel Corporation	

**Mortgage Institutions:**

American Residential Mortgage	Medallion Mortgage
Analy Mortgage	Mason-Mcduffie Mortgage
Arc Mortgage	Northern Mortgage
Beneficial Finance Mortgage	O'keefe Financial
Central Pacific Mortgage	Old National Fin. Ser.
Countywide Funding	Paramount Investments
Fountain Grove Mortgage	Santa Rosa Mortgage
Greater Suburban Mortgage	Vintage Mortgage
Guaranty National Mortgage Corp.	West Bay Mortgage

Ewing, Michael  
Fox, Daphne  
Gladden, Mark  
Gross, Leonard  
Hawkins, Laura  
Herrick, Dave

Petersen, Roger  
Ranta, Senya  
Staley, Rob  
Von Pohle, Janice  
Wendell, Carl  
Windrem, Peter

**FIRREA / USPAP ADDENDUM**

Borrower N/A File No. \_\_\_\_\_  
 Property Address 12105 San Joaquin Ave  
 City Clearlake County Lake State CA Zip Code 95422  
 Lender/Client N/A

**Purpose**  
 Provide opinion of fair market value of subject to assist in developing a fair compensation value for easement and take purposes.

**Scope of Work**  
 Scope of work for this report includes a drive by inspection of the subject property as well as observation from the street of the best available comparisons from the pool of recent sales of similar properties in the subject market area. Data contained in this report is obtained from public information and third parties and is assumed to be reliable. With this data the appraiser has developed the opinion of market value which is reflected in this report. It should be noted that if the data provided to the appraiser is not accurate the indicated value would likely be different that what is indicated in this report.

**Intended Use / Intended User**  
 Intended Use: Determine market value of the subject to assist in developing a fair compensation value for easement and take areas as well as any loss in value to the remainder if applicable.  
 Intended User(s): City of Clearlake

**History of Property**  
 Current listing information: The subject has not been listed for sale in the past year per local MLS.  
 Prior sale: There was an affidavit reported for the subject on 09/28/2023, which was not a sale. No other sales or transfers have been reported for the subject in the 3 year period prior to the effective date of this report.

**Exposure Time / Marketing Time**  
30-180 Days  
 Exposure Time: The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of an appraisal; a retrospective opinion based on an analysis of past events assuming a competitive and open market.

**Personal (non-realty) Transfers**  
No personal items were included in the valuation of the subject property.

**Additional Comments**  
The appraiser has not performed any appraisal or other services for the subject property in the past 3 years prior to the effective date of this report.

**Certification Supplement**  
 1. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or an approval of a loan.  
 2. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.

Appraiser: Scott W. Hermanson Supervisory Appraiser: \_\_\_\_\_  
 Signed Date: 08/11/2024 Signed Date: \_\_\_\_\_  
 Certification or License #: 3006877 Certification or License #: \_\_\_\_\_  
 Certification or License State: CA Expires: 01/27/2026 Certification or License State: \_\_\_\_\_ Expires: \_\_\_\_\_  
 Effective Date of Appraisal: 08/01/2024 Inspection of Subject:  Did Not  Exterior Only  Interior and Exterior

# Assumptions, Limiting Conditions & Scope of Work

202 Section H, Item 11.

File No.:

Property Address: 12105 San Joaquin Ave City: Clearlake State: CA Zip Code: 95422  
Client: CITY OF CLEARLAKE Address: 14050 OLYMPIC DR, CLEARLAKE, CA 95422  
Appraiser: Scott W. Hermanson Address: 17568 Spruce Road Ext., Suite F, Hidden Valley Lake, CA 95467

## STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

# Certifications

File No.:

Property Address: 12105 San Joaquin Ave City: Clearlake State: CA Zip Code: 95422  
 Client: CITY OF CLEARLAKE Address: 14050 OLYMPIC DR, CLEARLAKE, CA 95422  
 Appraiser: Scott W. Hermanson Address: 17568 Spruce Road Ext., Suite F, Hidden Valley Lake, CA 95467

## APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

### Additional Certifications:

For easement and take purposes the highest price possible of the market value range is used.

### DEFINITION OF MARKET VALUE \*:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

\* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact: Trystan Hayes Client Name: CITY OF CLEARLAKE  
 E-Mail: tbartley@clearlake.ca.us Address: 14050 OLYMPIC DR, CLEARLAKE, CA 95422

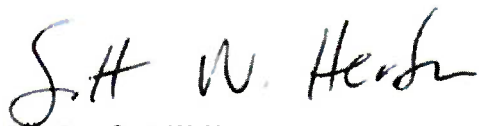
### APPRAISER

### SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)

Appraiser Name: Scott W. Hermanson  
 Company: Thomas Associates  
 Phone: (707) 987-2227 Fax: \_\_\_\_\_  
 E-Mail: scott@rthomasandassociates.com  
 Date Report Signed: 08/11/2024  
 License or Certification #: 3006877 State: CA  
 Designation: Certified Residential Appraiser  
 Expiration Date of License or Certification: 01/27/2026  
 Inspection of Subject:  Interior & Exterior  Exterior Only  None  
 Date of Inspection: 08/01/2024

Supervisory or Co-Appraiser Name: \_\_\_\_\_  
 Company: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 E-Mail: \_\_\_\_\_  
 Date Report Signed: \_\_\_\_\_  
 License or Certification #: \_\_\_\_\_ State: \_\_\_\_\_  
 Designation: \_\_\_\_\_  
 Expiration Date of License or Certification: \_\_\_\_\_  
 Inspection of Subject:  Interior & Exterior  Exterior Only  None  
 Date of Inspection: \_\_\_\_\_

SIGNATURES





# RESIDENTIAL APPRAISAL REPORT

File No.:

Property Address: 12105 San Joaquin Ave City: Clearlake State: CA Zip Code: 95422  
 County: Lake Legal Description: Lot 50 of Clear Lake Park Sub. 2 Assessor's Parcel #: 037-171-100-000  
 Tax Year: 2023 R.E. Taxes: \$ 2,655 Special Assessments: \$ 0 Borrower (if applicable): N/A  
 Current Owner of Record: Andrew D Hulett Occupant:  Owner  Tenant  Vacant  Manufactured Housing  
 Project Type:  PUD  Condominium  Cooperative  Other (describe) HOA: \$ 0  per year  per month  
 Market Area Name: Clearlake Park Map Reference: 17340 Census Tract: 0007.04

The purpose of this appraisal is to develop an opinion of:  Market Value (as defined), or  other type of value (describe)  
 This report reflects the following value (if not Current, see comments):  Current (the Inspection Date is the Effective Date)  Retrospective  Prospective  
 Approaches developed for this appraisal:  Sales Comparison Approach  Cost Approach  Income Approach (See Reconciliation Comments and Scope of Work)  
 Property Rights Appraised:  Fee Simple  Leasehold  Leased Fee  Other (describe)  
 Intended Use: Determine market value of the subject to assist in developing a fair compensation value for easement and take areas as well as any loss in value to the remainder if applicable.  
 Intended User(s) (by name or type): City of Clearlake  
 Client: CITY OF CLEARLAKE Address: 14050 OLYMPIC DR, CLEARLAKE, CA 95422  
 Appraiser: Scott W. Hermanson Address: 17568 Spruce Road Ext., Suite F, Hidden Valley Lake, CA 95467

Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	<b>Predominant Occupancy</b>	<b>One-Unit Housing</b>	<b>Present Land Use</b>	<b>Change in Land Use</b>
Built up: <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	<input checked="" type="checkbox"/> Owner 80	PRICE AGE	One-Unit 55%	<input checked="" type="checkbox"/> Not Likely
Growth rate: <input type="checkbox"/> Rapid <input type="checkbox"/> Stable <input checked="" type="checkbox"/> Slow	<input type="checkbox"/> Tenant	\$(000) (yrs)	2-4 Unit 5%	<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *
Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Vacant (0-5%)	60 Low 1	Multi-Unit 0%	* To: _____
Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	<input type="checkbox"/> Vacant (>5%)	630 High 85	Comm'l 5%	
Marketing time: <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.		225 Pred 40	Other 35%	

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): Market Boundaries: Park St to the east, Clear Lake to the south and west and north. (See attached addendum)

Dimensions: 98.00x249.00x54.06x110.74x133.00x4.00x46.00 Site Area: 17,860 sf  
 Zoning Classification: LDR Description: Low Density Residential  
 Zoning Compliance:  Legal  Legal nonconforming (grandfathered)  Illegal  No zoning  
 Are CC&Rs applicable?  Yes  No  Unknown Have the documents been reviewed?  Yes  No Ground Rent (if applicable) \$ /  
 Highest & Best Use as improved:  Present use, or  Other use (explain) \_\_\_\_\_

Actual Use as of Effective Date: Residential Use as appraised in this report: Residential  
 Summary of Highest & Best Use: The subject is an existing single family residential unit located on a lot with single family residential zoning, given that the current use is the only legally permissible use for development and single family use is physically possible, financially feasible and the maximally productive use of the land, the Highest and Best Use is the current use as developed as a single family residential property.

<b>Utilities</b>	<b>Public</b>	<b>Other</b>	<b>Provider/Description</b>	<b>Off-site Improvements</b>	<b>Type</b>	<b>Public</b>	<b>Private</b>	<b>Topography</b>	<b>Down Slope/Mixed</b>
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	PG&E	Street	Macadam	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Size	Typical
Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Propane/Available	Curb/Gutter	None	<input type="checkbox"/>	<input type="checkbox"/>	Shape	Near Rectangle
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	City	Sidewalk	None	<input type="checkbox"/>	<input type="checkbox"/>	Drainage	No Apparent Hazards
Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sewer	Street Lights	None	<input type="checkbox"/>	<input type="checkbox"/>	View	Lake
Storm Sewer	<input type="checkbox"/>	<input type="checkbox"/>	None	Alley	None	<input type="checkbox"/>	<input type="checkbox"/>		

Other site elements:  Inside Lot  Corner Lot  Cul de Sac  Underground Utilities  Other (describe) \_\_\_\_\_  
 FEMA Spec'l Flood Hazard Area  Yes  No FEMA Flood Zone X FEMA Map # 06033C0681D FEMA Map Date 9/30/2005  
 Site Comments: At the time of inspection the subject site was inaccessible due to land slide repair construction. There is a driveway and seawall on the property that are assumed to be in average condition. Per flood maps available to the appraiser, a large portion of the site is out of the flood zone including the subject home, there is a small area at the lake side of the parcel that is in the flood zone. Flood map attached.

<b>General Description</b>	<b>Exterior Description</b>	<b>Foundation</b>	<b>Basement</b>	<input checked="" type="checkbox"/> None	<b>Heating</b>
# of Units 2 <input type="checkbox"/> Acc.Unit	Foundation Concrete	Slab No	Area Sq. Ft.		Type FAU
# of Stories 2	Exterior Walls Wood	Crawl Space Yes	% Finished		Fuel Propane
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/>	Roof Surface Comp Shingle	Basement None	Ceiling		
Design (Style) DT2; Rambler	Gutters & Dwnspts. Galv Iron	Sump Pump <input type="checkbox"/> N/A	Walls		<b>Cooling</b>
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons.	Window Type Vinyl	Dampness <input type="checkbox"/> N/A	Floor		Central Yes
Actual Age (Yrs.) 14	Storm/Screens Aluminum	Settlement None noted	Outside Entry		Other
Effective Age (Yrs.) 7		Infestation None noted			

<b>Interior Description</b>	<b>Appliances</b>	<b>Attic</b> <input type="checkbox"/> None	<b>Amenities</b>	<b>Car Storage</b> <input type="checkbox"/> None
Floors Unknown	Refrigerator <input type="checkbox"/>	Stairs <input type="checkbox"/>	Fireplace(s) # 0	Garage # of cars ( Tot.)
Walls Unknown	Range/Oven <input checked="" type="checkbox"/>	Drop Stair <input type="checkbox"/>	Woodstove(s) # 0	Attach. _____
Trim/Finish Unknown	Disposal <input checked="" type="checkbox"/>	Scuttle <input checked="" type="checkbox"/>	Concrete Deck	Detach. _____
Bath Floor Unknown	Dishwasher <input checked="" type="checkbox"/>	Doorway <input type="checkbox"/>	Deck Front	Bt.-In _____
Bath Wainscot Unknown	Fan/Hood <input checked="" type="checkbox"/>	Floor <input type="checkbox"/>	None	Carport _____
Doors Unknown	Microwave <input type="checkbox"/>	Heated <input type="checkbox"/>	None	Driveway _____
	Washer/Dryer <input type="checkbox"/>	Finished <input type="checkbox"/>	Solar	Surface _____

Finished area above grade contains: 7 Rooms 3 Bedrooms 2.1 Bath(s) 2,348 Square Feet of Gross Living Area Above Grade  
 Additional features: From the exterior inspection, the subject appears to have good interior finishes.  
 Describe the condition of the property (including physical, functional and external obsolescence): The subject is a good quality home, from the exterior inspection the subject appears to be in above average to good condition with no needed repairs noted, the appraiser assumes that the interior is similar in condition to the exterior of the property, if this is not the case the indicated value of the subject could be significantly different than what is reflected in this report.



# RESIDENTIAL APPRAISAL REPORT

File No.:

**COST APPROACH TO VALUE (if developed)**  The Cost Approach was not developed for this appraisal.  
 Provide adequate information for replication of the following cost figures and calculations.  
 Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value): Due to the lack of recent sales of vacant lots in the area, the opinion of the subject site value is derived by extraction.

<b>COST APPROACH</b>	ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	= \$	145,000	
	Source of cost data: <u>Craftsman National Cost Guide</u>	DWELLING	2,348 Sq.Ft. @ \$ 265.00	= \$ 622,220	
	Quality rating from cost service: <u>Good</u> Effective date of cost data: <u>01/2024</u>		Sq.Ft. @ \$	= \$	
	Comments on Cost Approach (gross living area calculations, depreciation, etc.): <u>See attached addendum, the cost approach is used as a value indicator for a mortgage transaction and is not intended for use as insurance valuation. The estimated remaining economic life is 50-55 years. The land to improvement ratio is typical for lake front properties in Lake County. External depreciation reflects current market conditions in subject area and the inflated construction costs due to the on going replacement of homes destroyed by wild fires.</u>		Sq.Ft. @ \$	= \$	
			Sq.Ft. @ \$	= \$	
			Sq.Ft. @ \$	= \$	
			Sq.Ft. @ \$	= \$	
			Sq.Ft. @ \$	= \$	
		Garage/Carport	528 Sq.Ft. @ \$ 55.00	= \$ 29,040	
		Total Estimate of Cost-New		= \$ 651,260	
	Less	Physical	Functional	External	
	Depreciation	76,002		162,815	= \$( 238,817)
	Depreciated Cost of Improvements				= \$ 412,443
	"As-is" Value of Site Improvements				= \$ 55,000
					= \$
Estimated Remaining Economic Life (if required): <u>53 Years</u>	<b>INDICATED VALUE BY COST APPROACH</b>		= \$	612,443	

**INCOME APPROACH TO VALUE (if developed)**  The Income Approach was not developed for this appraisal.  
 Estimated Monthly Market Rent \$ \_\_\_\_\_ X Gross Rent Multiplier \_\_\_\_\_ = \$ \_\_\_\_\_ Indicated Value by Income Approach \_\_\_\_\_  
 Summary of Income Approach (including support for market rent and GRM): \_\_\_\_\_

**PROJECT INFORMATION FOR PUDs (if applicable)**  The Subject is part of a Planned Unit Development.  
 Legal Name of Project: \_\_\_\_\_  
 Describe common elements and recreational facilities: \_\_\_\_\_

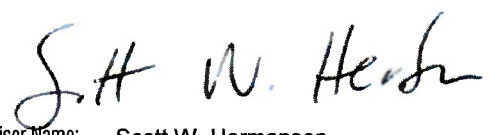
Indicated Value by: Sales Comparison Approach \$ 610,000 Cost Approach (if developed) \$ 612,443 Income Approach (if developed) \$ \_\_\_\_\_  
 Final Reconciliation Both the market data approach and the cost approach were utilized in the valuation of this report. Since the market data approach is considered to be more applicable in the residential market, it is assigned more weight.

This appraisal is made  "as is",  subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed,  subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed,  subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: \_\_\_\_\_

This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.  
 Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 610,000, as of: 08/01/2024, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

A true and complete copy of this report contains 17 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.  
 Attached Exhibits:  
 Scope of Work  Limiting Cond./Certifications  Narrative Addendum  Photograph Addenda  Sketch Addendum  
 Map Addenda  Additional Sales  Cost Addendum  Flood Addendum  Manuf. House Addendum  
 Hypothetical Conditions  Extraordinary Assumptions

Client Contact: Trystan Hayes Client Name: CITY OF CLEARLAKE  
 E-Mail: tbartley@clearlake.ca.us Address: 14050 OLYMPIC DR, CLEARLAKE, CA 95422

<b>SIGNATURES</b>	<b>APPRAISER</b>	<b>SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)</b>
		
	Appraiser Name: <u>Scott W. Hermanson</u>	Supervisory or Co-Appraiser Name: _____
	Company: <u>Thomas Associates</u>	Company: _____
	Phone: <u>(707) 987-2227</u> Fax: _____	Phone: _____ Fax: _____
	E-Mail: <u>scott@rthomasandassociates.com</u>	E-Mail: _____
	Date of Report (Signature): <u>08/11/2024</u>	Date of Report (Signature): _____
	License or Certification #: <u>3006877</u> State: <u>CA</u>	License or Certification #: _____ State: _____
	Designation: <u>Certified Residential Appraiser</u>	Designation: _____
	Expiration Date of License or Certification: <u>01/27/2026</u>	Expiration Date of License or Certification: _____
Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input checked="" type="checkbox"/> Exterior Only <input type="checkbox"/> None	Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None	
Date of Inspection: <u>08/01/2024</u>	Date of Inspection: _____	



Supplemental Addendum

File No.

Borrower	N/A						
Property Address	12105 San Joaquin Ave						
City	Clearlake	County	Lake	State	CA	Zip Code	95422
Lender/Client	N/A						

The subject is located in the Clear Lake Park area. This area is a continuation of the city of Clearlake but is not within the city boundaries. The area is bordered by Clear Lake, the largest natural lake in the State of California, as it is a narrow strip of land that extends westerly to the tip of Windflower Point subdivision. The area consists primarily of average to good quality single family dwellings. Most homes have lake view and or lake front sites. The area is ten to fifteen minute drive to the downtown area of the city of Clearlake. There are a variety of retail facilities as well as standard small community office services. It is common for residents in Lake County to commute to employment which come from mostly the city of Clearlake and the city of Lakeport with some traveling as far as Santa Rosa and Ukiah. There is a wide variety of recreational facilities in Lake County. The city of Lakeport which is the county seat is approximately thirty minute drive to the west and the larger city of Ukiah which is the county seat for Mendocino county is one hour drive to the west. The nearest metro area is Santa Rosa and is 1.5 hour drive to the south west. Sacramento, the capitol of the State of California is located 2 hours to the south east and the greater San Francisco Bay Area is located 2.5 hours to the south west. At the time of the inspection there were no noted neighborhood influences noted.

The subject site is zoned LDR, which is a residential zoning that allows one single family dwelling unit per lot with a minimum lot size of 5,000 sq. ft. required for construction. Typical set back lines exist as well as standard height limitations. The subject is legal under current zoning.

The subject is an existing single family residential unit located on a lot with single family residential zoning, given that the current use is the only legally permissible use for development and single family use is physically possible, financially feasible and the maximally productive use of the land, the Highest and Best Use is the current use as developed as a single family residential property.

The percentage of land use indicated in this report as other is vacant parcels and undeveloped land.

Subject address: it should be noted that there are some areas within Lake county that are not recognized by the United States Postal Service and it is customary for the county of lake to assign a situs address, the subject is such a property and a USPS address does not exist for the property. Therefore the situs address assigned by the county is used in the USPS format.

After an extensive and exhaustive search through MLS, realtors, and data files and the comparisons selected were deemed to be the most recent and similar that could be found. In Lake County, the market in general consists primarily of a vast mixture of homes with the significant number of properties in the county being custom built with only a half dozen tract subdivisions that have similar floor plans. In addition the subject is a lake front home which further limits the number of similar properties. Lake front homes typically have long term ownership with very few turn overs each year. Because of these factors, and due to the fact that the county is diverse in styles, site sizes, and quality inter-mixed within neighborhoods and due to typical limited turn overs in the county it is not uncommon to utilize comparisons that are distant from the subject property and/or the use of older dated and/or the utilization of comparisons that require substantial adjustments which often exceed what is considered to be "ideal" comparisons and exceed typical underwriting guidelines.

This report was performed as a drive by with no interior inspection of the home, and assumes that the interior condition of the subject is similar to the exterior, additionally this exterior report relies on third party information which the appraiser assumes is accurate and correct, if this is not the case the indicated value of the subject could be significantly different than what is reflected in this report.

The subject is a lake front home when many of the homes in the neighborhood are not and the indicated value is above the predominate value of the neighborhood, however lake front homes such as the subject historically have had good marketability and the subject is not considered an over improvement.

The appraiser has not identified any purchaser, borrower or seller as an intended user of this appraisal, and no such party should use this appraisal for any purpose. Such parties are advised to obtain an appraisal from an appraiser of their own choosing if they require an appraisal for their own use. Any reference to or use of this appraisal report by a purchaser, borrower or seller for their own purposes, including without limitation for the purposes of a property purchase decision or an appraisal contingency in a purchase agreement, is at such party's own risk and is not intended or authorized by the appraiser.

The appraiser makes no representation as to the effect on the subject property of any unforeseen event, subsequent to the effective date of the appraisal.

# Aerial Photo

Section H, Item 11.

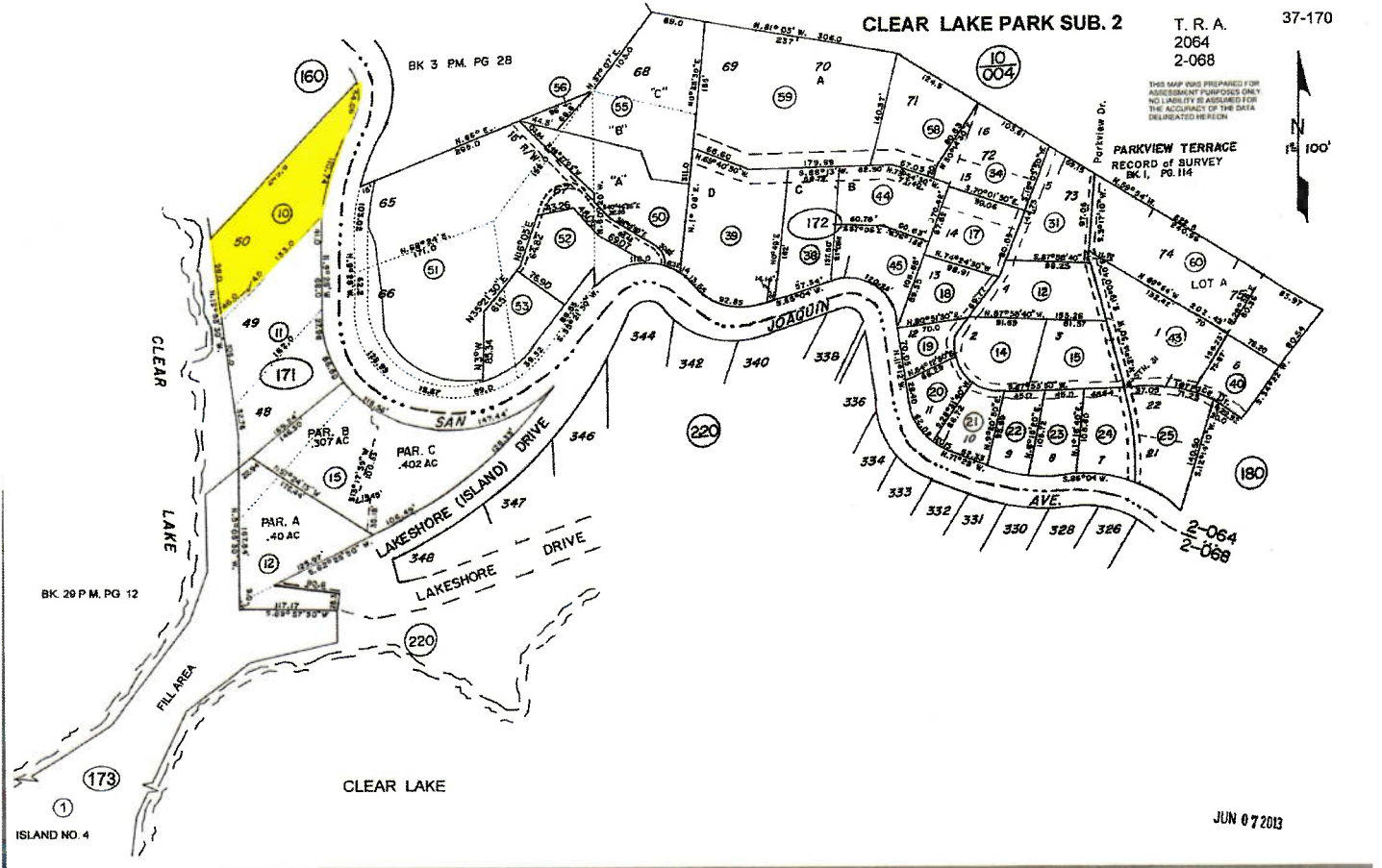
Borrower	N/A			
Property Address	12105 San Joaquin Ave			
City	Clearlake	County	Lake	State CA Zip Code 95422
Lender/Client	N/A			



# Plat Map

Section H, Item 11.

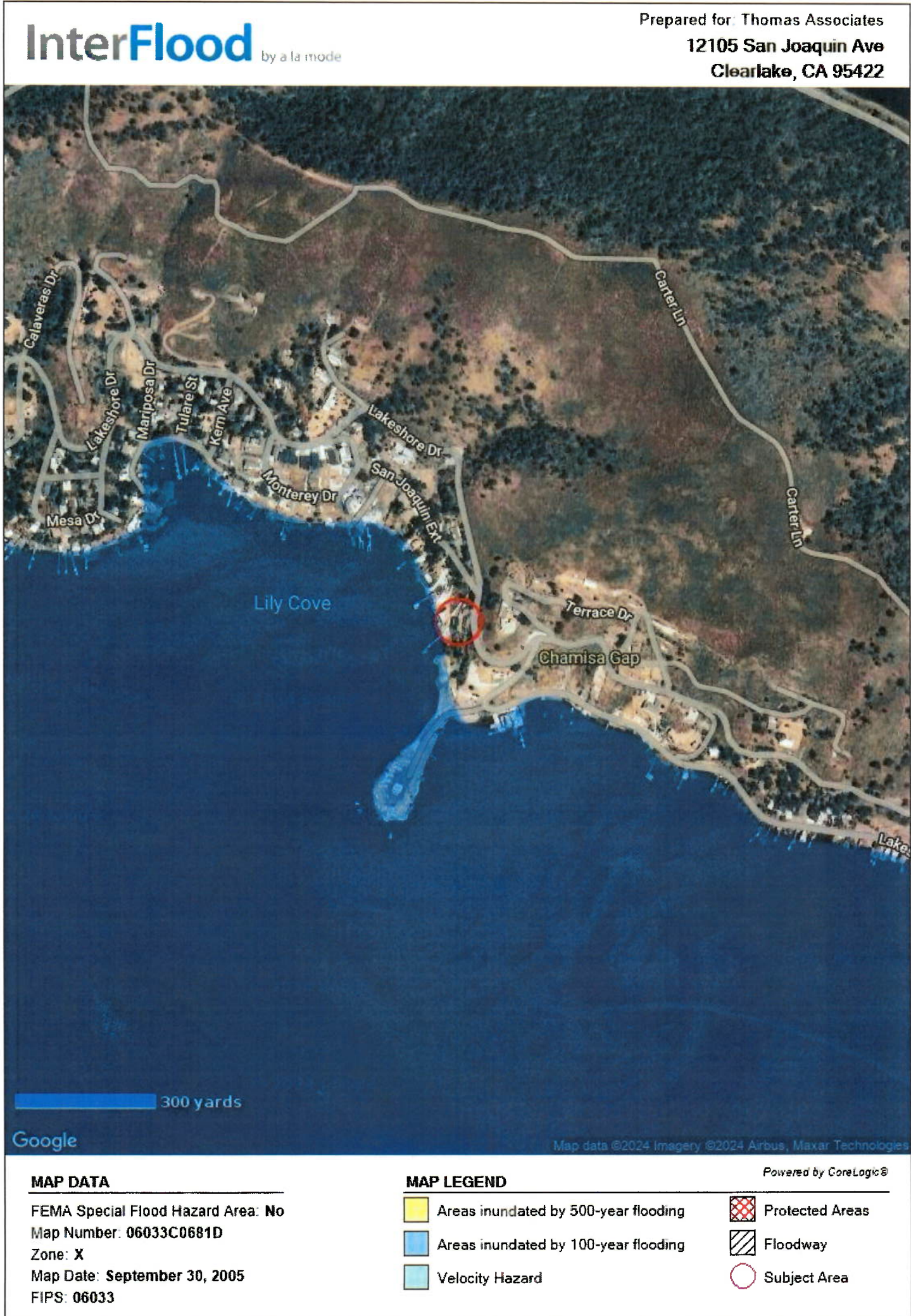
Borrower	N/A						
Property Address	12105 San Joaquin Ave						
City	Clearlake	County	Lake	State	CA	Zip Code	95422
Lender/Client	N/A						



# Flood Map

Section H, Item 11.

Borrower	N/A				
Property Address	12105 San Joaquin Ave				
City	Clearlake	County	Lake	State	CA Zip Code 95422
Lender/Client	N/A				

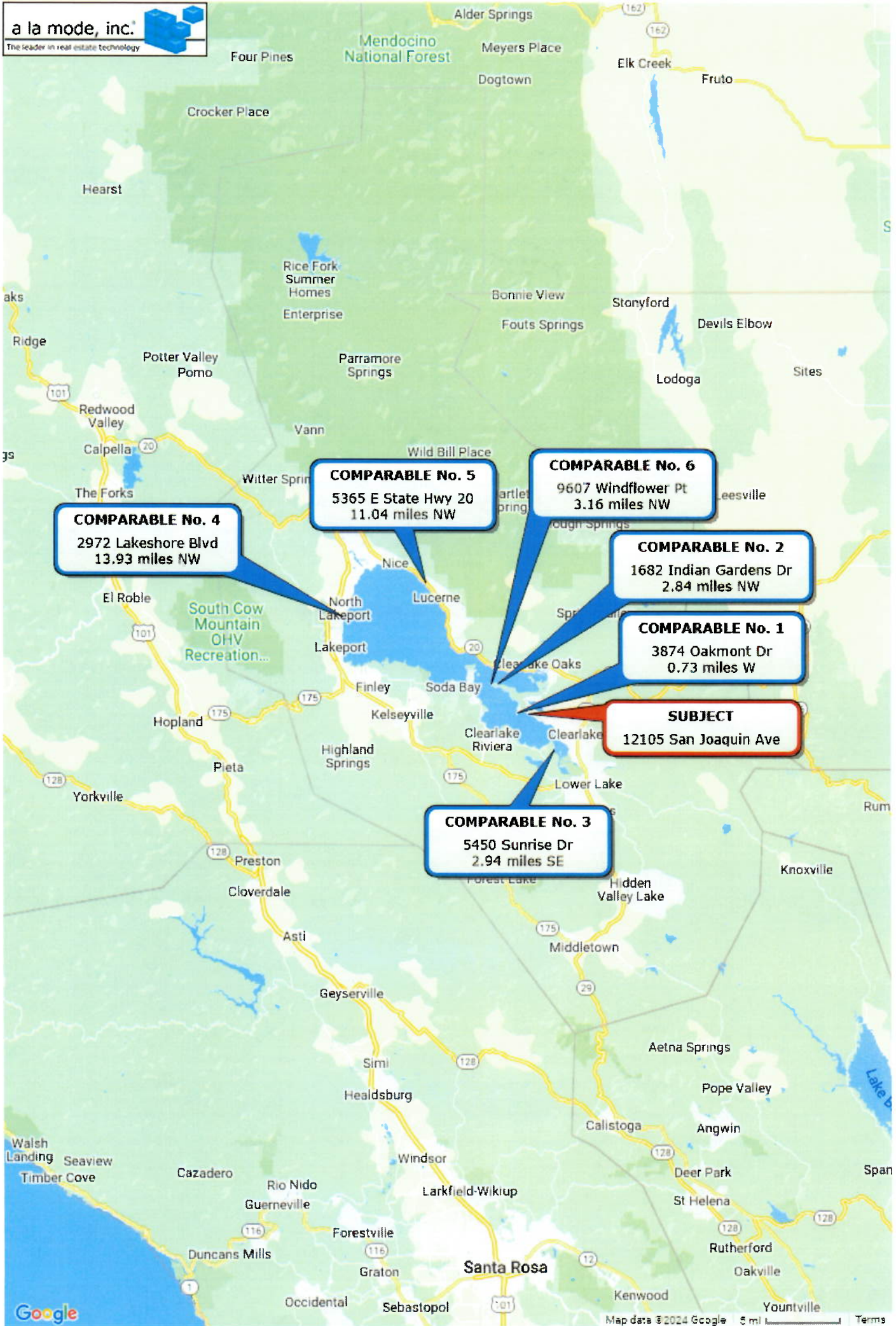




## Location Map

Section H, Item 11.

Borrower	N/A						
Property Address	12105 San Joaquin Ave						
City	Clearlake	County	Lake	State	CA	Zip Code	95422
Lender/Client	N/A						



# Subject Photo Page

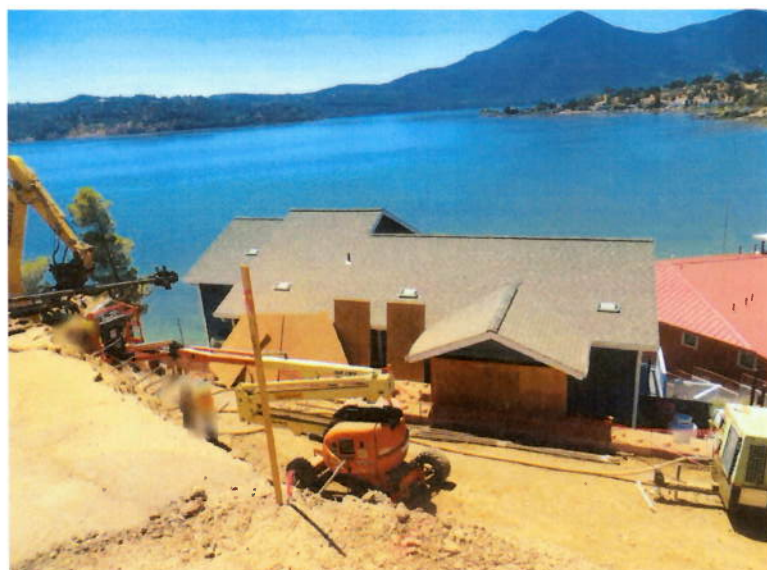
Section H, Item 11.

Borrower	N/A						
Property Address	12105 San Joaquin Ave						
City	Clearlake	County	Lake	State	CA	Zip Code	95422
Lender/Client	N/A						



## Subject Front

12105 San Joaquin Ave  
Sales Price N/A  
Gross Living Area 2,348  
Total Rooms 7  
Total Bedrooms 3  
Total Bathrooms 2.1  
Location Lake Front  
View Lake  
Site 17860 sf  
Quality Good  
Age 14



## Subject Rear



## Subject Street

**Photograph Addendum**

Borrower	N/A				
Property Address	12105 San Joaquin Ave				
City	Clearlake	County	Lake	State	CA Zip Code 95422
Lender/Client	N/A				



Subject street scene 2



Alternate view of subject showing dock with covered lift



Alternate view of subject showing rear and side

## Comparable Photo Page

Section H, Item 11.

Borrower	N/A				
Property Address	12105 San Joaquin Ave				
City	Clearlake	County	Lake	State	CA Zip Code 95422
Lender/Client	N/A				



### Comparable 1

3874 Oakmont Dr  
 Prox. to Subject 0.73 miles W  
 Sale Price 607,550  
 Gross Living Area 2,736  
 Total Rooms 7  
 Total Bedrooms 4  
 Total Bathrooms 2.0  
 Location Lake Front  
 View Lake  
 Site 8276 sf  
 Quality Good  
 Age 59



### Comparable 2

1682 Indian Gardens Dr  
 Prox. to Subject 2.84 miles NW  
 Sale Price 540,000  
 Gross Living Area 1,702  
 Total Rooms 5  
 Total Bedrooms 2  
 Total Bathrooms 2.0  
 Location Lake Front  
 View Lake  
 Site 42689 sf  
 Quality Average  
 Age 59

MLS Photo Used



### Comparable 3

5450 Sunrise Dr  
 Prox. to Subject 2.94 miles SE  
 Sale Price 685,000  
 Gross Living Area 1,662  
 Total Rooms 7  
 Total Bedrooms 4  
 Total Bathrooms 2.0  
 Location Lake Front  
 View Lake  
 Site 11908 sf  
 Quality Good  
 Age 37

## Comparable Photo Page

Section H, Item 11.

Borrower	N/A						
Property Address	12105 San Joaquin Ave						
City	Clearlake	County	Lake	State	CA	Zip Code	95422
Lender/Client	N/A						



### Comparable 4

2972 Lakeshore Blvd  
 Prox. to Subject 13.93 miles NW  
 Sale Price 660,000  
 Gross Living Area 1,783  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location Lake Front  
 View Lake  
 Site 26136 sf  
 Quality Good  
 Age 42



### Comparable 5

5365 E State Hwy 20  
 Prox. to Subject 11.04 miles NW  
 Sale Price 525,000  
 Gross Living Area 1,617  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location Lake Front  
 View Lake  
 Site 22618 sf  
 Quality Average  
 Age 57



### Comparable 6

9607 Windflower Pt  
 Prox. to Subject 3.16 miles NW  
 Sale Price 575,000  
 Gross Living Area 1,748  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2.0  
 Location Lake Front  
 View Lake  
 Site 10019 sf  
 Quality Good  
 Age 45



The image shows a Real Estate Appraiser License for Scott W. Hermanson, issued by the Bureau of Real Estate Appraisers (BRE) under the Business, Consumer Services & Housing Agency. The license is framed with a decorative blue border and features a watermark of the state of California. The text on the license includes the recipient's name, the title "Certified Residential Real Estate Appraiser", the effective date (January 28, 2024), and the expiration date (January 27, 2026). The license is signed by Angela Jemmott, Bureau Chief of BRE. The identification number is 3006877, and the document number is 3074300. A watermark at the bottom of the license reads "THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO SEE 'CHAIN LINK'".

 Business, Consumer Services & Housing Agency  
**BUREAU OF REAL ESTATE APPRAISERS**  
**REAL ESTATE APPRAISER LICENSE**

**Scott W. Hermanson**

has successfully met the requirements for a license as a residential real estate appraiser in the State of California and is, therefore, entitled to use the title:

“Certified Residential Real Estate Appraiser”

This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.

BREA APPRAISER IDENTIFICATION NUMBER: 3006877

Effective Date: January 28, 2024  
Date Expires: January 27, 2026

  
Angela Jemmott, Bureau Chief, BREA

3074300

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO SEE "CHAIN LINK"

**KATZOFF & RIGGS LLP**

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KELSEYVILLE, CALIFORNIA 95451  
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Facsimile (707) 277-9220  
Writer's E-Mail [rriggs@katzoffriggs.com](mailto:rriggs@katzoffriggs.com)

**February 20, 2025**

**VIA EMAIL**

City Council of the City of Clearlake  
c/o Alan Flora  
City Manager  
City of Clearlake  
14050 Olympic Drive  
Clearlake, CA 95422  
[aflora@clearlake.ca.us](mailto:aflora@clearlake.ca.us)  
Tel: (707) 994-8201

**Re: Notice of Objection and Request for Opportunity to be Heard at Hearing on Resolution of Necessity; Site Address: 12105 San Joaquin Extension, Clearlake, CA 95422; APN 037-171-100**

To The Honorable City Council Members:

We have been retained as counsel by Andrew and Bailey Hulett (“the Hulett’s”) with respect to the proposed acquisition by the City of Clearlake (“City”) by eminent domain of portions of the above-referenced property (“Subject Property”) for the Gooseneck Landslide Emergency Repair Project (“Project”)

The Hulett’s do not question the necessity of the Project itself. However, as discussed below, they question the need for taking the Hulett’s’ property for that Project, and they also question the extent of the taking.

The Hulett’s hereby object to the City Council Members’ consideration of adopting the above-referenced Resolution of Necessity, as they request postponement pending receipt of further information. If the hearing proceeds, they request the opportunity to be heard at the public hearing on February 20<sup>th</sup>, 2025.

Letter to City Council  
February 20, 2025  
p. 2

**A. The Resolution of Necessity Should Be Postponed.**

The Huletts respectfully request that this matter be removed from any final determination at the February 20<sup>th</sup>, 2025 meeting because it is premature. The City has failed to adequately identify the boundaries of the proposed taking, and it has failed to identify the need for the extent of the taking that has been indicated. The City has not yet provided the Huletts with a plat map showing the relationship between the area proposed to be taken and the current and previously approved improvements on the Subject Property (including the Huletts' home itself, surrounding decks, and their garage). While they appreciate that stakes were recently placed by the City, these stakes do not clearly identify the boundary lines of the taking and there has not been any opportunity for the Huletts to obtain clarification. The information that the Hulett have received, including the drawings and stakes placed, raises questions that need to be answered before a proper hearing can take place. The Huletts would like additional time to get a full evaluation by walking the property with a representative from the City to help identify what is being taken and what boundaries, structures and improvements on the Subject Property would be affected.

**B. The Huletts Object to Any Determination that the Taking Associated With the Project as Presently Configured is Necessary**

However, in the event the Council decides to proceed with the public hearing for consideration of a Resolution of Necessity to acquire portions of the Subject Property, the Huletts object to such a finding on several grounds as discussed below:

**1. The Proposed Taking is Planned and Located in a Manner That Is Not Compatible with The Greatest Public Good and the Least Private Injury**

The Huletts respectfully disagree that the project currently proposed is being planned and located in a manner that is most compatible with the greatest public good and the least private injury as required under California Code of Civil Procedure Section 1240.030 (b). While they do not disagree that the Project itself is pursuant to the public interest, they do object to the amount of their Property proposed to be taken for the Project, although the boundaries remain somewhat uncertain. Additionally, the Huletts do not agree that any of the Subject Property needs to be taken to accomplish the Project.

The boundaries of the taking as indicated to date (though still not well understood) appear to indicate that the taking currently proposed would cause the Huletts to lose portions of the Subject Property that are the site of standing structures. One stake placed in connection with the proposed taking appears to indicate that a boundary line will be immediately adjacent to their home. If these stakes are accurate, the Huletts will be precluded from proceeding with previously-approved



Letter to City Council  
February 20, 2025  
p. 3

structures and improvements, and will be impaired in their ability to add and improve on the entire property and hinder their quiet enjoyment of the Subject Property, where they live with their family. They see no reason why the “public good” requires taking of these portions of the Subject Property.

**2. The Property Sought to be Acquired is Unnecessary for the Project**

The Huletts respectfully contest that the area sought to be taken is necessary for the Project within the meaning of Code of Civil Procedure § 1240.030(c). As stated above, they believe that the Project can be completed without taking any or all of the portion of the Subject Property proposed to be taken.

**Conclusion**

For the foregoing reasons, among others, the Huletts respectfully submit that the City should not consider adoption of the proposed Resolution of Necessity on February 20<sup>th</sup>, 2025.

In the event that the public hearing proceeds on February 20<sup>th</sup>, 2025, the Huletts respectfully request that the City Council should deny the Resolution of Necessity. They do not agree with the proposition that the taking as currently configured is necessary for the Project.

Thank you for your time and consideration.

Sincerely,



Robert R. Riggs  
Attorney for Andrew and Bailey Hulett

cc via email: Dean Pucci, Counsel, City of Clearlake  
[djp@jones-mayer.com](mailto:djp@jones-mayer.com)