

**CLEARLAKE OAKS COUNTY WATER DISTRICT
AGENDA, CALL AND NOTICE
SPECIAL MEETING OF THE BOARD OF DIRECTORS**

*Clearlake Oaks County Water District- Administration
12952 E. Highway 20, Clearlake Oaks, CA 95423*

July 15, 2021

This meeting will be conducted by Roberts Rule of Order.

Where appropriate or deemed necessary, the Board may take action on any item listed on the agenda, including items listed as information items. Public documents relating to any open session item listed on this agenda that are distributed to all or a majority of the members of the Board of Directors less than 72 hours before the meeting are available for public inspection in the customer service area of the District's Administrative Office at the above address.

The public may address the Board concerning an agenda item either before or during the Board's consideration of that agenda item. The President will call for comments at the appropriate time. Comments will be subject to reasonable time limits of three minutes.

In compliance with the Americans with Disabilities Act, if you have a disability, and you need a disability-related modification or accommodation to participate in this meeting, then please contact Clearlake Oaks County Water District Secretary to the Board at 707-998-3322. Requests must be made as early as possible, and at least one full business day before the start of the meeting.

AGENDA

Call to Order – 1:30 p.m.

Pledge of Allegiance

Roll Call

- Mrs. Margaret Medeiros, President Mr. Stanley Archacki, Vice President Mr. Samuel Boucher, Director,
- Mr. Michael Herman, Director Mr. James Burton, Director

- Mrs. Dianna Mann– General Manager Mrs. Olivia Mann - Secretary to the Board

Public comment on non-agenda items

This is the opportunity for the public to comment on non-agenda items within the Board's jurisdiction. Comments are limited to three (3) minutes

New Business

- a. Discussion and approval of Resolution 2-19, Approving and Accepting a Utility Easement for Lift Station 10

Action Taken: _____

- b. Discussion of potential water quality

Action Taken: _____

- c. Discussion of consideration of seeking funding to extend the Districts intake pump

Action Taken: _____

Adjournment

Time: _____

CLEARLAKE OAKS COUNTY WATER DISTRICT

**P.O. Box 709, 12952 E. HWY. 20
CLEARLAKE OAKS, CA 95423
(707) 998-3322**

RESOLUTION NO. 21-19

**A RESOLUTION OF THE BOARD OF DIRECTORS
OF CLEARLAKE OAKS COUNTY WATER DISTRICT
APPROVING AND ACCEPTING A FIVE-FOOT UTILITY
EASEMENT AT LIFT STATION 10**

WHEARAS, the Board of Directors deems it desirable and in the best interests of the District to acquire a five-foot easement across that certain property located in Clearlake Oaks, County of Lake, State of California, as more particularly described in Exhibit 1 attached hereto and incorporated herein by reference (the "Easement");

NOW, THEREFORE, BE IT RESOLVED that the District's Board of Directors hereby approves and accepts the Easement pursuant to the terms of the Grant of Easement and Easement Agreement;

RESOLVED FURTHER that the General Manager is authorized, directed, and empowered to execute for an on behalf of the District and in its name, any and all documents required in connection with the granting of the Easement, including the Easement Agreement, and to record said Easement with the County Recorder's Office;

RESOLVED FURTHER that any actions taken by the General Manager prior to the date of this resolution that are within the authority conferred herein are hereby ratified, confirmed, and approved as the acts and deeds of the District.

THE ABOVE RESOLUTION is hereby passed and adopted by the Board of Directors of the Clearlake Oaks County Water District at a regular meeting thereof held on the 15th day of July 2021, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

CLEARLAKE OAKS COUNTY WATER DISTRICT

By: _____
Margaret Medeiros, President

Attest: _____
Olivia Mann, Board Secretary

No Recording Fees
Required Per
Government Code
Section 27383

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Clearlake Oaks County Water District
12952 State Hwy 20
Clearlake Oaks, California

APN: Portion 035-435-14, 035-435-15

Above Space for Recorder's Use

GRANT OF EASEMENT
(5.00 Foot Electrical Easement)

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, RICHARD A. KUEHN ("Grantor") hereby grants to CLEARLAKE OAKS COUNTY WATER DISTRICT ("Grantee") and its agents, representatives, contractors, successors and assigns, a five-foot wide non-exclusive Electrical Easement and Right of Way over, under, and through that portion of Grantor's Property more particularly described in Exhibit "A" and depicted on Exhibit "B", attached hereto ("5' Electrical Easement"), for the purpose of installation, maintenance, repair, and replacement, and associated access of Grantee, of underground electrical transmission line facilities.

The Grantee will install underground service from a new pole provided by Grantee to Lift Station 10. The Grantee and Grantor agree that in the event Grantor needs to excavate near Grantee services, Grantor will notify Grantee and Grantee will pothole and uncover said service at which time Grantor will be solely responsible for any damages to Grantee's facilities.

Said Grant of Easement includes the right of Grantee and its agents, representatives, contractors, successors, and assigns access to this 5' Electrical Easement to and from the Grantee's 15.00' Ingress/Egress Access Easement. This Grant of Easement shall run with the lands herein unless and until Grantee shall expressly disclaim any further interest in said 5' Electrical Easement.

Counterpart signature pages may be attached hereto for purposes of recording.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

GRANTOR

Date _____

By _____

Its _____

(mailing address)

(city) (state) (zip code)

Doc. No. _____

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

COUNTY OF _____)

On _____ before me, _____,
Notary Public, personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

EXHIBIT A

5' WIDE ELECTRICAL EASEMENT

THAT CERTAIN PARCEL OF LAND SITUATED IN SECTION 32, TOWNSHIP 14 NORTH, RANGE 7 WEST, MDB&M, BEING A PORTION OF LAND LYING WITHIN SUBDIVISION NO. 5 CLEARLAKE OAKS, AS FILED IN BOOK 5 OF TOWN MAPS AT PAGES 18-21, INCLUSIVE, ALSO BEING A PORTION OF LAND DESCRIBED TO RICHARD A. KUEHN IN DOCUMENT # 2004036440, ON FILE IN THE LAKE COUNTY RECORDER'S OFFICE, STATE OF CALIFORNIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS;

A STRIP OF LAND 5.00 FEET WIDE, LYING 2.50' ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE,

COMMENCING AT THE NORTHEAST CORNER OF LOT 2 IN BLOCK 156 OF SAID SUBDIVISION NO. 5, ALSO BEING COMMON WITH THE BEGINNING OF "LINE A" AND "LINE B" OF SAID DOCUMENT #2004036440, ALSO BEING COMMON WITH THE BEGINNING OF A 30 FOOT WIDE ROAD RIGHT-OF-WAY EASEMENT AS DESCRIBED IN GRANT DEED FROM FLORENCE E. HALL TO REAL TECH, INC IN DEED RECORDED IN BOOK 550 AT PAGE 203, ON FILE IN SAID LAKE COUNTY RECORDER'S OFFICE, THENCE, LEAVING SAID LINE OF 30 FOOT WIDE ROAD RIGHT-OF-WAY EASEMENT, N 00°24' 59" WEST, A DISTANCE OF 318.15 FEET MORE OR LESS, TO A POINT THAT IS 2.50 FEET EAST OF AND PERPENDICULAR TO THE EAST LINE OF LOT 1 OF SAID BLOCK 156 OF SAID SUBDIVISION NO. 5 CLEARLAKE OAKS, BEING THE TRUE **POINT OF BEGINNING**;

THENCE, PARALLEL TO SAID EAST LINE OF LOT 1, N 00°52' 00" WEST, A DISTANCE OF 159.31,

THENCE, N 41°12'57" E, A DISTANCE OF 56.99 FEET,

THENCE, S 81°09'37" E, A DISTANCE OF 62.10 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY LINE OF A LIFT STATION EASEMENT, AND THE TERMINIUS OF SAID CENTERLINE;

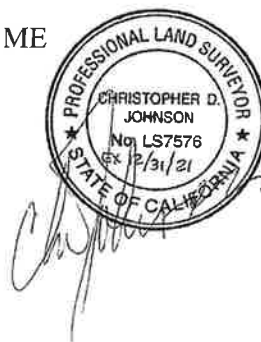
ALL SIDELINES SHALL BE PROLONGED OR SHORTENED TO TERMINATE ON SAID WESTERLY LINE OF LIFT STATION EASEMENT, AND BE PERPENDICULAR AND PARALLEL TO SAID POINT OF BEGINNING, TO FORM A UNIFORM 5.00 FOOT WIDE EASEMENT;

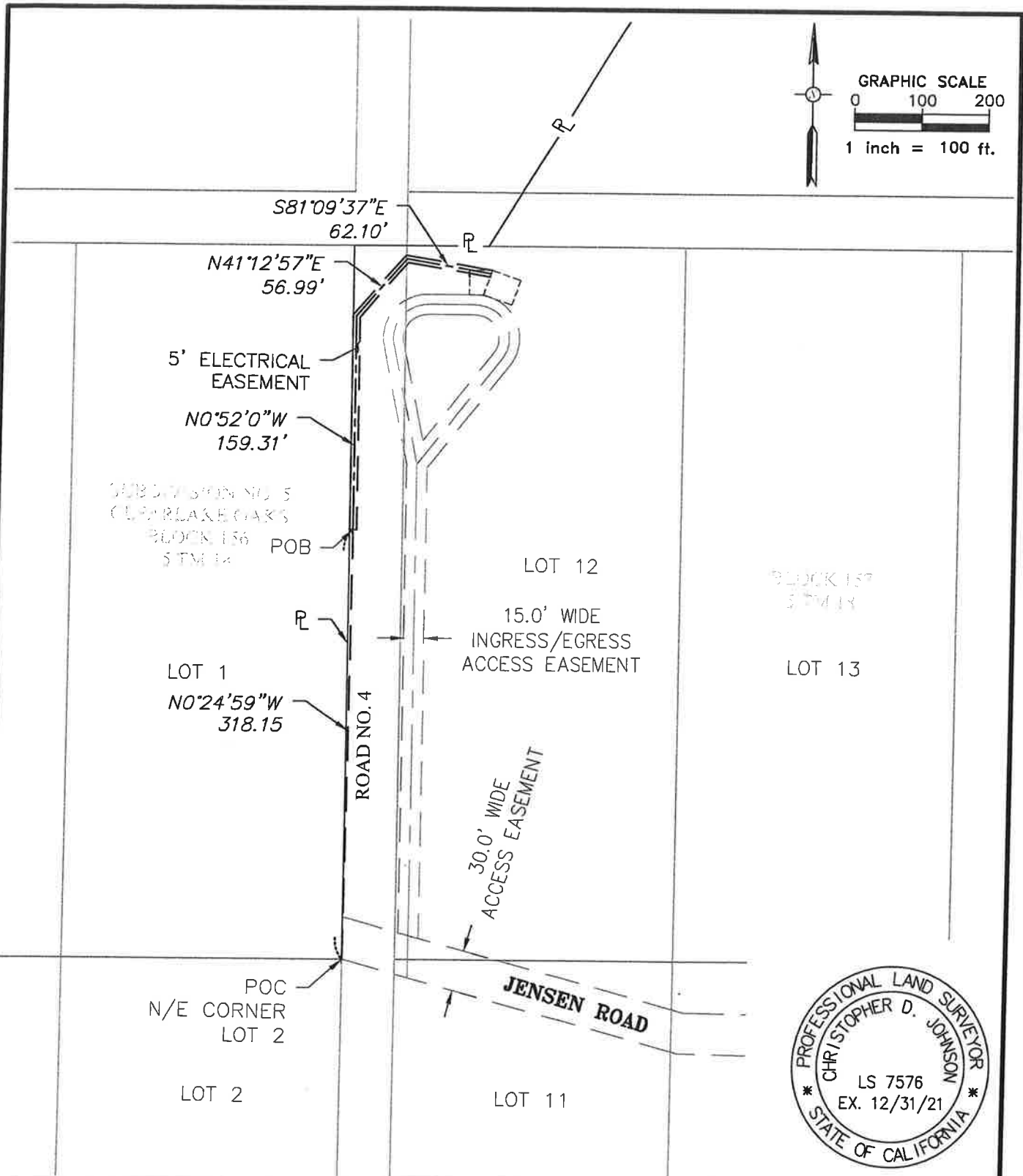
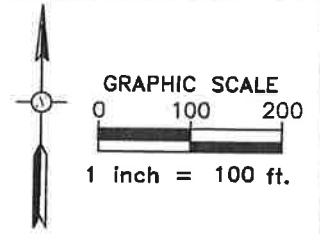
AS SHOWN ON EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF:

SUBJECT TO: ALL COVENANTS, RIGHTS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

THIS DESCRIPTION WAS PREPARED BY ME
OR UNDER MY DIRECTION:

Christopher D. Johnson, L.S. 7576





GEO SURVEYING
LAND MAPPING
 LEGAL DOCS
 8854 GREENBACK LANE, STE. 3
 ORANGEVALE, CA 95662
 916.871.4789

EXHIBIT 'B'
 5' ELECTRICAL EASEMENT
 SECTION 32, T14N, R7W, MDB&M
 LAKE COUNTY, CALIFORNIA

JobNo	1CL00101
Scale	1"=100'
Date	06/23/21
Drawn	AS
Checked	CDJ
Sheet	5 OF 5