

RESOLUTION 2026-08
A RESOLUTION OF APPLICATION OF THE BOARD OF DIRECTORS OF THE HIDDEN VALLEY LAKE COMMUNITY SERVICES DISTRICT
REQUESTING THE LAKE LOCAL AGENCY FORMATION COMMISSION (“LAKE LAFCO”) TO TAKE PROCEEDINGS FOR THE ANNEXATION OF THE VALLEY OAKS PROPERTY (“PROPERTY”), LOCATED AT 18196 SOUTH STATE HIGHWAY 29, MIDDLETOWN, CALIFORNIA 95461, 18426 SOUTH STATE HIGHWAY 29, MIDDLETOWN, CALIFORNIA, 95461 AND DESIGNATED LAKE COUNTY ASSESSOR’S PARCEL NUMBERS 014-260-36 AND 014-260-57, AND CONCURRENT DETACHMENT OF THE DISTRICT AND THE PROPERTY FROM THE LAKE COUNTY SANITATION DISTRICT

Resolved by the Board of Directors of the District that:

WHEREAS, the District desires to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code, for the annexation of the Property into the District’s service area and to provide domestic water, wastewater collection, and recycled water services, and concurrent detachment of both the District and the Property from the Lake County Sanitation District (“LACOSAN”); and

WHEREAS, at the time and in the manner provided by law, the General Manager gave notice of the date, time, and place of a public hearing by the District Board of Directors to initiate these proceedings; and

WHEREAS, LACOSAN is considered an affected district within the meaning of Subdivision (9) of Section 56700 of the Government Code, the LACOSAN 2013 Sphere of Influence (“SOI”) boundary does not include the District or the Property and therefore the proposed detachment is consistent with the affected agency’s SOI; and

WHEREAS, the Property proposed to be annexed/detached is uninhabited and a description of the boundaries of the Property are set forth in Exhibit “A”, and a map of the property attached hereto as Exhibit “B” and by this reference incorporated herein; and

WHEREAS, all costs incurred to complete the annexation, including but not limited to Lake LAFCo and the State Board of Equalization costs, will be borne by Valley Oaks Partners, LLC (“Landowner”), located at 9375 E. Shea Blvd, Suite 214, Scottsdale, Arizona 85260.

WHEREAS, the reasons for the proposed annexation are as follows:

1. The annexation of the Property will allow the District to provide domestic water, wastewater collection, and recycled water services at the site as a regular customer of the District for residential, retail, commercial, and recreational use. The detachment of both the District and the Property will prevent an overlap in jurisdictional boundary of two similar service providers.

AYES:(5) Directors Graves, Lieberman, Millerick, Metcalf, and Freeman

NOES: (0)

ABSTAIN:(0)

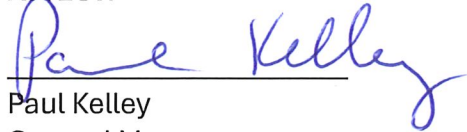
ABSENT:(0)



Gary Graves

Vice President of the Board of Directors

ATTEST:



Paul Kelley

General Manager

