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RECORDING REQUESTED BY

23096

RECORDED AT REQUEST OF
URIAH-COAST TITLE COMPANY
BOOK 1241 PAGE 126

Dec 21 10 42 AM '79

OFFICIAL RECORDS
MENDOCINO COUNTY, CALIF.

Walter Richardson

Documentary Transfer Tax \$ *55.00*
Based on full value

Billie Lee
URIAH-COAST TITLE COMPANY
a California corporation

AND WHEN RECORDED MAIL TO
Irish Beach Water District
P.O. Box 67
Manchester, Ca. 95459
MAIL TAX STATEMENTS TO

Grantee at above
address

10600

AGREEMENT AND GRANT OF PROPERTY AND
EASEMENT AND CONVEYANCE OF PERSONAL PROPERTY
AND SUBORDINATION AGREEMENT

FOR VALUE RECEIVED, WILLIAM M. MOORES and TONA ELIZABETH MOORES, husband and wife, as Community Property, as to Exhibit J-1; GORDON MOORES and SANDRA MOORES, husband and wife, as to Exhibits A, B, C, E, F-1, H-1, I-1, J-2, N; MENDOCINO COAST PROPERTIES, a California corporation, as to Exhibits F-2, I-2, L PAUL ELDER and GERTRUDE J. ELDER, his wife, who acquired title as Gertrude J. Moores, as to an undivided 1/2 interest, and MENDOCINO COAST PROPERTIES, a California corporation, as to an undivided 1/2 interest, as to Exhibit D; and MOORES ASSOCIATES, a partnership, hereinafter referred to as "Grantors", hereby grant and convey to IRISH BEACH WATER DISTRICT, its successors and assigns, hereinafter referred to as "Grantee", the following:

1. Easement for Water System:

The non-exclusive right from time to time to construct, place, and install water works facilities over, along, across, in, upon, and under the hereinafter-described real property and to use, operate, inspect, maintain, repair, replace, and remove said facilities, or any of them, together with the described right-of-way therefor and the described right of ingress to and egress from said facilities.

BOOK 1241 PAGE 126

Said facilities may consist of aerial, surface, or underground pipes, conduits, trenches, flumes, pumps, wells, hydrants, valves, manholes, filters, tanks, and other items and appurtenances used in connection with the supplying of water for domestic, industrial, or municipal purposes or irrigation, drainage or water reclamation purposes provided that the area described in Exhibit J-1 shall be used solely for subsurface pipelines buried a minimum of forty-five inches underground.

Said real property is situated as depicted and set forth on "Plat of Easement Descriptions" prepared by I. L. Welty & Associates, Mendocino, California, dated September, 1978, attached hereto as Exhibit 1 and incorporated fully herein, and Exhibits B, C, D, F-1, F-2, H-1, I-1, I-2, J-1, J-2, L, 1, attached to said "Plat of Easement Descriptions" as exhibits thereto, and incorporated fully herein.

2. Easement for Sewage System:

The non-exclusive right from time to time to construct, place, and install sewage and septic tank collection, maintenance, and disposal facilities, over, along, across, in, upon, and under the herein-after-described real property and to use, operate, inspect, maintain, repair, replace, and remove said facilities, or any of them, together with a right-of-way therefor and the right of ingress to and egress from said facilities.

Said facilities may consist of pipes, conduits, tanks, pumps, filters, flumes, trenches, manholes, and other items and appurtenances used in connection with the providing of sewage and/or septic tank collection, maintenance, or disposal services.

Said real property is situated as depicted as set forth on "Plat of Easement Descriptions" prepared by I. L. Welty & Associates, Mendocino, California, dated September, 1978, attached hereto and incorporated fully herein, and Exhibits B, C, D, F-1, F-2, H-1, I-1, I-2, J-1, J-2,

L, N, and attached to said "Plat of Easement Descriptions" as exhibits thereto, and incorporated fully herein.

3. Termination of Easements:

The easements to be conveyed to the District pursuant to paragraphs 1 and 2 above, over the property described in Exhibits I-1, F-1, and F-2, and each of them, will terminate at such time as dedicated easements for road and/or utility purposes over such property are accepted by the County of Mendocino.

4. Existing Water System Facilities and Rights to Water:

All right, title, and interest in and to all pipes, conduits, pumps, wells, tanks, filters, manholes, flumes, drain fields, and other related facilities within the hereinafter-described real property which relate to or are useful in connection with supplying water for domestic, industrial, municipal, or other purposes or irrigation, drainage, or water reclamation purposes, or providing sewage or septic tank collection, disposal or maintenance services; together with all water, and rights thereto, which may be obtainable from the wells and sites described in Exhibits A and E, as well as 8g.p.m. from the diversion facility described in Exhibit D.

5. Grant of Real Property:

All right, title, and interest in fee simple in that real property described and set forth in Exhibit A and E attached hereto and incorporated herein.

6. Subordination Agreement:

Irish Beach Water District has and will have the right to utilize the dedicated road and utility easements portrayed on the final map, or maps, recorded, or to be recorded, for units of the Irish Beach Subdivision without receiving any specific grant of easement from Grantor. Therefore, this document contains no grant of easement for

a water or sewage system duplicating or overlapping dedicated easements in Units 7 and 8 of the Irish Beach Subdivision. However, this agreement does contain grants of easements for water and sewage system purposes that overlap public utility easements that will be created by recording a final map for Unit 5 because the final map for Unit 5 will not be recorded until some time in the future.

It is the intent of the parties that the Irish Beach Water District will obtain no easement in, over, or through any dedicated easement for road or utility, or other purposes that is prior in right to the easement rights of the County of Mendocino or any other public entity provided for or created by recordation of any final map of any unit in the Irish Beach Subdivision, or otherwise. To implement this intent, the Irish Beach Water District agrees:

a. The dedicated road and utility easements indicated on the final maps for units 7, 8, and 5 of the Irish Beach Subdivision shall unconditionally be and remain at all times a charge on the property therein described prior and superior to the easements of the Irish Beach Water District described in this agreement.

b. The Irish Beach Water District shall execute and deliver such document or documents as are necessary or appropriate to subordinate any or all of the easements granted by this agreement to the dedicated road and utility easements described on the final map for Unit 5 of the Irish Beach Subdivision, before or after that map is recorded, as requested by the County of Mendocino.

c. The County of Mendocino is a third party beneficiary of this paragraph and paragraph 3 of this agreement.

Dated: December 20, 1979

IRISH BEACH WATER DISTRICT

BY: Hays Hickey
Hays Hickey, President

William N. Moores
William N. Moores

Tona Elizabeth Moores
Tona Elizabeth Moores

Gordon Moores
Gordon Moores

Sandra Moores
Sandra Moores

MENDOCINO COAST PROPERTIES

BY: Gertrude J. Elder Pres.
Gertrude J. Elder, President

BY: Gordon Moores Vice President
Gordon Moores, Vice President

Paul Elder
Paul Elder
Gertrude J. Elder
Gertrude J. Elder, also known
as Gertrude J. Moores

MOORES ASSOCIATES

BY: Gordon Moores
Gordon Moores Partner

William N. Moores
BY: William N. Moores Partner

STATE OF CALIFORNIA
THE RESOURCES AGENCY
STATE WATER RESOURCES CONTROL BOARD
DIVISION OF WATER RIGHTS



STATE OF CALIFORNIA
THE RESOURCES AGENCY
STATE WATER RESOURCES CONTROL BOARD
DIVISION OF WATER RIGHTS

License for Diversion and Use of Water

APPLICATION 21901 PERMIT 15579 LICENSE 10564

THIS IS TO CERTIFY, That IRISH BEACH WATER DISTRICT
STAR ROUTE, MANCHESTER, CALIFORNIA 95459

HAS made proof as of AUGUST 29, 1973 (the date of inspection)
to the satisfaction of the State Water Resources Control Board of a right to the use of the water of
MOORES CREEK IN MENDOCINO COUNTY

tributary to IRISH GULCH THENCE PACIFIC OCEAN

for the purpose of FIRE PROTECTION AND RECREATIONAL USES
under Permit 15579 of the Board and that the right to the use of this water has been perfected
in accordance with the laws of California, the Regulations of the Board and the permit terms; that the
priority of this right dates from SEPTEMBER 14, 1964 and that the amount of water to which
this right is entitled and hereby confirmed is limited to the amount actually beneficially used for the stated
purposes and shall not exceed (A) SIX THOUSAND THREE HUNDRED SEVENTY (6370) GALLONS
PER DAY BY DIRECT DIVERSION, TO BE DIVERTED FROM APRIL 1 TO NOVEMBER 1 OF EACH
YEAR; AND (B) SEVEN AND THREE-TENTHS (7.3) ACRE- FEET PER ANNUM BY STORAGE, TO
BE COLLECTED FROM NOVEMBER 1 OF EACH YEAR TO APRIL 1 OF THE SUCCEEDING YEAR.
THE MAXIMUM AMOUNT DIVERTED UNDER THIS LICENSE SHALL NOT EXCEED 4.1 ACRE- FEET
PER YEAR.

AFTER THE INITIAL FILLING OF THE RESERVOIR, LICENSEE'S RIGHT UNDER THIS
LICENSE EXTENDS ONLY TO WATER NECESSARY TO KEEP THE STORAGE RESERVOIR FULL BY
REPLACING WATER BENEFICIALLY USED AND WATER LOST BY EVAPORATION AND SEEPAGE, AND
TO REFILL IF EMPTIED FOR NECESSARY MAINTENANCE OR REPAIR.

THE POINT OF DIVERSION OF SUCH WATER IS LOCATED:

SOUTH 52° WEST 1,950 FEET FROM N1/4 CORNER OF SECTION 6, T13N, R16W, MDB&M,
BEING WITHIN NW1/4 OF NW1/4 OF SAID SECTION 6.

A DESCRIPTION OF LANDS OR THE PLACE WHERE
SUCH WATER IS PUT TO BENEFICIAL USE IS AS FOLLOWS:

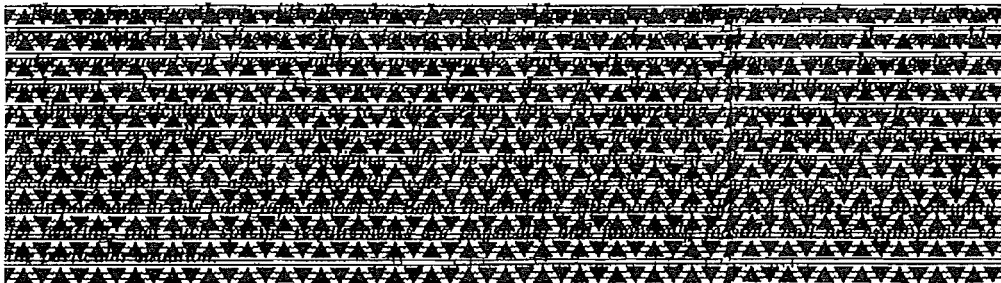
AT MOORES RESERVOIR WITHIN N1/2 OF NW1/4 OF SECTION 6, T13N, R16W, MDB&M.

LICENSEE SHALL MAINTAIN AN OUTLET PIPE OF ADEQUATE CAPACITY IN HIS DAM AS NEAR
AS PRACTICABLE TO THE BOTTOM OF THE NATURAL STREAM CHANNEL, OR PROVIDE OTHER MEANS
SATISFACTORY TO THE STATE WATER RESOURCES CONTROL BOARD, IN ORDER THAT WATER
ENTERING THE RESERVOIR OR COLLECTED IN THE RESERVOIR DURING AND AFTER THE CURRENT
STORAGE SEASON MAY BE RELEASED INTO THE DOWNSTREAM CHANNEL TO THE EXTENT NECESSARY
TO SATISFY DOWNSTREAM PRIOR RIGHTS.

WATER ENTERING THE RESERVOIR OR COLLECTED IN THE RESERVOIR DURING AND AFTER THE CURRENT STORAGE SEASON SHALL BE RELEASED INTO THE DOWNSTREAM CHANNEL TO THE EXTENT NECESSARY TO SATISFY DOWNSTREAM PRIOR RIGHTS AND/OR TO THE EXTENT THAT APPROPRIATION OF WATER IS NOT AUTHORIZED UNDER THIS LICENSE.

Licensee shall allow representatives of the Board and other parties, as may be authorized from time to time by the Board, reasonable access to project works to determine compliance with the terms of this license.

All rights and privileges under this license, including method of diversion, method of use and quantity of water diverted are subject to the continuing authority of the Board in accordance with law and in the interest of the public welfare to prevent waste, unreasonable use, unreasonable method of use or unreasonable method of diversion of said water.



Reports shall be filed promptly by licensees on appropriate forms which will be provided for the purpose from time to time by the Board.

The right hereby confirmed to the diversion and use of water is restricted to the point or points of diversion herein specified and to the lands or places of use herein described.

This license is granted and licensee accepts all rights herein confirmed subject to the following provisions of the Water Code:

- Section 1625. Each license shall be in such form and contain such terms as may be prescribed by the Board.
- Section 1626. All licenses shall be under the terms and conditions of this division (of the Water Code).
- Section 1627. A license shall be effective for such time as the water actually appropriated under it is used for a useful and beneficial purpose in conformity with this division (of the Water Code) but no longer.
- Section 1628. Every license shall include the enumeration of conditions therein which in substance shall include all of the provisions of this article and the statement that any appropriator of water to whom a license is issued takes the license subject to the conditions therein expressed.
- Section 1629. Every licensee, if he accepts a license does so under the conditions precedent that no value whatsoever in excess of the actual amount paid to the State therefor shall at any time be assigned to or claimed for any license granted or issued under the provisions of this division (of the Water Code), for any rights granted or acquired under the provisions of this division (of the Water Code), in respect to the regulation by any competent public authority of the services or the price of the services to be rendered by any licensee or by the holder of any rights granted or acquired under the provisions of this division (of the Water Code) or in respect to any valuation for purposes of sale to or purchase, whether through condemnation proceedings or otherwise, by the State or any city, city and county, municipal water district, irrigation district, lighting district, or any political subdivision of the State, of the rights and property of any licensee, of the possessor of any rights granted, issued, or acquired under the provisions of this division (of the Water Code).
- Section 1630. At any time after the expiration of twenty years after the granting of a license, the State or any city, city and county, municipal water district, irrigation district, lighting district, or any political subdivision of the State shall have the right to purchase the works and property occupied and used under the license and the works built or constructed for the enjoyment of the rights granted under the license.
- Section 1631. In the event that the State, or any city, city and county, municipal water district, irrigation district, lighting district, or political subdivision of the State so desiring to purchase and the owner of the works and property cannot agree upon the purchase price, the price shall be determined in such manner as is now or may hereafter be provided by law for determining the value of property taken in eminent domain proceedings.

Dated: JAN 8 1976
STATE WATER RESOURCES CONTROL BOARD

R. J. Roubicek
Chief, Division of Water Rights

STATE WATER RESOURCES CONTROL BOARD
DIVISION OF WATER RIGHTS
ROOM 1015, RESOURCES BUILDING
1416 NINTH STREET • SACRAMENTO 95814



APR 2 1973

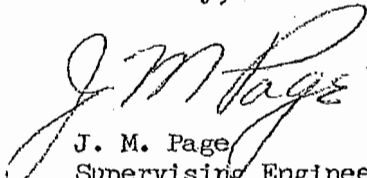
Mr. W. V. Combs, President
Irish Beach Water District
Star Route
Manchester, CA 95459

Dear Mr. Combs:

Permit 15579 (Application 21901)
Moores Creek in Mendocino County

We have received the notice of assignment of
Permit 15579 from Gertrude J. Moores to you.
We are changing our records accordingly.

Sincerely,


J. M. Page
Supervising Engineer

W. N. Combs
Manchester, 95459

RECORDED AT REQUEST OF
INDEXED Irish Beach Water Dist
BOOK 913 PAGE 535
JAN 31 10 55 AM '73
OFFICIAL RECORDS
MENDOCINO COUNTY, CALIF.
Eliot Richardson
RECORDER
no fee

ASSIGNMENT OF WATER RIGHTS

The undersigned, GERTRUDE J. MOORES, in her individual capacity and as legatee under the Estate of William M. Moores, deceased, hereby assigns to the Irish Beach Water District, a California water district, all water rights to Moores Creek existing under permit no. 15579 issued by the Division of Water Rights on February 15, 1968, in response to application no. 21901.

DATED: January 18, 1973

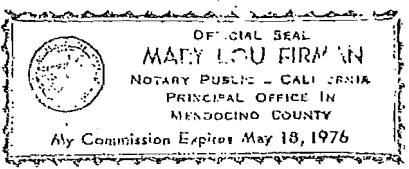
Gertrude J. Moores
Gertrude J. Moores

STATE OF CALIFORNIA,

County of Mendocino }
On this 18th day of January in the year one thousand nine hundred and 73 before me, the undersigned a Notary Public, State of California, duly commissioned and sworn, personally appeared Gertrude J. Moores

known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the Mendocino County of Mendocino the day and year in this certificate first above written.



Mary Lou Firman
Mary Lou Firman
Notary Public, State of California.
My Commission Expires _____

Cowdery's Form No. 32—Acknowledgment—General.
(C. C. Sec. 1190a)

B

IN THE LOCAL AGENCY FORMATION COMMISSION
COUNTY OF MENDOCINO, STATE OF CALIFORNIA

17 day July, 1972

PRESENT: Commissioners Avila, Banker, Pennock, Simpson and Rockefeller

ABSENT: Commissioners None

RESOLUTION NO. 72-7

RESOLUTION APPROVING ANNEXATION OF TERRITORY

to Irish Beach Water District

Designated as, Moore's Annexation

The following resolution is now offered and read:

WHEREAS, a petition for annexation of territory to Irish Beach Water District was duly filed with the Mendocino County Local Agency Formation Commission on 6/7/72; and

WHEREAS, said petition has been processed pursuant to the provisions of Chapter 6.6 of Part 1, Division 2, Title 5 of the Government Code of the State of California; and

WHEREAS, at the times and in the form and manner provided by law, said Executive Officer has given notice of public hearing by this Commission upon said petition; and

WHEREAS, said Executive Officer has reviewed said petition and prepared a report, including his recommendations thereon, said petition and report having been presented to and considered by this Commission; and

WHEREAS, the public hearing by this Commission was held upon the date and at the time and place specified in said Notice of Public Hearing and in any subsequent hearings; and

WHEREAS, at such hearing this Commission heard and received all oral

a report, including his recommendations thereon, said petition and report having been presented to and considered by this Commission; and

WHEREAS, the public hearing by this Commission was held upon the date and at the time and place specified in said Notice of Public Hearing and in any subsequent hearings; and

WHEREAS, at such hearing this Commission heard and received all oral and written protests, objections and evidence which were made, presented, or filed, and all persons present were given the opportunity to hear and be heard in respect to any matter relating to said petition and report.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED That the annexation of
Irish Beach Water
territory to ~~the City of~~ District being identified in the files of the

Mendocino County Local Agency Formation Commission as File No. 72-5,

designated as Moore's Annexation to Irish Beach Water District

be and the same is hereby approved by the Mendocino County Local
(approved/denied)
Agency Formation Commission, subject to the following conditions and terms:

1. Annexation be divided into government lots as called in the description
2. Include description of fence line on south boundary
3. No hearing, notice or election be required.

BE IT FURTHER RESOLVED AND ORDERED that the Executive Officer of
said Commission is hereby authorized and directed to mail certified copies
of this resolution in the manner as provided by law.

On motion of Commissioner Pennock, seconded by
Commissioner Banker, and on the following roll call vote to-wit:

AYES : Commissioners Avila, Banker, Pennock, Rockefeller & Simpson

NOES : None

ABSENT : None

ABSTAINING: None

the following resolution is hereby adopted.

Paul J. ...
Chairman, Local Agency Formation Commission

Albert P. Beltrami
Executive Officer

STATE OF CALIFORNIA)ss.
County of Mendocino)

I, Albert P. Beltrami, Executive Officer of the Local Agency
Formation Commission in and for the County of Mendocino, State of California,
do hereby certify the foregoing to be a full, true and correct copy of an
order made by the Local Agency Formation Commission, as the same appears

Albert P. Beltrami

Executive Officer

STATE OF CALIFORNIA)ss.
County of Mendocino)

I, Albert P. Beltrami, Executive Officer of the Local Agency Formation Commission in and for the County of Mendocino, State of California, do hereby certify the foregoing to be a full, true and correct copy of an order made by the Local Agency Formation Commission, as the same appears spread upon their minute book.

Albert P. Beltrami

Executive Officer, Local Agency Formation Commission

TED HILTON
Director



TELEPHONE
(707) 462-1402

COUNTY OF MENDOCINO
PLANNING DEPARTMENT
UKIAH, CALIFORNIA 95482

June 19, 1972



Mr. Al Beltrami, Executive Officer
Local Agency Formation Commission
Mendocino County Courthouse
Ukiah, CA - 95482

RE: File #72-5
Moores Annexation to Irish Beach
Water District

Dear Mr. Beltrami:

The Planning Department has reviewed the proposed water district annexation with respect to areas administered by this department.

The General Plan Land Use Element shows the property as A-I (Agricultural, Intensive). This district provides that "areas of prime agricultural soils or other characteristics to support intensive agricultural crop production, which areas are proposed to be protected by zoning regulations to preserve agricultural uses and prevent the intrusion of incompatible uses.

A review of the zoning maps indicates that this property, in total, is zoned A-1 (Agricultural General); the proposed annexation is not affected by this present zoning.

General Comments: The area proposed to be annexed is contiguous to Agricultural Preserves on the east and the south; to the north is the existing district boundary which encompasses the Mendocino Coast Irish Beach Subdivision which is being developed for residential properties; the boundary of this annexation appears to be coterminous with the proposed PD (Planned Development) community.

Mendocino Associates, owners of the property, have filed a rezoning and use permit which was heard by the Planning Commission on May 18th and June 15th. At the conclusion of the hearings a unanimous recommendation for approval of the PD zone was made. A use permit was authorized with 27 conditions, and an order directing that the General Plan be amended in this area to provide for the development proposed. It is required that the Board of Supervisors approve the PD zoning before the use permit is effective. One condition of the use permit stipulates that "a special district or political subdivi-

Mr. Al Beltrami
June 19, 1972

page - 2

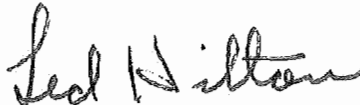
sion capable of providing for sewage septic tank maintenance be provided, and annexation of the water system to the existing district be accomplished covering the entire planned development....."

Another condition was "that prior to the filing of a final map adequate quantities of potable water shall be proven and comply with Public Health criteria. Proof shall be given that sufficient quantity of water is available and obtainable to serve the area included in each tentative map as submitted."

It would appear that this request is consistent with planning objectives if the Board of Supervisors authorizes the zoning and PD. It is appropriate that districts be annexed to, rather than separate individual formations. It would also be reasonable to expect that the PD depends upon the provision for adequate water quantity and quality, and be made available to the PD District from sources within the district.

The area presently can best be described as very low density residential and predominantly agricultural.

Very truly yours,



Ted Hilton
Planning Director

JRB/TH:wlf

MENDOCINO COUNTY LOCAL AGENCY FORMATION COMMISSION
 COUNTY COURTHOUSE
 UKIAH, CALIFORNIA

JUN 7 1972

Room 113

TO: County Surveyor County Assessor
 ATTENTION: ATTENTION:
 County Clerk/Recorder Planning Commission ✓
 ATTENTION: ATTENTION:

FROM: Executive Officer, Local Agency Formation Commission

SUBJECT: Review of boundaries for Local Agency Formation Commission

In compliance with provisions of the Government Code, the following proposal has been filed with this commission.

Moore's Annexation to Irish Beach Water District, File #72-5

Copies of the legal description and map are attached for your information. It is requested that you review the proposal and return this form by 6/16/72.
 (date)

ALBERT P. BELTRAMI
 Executive Officer

att.

I have reviewed the boundaries of the proposal and find that they:

1. Are/Are not definite and certain.
2. Conform/Do not conform with established lines of assessment and ownership.
3. That the proposed boundaries include areas of the following existing cities and/or districts: _____
4. The maps and descriptions are/are not satisfactory. If they are not satisfactory reason why: _____
5. Is this proposal in conformity with County general plan?
6. Voting precincts are/are not correct.

County Assessor County Surveyor County Clerk/Recorder Ed Hilton Planning Commission

RESOLUTION OF THE BOARD OF DIRECTORS OF
THE IRISH BEACH WATER DISTRICT

WHEREAS, Gertrude J. Moores, the owner of a tract of land lying immediately south of Irish Gulch and contiguous with the territory of this District, has informed this District of a proposed residential development on such tract of land and has requested by her letter of March 7, 1972, that said tract of land be annexed to the District; and

WHEREAS, the principal source of water for this District is the stream in Irish Gulch from which water is being taken pursuant to Permit No. 15580, issued by the Division of Water Rights; and

WHEREAS, pursuant to an agreement dated December 1, 1966 between Jesse E. Nichols and William M. Moores and Gertrude J. Moores, one-half of the water available under said permit was allocated to Jesse E. Nichols for use upon his lands and one-half to William M. Moores and Gertrude J. Moores for use upon the lands now embraced in this District, and

WHEREAS, Gertrude J. Moores has subsequently purchased from Jesse E. Nichols the greater portion of his property including 37/40ths of Jesse E. Nichols' one-half interest in the water rights under the above-mentioned permit, and

WHEREAS, Gertrude J. Moores has offered to assign to this District her 37/40ths of one-half interest in the water rights existing under said permit, together with her water rights with respect to Moores Creek under Permit No. 15579;

NOW, THEREFORE:

RESOLVED, that Irish Beach Water District shall annex the lands of Gertrude J. Moores as more particularly described in Exhibit A attached hereto and that the officers of this District be and they hereby are authorized to initiate a proposal for such annexation to the Mendocino County Local Agency Formation Commission and to execute such documents and do such acts as may reasonably be required to complete such annexation.

Description of the lands of Gertrude J. Moores proposed for annexation to Irish Beach Water District.

That certain real property situate in the County of Mendocino, State of California, described as follows:

Lots 6 and 7, the East half of the Southwest quarter; the Southeast quarter of the Northeast quarter and the Southeast quarter of Section 6; also all that portion of Lot 5 and of the Southeast quarter of the Northwest quarter and of the Southwest quarter of the Northeast quarter of said Section 6 lying South of the center of the waters of the Canyon known as Irish Gulch, all in Township 13 North, Range 16 West, Mount Diablo Meridian.

ALSO: Lots 3 and 4 of Section 1 and all that portion of Lot 2 of Section 1 lying South of the center of the waters of the canyon known as the Irish Gulch, all in Township 13 North, Range 17 West, Mount Diablo Meridian.

EXCEPTING THEREFROM THE FOLLOWING:

1. That portion conveyed by deed executed by Herbert E. Bishop to Mrs. C. E. Bishop, dated November 22, 1913, recorded October 16, 1914 in Book 141 of Deeds, page 93, Mendocino County Records, as follows: "All that portion of the S 1/2 of the SE 1/4 of Section 6 lying South of the line fence between the lands now, or formerly, owned by M. P. Denman and John Eastwood, and all that portion of the SE 1/4 of the SW 1/4 lying South of the line fence between the lands now, or formerly, owned by M. P. Denman and John Eastwood, of Section 6; all in T 13 N., R 16 W., M.D.M."

2. All that portion of the above described real property lying westerly of the California State Highway.

Exhibit A

Description of the lands of Gertrude J. Moores proposed for annexation to Irish Beach Water District.

That certain real property situate in the County of Mendocino, State of California, described as follows:

Lots 6 and 7, the East half of the Southwest quarter; the Southeast quarter of the Northeast quarter and the Southeast quarter of Section 6; also all that portion of Lot 5 and of the Southeast quarter of the Northwest quarter and of the Southwest quarter of the Northeast quarter of said Section 6 lying South of the center of the waters of the Canyon known as Irish Gulch, all in Township 13 North, Range 16 West, Mount Diablo Meridian.

ALSO: Lots 3 and 4 of Section 1 and all that portion of Lot 2 of Section 1 lying South of the center of the waters of the canyon known as the Irish Gulch, all in Township 13 North, Range 17 West, Mount Diablo Meridian.

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2. All that portion of the above described real property lying westerly of the California State Highway.

May 1, 1972

County Administrator
Courthouse, Room 113
Ukiah, California

Re: Moore's Annexation to
Irish Beach Water District

Dear Sir:

Enclosed, you will find:

1. Application of the Irish Beach Water District to the Mendocino County Local Agency Formation Commission for approval of a proposed annexation to the District.
2. Five copies of a map showing the present boundaries of the District together with the area to be annexed.
3. Five copies of a legal description of the area to be annexed.
4. One copy of the County Assessor's plat showing the area to be annexed.
5. Check in the sum of \$242.50 (based upon acreage shown in Assessor's maps), payable to the Mendocino County Administrator to cover filing fees established by the State Board of Equalization.

The Irish Beach Water District is a California Water District organized under Division 13 of the California Water Code (Sections 34000 et seq). Annexation of territory outside

County Administrator

2.

the District, whether or not contiguous, is authorized by Water Code Section 37485. The procedure is controlled by the District Reorganization Act of 1965, being Division 1, Title 6 of the California Government Code (Sections 56000, et seq).

The District was formed in June, 1967 for the purpose of supplying water to lands lying in and about the Mendocino Coast Subdivision, which lies immediately north of Irish Creek. The lands proposed for annexation are contiguous with the present territory of the District, lying immediately south of Irish Creek.

Residential development on the lands proposed for annexation is expected and the annexation will allow the District to serve the new development. The alternative would be to create another agency to supply water to the new area, which would be economically wasteful.

Another reason for approving the annexation may be found in the provisions of the permit under which the District obtains its water supply from Irish Creek (Permit No. 15580, Application No. 21902). That permit originally was issued to W. M. Moores and Gertrude J. Moores and Jesse E. Nichols. The

County Administrator

3.

permit authorized use of water on the lands of Mr. and Mrs. Moores (which comprise the present territory of the District) and upon the lands of Jesse E. Nichols. The District, which is the successor in interest to Mr. and Mrs. Moores with respect to their interest in the water permit, thus has the right to one-half the water available under the permit for use on lands presently within the District. Jesse E. Nichols had the right to the remaining half for use upon his lands lying south of Irish Creek.

Gertrude J. Moores has since purchased most of the lands of Jesse E. Nichols and has acquired by assignment 37/40ths of his half interest in the water permit. The lands now proposed for annexation, therefore, are already covered by the existing water permit and already are being served by the same diversion facilities.

The application for approval of the proposed annexation has been initiated by resolution of the District Board of Directors with the approval and consent of the sole owner of the land to be annexed.

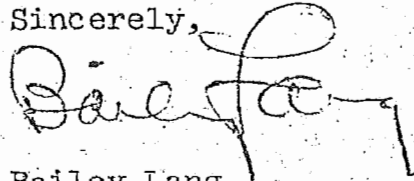
Pursuant to Government Code Section 56261, we request that the Commission:

County Administrator

4.

1. Approve the annexation without notice or hearing, and
2. Authorize the Board of Directors to annex the area (a) without notice or hearing and (b) without an election.

Sincerely,

A handwritten signature in cursive script, appearing to read "Bailey Lang". The signature is written in dark ink and is positioned to the right of the typed name.

Bailey Lang.

BL/mlj

Enclosures

MENDOCINO COUNTY LOCAL AGENCY FORMATION COMMISSION

PROPOSAL APPLICATION AND JUSTIFICATION

(Answer each question completely. Use additional pages as required.)

A. General

CONFIRMED

1. Type and designation of proposal.

- a. city incorporation.
- b. district formation.
- c. city annexation.
- d. district annexation.
- e. district reorganization.
- f. district dissolution.

2. Legal sections affecting this proposal. District Reorganization Act of 1965, Cal. Gov. Code Sections 56000, et seq.

3. Principal city or district, if any. "Voting precincts included in this proposal" Irish Beach Water District, a California Water District.

4. Names of all other districts or cities which will be affected by this proposal.

- a. NONE
- b.
- c.
- d.
- e.
- f.

B. Physical Features

1. Land area: square miles 2/3rds; acres approximately 400

2. State general description of topography: Westerly 200 acres varies in slope from 5% to 30%; easterly 200 acres are divided by an east-west trending canyon with steep slopes and considerable level ground on top.

C. Population and Related Matters

1. Population in subject area: 4
2. Number of registered voters: 4
3. Number of dwelling units: 2
4. Proximity to other populated areas: 4 miles to Manchester and 7 miles to Elk.
5. Likelihood of significant increase in population in next 10 years: Very probable in view of proposed residential development.
6. Likelihood of significant increase in adjacent areas in next 10 years:
 - a. In unincorporated areas: Very probable in the Mendocino Coast Subdivision to the north.
 - b. In incorporated areas: None are nearby.

D. Economic Factors

1. Zoning and related matters:
 - a. Describe the existing land use and zoning in the area which is subject of this proposal. Except for 2 dwelling houses, the land is unused. Zoning is A-1.
 - b. Describe proposed land use and zoning in the area which is subject of this proposal. Residential development is anticipated.
 - c. Describe proposed new zoning or changes in zoning, if any: Zoning changes will be sought to accommodate a proposed substantial residential use.
2. Assessed value in area.
 - a. Land: 178,000
 - b. Improvements: 18,000
Total: 196,000
 - c. Amount of publicly owned land in area: None within the annexation area.

- E. Governmental Service in Area: (Describe in such detail as is appropriate to the area the existing governmental services and controls in the area including, for example, police protection, fire protection, health services, garbage and trash collection, libraries, parks and playgrounds, sewers, streets, street lighting, etc.) Police protection is provided by the County Sheriff; fire protection by Division of Forestry; mail service by an agency of the United States Government.

F. Need for Additional Governmental Services or Controls:

1. Describe those governmental services or controls which should be provided which are not now provided or which should be provided in increased amount in the area. None will be required simply by reason of annexation.
2. Estimate probable future need for new or increased governmental services or controls in the area. None will be required simply by reason of annexation.
3. Describe how your proposal meets the need which you have described in paragraphs F, 1 and 2 above. Not applicable.
4. What alternative courses of action exist for meeting the need described above: Describe and evaluate: None.

G. What revenue will your proposal require for the accomplishment of its goals and what are the prospective sources of such revenue? None

H. Estimate to the best of your ability the effect of the proposal on:

1. Cost of governmental services and controls. None
2. Adequacy of governmental services and controls. None
3. Mutual social and economic interests. None
4. Local governmental structure of the County. None

I. Has survey of the sentiment of property owners within the subject area been conducted? Yes. The sole owner of the lands proposed for annexation, Gertrude J. Moores, has requested the annexation as shown by her letter of March 7, 1972, addressed to the Irish Beach Water District, copy attached. If so, what are the results? attached.

If so, what are the results?

- K. Has the principal local agency (such as city, district, etc.,) been notified of this filing? The principal local agency, Irish Beach Water District has initiated this proceeding by resolution, copy attached.
- L. Any other comments or justification you wish to make: Both the owner of the land proposed for annexation and the District desire the annexation. No opposition is known. Both will benefit and annexation will avoid establishment of an independent water supply system.

Designate a maximum of three (3) officers or persons who will receive a copy of the Executive Officer's report and recommendation and mailed notice of hearing.

1. ✓ Bailey Lang, One Eleven Sutter, San Francisco, California 94104
Name & Address
2. ✓ Gertrude J. Moores, Star Route, Manchester, California 95459
Name & Address
3. ✓ Mrs. Gordon Moores, P. O. Box 206, Manchester, California 95459
Name & Address

IRISH BEACH WATER DISTRICT

Name of Applicant

✓ WV Combs
Title W. V. Combs, President.

Date: April 25, 1972

IMPORTANT NOTE

Local Agency Formation Commission is only authorized to approve or deny a proposal. Once Local Agency Formation Commission action has been taken, it is the responsibility of the proponent to carry on with the other legal requirements to complete their proposed action.

fm
LMM
3.4
dws

March 7, 1972

Irish Beach Water District
Box 206
Manchester, California 95459

Gentlemen:

Permit 15579 (Application 21901)
Permit 15580 (Application 21902)
Moore's Creek and Irish Gulch in
Mendocino County

Mrs. Gertrude J. Moores has informed us that the above permits should be assigned to the District and unless evidence to the contrary is received within 30 days, we will change our records accordingly.

Mrs. Moores indicates that the projects are complete so we will schedule them for inspection this summer. One of our engineers will contact you in advance of the inspection and arrange to meet with one of your representatives.

Sincerely,

D. W. Sabiston
D. W. Sabiston

D. W. Sabiston, Supervisor
Coastal Region

cc: Mrs. Gertrude J. Moores
Box 145
Manchester, California 95459

Mr. Jesse E. Nichols
616 Center Building
FDM110 Oakland, California 94600

March 7, 1972

Irish Beach Water District
P. O. Box 206
Manchester, California 95459

Dear Sirs:

I propose that the Irish Beach Water District annex to the District my lands lying south of Irish Gulch and being contiguous with the lands now included in the District. The lands referred to are more particularly described in the attachment hereto. These are lands which I have purchased from Jesse E. Nichols having acquired title thereto by his deed to me dated September 12, 1968, recorded October 1, 1968, in Book 774, Page 419, Mendocino County Records.

Upon the effective date of annexation, I will assign to you the balance of my water rights to Irish Gulch under permit no. 15580, these water rights being 37/40ths of the one-half interest allocated to Jesse E. Nichols at the time such water permit was issued.

I will also assign to you the entire water right to Moores Creek existing under permit no. 15579.

Sincerely,

Gertrude J. Moores

Gertrude J. Moores