Draft Resolution No. 2XXX

111 Santa Rosa Ave. Ste. 240
Santa Rosa, CA 95404

November 4, 2026

Resolution of the Local Agency Formation Commission of the County of Sonoma, State of California, Making Findings and Determinations, Determining Exemption from the California Environmental Quality Act, Reconsidering Resolution 2812 In Part and Rescinding Resolution 2812, and Conditionally Approving a Proposal for Formation of an Alexander Valley Water District and Ordering a Protest Proceeding (File No. 2025-03)

RESOLVED, that the Local Agency Formation Commission of the County of Sonoma ("the Commission") hereby finds and determines as follows:

1. **Procedural History**
   - 1.1. Prior to the filing of the application and petition that formally began this proceeding, the Commission engaged in discussions with the proponents about various issues with this proposal. On November 1, 2023, the Commission held a study session in which proponents explained their intent and Commissioners asked questions and expressed varied views about the proposal.
   - 1.2. Landowners located in the Alexander Valley region of Sonoma County then filed an Application and Petition on or around October 27,2025 with the Commission to form a California Water District under Water Code section 34000 *et seq.* (Principal Act). The complete Petition and Application (Proposal) included a Plan for Service and sufficient landowner signatures for validity.
   - 1.3. The Executive Officer considered the Application, deemed it complete and conforming to the Cortese-Knox-Hertzberg Act, Principal Act, and Sonoma LAFCO specifications, and issued a Certificate of Filing.
   - 1.4. The Executive Officer set the matter for consideration by the Commission at a public hearing and provided notice thereof as provided in the Cortese-Knox-Hertzberg Act.
   - 1.5. The Executive Officer analyzed the Plan for Services submitted by the applicants, sought and obtained verification of the validity of signatures on petitions in support of the proposal by the County Clerk-Recorder, and prepared a staff report ("the Executive Officer's Report"). The Executive Officer furnished copies of the Executive Officer's Report to all persons entitled to receive copies under the Cortese-Knox- Hertzberg Act.
   - 1.6. On April 1, 2026, the Commission held a noticed public hearing on the proposal to form the proposed Alexander Valley Water District (District). The Commission heard and received all relevant oral and written testimony and evidence presented or filed and considered the Executive Officer's Report. All interested persons, including the applicants, were

given the opportunity to address the Commission. After review and consideration, the Commission continued the public hearing to the May 5, 2026 Commission meeting.

1.7. At its May 5, 2026, meeting, the Commission considered various topics including governance, owner representation, district authority, long-term water management, legal and procedural issues related to district formation, election procedures, and the Commission's authority to impose conditions on district operations. The Commission heard and received all relevant oral and written testimony and evidence presented or filed the applicants and interested parties. After closing the public hearing, the Commission denied the proposal to form the district by adopting Resolution 2812. Resolution 2812 simultaneously made the determination that a voter-based district would not be subject to the one-year bar on similar proposals imposed by statute.

1.8. The Commission subsequently received timely requests for reconsideration. On August 5, 2026, the Commission considered the requests for reconsideration of its denial and determined that they warranted more discussion. The Commission directed that an agreement be entered between the Russian River Property Owner Association and the Commission allowing for necessary continuances to allow for further discussion, which was duly executed, and requested Chair Harvey and Commissioner Rabbitt to meet as an Ad Hoc Committee and attempt to resolve contested issues and find a potential path forward for formation of the proposed district.

1.9. On September 2, 2026, the Commission continued reconsideration to October 7, 2026. On October 7, 2026, the Commission continued reconsideration to November 4, 2026.

1.10. Between August 5, 2026 and November 4, 2026, the Applicant, Ad Hoc Committee and other stakeholders conferred regarding amended terms and conditions of approval.

1.11. On November 4, 2026, the Commission heard and received oral and written testimony and evidence presented or filed by the applicants and interested parties. After closing the public hearing, the Commission adopted this Resolution.

1.12. The Commission has reviewed and considered this Resolution and hereby finds that it accurately sets forth the intentions of the Commission.

2. CEQA Compliance

2.1 The Commission finds that approval of the proposal is exempt from CEQA because a "project" does not include "[t]he creation of government funding mechanisms or other government fiscal activities, which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment" (CEQA Guidelines, section 15378(b)(4)).

2.2 The Commission further finds that approval of the proposal is exempt from CEQA because a "project" does not include "organizational or administrative activities of governments that will not result in direct or

indirect physical changes in the environment." (CEQA Guidelines, section 15378(b)(5).)

2.3 The Executive Officer is authorized and directed to prepare and file a CEQA Notice of Exemption consistent with this determination.

3. Cortese-Knox-Hertzberg Act Compliance and Administrative Conditions

3.1 The Cortese-Knox-Hertzberg Act directs LAFCOs to consider proposals for the formation of independent special districts, and to evaluate the Plan for Service and the financial feasibility of the proposed district.

3.2 The Commission must document and consider the factors in Government Code section 56668 and incorporates the related factors and findings in **Exhibit A** by reference into this Resolution.

3.3 Based on these factors and findings and determinations and the record of these proceedings, the Commission finds and determines that the Proposal is consistent with the intent of the Cortese-Knox-Hertzberg Act and the purposes of the Commission, as expressed in Government Code section 56001 and section 56301. Pursuant to Government Code section 56301, the Commission finds and determines that an existing agency will not feasibly provide the needed service in a more efficient and accountable manner, and the Commission has considered and rejected reorganization with other single-purpose agencies that provide related services. The Commission further finds, therefore, that approval of the Proposal is appropriate, subject to Terms and Conditions listed in this Resolution.

3.4 **ADMINISTRATIVE CONDITIONS:**

a. The name of the proposed California Water District shall be the "Alexander Valley Water District" (District).

b. AII LAFCO, Sonoma County, and State of California fees must be paid in full prior to filing the Certificate of Completion.

c. The territory of the District shall be the territory included in **Exhibit B.1**, provided that adjustments to the proposed Alexander Valley Water District Boundary (additions or deletions of specific parcels identified by Assessor's Parcel Number identified in **Exhibit B.2**), as formally requested and approved by the Commission, shall be reflected in the final Boundary Map. The District's territory is generally described as follows: The boundary includes the valley floor of the Alexander Valley, generally along the mainstem of the Russian River beginning in the north near the City of Cloverdale approximately 1.5 miles from the Mendocino County border and ending in the south approximately 3 miles east of the City of Healdsburg. The boundary encompasses a predominantly contiguous area that overlies portions of two groundwater basins, the Alexander Area Subbasin and Cloverdale Area Subbasin, defined by the California Department of Water Resources. The boundary includes the unincorporated areas overlying the Cloverdale Area Subbasin and the valley floor portions of the Alexander Area Subbasin. The upland areas

of the Alexander Area Subbasin, the Chalk Hill area, and the Mark West Creek watershed, are excluded. The City of Healdsburg, the City of Cloverdale, the Rains Creek Water District, Sonoma County CSA 41 (and their respective Spheres of Influence), and tribal trust and tribal fee lands are excluded. All non-contiguous lands are within two miles of the contiguous boundary.

d. The Applicant shall use the Commission-approved Boundary to prepare the District Boundary Map and legal description in accordance with Commission and State Board of Equalization requirements.

e. The Map and legal description, if rejected by the State Board of Equalization, will be revised at the expense of the Applicant.

3.5 **FORMATION CONTINGENCIES:**

a. Payment of due and past due invoices, and a deposit for additional expenses, is a formation contingency. Provided that the Applicant's due and past due invoices are paid within fourteen days of the date of this Resolution, and provided that a deposit of $15,000 is also paid by the Applicant to cover the Commission's additional expenses in processing this Proposal, following the Commission's review and approval of this Resolution the Executive Officer shall schedule a hearing regarding a public protest proceeding involving all landowners and registered voters within the proposed District Boundary. Under the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, the protest hearing must be set between 21 and 60 days after the notice of the protest proceeding is given.

b. At the time of the protest proceeding hearing, Commission staff will tally the written protests received. If a majority protest (over 50% of the assessed property value or total acreage) is received, the district formation proceedings cease. If there is no majority protest, the Commission will then initiate the formation election of landowners within the Commission-approved District Boundary pursuant to Principal Act and Election Code requirements.

c. A successful landowner vote required for formation of the District shall be an affirmative vote of a majority of the votes cast in the election, with each landowner having one vote for each dollar's worth of land to which the landowner holds title (or, alternatively, acreage if an equalized roll is not available at time of election).

d. Pursuant to Water Code section 34422, title and worth of land shall be determined from the last equalized County Assessment Roll and, pursuant to the "land" definition in Water Code section 34014, land value shall not include land improvements. If no such Roll exists, the participating landowners will vote by acres owned. As used herein, "landowner" refers to a person who is a holder of title to land within the proposed District boundary or its legal representative as provided in Water Code Sections 19, 34026, 34027, 34030 and 35004. The Commission will provide the Elections Office with a list of properties and

assessment roll information based on the LAFCO approved boundary of the District. Determinations as to the eligibility of owners to act as voters will be made by the Elections Officer.

e. The initial Board of Directors of the Alexander Valley Water District shall be composed of five (5) members appointed by the Sonoma County Board of Supervisor pursuant to condition 4.3 below.

4. **Terms and Conditions**

Pursuant to California Government Code sections 56885.5 and 56886 and Water Code section 34000, *et seq*., the Commission finds it is appropriate to approve this change or organization, providing for and subject to the following Terms and Conditions:

4.1 BOUNDARY CHANGES: Pursuant to Government Code section 56100, the Commission specifies that Cortese Knox Hertzberg Act is the procedure for determining the boundary of the Alexander Valley Water District, that other means conflict with or omit entirely the Commission's procedures, and that no parcels shall be added or subtracted from the District without the authorization of the Commission.

4.2 APPROPRIATIONS LIMIT: Government Code section 56811(a) requires that the Commission determine the appropriation limit of the District, and the Applicant requests that the Commission not do so. The District is not expected to receive any revenue from the "proceeds of taxes" for the first full fiscal year of operation, and has no taxes in its Plan for Services. Therefore, the Commission determines provisionally under Government Code section 56811(a) that the District will not be subject to an appropriations limit pursuant to Proposition 13b (Gann). After it is formed, the District shall determine and adopt the appropriations limit if any taxes subject to Proposition 13b are enacted consistent with Government Code sections 56811(a) and 57120, if legally required. The planned special assessment revenue, regulatory fees, or service charges are not considered "proceeds of taxes" that would be subject to an appropriations limit.

4.3 BOARD OF DIRECTORS:

a. The initial Board of Directors of the Alexander Valley Water District shall be composed of five (5) members appointed by the Sonoma County Board of Supervisors. Directors shall be eligible under the Principal Act (California Water Code section 34700)

b. At least one director shall be a domestic well user on a parcel of 10 acres or less. At least one director shall be a farm worker, residing in the District. At least three directors shall be registered voters residing within the District, who may also qualify for the domestic well user and farmworker seats. Three (3) directors shall serve four-year terms and two (2) directors shall serve two-year terms. The future Board of Directors will be elected at large based on one vote for each dollar of assessed land value pursuant to Water Code sections 34400-34403,

34422-34424, 34700, 35003-35125, and the Uniform District Election Law.

c. Candidates for the initially appointed Board of Directors or the subsequent elected Board of Directors must be qualified pursuant to Water Code section 34700 and the criteria described in Condition 4.3.a. Candidates may self-nominate themselves but must demonstrate to the Elections Official their qualification to be a member of the board when doing so. If candidates are nominated by other individuals or entities, the candidate's qualification to be a member of the elected Board must be stated in the nomination submitted to the Elections Official. If it has not been demonstrated to the satisfaction of the Elections Official that a candidate is qualified to be a member of the board, that candidate's name will not appear on the ballot.

d. The initial Board of Directors of the District shall, within one year of formation and after consultation with the Commission, adopt bylaws and take other appropriate action under the provisions of the Principal Act to ensure that the District Board represents a diversity of landowners and registered voter interests in the Alexander Valley. The Board shall adopt director qualification criteria that require a majority of the Directors to be registered voters residing within the District. The Board may adopt other director qualification criteria including landownership size, land use or water use type (e.g., residential, hospitality, retail services), landowner type (e.g., water supplier entity, tribal, nonprofit, etc.), and occupation. The Board shall provide the draft bylaws to the Commission and consider Commission comments before adoption.

e. The initial Board of Directors of the District shall, within six months of formation, form an Advisory Committee of District-appointed and non-District-appointed members to provide advice and guidance to the Board. Members of the Advisory Committee shall include but are not limited to the following members:

District Board Appointed Members	Other Appointed Members

• Agricultural interests • Business community interests • Environmental interests • Rural residential well-owners	• City of Cloverdale appointee • City of Healdsburg appointee • County of Sonoma appointee • Dry Creek Rancheria appointee • Independent Water Systems appointee • Lytton Rancheria appointee • Sonoma County Water Agency appointee • Sonoma Resource Conservation District appointee

f. The Board shall, four years following formation, increase the number of Board members to seven in accordance with Section 34708 of the Principal Act. The additional Board membership shall reflect efforts to expand diversity of local interests within the District Boundary.

4.4 DISTRICT POWERS AND AUTHORITIES:

a. The District is authorized to exercise all powers and authorities of a California Water District, subject to the following restriction: the District may not provide sewage or waste services; and the District shall only provide stormwater services incidental to its operations as a provider of water, as may be required by State and Federal law.

b. The District is not authorized to be a Groundwater Sustainability Agency, or to take any steps to become a Groundwater Sustainability Agency. However, the District is authorized to participate in the formation of a Joint Powers Authority that would create a new legal entity to act as the Groundwater Sustainability Agency for the two groundwater basins (1-54.01 Alexander Valley, 1-54.01 Alexander Area; 1-54.02 Alexander Valley, 1-54.02 Cloverdale Area). In the event of the consolidation of Groundwater Sustainability Agencies within Sonoma County, the District is authorized to participate in a separate Joint Powers Authority that covers more than 1-54.01 Alexander Valley, 1-54.01 Alexander Area; 1-54.02 Alexander Valley, 1-54.02 Cloverdale Area. In no event shall the District participate in a Groundwater Sustainability Agency Joint Powers Authority that does not include Sonoma Water. The District may not participate in Groundwater Sustainability Agency Joint Powers Authority unless the Cities of Cloverdale and Healdsburg were afforded an opportunity to participate as well. The GSA formation resolutions and any GSA coordination agreements shall be provided to the LAFCO Executive Officer upon completion for compliance review.

c. The District may not provide any extraterritorial services without seeking express written approval to do so from the Commission. The District shall not make any exemption determinations pursuant to Government Code section 56133 without the written concurrence of the Commission.

d. The District is authorized to administer or participate in administering water rights sharing programs, including extraterritorial water rights sharing programs, solely through a binding Memorandum of Understanding with Sonoma Water. The District is not authorized to administer or participate in administering water rights sharing programs unless the Cities of Cloverdale and Healdsburg were afforded an opportunity to participate in the same program. For the purposes of this term and condition, water rights sharing programs include, but are not limited to, responses to curtailments and FloodMAR initiatives.

e. If the Eel-Russian Project Authority or other regional water supply agency constructs a new Eel-River Diversion Facility, the District is authorized pursuant to acquire, administer, and distribute Eel River water to users within the District.

f. The District is authorized to seek surface water and groundwater storage opportunities to serve properties within the District and is authorized pursuant to section 56133 to serve properties outside the District that are served by existing pipelines, reservoirs and wells within the District.

g. The District is not authorized to administer or participate in administering the 10,000 acre foot reservation in State Water Resources Control Board Decision 1610, except as may be permitted through a binding Memorandum of Understanding with Sonoma Water.

4.6 SPHERE OF INFLUENCE: The sphere of influence of the District will be coterminous with the boundaries of the District.

4.7 FINANCES: The District shall establish and maintain revenues commensurate with the budget in its Plan for Service. The District shall pass a special benefit assessment as may be augmented by a fee or other revenue measure to obtain not less than $696,900 (2025 dollars) for its first year of operation. If the revenue measure is not successfully enacted by the District at formation or within one year of the recording of the Certificate of Completion, the District shall conduct no service, and no other business, activity, task, or undertaking other than seeking dissolution from the Commission, unless the business, activity, task, or undertaking is clearly required by State or Federal law. The Commission may extend this deadline for good cause upon request by the District in writing, which request must be provided to the Commission at least 2 months prior to the expiration of the deadline.

4.8 EFFECTIVE DATE: The effective date of the District's formation shall be the filing of the Certificate of Completion by the LAFCO Executive Officer with the County Clerk-Recorder's office.

NOW, THEREFORE, based on the foregoing findings and determinations and the record of these proceedings, and pursuant to the Cortese-Knox-Hertzberg Act, the Commission hereby declares and orders as follows:

1. Pursuant to California Government Code section 56895(g), Resolution 2812 is rescinded and superseded by this Resolution. The Commission has reviewed and considered the Proposal for formation of the Alexander Valley Water District and held the required Public Hearing.
2. Provided that the Applicant's due and past due invoices are paid within fourteen days of the date of this Resolution, and provided that a deposit of $15,000 is also paid by the Applicant to cover the Commission's additional expenses in processing this Proposal, the approval of the formation of the District is subject to a Protest Proceeding per the provisions of the Cortese Knox Hertzberg Act. Provided the payment contingency is met, the protest hearing shall be noticed for and held on _____.
3. The Commission approves the Application to form the Alexander Valley Water District, subject to the Terms and Conditions, and orders that a protest proceeding be conducted. Whether an election shall be ordered is reserved until the conclusion of the protest proceeding.

The Clerk of the Commission is designated as the custodian of the documents and other materials that constitute the record of the proceedings upon which the Commission's decision herein is based. These documents may be found at the office of the Clerk of the Commission, 111 Santa Rosa Ave., Ste. 240, Santa Rosa, CA, 95404.

THE FOREGOING RESOLUTION was introduced at a regular meeting of the Commission on the 6th day of May 2026 and ordered adopted by the following

vote: Commissioners:

AYES:
NOES:
ABSEN
T:

WHEREUPON, the Chair declared the foregoing resolution adopted and

SO ORDERED.

Mark Bramfitt, Executive Officer

The within instrument is a true and correct copy of the original on file in this

office. **ATTEST:**

BY:

Clerk

EXHIBIT A

Factors for Consideration (California Government Code §56668)

File No.2025-03: Proposal for Formation of Alexander Valley Water District

1. Population and population density; land area and land use; assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; the likelihood of significant growth in the area, and in adjacent incorporated and unincorporated areas, during the next 10 years.

The subject territory is described in the Resolution.

Land uses include residential, agricultural and commercial activities, with viticulture the predominant use.

Due to the primarily agricultural uses, there is a low likelihood of significant growth in the territory.

2. Need for organized community services; the present cost and adequacy of governmental services and controls in the area; probable future needs for those services and controls; probable effect of the proposed incorporation, formation, annexation, or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas. "Services," as used in this subdivision, refers to governmental services whether or not the services are services that would be provided by local agencies subject to this division, and includes the public facilities necessary to provide those services.

There is a general need to address water shortages, in partnership and coordination with other governmental stakeholders. The District will help to address this need. The terms and conditions coordinate services among stakeholders, and allow some flexibility given future uncertainties in the watershed.

3. The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on the local governmental structure of the county.

The terms and conditions coordinate services among stakeholders, and allow some flexibility given future uncertainties in the watershed.

4. The conformity of both the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly,

efficient patterns of urban development, and the policies and priorities set forth in Section 56377. (Note: Section 56377 encourages preservation of agricultural and open-space land.

Not applicable.

5. The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016.

The district will primarily serve agricultural operations and may assist these operations in navigating water shortages. With cooperation with other entities, in the face of the reduced inter-basin water transfers and climate change influenced periodic drought conditions, the District will assist and support the continued and consistent availability of irrigation water to agricultural lands that sustain continued productivity and economic viability.

6. The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries.

The boundaries of the reorganization area are presumed to be definite and certain, and will be required to be definite and certain to complete the change of organization.

7. A regional transportation plan adopted pursuant to Section 65080.

The proposed District is wholly related to securing more reliable water supply for the region and transportation impacts are speculative.

8. The proposal's consistency with city or county general plans.

The proposal is not contemplated in the General Plan of Sonoma County. The proposal does not inherently affect land use planning, although agriculturally planned areas depend on water supplies. The General Plan supports agriculture, as will this District.

9. The sphere of influence of any local agency that may be applicable to the proposal being reviewed.

The spheres of influence of both the Cities of Healdsburg and Cloverdale impinge upon the proposed district boundaries. These areas are very modest in area.

10. The comments of any affected local agency or other public agency.

The Sonoma Resource Conservation District submitted comments in support of the proposal. The Mendocino County Flood Control and Water Conservation Improvement District, the entity managing Mendocino County's benefit from Lake Mendocino for agriculture, industry, recreation, and drinking water and a participant in the Water Sharing Program, supports the establishment of the District.

Sonoma Water, the City of Healdsburg, and the City of Cloverdale support the terms and conditions.

11. The ability of the newly formed or receiving entity to provide the services which are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.

The formation proponents have presented a budget that would ensure the foundational functioning of the District.

12. Timely availability of water supplies adequate for projected needs as specified in Section 65352.5.

The proposed District is intended to secure a more reliable water supply for existing surface and groundwater users, and is not projected to provide supplies for future development. The District's activities could assist in the management of water resources.

13. The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments consistent with Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7.

The district formation is not likely to provide more water for housing.

14. Any information or comments from the landowner or landowners, voters, or residents of the affected territory.

Comments were received from a number of residents (including landowners and registered voters) and considered by the Commission in evaluating the proposed formation of the district.

15. Any information relating to existing land use designations.

Existing land use designations include commercial, residential, and agricultural zoning. No change to land use designations is contemplated under the district formation proposal.

16. The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment and meaningful involvement of people of all races, cultures, incomes, and national origins, with respect to the location of public facilities and the provision of public services, to ensure a healthy environment for all people such that the effects of pollution are not disproportionately borne by any particular populations or communities.

The proposed district can be construed as in tension with the goal of the fair treatment and meaningful involvement of people of all races, cultures, incomes, and national origins because it restricts board elections to landowners, and voting is weighted based on assessed value. The terms and conditions are intended to ameliorate this tension.

17. Information contained in a local hazard mitigation plan, information contained in a safety element of a general plan, and any maps that identify land as a very high fire hazard zone pursuant to Section 51178 or maps that identify land determined to be in a state responsibility area pursuant to Section 4102 of the Public Resources Code, if it is determined that such information is relevant to the area that is the subject of the proposal.

Not applicable.

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EXHIBIT A

LIST OF APNS IN BOUNDARY

086-070-037	091-070-029	091-082-014	115-140-007	115-160-033	115-170-054	116-050-009
088-010-007	091-081-003	091-082-015	115-140-010	115-160-035	115-170-058	116-050-010
088-010-008	091-081-008	091-082-016	115-140-011	115-160-036	115-170-062	116-050-011
088-010-010	091-081-009	091-082-018	115-140-013	115-160-037	115-180-001	116-130-019
088-010-011	091-081-010	091-082-019	115-150-002	115-160-038	115-180-002	116-130-020
088-040-013	091-081-012	091-082-021	115-150-007	115-160-041	115-180-003	116-130-021
088-040-014	091-081-013	091-082-022	115-150-014	115-160-042	115-180-004	116-130-022
088-040-021	091-081-014	091-082-023	115-150-015	115-160-043	115-180-005	116-190-006
088-040-022	091-081-016	091-082-024	115-150-022	115-160-045	115-180-007	116-190-007
088-040-027	091-081-017	091-082-025	115-150-023	115-160-046	115-180-014	116-190-008
088-040-031	091-081-018	091-082-026	115-150-024	115-160-047	115-180-015	116-190-009
088-040-032	091-081-020	091-082-027	115-150-025	115-160-049	115-180-023	116-190-010
088-050-018	091-081-021	091-082-028	115-150-031	115-160-050	115-180-024	116-190-011
088-060-006	091-081-022	091-090-011	115-150-033	115-160-052	115-180-032	116-190-013
088-060-007	091-081-024	091-090-012	115-150-038	115-160-053	115-180-034	116-190-014
088-060-008	091-081-025	091-090-013	115-150-039	115-160-054	115-180-035	116-190-015
088-060-009	091-081-029	091-090-016	115-150-041	115-160-057	115-180-039	116-190-019
088-060-010	091-081-032	091-090-018	115-150-042	115-160-058	115-180-044	116-190-020
088-060-014	091-081-033	091-090-019	115-150-043	115-160-059	115-180-045	116-190-021
088-240-002	091-081-034	091-090-023	115-150-045	115-160-060	115-180-048	116-190-024
088-240-013	091-081-036	091-090-028	115-150-049	115-160-061	115-180-049	116-190-025
088-240-018	091-081-040	091-090-032	115-150-050	115-160-062	115-180-050	116-190-026
088-240-019	091-081-041	091-090-033	115-150-052	115-160-063	115-180-055	116-190-030
090-030-043	091-081-043	091-090-034	115-150-054	115-160-064	115-180-057	116-190-031
091-010-014	091-081-045	091-090-036	115-150-055	115-160-065	115-180-058	116-190-032
091-010-015	091-081-050	091-090-037	115-150-060	115-160-066	115-180-059	116-190-033
091-010-017	091-081-051	091-090-038	115-150-061	115-160-067	115-180-060	116-190-034
091-010-020	091-081-052	091-090-039	115-150-064	115-160-068	115-180-061	116-190-035
091-010-021	091-081-053	091-090-040	115-150-066	115-170-001	115-180-062	116-190-036
091-020-006	091-081-055	091-090-044	115-150-067	115-170-002	115-180-064	116-190-037
091-020-012	091-081-058	091-090-047	115-150-068	115-170-006	115-180-065	116-190-043
091-020-018	091-081-060	091-090-048	115-150-069	115-170-007	115-180-067	116-190-045
091-030-011	091-081-061	091-090-050	115-150-074	115-170-009	115-180-070	116-190-050
091-030-027	091-081-062	091-090-051	115-150-075	115-170-010	115-180-071	116-190-051
091-030-027	091-081-063	115-090-010	115-150-076	115-170-013	115-180-072	116-190-052
091-030-037	091-081-064	115-090-011	115-160-001	115-170-014	115-190-026	116-190-054
091-030-037	091-081-065	115-090-016	115-160-011	115-170-015	115-220-020	116-190-055
091-030-040	091-081-066	115-100-002	115-160-012	115-170-016	115-220-037	116-190-058
091-030-041	091-081-067	115-100-007	115-160-013	115-170-026	115-230-009	116-190-063
091-030-043	091-081-068	115-100-008	115-160-014	115-170-028	115-230-014	116-190-066
091-070-004	091-082-005	115-100-009	115-160-016	115-170-036	115-230-044	116-190-067
091-070-009	091-082-007	115-110-006	115-160-018	115-170-043	115-240-008	116-200-001
091-070-010	091-082-008	115-110-007	115-160-022	115-170-045	115-240-011	116-200-002
091-070-011	091-082-009	115-110-008	115-160-023	115-170-047	116-020-001	116-200-003
091-070-012	091-082-010	115-120-003	115-160-024	115-170-051	116-030-016	116-200-004
091-070-016	091-082-012	115-140-001	115-160-026	115-170-052	116-050-006	116-200-005
091-070-017	091-082-013	115-140-005	115-160-031	115-170-053	116-050-008	116-200-006

EXHIBIT A

LIST OF APNS IN BOUNDARY

116-050-009	116-200-007	116-220-001	116-270-010	116-290-024	117-030-032	117-080-014
116-050-010	116-200-008	116-220-002	116-270-012	116-300-001	117-030-044	117-080-015
116-050-011	116-200-009	116-220-003	116-270-013	116-300-003	117-030-045	117-080-018
116-130-019	116-200-010	116-220-004	116-270-014	116-300-004	117-040-040	117-080-022
116-130-020	116-200-011	116-220-005	116-270-015	116-300-005	117-060-004	117-080-025
116-130-021	116-200-013	116-220-007	116-270-016	116-300-006	117-060-006	117-080-027
116-130-022	116-200-014	116-220-027	116-270-017	116-300-007	117-060-009	117-080-030
116-190-006	116-200-015	116-240-004	116-270-019	116-300-009	117-060-010	117-080-031
116-190-007	116-200-016	116-240-005	116-270-020	116-300-010	117-060-015	117-080-032
116-190-008	116-200-017	116-240-006	116-270-024	116-300-015	117-060-022	117-080-034
116-190-009	116-200-018	116-240-009	116-270-037	116-300-016	117-060-025	117-080-035
116-190-010	116-200-019	116-240-011	116-270-039	116-300-017	117-060-026	117-080-036
116-190-011	116-200-020	116-240-013	116-270-040	116-300-018	117-060-036	117-080-037
116-190-013	116-200-021	116-240-017	116-270-041	116-300-019	117-060-037	117-080-038
116-190-014	116-200-022	116-240-020	116-270-042	116-300-020	117-060-038	117-080-039
116-190-015	116-200-023	116-240-021	116-270-043	116-300-021	117-060-039	117-090-001
116-190-019	116-200-024	116-240-022	116-270-044	116-300-030	117-060-041	117-090-002
116-190-020	116-200-025	116-240-023	116-270-045	116-300-031	117-060-044	117-240-012
116-190-021	116-200-027	116-240-024	116-280-001	116-300-032	117-060-052	117-240-052
116-190-024	116-200-028	116-240-025	116-280-005	116-300-034	117-060-054	117-280-001
116-190-025	116-210-002	116-240-027	116-280-009	116-300-036	117-060-055	117-280-002
116-190-026	116-210-003	116-240-031	116-280-010	116-300-037	117-060-056	117-280-003
116-190-030	116-210-004	116-240-032	116-280-011	116-300-038	117-060-057	117-280-004
116-190-031	116-210-005	116-250-001	116-280-016	116-300-039	117-060-058	117-280-022
116-190-032	116-210-006	116-250-002	116-280-017	116-300-040	117-060-067	117-280-023
116-190-033	116-210-010	116-250-003	116-280-018	116-300-041	117-060-069	117-280-024
116-190-034	116-210-012	116-250-004	116-280-019	116-300-042	117-060-070	117-280-025
116-190-035	116-210-013	116-250-005	116-290-001	116-300-043	117-060-071	117-280-027
116-190-036	116-210-015	116-260-004	116-290-002	116-300-047	117-060-072	117-280-028
116-190-037	116-210-016	116-260-045	116-290-003	116-300-051	117-060-073	117-280-029
116-190-043	116-210-017	116-260-046	116-290-004	116-300-052	117-060-074	117-280-030
116-190-045	116-210-020	116-260-050	116-290-005	116-310-001	117-070-003	117-280-031
116-190-050	116-210-022	116-260-055	116-290-006	116-310-005	117-070-005	117-280-032
116-190-051	116-210-025	116-260-060	116-290-007	116-310-006	117-070-016	117-280-033
116-190-052	116-210-026	116-260-061	116-290-008	116-310-015	117-070-017	117-280-034
116-190-054	116-210-027	116-260-062	116-290-009	116-310-035	117-070-021	117-280-038
116-190-055	116-210-028	116-260-063	116-290-011	116-310-038	117-070-023	117-280-040
116-190-058	116-210-030	116-260-064	116-290-012	116-310-039	117-070-024	117-280-041
116-190-063	116-210-032	116-260-065	116-290-013	116-310-040	117-070-025	117-280-042
116-190-066	116-210-033	116-270-001	116-290-014	116-310-041	117-070-026	117-280-043
116-190-067	116-210-035	116-270-002	116-290-015	116-310-079	117-080-005	117-280-044
116-200-001	116-210-036	116-270-003	116-290-017	117-020-015	117-080-006	117-280-045
116-200-002	116-210-038	116-270-004	116-290-019	117-020-016	117-080-008	117-280-048
116-200-003	116-210-039	116-270-005	116-290-020	117-020-017	117-080-009	117-280-067
116-200-004	116-210-040	116-270-006	116-290-021	117-020-038	117-080-010	117-280-068
116-200-005	116-210-041	116-270-008	116-290-022	117-030-022	117-080-011	117-280-069
116-200-006	116-210-042	116-270-009	116-290-023	117-030-025	117-080-012	117-280-070

EXHIBIT A

LIST OF APNS IN BOUNDARY

117-320-001	118-040-006	131-060-007	131-090-024	131-170-020	131-200-029	132-010-008
117-320-002	118-040-011	131-060-008	131-090-025	131-170-022	131-200-030	132-010-013
117-320-003	118-040-012	131-060-013	131-090-026	131-170-023	131-200-031	132-010-015
118-010-004	118-040-013	131-060-014	131-090-027	131-170-027	131-200-032	132-010-017
118-010-011	118-040-015	131-060-018	131-090-028	131-170-028	131-210-002	132-010-018
118-010-015	118-040-016	131-060-020	131-090-029	131-170-029	131-210-004	132-010-019
118-010-018	118-050-004	131-060-022	131-090-030	131-170-030	131-210-006	132-010-020
118-010-019	118-050-008	131-060-023	131-100-019	131-170-031	131-210-009	132-010-023
118-010-020	118-050-010	131-060-024	131-100-020	131-170-035	131-210-010	132-020-004
118-010-021	118-050-011	131-060-027	131-100-021	131-170-036	131-210-011	132-020-005
118-010-026	118-050-013	131-060-028	131-100-022	131-170-037	131-210-012	132-020-013
118-010-034	118-060-007	131-060-029	131-100-023	131-170-038	131-210-013	132-020-016
118-010-036	118-060-008	131-060-030	131-110-002	131-170-039	131-210-015	132-020-017
118-010-038	118-060-012	131-060-031	131-110-004	131-170-042	131-210-018	132-020-018
118-010-043	118-060-013	131-060-032	131-110-006	131-170-043	131-210-027	132-020-021
118-010-046	118-070-007	131-070-017	131-110-007	131-170-044	131-210-028	132-030-001
118-010-049	118-070-012	131-070-018	131-110-008	131-170-045	131-210-029	132-030-004
118-010-050	118-070-013	131-070-019	131-110-009	131-180-001	131-210-031	132-030-008
118-010-062	118-070-014	131-070-023	131-110-010	131-180-003	131-210-032	132-030-009
118-010-063	118-070-019	131-070-024	131-120-014	131-180-004	131-210-035	132-030-010
118-010-064	118-080-001	131-070-025	131-120-015	131-180-005	131-210-036	132-030-014
118-010-065	118-080-001	131-070-026	131-150-008	131-180-006	131-210-037	132-030-015
118-010-066	118-080-009	131-070-028	131-150-009	131-180-009	131-210-038	132-030-016
118-010-067	118-080-011	131-070-030	131-150-013	131-190-001	131-210-039	132-030-019
118-010-070	118-080-011	131-070-031	131-150-022	131-190-003	131-220-002	132-030-021
118-010-072	118-080-012	131-070-032	131-160-001	131-190-005	131-220-003	132-030-023
118-010-073	118-080-016	131-080-008	131-160-002	131-190-006	131-220-005	132-030-024
118-010-074	118-080-018	131-080-011	131-160-003	131-190-007	131-220-006	132-040-007
118-010-075	118-080-019	131-080-012	131-160-004	131-190-009	131-220-007	132-040-008
118-010-077	118-080-020	131-080-019	131-160-012	131-190-015	131-220-008	132-040-011
118-020-003	118-090-008	131-080-025	131-160-014	131-190-016	131-220-009	132-040-013
118-020-004	118-090-010	131-080-026	131-160-015	131-190-020	131-220-010	132-040-015
118-020-006	118-090-011	131-090-001	131-160-019	131-190-021	131-220-011	132-040-016
118-020-009	118-090-012	131-090-004	131-160-020	131-190-022	131-230-012	132-040-018
118-020-010	118-090-013	131-090-005	131-160-021	131-190-023	131-240-003	132-040-019
118-020-011	118-100-051	131-090-006	131-160-022	131-190-024	131-240-004	132-040-020
118-020-012	118-110-004	131-090-009	131-160-023	131-190-025	131-240-006	132-050-001
118-020-013	118-110-016	131-090-010	131-160-031	131-200-001	131-240-007	132-050-003
118-020-014	118-110-019	131-090-011	131-160-032	131-200-011	131-240-008	132-050-005
118-020-015	120-010-023	131-090-012	131-160-033	131-200-012	131-240-009	132-050-008
118-030-006	131-030-026	131-090-013	131-160-034	131-200-014	131-240-010	132-050-011
118-030-007	131-040-018	131-090-014	131-160-037	131-200-015	131-240-012	132-050-013
118-030-016	131-050-010	131-090-015	131-160-038	131-200-018	131-240-013	132-050-014
118-040-001	131-050-011	131-090-016	131-170-008	131-200-019	131-250-001	132-050-015
118-040-002	131-050-012	131-090-018	131-170-011	131-200-020	131-250-010	132-050-016
118-040-004	131-050-013	131-090-020	131-170-012	131-200-022	132-010-001	132-050-017
118-040-005	131-060-002	131-090-021	131-170-013	131-200-028	132-010-004	132-050-018

EXHIBIT A

LIST OF APNS IN BOUNDARY

132-050-019	132-080-003	132-110-060	140-020-002	140-080-007	140-100-039	140-120-020
132-050-020	132-080-006	132-110-061	140-020-004	140-080-008	140-100-040	140-120-022
132-050-021	132-080-016	132-140-005	140-020-015	140-080-010	140-100-041	140-120-023
132-060-002	132-080-017	132-140-008	140-020-016	140-080-011	140-100-042	140-130-001
132-060-009	132-080-018	132-140-018	140-020-018	140-080-015	140-100-043	140-130-002
132-060-010	132-080-019	132-140-019	140-020-019	140-080-016	140-100-044	140-130-003
132-060-011	132-080-020	132-140-020	140-020-020	140-080-020	140-100-045	140-130-005
132-060-013	132-080-022	132-150-007	140-020-021	140-080-023	140-100-046	140-130-008
132-060-016	132-080-023	132-150-008	140-020-023	140-080-024	140-100-047	140-130-009
132-060-017	132-080-024	132-150-009	140-020-024	140-080-025	140-100-048	140-130-011
132-060-018	132-080-025	132-150-011	140-020-025	140-090-002	140-100-049	140-130-012
132-060-024	132-080-026	132-150-013	140-020-026	140-090-003	140-100-050	140-130-014
132-060-025	132-080-027	132-150-015	140-030-012	140-090-011	140-100-051	140-130-015
132-060-026	132-080-028	132-150-016	140-030-013	140-090-012	140-100-054	140-130-016
132-060-028	132-080-029	132-160-012	140-030-015	140-100-001	140-100-058	140-130-017
132-060-029	132-080-030	132-160-015	140-030-025	140-100-002	140-100-062	140-130-018
132-060-032	132-090-007	132-160-016	140-030-028	140-100-003	140-100-063	140-130-019
132-060-033	132-090-009	132-160-020	140-030-029	140-100-004	140-100-065	140-130-020
132-060-035	132-090-010	132-160-021	140-030-030	140-100-005	140-100-068	140-130-021
132-060-037	132-090-012	132-160-022	140-030-031	140-100-006	140-100-069	140-130-023
132-060-041	132-090-013	132-160-029	140-040-003	140-100-007	140-100-070	140-130-024
132-060-042	132-090-014	132-160-035	140-040-004	140-100-008	140-100-071	140-130-025
132-060-043	132-090-015	132-160-039	140-040-007	140-100-009	140-100-072	140-130-027
132-060-044	132-090-016	132-160-040	140-040-020	140-100-010	140-110-001	140-130-030
132-060-045	132-100-001	132-160-041	140-040-021	140-100-011	140-110-002	140-130-031
132-070-001	132-100-010	132-250-002	140-040-025	140-100-014	140-110-003	140-130-034
132-070-002	132-100-019	132-250-003	140-040-026	140-100-015	140-110-004	140-130-035
132-070-003	132-100-020	132-250-004	140-040-027	140-100-016	140-110-005	140-130-036
132-070-004	132-100-022	132-250-005	140-040-028	140-100-017	140-110-006	140-130-037
132-070-005	132-110-005	132-250-006	140-040-029	140-100-018	140-110-008	140-130-038
132-070-006	132-110-018	132-250-007	140-050-002	140-100-020	140-110-009	140-130-039
132-070-007	132-110-024	132-250-008	140-050-003	140-100-021	140-110-010	140-130-045
132-070-008	132-110-028	132-250-009	140-050-005	140-100-022	140-120-001	140-130-052
132-070-010	132-110-035	132-250-010	140-050-007	140-100-023	140-120-002	140-130-053
132-070-013	132-110-037	132-250-012	140-050-009	140-100-025	140-120-003	140-130-055
132-070-014	132-110-038	132-250-013	140-050-010	140-100-026	140-120-004	140-130-056
132-070-015	132-110-039	132-250-014	140-050-013	140-100-027	140-120-005	140-130-057
132-070-016	132-110-040	132-260-013	140-060-001	140-100-028	140-120-006	140-130-059
132-070-017	132-110-041	140-010-006	140-060-002	140-100-029	140-120-007	140-130-060
132-070-018	132-110-042	140-010-008	140-060-004	140-100-030	140-120-008	140-130-061
132-070-020	132-110-043	140-010-009	140-060-005	140-100-031	140-120-009	140-130-065
132-070-021	132-110-044	140-010-016	140-060-006	140-100-032	140-120-010	140-130-066
132-070-022	132-110-045	140-010-018	140-070-001	140-100-033	140-120-015	140-130-072
132-070-023	132-110-054	140-010-019	140-070-023	140-100-034	140-120-016	140-130-073
132-070-024	132-110-056	140-010-020	140-070-024	140-100-035	140-120-017	140-130-074
132-070-025	132-110-057	140-010-024	140-070-025	140-100-036	140-120-018	140-130-075
132-070-026	132-110-058	140-010-025	140-070-028	140-100-038	140-120-019	140-130-078

EXHIBIT A

LIST OF APNS IN BOUNDARY

140-130-079	140-170-039	140-220-011	140-250-018	140-290-011	141-190-085
140-130-080	140-170-056	140-220-014	140-250-019	140-290-012	141-190-086
140-130-081	140-170-057	140-220-019	140-250-020	140-290-013	141-190-087
140-140-003	140-170-059	140-220-020	140-260-002	140-290-014	141-190-088
140-140-004	140-170-060	140-220-021	140-260-004	141-170-001	141-190-089
140-140-005	140-170-061	140-220-023	140-260-005	141-170-004	141-190-090
140-140-006	140-170-062	140-220-024	140-260-009	141-170-007	141-230-015
140-140-008	140-180-025	140-230-004	140-260-011	141-170-008	141-250-001
140-140-009	140-180-027	140-230-005	140-260-012	141-170-009	141-250-011
140-140-010	140-180-034	140-230-009	140-260-013	141-170-010	141-260-005
140-140-014	140-180-035	140-230-010	140-260-014	141-170-011	141-260-008
140-140-026	140-180-037	140-230-011	140-260-015	141-170-012	141-260-019
140-140-027	140-180-054	140-230-012	140-270-001	141-170-015	141-270-004
140-140-030	140-180-055	140-230-014	140-270-002	141-170-029	141-270-018
140-140-051	140-180-056	140-230-015	140-270-003	141-170-031	
140-140-052	140-180-061	140-230-016	140-270-004	141-170-034	
140-140-054	140-180-062	140-230-017	140-270-005	141-170-035	
140-140-058	140-180-067	140-230-018	140-270-006	141-170-037	
140-140-059	140-180-068	140-230-019	140-270-007	141-170-038	
140-150-001	140-190-022	140-230-021	140-270-008	141-170-039	
140-150-002	140-200-001	140-230-022	140-270-015	141-170-040	
140-150-003	140-200-002	140-230-023	140-270-016	141-180-003	
140-150-004	140-200-003	140-230-024	140-270-017	141-180-036	
140-150-005	140-200-006	140-230-031	140-270-018	141-180-037	
140-150-009	140-200-007	140-230-032	140-270-019	141-190-010	
140-150-010	140-210-001	140-230-033	140-270-020	141-190-011	
140-150-011	140-210-002	140-230-034	140-270-021	141-190-017	
140-150-012	140-210-003	140-230-035	140-270-022	141-190-025	
140-150-013	140-210-004	140-230-036	140-270-026	141-190-026	
140-150-015	140-210-005	140-230-038	140-270-027	141-190-028	
140-150-016	140-210-006	140-230-039	140-270-028	141-190-029	
140-150-018	140-210-007	140-240-007	140-270-029	141-190-034	
140-150-019	140-210-008	140-240-009	140-270-030	141-190-038	
140-150-020	140-210-019	140-240-010	140-270-031	141-190-047	
140-150-021	140-210-023	140-240-011	140-270-032	141-190-049	
140-160-001	140-210-025	140-240-012	140-270-033	141-190-055	
140-160-002	140-210-029	140-240-014	140-280-025	141-190-056	
140-160-013	140-210-031	140-240-015	140-290-001	141-190-057	
140-160-014	140-210-033	140-240-016	140-290-002	141-190-059	
140-160-015	140-210-035	140-250-005	140-290-003	141-190-069	
140-160-016	140-210-038	140-250-010	140-290-004	141-190-072	
140-160-017	140-210-039	140-250-011	140-290-005	141-190-073	
140-160-018	140-210-042	140-250-012	140-290-006	141-190-077	
140-160-019	140-210-043	140-250-013	140-290-007	141-190-079	
140-160-038	140-220-002	140-250-014	140-290-008	141-190-080	
140-170-020	140-220-007	140-250-015	140-290-009	141-190-083	
140-170-037	140-220-010	140-250-017	140-290-010	141-190-084	

EXHIBIT B
EXCUSIONS AND INCLUSIONS

EXCLUSIONS

Dry Creek Rancheria	131-050-004					
Lytton Rancheria	091-010-003	091-010-016	091-020-005	091-020-013	091-081-001	131-180-008
	091-010-004	091-010-018	091-020-007	091-020-014	091-081-002	140-010-010
	091-010-006	091-010-019	091-020-008	091-020-015	091-100-015	
	091-010-010	091-020-002	091-020-009	091-020-017	131-170-021	
	091-010-011	091-020-004	091-020-010	091-020-019	131-180-002	
Rains Creek Water District	117-010-002	117-020-003	117-020-026	117-030-003	117-030-037	117-040-059
	117-010-008	117-020-005	117-020-028	117-030-011	117-030-038	117-040-060
	117-010-010	117-020-006	117-020-030	117-030-017	117-030-039	117-040-061
	117-010-015	117-020-007	117-020-031	117-030-018	117-040-011	117-060-050
	117-010-016	117-020-010	117-020-037	117-030-023	117-040-049	118-010-001
	117-010-017	117-020-012	117-020-039	117-030-027	117-040-050	118-010022
	117-010-024	117-020-013	117-020-040	117-030028	117-040-051	118-010056
	117-010-026	117-020-021	117-020-043	117-030-029	117-040-052	118-010071
	117-010-032	117-020-022	117-020-045	117-030-033	117-040-057	
	117-010-033	117-020-023	117-020-046	117-030-034	117-040-058	
Clover Crest Mutual Water Company	116-030-001	116-030-009	116-030-010	116-030-013	116-030-017	
	116-030-002	116-030-005	116-030-011	116-030-014	116-030-018	
	116-030-004	116-030-008	116-030-012	116-030-015	116-010-006	
West Water Company	115-170-017	115-170-020	115-170-023	115-170-030		
	115-170-018	115-170-021	115-170-024	115-170-060		
	115-170-019	115-170-022	115-170-027	115-170-061		

INCLUSIONS

Ken C. Dawson	115-230-014				
Kristin Tellez	117-240-012				
JVW Corporation	091-030-027	091-030-037	090-030-043	118-080-001	118-080-011
Murphy Trust	088-040-022				
Hinkle Trust	141-170-001				
Delicato Vineyards	140-030-030	140-180-067	140-180-068	117-240-052	