



City of Clearlake
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www.clearlake.ca.us

August 7, 2023

Patrick Sullivan
 Lake County Treasurer/Tax Collector
 255 N. Forbes Street
 Lakeport, CA 95453

Dear Mr. Sullivan,

I am pleased to submit this proposal for an agreement sale for various tax defaulted properties within the City of Clearlake. The City is submitting this proposal as a public agency/taxing agency that is also a revenue district.

APN	Address	Property Desc.	Current + Defc	Tax Pen Cost	Clearlake Proposed Price	Notes
010-050-30	15910 DAM RD	Vacant Land	\$ 2,459.87		\$ 2,459.87	R/M Clearlake - Never offered. Proposal for amount owed.
010-050-32	15900 DAM RD	Vacant Land	\$ 14,057.82		\$ 14,057.82	
010-050-40	15970 DAM RD	Vacant Land	\$ 2,534.52		\$ 2,534.52	
010-050-42	15920 DAM RD	Vacant Land	\$ 2,459.87		\$ 2,459.87	
039-491-48	14972 BURNS VALLEY RD	Vacant Land	\$ 11,054.08	\$ 4,512.20	\$ 1,934.46	Soderling - previously offered (sale 159). Site for dumping, overgrown vegetation, highly visible commercial area. Proposed reduction based on need for cleanup, maintenance, grading, also near archeological site, a portion could be undevelopable (Pics included)
039-491-49	14974 BURNS VALLEY RD	Vacant Land	\$ 8,260.00	\$ 3,665.98	\$ 1,445.50	
039-491-50	3399 WASHINGTON ST	Vacant Land	\$ 8,260.00	\$ 3,665.98	\$ 1,445.50	
039-491-51	3401 WASHINGTON ST	Vacant Land	\$ 8,260.00	\$ 3,665.98	\$ 1,445.50	
039-491-52	14966 BURNS VALLEY RD	Vacant Land	\$ 11,134.03	\$ 4,477.74	\$ 1,948.46	
039-491-53	14964 BURNS VALLEY RD	Vacant Land	\$ 7,905.24	\$ 3,503.14	\$ 1,383.42	
039-491-54	14970 BURNS VALLEY RD	Vacant Land	\$ 9,577.42	\$ 4,059.12	\$ 1,676.05	
039-491-55	14968 BURNS VALLEY RD	Vacant Land	\$ 8,156.07	\$ 3,618.26	\$ 1,427.31	
039-491-56	3395 WASHINGTON ST	Vacant Land	\$ 10,106.24	\$ 4,283.62	\$ 1,768.59	
039-491-57	3397 WASHINGTON ST	Vacant Land	\$ 8,573.06	\$ 3,809.74	\$ 1,500.29	
039-491-58	3393 WASHINGTON ST	Vacant Land	\$ 10,322.67	\$ 4,347.53	\$ 1,806.47	
039-491-59	3391 WASHINGTON ST	Vacant Land	\$ 7,308.77	\$ 3,197.42	\$ 1,279.03	
039-491-60	14962 BURNS VALLEY RD	Vacant Land	\$ 7,905.24	\$ 3,503.14	\$ 1,383.42	
039-491-61	14960 BURNS VALLEY RD	Vacant Land	\$ 7,905.24	\$ 3,503.14	\$ 1,383.42	
039-491-63	3389 WASHINGTON ST	Vacant Land	\$ 10,616.74	\$ 4,438.83	\$ 1,857.93	
039-491-64	3387 WASHINGTON ST	Vacant Land	\$ 8,573.06	\$ 3,809.74	\$ 1,500.29	
040-031-12	14190 DIVISION AVE	Vacant Land	\$ 1,229.93		\$ 1,229.93	Near Austin Park
041-143-30	15906 36TH AVE	Vacant Land	\$ 14,759.07		\$ 14,759.07	Near housing dev.
039-636-22	3551 ACACIA ST	Vacant Land	\$ 7,135.41	\$ 2,476.68	\$ 2,476.68	Pomo School Parcels
039-636-23	13975 SONOMA AVE	Vacant Land	\$ 9,431.66	\$ 2,742.74	\$ 2,742.74	Pomo School Parcels
Total			\$ 197,986.01	\$ 67,280.98	\$ 67,906.13	

All of the proposed prices are for the current amount owed, with the exception of the "Soderling parcels" and the "Pomo School parcels". The Pomo parcels are proposed at the Penalty cost amount as recommended by your office. The Soderling parcels have been delinquent since 2008/2009. I believe a significant reduction is warranted due to several factors. First, the existing parcels are each approximately 2,000 sq.

ft. and unbuildable as they stand. The area is in a highly visible commercial area, near Burns Valley Mall, Bank of the West, the Clearlake Community Center, and Clearlake Theatre, but remains an area for dumping, reckless driving, overgrown vegetation and other issues. The City will need to perform grading, cleanup and vegetation management upon any sale. Additionally, there is a nearby archaeological resource that could render portions of the property undevelopable. Based on these factors we believe the proposed reduction is fair and encourage your support.



“Soderling Parcels” Photos
May 12, 2023



Additionally, I have provided a letter from RM Clearlake related to the properties owned by them at Dam Road. This is pursuant to your request as these properties have not previously been offered for sale.

After your review I stand ready to execute a purchase agreement with the County for said properties, pursuant to the State Controller's guidelines, as authorized by the Clearlake City Council.

Please do not hesitate to contact me if you have any questions, or you need any additional information to proceed.

Thanks!

A handwritten signature in black ink, appearing to be 'Alan D. Flora'.

Alan D. Flora