

CALIFORNIA WATER COMMISSION

715 P STREET, P.O. BOX 942836
SACRAMENTO, CA 94236-0001
(916) 902-7328



Matthew Swanson
Chair
September 26, 2022

Fern Steiner
Vice-Chair

Samantha Arthur
Member

Daniel Curtin
Member

Kimberly Gallagher
Member

Alexandre Makler
Member

Sandra Matsumoto
Member

Jose Solorio
Member

David Te Velde, Trustee
Alice Te Velde, Trustee
David and Alice Te Velde Revocable Family Trust
5985 4th Avenue
Hanford, CA 93230

Subject: 057-100-016, 057-100-011, 057-100-015, 057-130-010, 057-020-006,
057-060-002, 057-060-005, and 057-060-011.
DWR Parcel Nos. YBSH-119 and 120 – Informational Hearing

Dear David Te Velde and Alice Te Velde:

This letter serves as notice that the Department of Water Resources (DWR) has sent a notice to the California Water Commission (Commission) that DWR intends to request a Resolution of Necessity at a future meeting. Pursuant to the Commission's Procedures for Resolutions of Necessity and Eminent Domain, the Commission will hold an informational briefing at its October 19, 2022 Commission Meeting. No action will be taken by the Commission at this meeting on this matter.

You are being notified as the owner of this property, or holder of an interest therein, whose name and address appears on the last equalized county assessment roll, pursuant to the California Code of Civil Procedure (CCP) Section 1245.235. You and/or your representative are invited to attend the Commission meeting and comment to the Commission on this matter. Comments will be limited to three (3) minutes, consistent with the Commission's standard practices. The Commission will also consider any written comments you may wish to submit prior to the meeting, pursuant to this Notice. Please submit any written comments at least 3 three business days prior to the Meeting, to allow sufficient time to circulate to the Commissioners for their review.

Please send any written comments to:

Holly Geneva Stout, Esq.
California Water Commission
P.O. Box 942836
Sacramento, CA 94236-0001
Email: cwc@water.ca.gov

The CCP provides procedures for public agencies to acquire private property for public use. It requires that every agency, which intends to condemn property, notify the owners of its intention to condemn.

Section 1240.030 of the CCP provides that the power of eminent domain may be exercised to acquire property for a proposed project if the following conditions are established:

1. The public interest and necessity require the proposed project; and
2. The proposed project is planned and located in a manner that will be most compatible with the greatest public good and the least private injury; and
3. This property is necessary for the project.

Section 1245.230 of the CCP further requires that the offer required by Government Code Section 7267.2 has been made to the owner of record. The written offer was sent to the address listed above that appears on the County's records on July 26, 2022. DWR will be presenting on the above listed conditions. The Commission Meeting is scheduled to take place as follows:

California Water Commission – October 19, 2022 Commission Meeting

Date: Wednesday, October 19, 2022

Time: State of California, Resources Building

715 P St., First Floor Auditorium

Sacramento, CA 95814

Online: link below

<https://us02web.zoom.us/j/83534702265?pwd=T2VHc0FsNFMwSXhFNWhjK2FhSWJtdz09>

The meeting agenda will be published ten (10) days in advance of the meeting on the Commission's website, www.cwc.ca.gov, and will contain the necessary information related to participation.

A description of the required property that is the subject of this informational briefing is attached to this Notice. Also attached is a copy of the Commission's Procedures for Resolutions of Necessity and Eminent Domain, as of February 20, 2013.

DWR proposes to acquire (i) Parcel No. YBSH-119 consisting of fee and easement property interests over portions of Yolo County Assessor's Parcel Nos. (APN) 057-020-006, 057-060-002, 057-060-005, 057-060-011, and 057-100-016, and (ii) Parcel No. YSH-120 consisting of easements over the entirety of APNs 057-100-016, 057-100-011, 057-100-015, and 057-130-010 through the exercise of the power of eminent domain for the Yolo Bypass Salmonid Habitat Restoration and Fish Passage Project.

The property rights to be acquired are:

DWR Parcel No.	Estate to purchase	Size	APN(s)
YBSH-119 Parcel 1	Fee	4.77 acres	057-060-005, & 057-100-016
YBSH-119 Parcel 2	Fee	0.20 acres	057-050-001
YBSH-119 Parcel 3	Fee	2.52 acres	057-060-006
YBSH-119 Unit A	Flowage Easement	76.09 acres	057-020-006, 057-050-001, 057-060-002, 057-060-005, & 057-060-011
YBSH-120 Unit A	Flowage Easement	969.07 acres	057-100-016
YBSH-120 Unit B	Flowage Easement	111.83 acres	057-100-011
YBSH-120 Unit C	Flowage Easement	322.26 acres	057-100-015
YBSH-120 Unit D	Flowage Easement	416.01 acres	033-130-010

If DWR determines it is necessary to proceed with requesting a Resolution of Necessity, a separate notice will be sent to the address listed above at least 21 days prior to the hearing.

If you have any questions regarding this eminent domain proceeding, please contact Fahmi H. Kassis, Associate Right of Way Agent, Acquisition and Appraisal Section, Division of Engineering, DWR, at (916) 902-7021, or Fahmi.Kassis@water.ca.gov. If you have questions regarding the Commission meeting or its logistics, please contact Holly Stout, Attorney, California Water Commission, at (916) 902-7098, or holly.stout@water.ca.gov.

Sincerely,



Joe Yun
Executive Officer, California Water Commission

Attachments: Property Description(s)
CWC Procedures for Resolutions of Necessity and Eminent Domain

EXHIBIT "A" LEGAL DESCRIPTION

All that real property being portions of Rancho Rio Jesus Maria, and also being portions of projected Sections 3 and 10 in Township 10 North, Range 3 East, and Sections 27 and 34 in Township 11 North, Range 3 East, Mount Diablo Base and Meridian, Yolo County, State of California, and also being a portion of PARCEL ONE described in the GRANT DEED recorded July 30, 2008 as DOC-2008-0023530-00, Official Records of said County, and also being a portion of PARCELS TWO B, TWO C, TWO D, TWO E and FIVE described in the GRANT DEED recorded December 28, 2012, in DOC-2012-0043756-00, Official Records of said County described as follows:

YBSH-119 PARCEL 1

BEGINNING at a found 2-1/2 inch iron pipe bent southerly on the south line of PARCEL B and being a 2 inch iron pipe as shown on the PARCEL MAP NO. 2644 for Faustine Silva Jr., filed May 26, 1978, in Book 4 of Parcel Maps, Page 24, said County Records, which bears South 00° 26' 07" East 2613.25 feet from a found 2 inch pipe at the northwest corner of said Section 3 as shown on said Parcel Map;

THENCE FROM SAID POINT OF BEGINNING, along said south line of Parcel B, North 88° 30' 15" East 413.21 feet to a found 2 inch iron pipe with driving head as shown on said Parcel Map;
thence continuing North 88° 30' 15" East 260.45 feet to the west sideline of the
ACCESS EASEMENT recorded January 5, 2018 in DOC-2018-0000419-00,
said Official Records,
thence southerly along said west sideline South 03° 17' 14" East 424.23 feet;
thence leaving said west sideline North 90° West 319.11 feet;
thence North 10° 49' 36" West 217.45 feet;
thence North 90° West 337.80 feet to the west line of said Section 3;
thence northerly along said west section line North 0° West 192.37 feet to the POINT OF BEGINNING.

Containing 4.77 acres, more or less.

Excepting therefrom the hereinabove described Parcel 1 all those exceptions as described in said GRANT DEEDS 2008-0023530-00 and 2012-0043756-00.

EXHIBIT "A" LEGAL DESCRIPTION

YBSH-119 PARCEL 2

COMMENCING at a found 2 inch iron pipe with driving head tagged LS 3932 at the northwest corner of said Section 34 as shown on said Parcel Map, which bears North 00°01'53" East 5282.26 feet from a found 2 inch iron pipe as shown on said Parcel Map at the northwest corner of said section 3;

thence along the north line of said section 34 North 88° 31' 44" East 26.75 feet to a found 5/8 inch rebar and the northwest corner of said Parcel Two D;

thence southerly along the west line of said Parcel Two D South 02° 59' 13" East 1317.27 feet to the point of beginning;

THENCE FROM SAID POINT OF BEGINNING, leaving said Parcel Two D west line North 87° 34' 46" East 130.30 feet;

thence South 04° 03' 39" East 66.33 feet;

thence South 87° 34' 46" West 131.55 feet to said Parcel Two D west line;

thence northerly along said Parcel Two D west line North 02° 59' 13" West 66.31 feet to the POINT OF BEGINNING.

Containing 0.20 acres, more or less.

YBSH-119 PARCEL 3

COMMENCING at said 2 inch iron pipe with driving head tagged LS 3932 at said northwest corner of said Section 34, which bears North 00°01'53" East 5282.26 feet from said 2 inch iron pipe at said northwest corner of Section 3;

thence North 32° 29' 42" East 477.03 feet to a point hereinafter referred to as Point "A" on the easterly edge of the east levee road of the Yolo Bypass as it exists presently and the point of beginning;

THENCE FROM SAID POINT OF BEGINNING the following the following seven (7) courses:

- 1) North 90° East 46.70 feet;
- 2) North 09° 41' 49" East 64.01 feet;
- 3) North 19° 23' 38" East 189.47 feet;
- 4) North 23° 03' 01" East 133.36 feet;
- 5) North 11° 30' 14" East 63.33 feet;
- 6) North 17° 48' 52" East 106.91 feet; and
- 7) North 60° 40' 57" West 169.91 feet to the westerly line of said Parcel Two E;

thence southwesterly along said westerly line of Parcel Two E the following seven (7) courses:

- 1) South 25° 57' 09" West 50.50 feet;
- 2) South 24° 03' 09" West 102.57 feet;
- 3) South 22° 09' 09" West 102.57 feet;
- 4) South 20° 15' 09" West 104.52 feet;
- 5) South 15° 33' 09" West 108.43 feet;

EXHIBIT "A" LEGAL DESCRIPTION

- 6) South 08° 03' 09" West 110.38 feet; and
- 7) South 00° 33' 09" West 65.69 feet to the intersection of the westerly prolongation of the hereinabove course North 90° East;

thence leaving said westerly line of Parcel Two E and along said prolongation North 90° East 114.12 feet to the POINT OF BEGINNING.

Containing 2.52 acres, more or less.

Excepting therefrom the hereinabove described Parcels 2 and 3 all those exceptions as described in said GRANT DEED 2012-0043756-00.

YBSH-119 UNIT A

All that land lying westerly of a line being said easterly edge of the east levee road of the Yolo Bypass as it exists presently and described as follows:

BEGINNING at a point on said easterly edge of the east levee road and being the aforementioned Point "A";

THENCE FROM SAID POINT OF BEGINNING along said easterly edge levee road the following eighteen (18) courses:

- 1) South 03° 01' 04" East 844.35 feet;
- 2) South 06° 23' 09" West 124.77 feet;
- 3) South 10° 12' 34" East 79.81 feet;
- 4) South 03° 32' 24" East 1007.17 feet;
- 5) South 03° 45' 50" East 1177.85 feet;
- 6) South 03° 45' 25" East 978.93 feet;
- 7) South 03° 10' 27" East 1185.35 feet;
- 8) South 01° 20' 48" East 283.15 feet to a point in the south line of said Parcel Two D also being the north line of said Parcel Two B, which bears North 88° 31' 44" East 15.00 feet from a found buttonhead in the centerline of levee as shown on the unrecorded map YOLO ENGINEERS & SURVEYORS SURVEY FOR SAC. RVR RCH., dated September 12, 1961, at the offices of Laugenour and Meikle, 608 Court Street, Woodland, 95695, California;

EXHIBIT "A" LEGAL DESCRIPTION

- 9) thence continuing along said easterly edge levee road,
South 02° 48' 33" East 639.70 feet;
- 10) South 03° 10' 52" East 1245.16 feet;
- 11) South 02° 49' 31" East 1053.07 feet;
- 12) South 03° 29' 34" East 1078.10 feet;
- 13) South 03° 04' 21" East 1050.47 feet;
- 14) South 03° 13' 55" East 216.31 feet;
- 15) South 02° 25' 51" East 523.19 feet;
- 16) South 01° 30' 25" East 160.58 feet;
- 17) South 02° 15' 19" West 436.18 feet; and
- 18) South 02° 06' 15" East 57.90 feet to a point on the South line of said Parcel FIVE and said easterly edge levee road, bearing
South 41° 06' 26" West 119.43 feet from a found 3-1/4 inch aluminum disk in a monument well marked "SM NO. 15 YOLO COUNTY SURVEYOR'S OFFICE".

EXCEPTING THEREFROM the hereinabove described UNIT A said PARCEL ONE in DOC 2008-0023530-00.

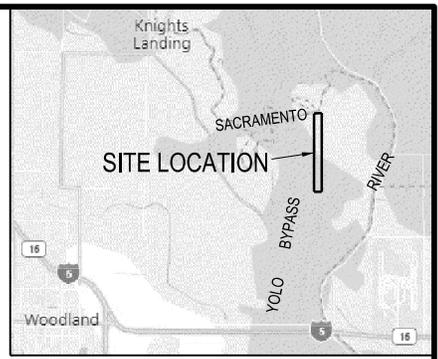
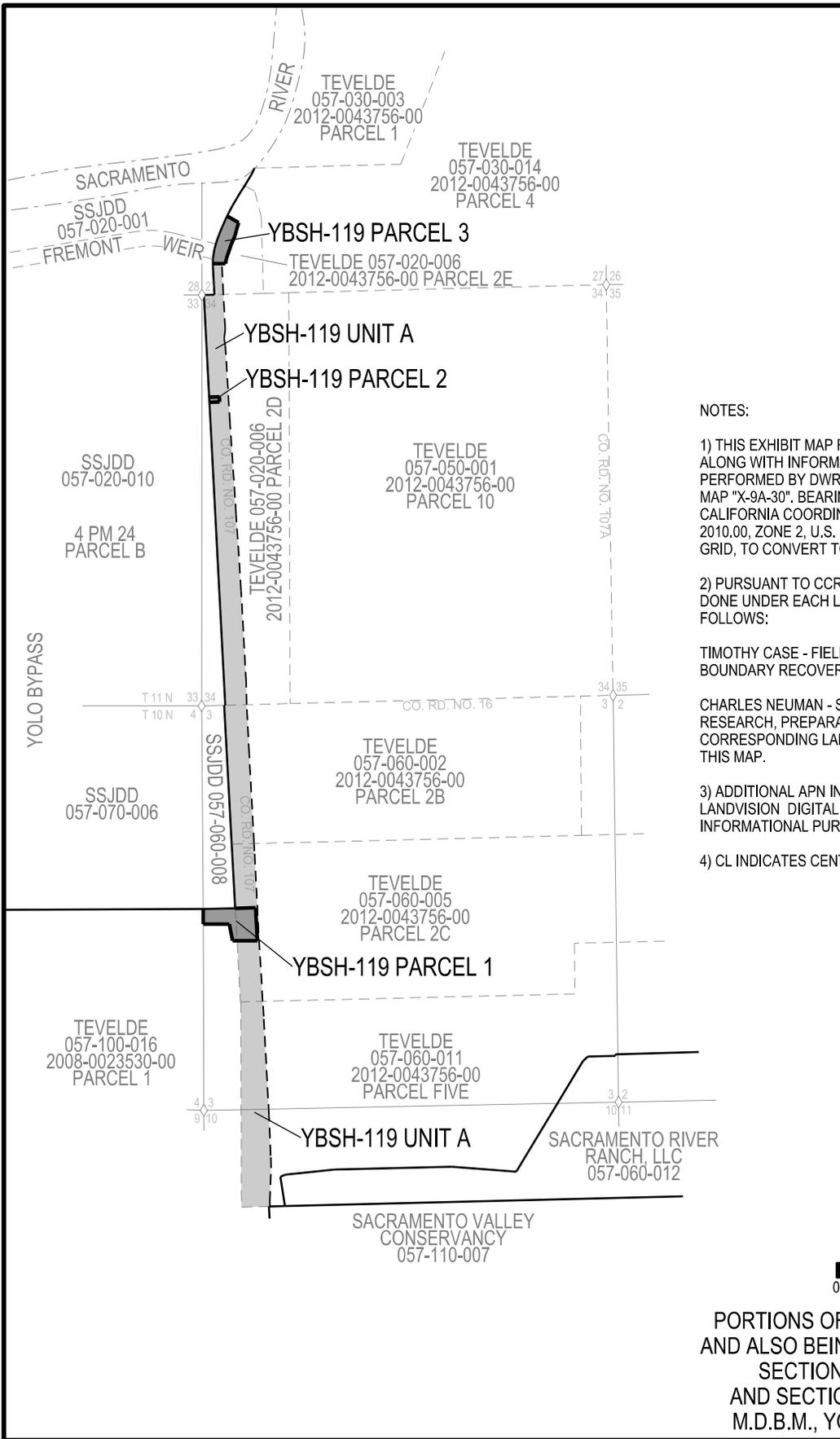
Containing 76.09 acres, more or less.

Bearings and distances used in the above description are based on the California Coordinate System, CCS83(2011) Epoch 2010.00, Zone 2, US Survey feet. The above distances are grid, to convert to ground multiply by 1.00006197.

As shown on Exhibit B, attached hereto and by this reference made a part hereof.

End of Description

Charles Neuman, PLS 9510



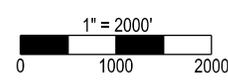
VICINITY MAP

NOTES:

- 1) THIS EXHIBIT MAP REPRESENTS RECORD AND UNRECORDED DATA ALONG WITH INFORMATION FROM A LAND SURVEY "GEO20-0030" PERFORMED BY DWR, OCTOBER 2020, TO PREPARE DWR APPRAISAL MAP "X-9A-30". BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM 1983, CCS83 2011 EPOCH 2010.00, ZONE 2, U.S. SURVEY FT. DISTANCES SHOWN HEREON ARE GRID, TO CONVERT TO GROUND MULTIPLY BY 1.00006197 (PROJECT CSF).
- 2) PURSUANT TO CCR RULE 411(g)(3), DESCRIPTIONS OF THE WORK DONE UNDER EACH LICENSEE'S RESPONSIBLE CHARGE ARE AS FOLLOWS:

TIMOTHY CASE - FIELD SURVEY WORK INCLUDING SETTING CONTROL, BOUNDARY RECOVERY, TOPOGRAPHY, PROCESSING AND ADJUSTMENT

CHARLES NEUMAN - SUBSEQUENT OFFICE DRAFTING, RECORDS RESEARCH, PREPARATION OF LEGAL DESCRIPTIONS FOR CORRESPONDING LAND TRANSFER DOCUMENTS AND FINALIZATION OF THIS MAP.
- 3) ADDITIONAL APN INFORMATION HEREIN WAS OBTAINED FROM LANDVISION DIGITAL MAP PRODUCTS. APN LINWORK FOR INFORMATIONAL PURPOSES-NOT SURVEYED.
- 4) CL INDICATES CENTERLINE EXISTING LEVEE ROAD.



PORTIONS OF RANCHO RIO JESUS MARIA AND ALSO BEING PORTIONS OF PROJECTED SECTIONS 3, 10 - T. 10 N., R. 3 E., AND SECTIONS 27, 34 - T. 11 N., R. 3 E., M.D.B.M., YOLO COUNTY, CALIFORNIA

14FEB2022

SHEET 1 OF 6

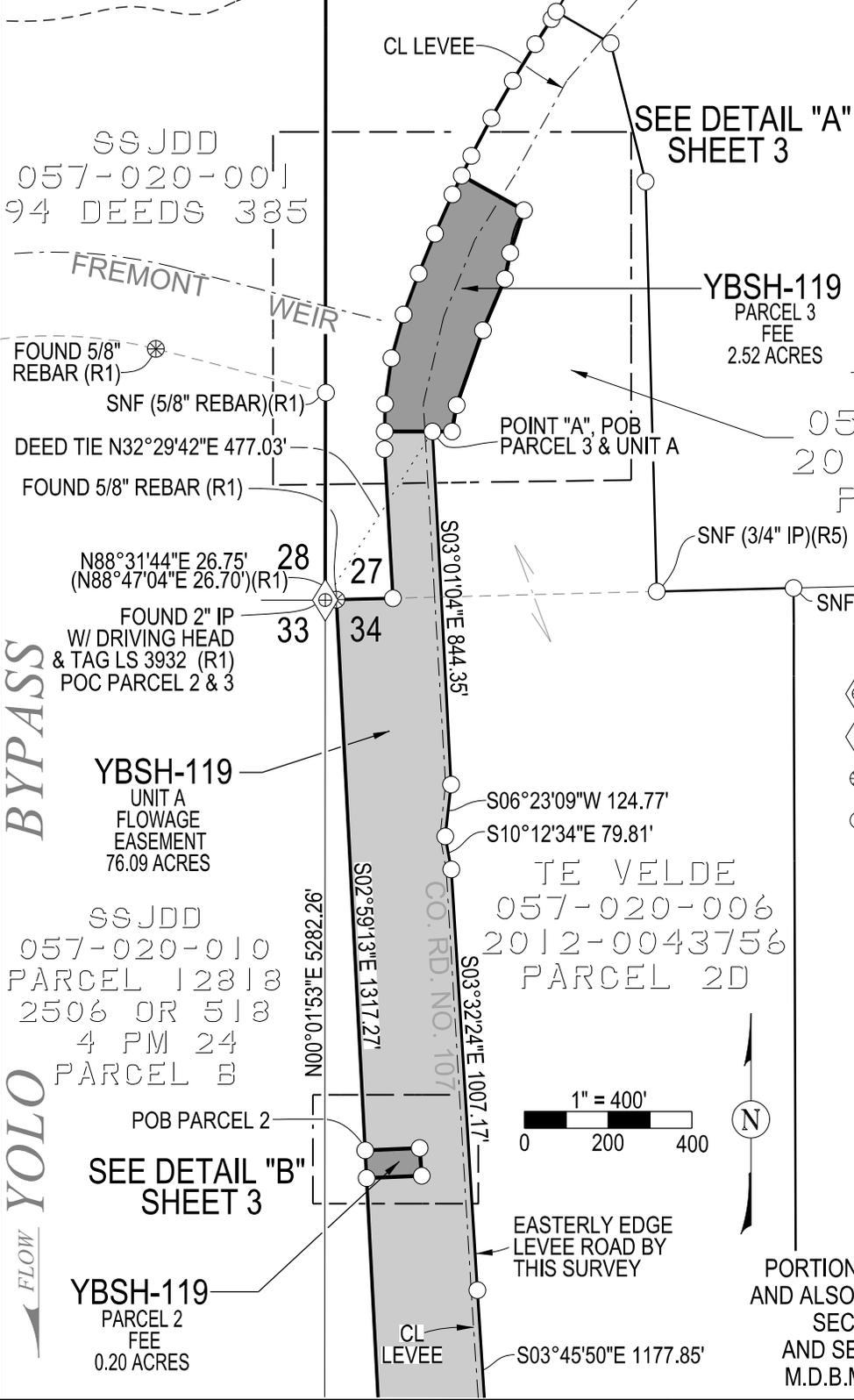
EXHIBIT B

YOLO BYPASS SALMONID HABITAT RESTORATION AND FISH PASSAGE PROGRAM
YBSH-119 PARCELS 1, 2 & 3 FEE,
UNIT A FLOWAGE EASEMENT-TE VELDE

STATE OF CALIFORNIA
THE NATURAL RESOURCES AGENCY

DEPARTMENT OF WATER RESOURCES
DIVISION OF ENGINEERING - GEOMATICS BRANCH

SACRAMENTO RIVER
FLOW



TE VELDE
057-030-014
2012-0043756
PARCEL 4

TE VELDE
057-020-006
2012-0043756
PARCEL 2E

SSJDD
057-020-001
94 DEEDS 335

FREMONT WEIR

FOUND 5/8" REBAR (R1)

SNF (5/8" REBAR)(R1)

DEED TIE N32°29'42"E 477.03'

FOUND 5/8" REBAR (R1)

N88°31'44"E 26.75'
(N88°47'04"E 26.70')(R1)

28 27 33 34

FOUND 2" IP
W/ DRIVING HEAD
& TAG LS 3932 (R1)
POC PARCEL 2 & 3

YBSH-119
UNIT A
FLOWAGE
EASEMENT
76.09 ACRES

SSJDD
057-020-010
PARCEL 12813
2506 OR 518
4 PM 24
PARCEL B

POB PARCEL 2

SEE DETAIL "B"
SHEET 3

YBSH-119
PARCEL 2
FEE
0.20 ACRES

SEE DETAIL "A"
SHEET 3

YBSH-119
PARCEL 3
FEE
2.52 ACRES

- REFERENCES:
- ⊕ SECTION CORNER FOUND AS DESCRIBED
 - ◇ SECTION CORNER NOT FOUND
 - ⊗ FOUND MONUMENT AS DESCRIBED
 - DIMENSION POINT
- SNF = SEARCH NOT FOUND
IP = IRON PIPE
(R1) 4 PM 24
(R2) UNRECORDED YOLO ENGRS/SRVYS "SURVEY FOR SAC. RVR RCH." SEPT 12, 1961
(R3) UNRECORDED YOLO ENGRS/SRVYS "SURVEY FOR LAYTON KNAGGS" JUNE 25, 1969
(R4) UNRECORDED TIBBALS & PERCIVAL ENGRS "AMMENDED PLAT OF LOUIS CAFFARO RANCH" JUNE 1923
(R5) DOC-2012-0043756
(R6) UNRECORDED SSJDD MAP 1924-43
(R7) UNRECORDED BY-PASS RANCH MAP NOV. 1973
(R8) DOC-2012-0001804
(R9) DOC-2008-0023530

PORTIONS OF RANCHO RIO JESUS MARIA
AND ALSO BEING PORTIONS OF PROJECTED
SECTIONS 3, 10 - T. 10 N., R. 3 E.,
AND SECTIONS 27, 34 - T. 11 N., R. 3 E.,
M.D.B.M., YOLO COUNTY, CALIFORNIA

14FEB2022

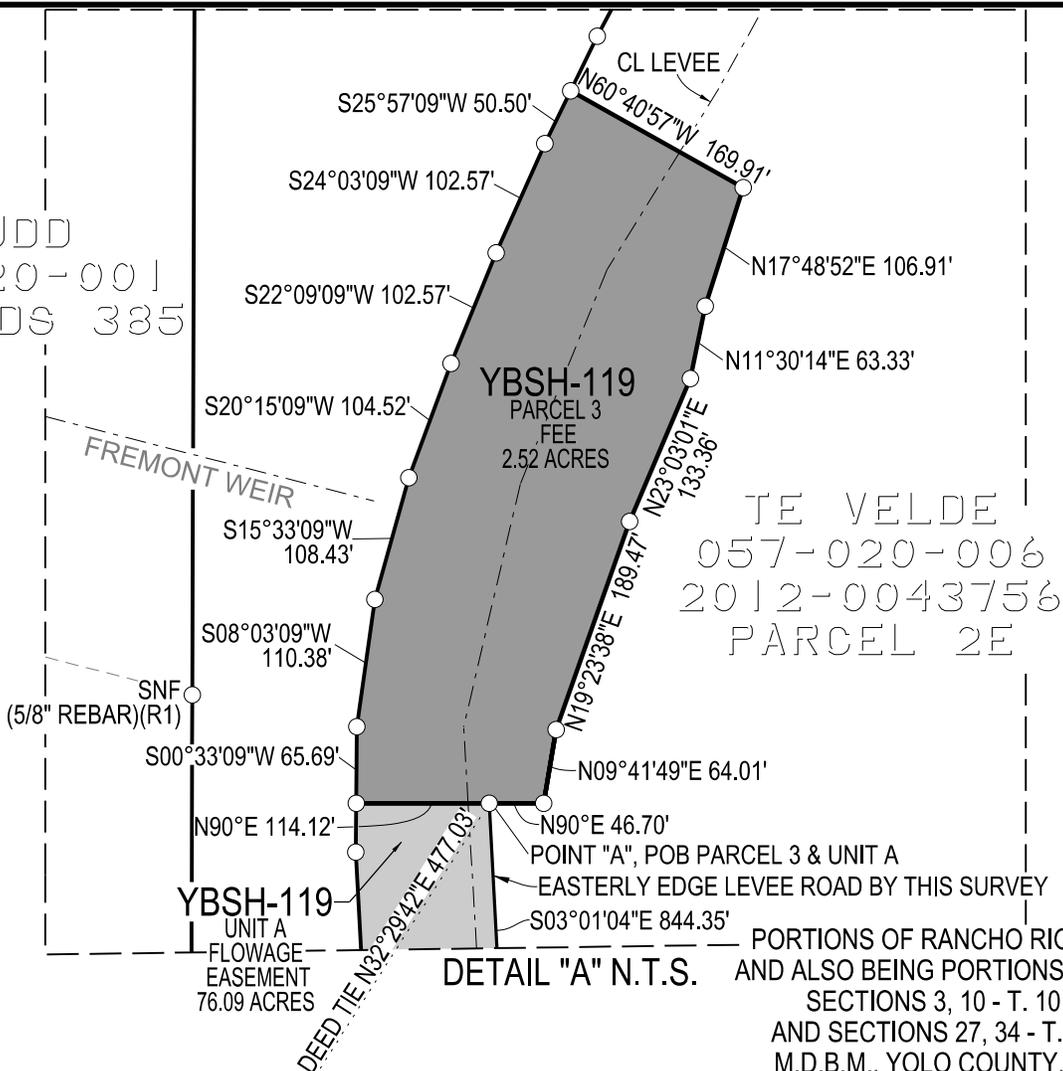
EXHIBIT B

SHEET 2 OF 6

YOLO BYPASS SALMONID HABITAT
RESTORATION AND FISH PASSAGE PROGRAM
YBSH-119 PARCELS 1, 2 & 3 FEE,
UNIT A FLOWAGE EASEMENT-TE VELDE

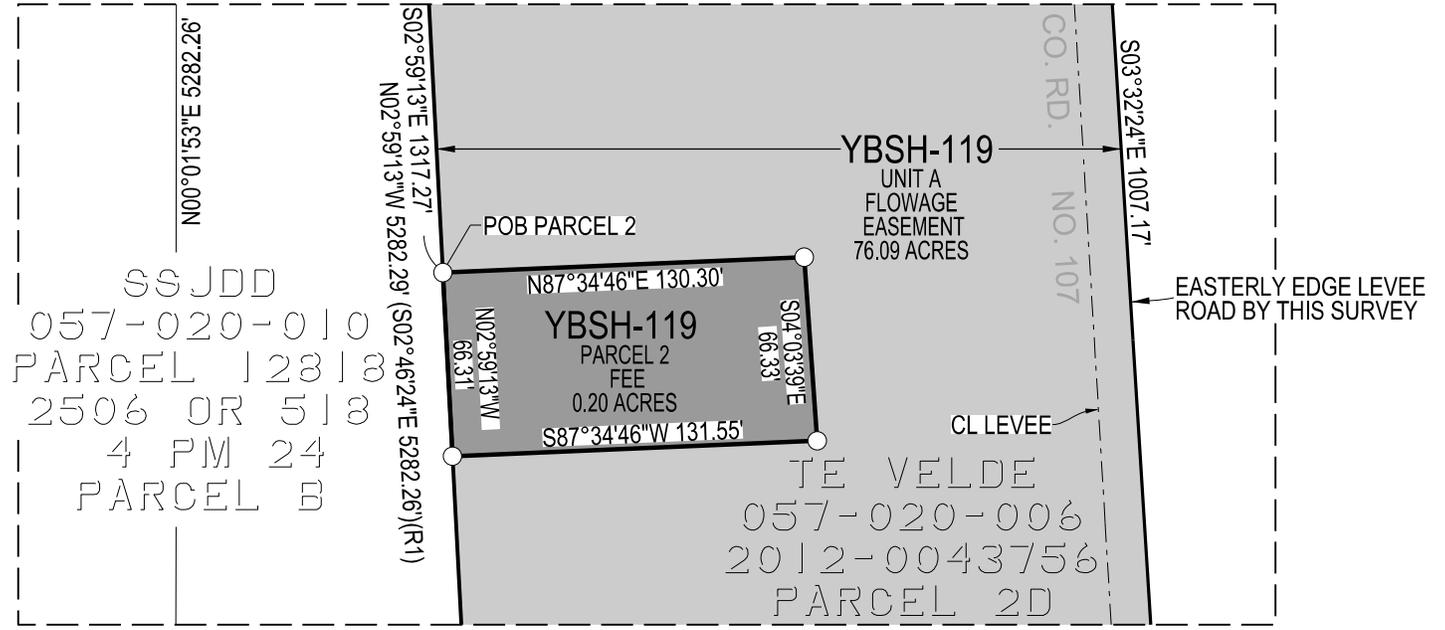
STATE OF CALIFORNIA
THE NATURAL RESOURCES AGENCY
DEPARTMENT OF WATER RESOURCES
DIVISION OF ENGINEERING - GEOMATICS BRANCH

SSJDD
057-020-001
94 DEEDS 335



TE VELDE
057-020-006
2012-0043756
PARCEL 2E

YBSH-119 UNIT A FLOWAGE EASEMENT 76.09 ACRES
POINT "A", POB PARCEL 3 & UNIT A
EASTERLY EDGE LEVEE ROAD BY THIS SURVEY
S03°01'04"E 844.35'
DETAIL "A" N.T.S.
PORTIONS OF RANCHO RIO JESUS MARIA AND ALSO BEING PORTIONS OF PROJECTED SECTIONS 3, 10 - T. 10 N., R. 3 E., AND SECTIONS 27, 34 - T. 11 N., R. 3 E., M.D.B.M., YOLO COUNTY, CALIFORNIA



SSJDD
057-020-010
PARCEL 12813
2506 OR 518
4 PM 24
PARCEL B

TE VELDE
057-020-006
2012-0043756
PARCEL 2D

DETAIL "B" N.T.S.

14FEB2022

SHEET 3 OF 6

EXHIBIT B

YOLO BYPASS SALMONID HABITAT RESTORATION AND FISH PASSAGE PROGRAM
YBSH-119 PARCELS 1, 2 & 3 FEE,
UNIT A FLOWAGE EASEMENT-TE VELDE

STATE OF CALIFORNIA
THE NATURAL RESOURCES AGENCY

DEPARTMENT OF WATER RESOURCES
DIVISION OF ENGINEERING - GEOMATICS BRANCH

SSJDD
 057-020-010
 PARCEL 12813
 2506 OR 513
 4 PM 24
 PARCEL B

YOLO  FLOW BYPASS

N00°01'53"E 5282.26'

N02°59'13"W 5282.29' (S02°46'24"E 5282.26')(R1)

CL LEVEE

CO. RD. NO. 107

S03°45'50"E 1177.85'

S03°45'25"E 978.93'

S03°10'27"E 1185.35'

EASTERLY EDGE
 LEVEE ROAD BY
 THIS SURVEY

TE VELDE
 057-020-006
 2012-0043756
 PARCEL 2D

YBSH-119
 UNIT A
 FLOWAGE
 EASEMENT
 76.09 ACRES

TE VELDE
 057-050-001
 2012-0043756
 PARCEL 10

- FOUND BUTTONHEAD
CL LEVEE (R2)
- SNF(5/8" REBAR)(R1)
- FOUND 5/8" REBAR
W/ PLASTIC CAP
STAMPED LS 3932(R1)
- FOUND 2" IP 4' TALL(R1)

T. 11 N.

33 34

N88°31'44"E 291.52' (S88°45'30"W 291.48')(R1)
 N88°31'44"E 13.46' (S88°45'30"W 13.52')(R1)

T. 10 N.

4 3

SSJDD
 057-070-006

1787.00'

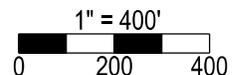
S03°06'12"E
 2613.71'

1787.77'

S01°20'48"E 283.15'
 N88°31'44"E 15.00'

S02°48'33"E 639.70'
 PORTIONS OF RANCHO RIO JESUS MARIA
 AND ALSO BEING PORTIONS OF PROJECTED
 SECTIONS 3, 10 - T. 10 N., R. 3 E.,
 AND SECTIONS 27, 34 - T. 11 N., R. 3 E.,
 M.D.B.M., YOLO COUNTY, CALIFORNIA

CO. RD. NO. 16



14FEB2022

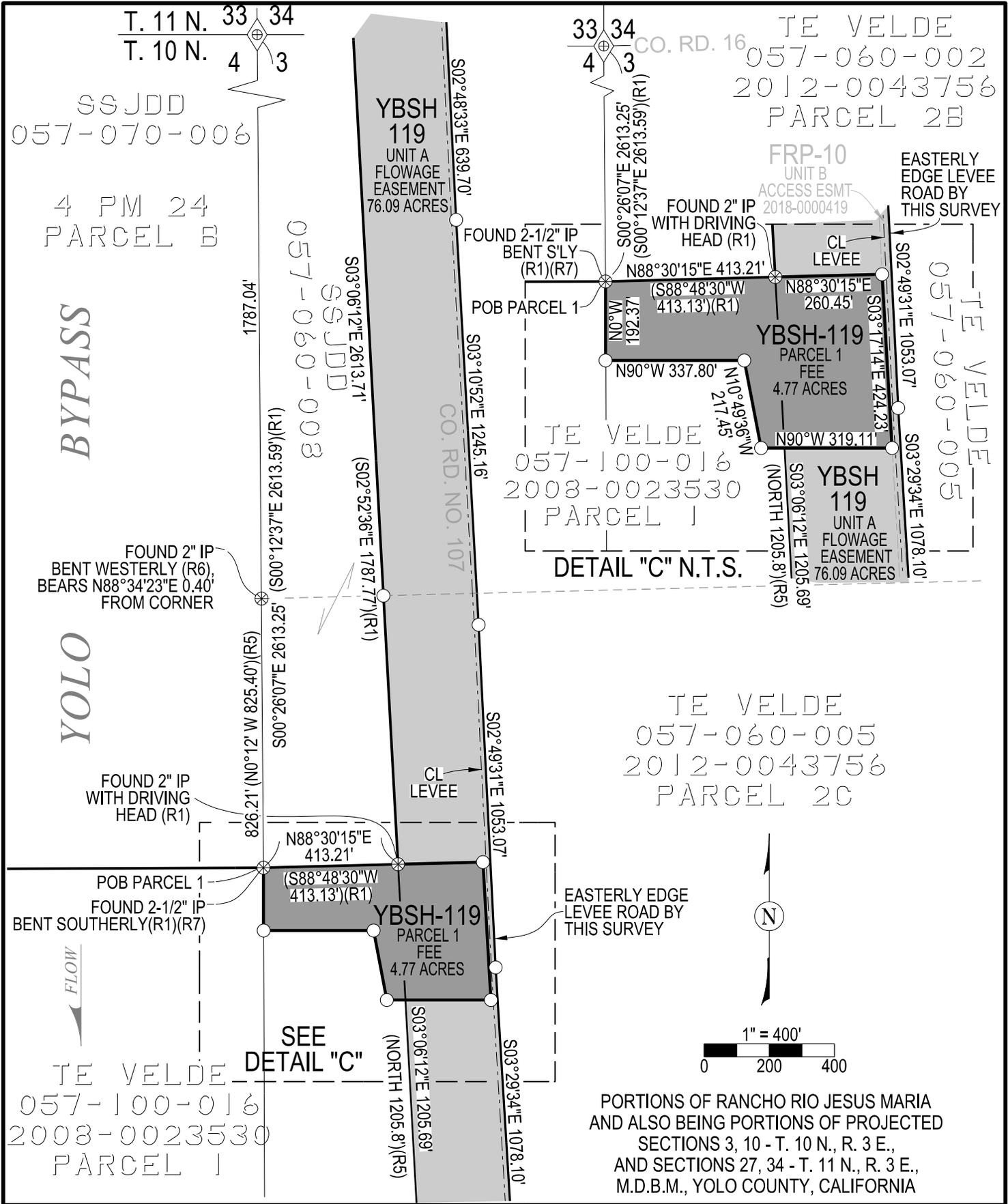
EXHIBIT B

SHEET 4 OF 6

YOLO BYPASS SALMONID HABITAT
 RESTORATION AND FISH PASSAGE PROGRAM
 YBSH-119 PARCELS 1, 2 & 3 FEE,
 UNIT A FLOWAGE EASEMENT-TE VELDE

STATE OF CALIFORNIA
 THE NATURAL RESOURCES AGENCY

DEPARTMENT OF WATER RESOURCES
 DIVISION OF ENGINEERING - GEOMATICS BRANCH



14FEB2022

SHEET 5 OF 6

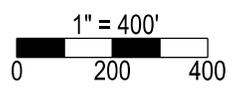
EXHIBIT B

YOLO BYPASS SALMONID HABITAT RESTORATION AND FISH PASSAGE PROGRAM
 YBSH-119 PARCELS 1, 2 & 3 FEE,
 UNIT A FLOWAGE EASEMENT-TE VELDE

STATE OF CALIFORNIA
 THE NATURAL RESOURCES AGENCY

DEPARTMENT OF WATER RESOURCES
 DIVISION OF ENGINEERING - GEOMATICS BRANCH

TE VELDE
 057-060-005
 2012-0043756
 PARCEL 2C



PORTIONS OF RANCHO RIO JESUS MARIA
 AND ALSO BEING PORTIONS OF PROJECTED
 SECTIONS 3, 10 - T. 10 N., R. 3 E.,
 AND SECTIONS 27, 34 - T. 11 N., R. 3 E.,
 M.D.B.M., YOLO COUNTY, CALIFORNIA

YOLO

BYPASS

SSJDD
 057-070-006

4 PM 24
 PARCEL B

SSJDD
 057-060-008

TE VELDE
 057-100-016
 2008-0023530
 PARCEL 1

TE VELDE
 CO. RD. 16
 057-060-002
 2012-0043756
 PARCEL 2B

FRP-10
 UNIT B
 ACCESS ESMT
 2018-0000419

EASTERLY
 EDGE LEVEE
 ROAD BY
 THIS SURVEY

TE VELDE
 057-060-005

DETAIL "C" N.T.S.

SEE
 DETAIL "C"

TE VELDE
 057-100-016
 2008-0023530
 PARCEL 1

FLOW

FOUND 2" IP
 WITH DRIVING
 HEAD (R1)

FOUND 2" IP
 BENT WESTERLY (R6),
 BEARS N88°34'23"E 0.40'
 FROM CORNER

EASTERLY EDGE
 LEVEE ROAD BY
 THIS SURVEY

YBSH
 119
 UNIT A
 FLOWAGE
 EASEMENT
 76.09 ACRES

YBSH-119
 PARCEL 1
 FEE
 4.77 ACRES

YBSH
 119
 UNIT A
 FLOWAGE
 EASEMENT
 76.09 ACRES

YBSH-119
 PARCEL 1
 FEE
 4.77 ACRES

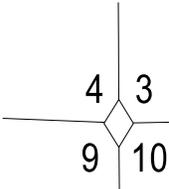
TE VELDE 057-060-005
2012-0043756 PARCEL 20

BYPASS

YOLO

FLOW

TE VELDE
057-100-016
2008-0023530
PARCEL 1



(S88°48'30"W 4292.3')(R5)

(NORTH 1205.8')(R5)

S88°37'58"W 5.34'

S03°06'12"E
1205.69'

S03°29'34"E 1078.10'

S03°04'21"E 1050.47'

S00°10'32"E 2639.87'
(S00°10'31"E 2640.00')(R5)

EASTERLY EDGE
LEVEE ROAD BY
THIS SURVEY

S03°13'55"E 216.31'

YBSH-119
UNIT A
FLOWAGE
EASEMENT
76.09 ACRES

S02°25'51"E 523.19'

CL
LEVEE

S01°30'25"E 160.58'

SACRAMENTO RIVER
RANCH, LLC
057-060-012

"SM NO. 15 YOLO COUNTY
SURVEYOR'S OFFICE"
3.25" ALUMINUM DISK IN
MONUMENT WELL, PID-A15070 (R8)

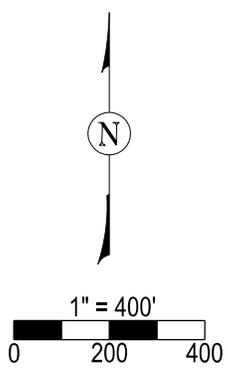
DEED TIE
S41°06'26"W 119.43'

S02°06'15"E
57.90'

N88°35'28"E 559.51'
(559.54')(R5)

SACRAMENTO VALLEY
CONSERVANCY
057-110-007

PORTIONS OF RANCHO RIO JESUS MARIA
AND ALSO BEING PORTIONS OF PROJECTED
SECTIONS 3, 10 - T. 10 N., R. 3 E.,
AND SECTIONS 27, 34 - T. 11 N., R. 3 E.,
M.D.B.M., YOLO COUNTY, CALIFORNIA



14FEB2022

SHEET 6 OF 6

EXHIBIT B

YOLO BYPASS SALMONID HABITAT
RESTORATION AND FISH PASSAGE PROGRAM
YBSH-119 PARCELS 1, 2 & 3 FEE,
UNIT A FLOWAGE EASEMENT-TE VELDE

STATE OF CALIFORNIA
THE NATURAL RESOURCES AGENCY
DEPARTMENT OF WATER RESOURCES
DIVISION OF ENGINEERING - GEOMATICS BRANCH

EXHIBIT "A"

All that real property situated in portions of Sections 3, 4, 5, 8, 9, 10, 15, 16 and 17, Township 10 North, Range 3 East, MDM, in the unincorporated area of the County of Yolo, State of California, described as follows:

YBSH-120

UNIT A

PARCEL ONE OF DEED 2008 O.R. 0023530
969 ACRES, MORE OR LESS
APN 057-100-016

UNIT B

DEED 2008 O.R. 0023527
111 ACRES, MORE OR LESS
APN 057-100-011

UNIT C

DEED 2008 O.R. 0023527
322 ACRES, MORE OR LESS
APN 057-100-015

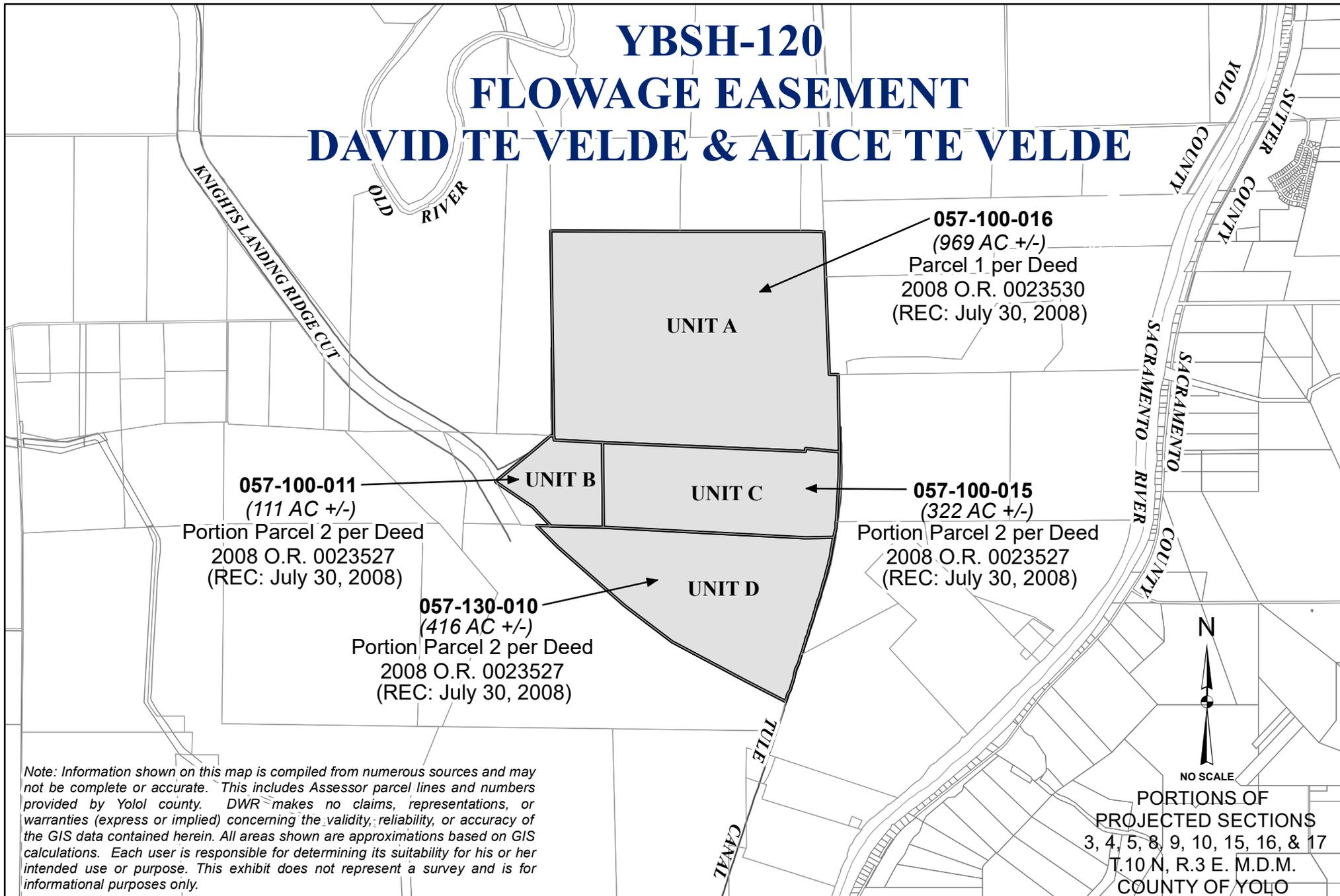
UNIT D

DEED 2008 O.R. 0023527
416 ACRES, MORE OR LESS
APN 057-130-010

As shown on EXHIBIT "B" attached hereto.

KRISTOPHER KLIMA, PLS

YBSH-120 FLOWAGE EASEMENT DAVID TE VELDE & ALICE TE VELDE



Note: Information shown on this map is compiled from numerous sources and may not be complete or accurate. This includes Assessor parcel lines and numbers provided by Yolo county. DWR makes no claims, representations, or warranties (express or implied) concerning the validity, reliability, or accuracy of the GIS data contained herein. All areas shown are approximations based on GIS calculations. Each user is responsible for determining its suitability for his or her intended use or purpose. This exhibit does not represent a survey and is for informational purposes only.

YOLO BYPASS SALMONID HABITAT AND FISH RESTORATION PROGRAM
BIG NOTCH PROJECT - NORTH PARCELS
FLOWAGE EASEMENT EXHIBIT "B"

This exhibit does not represent a survey and is for informational purposes only.

1/03/2022

STATE OF CALIFORNIA
THE RESOURCES AGENCY
DEPARTMENT OF WATER RESOURCES
DIVISION OF ENGINEERING - GEOMATICS BRANCH



Procedures for Resolutions of Necessity and Eminent Domain

Overview

The Department of Water Resources (DWR) may acquire property for constructing, maintaining, or operating State Water Project facilities but it may not commence an eminent domain proceeding until its governing body has adopted a resolution of necessity. The governing body is the California Water Commission. Code of Civil Procedure Section 1245.210.

California Water Code Section 11575 gives DWR the authority to acquire land for the purpose of constructing, maintaining or operating the State Water Project.

CWC §11575. For the purpose of constructing, maintaining, and operating the project and for the purpose of providing and substituting new facilities for facilities to be taken or destroyed, the department may acquire for and in the name of the state, by gift, exchange, purchase, or eminent domain proceedings, within or without the state, any and all water, water rights, rights-of-way, easements, land, electric power, power resources and facilities, and property or appurtenances thereto of every kind and description and any appurtenances to any such property as the department determines to be required and necessary for the proper construction, maintenance, and operation of the project and for effectuating the purposes and objects to be accomplished by the construction, maintenance, and operation of the project, and for providing and substituting new facilities for facilities taken or destroyed.

Water Code Section 11580 gives DWR the ability to exercise the power of eminent domain if DWR cannot acquire the necessary property through an agreement with the owner and if the project for which the property is being acquired has been authorized and funds are available.

CWC §11580. When the department cannot acquire any necessary property by agreement with the owner, the department may exercise the power of eminent domain to acquire the property in the name of the state if the project for which the property is being acquired has been authorized and funds are available therefore.

Before DWR may commence any eminent domain proceeding, it must obtain a resolution of necessity from the California Water Commission:

CCP 1245.220. A public entity may not commence an eminent domain proceeding until its governing body has adopted a resolution of necessity that meets the requirements of this article.

CCP 1245.210. As used in this article, "governing body" means: (h) In the case of a taking by the Department of Water Resources, the California Water Commission.

Procedures for Consideration of Resolution of Necessity

This document describes the California Water Commission's procedures for considering a resolution of necessity. It is the intent of the Commission to provide a transparent and well-defined process in order to ensure all legal requirements have been met, and affected and interested parties are provided due process.

1. Notification of Commission Consideration of a Resolution of Necessity

DWR shall inform the Commission it intends to request a resolution of necessity. The Commission will notice the item on its meeting agenda and send a notice to the landowner of the property for which the resolution of necessity is being considered at least 21 days prior to the meeting. The notification to the landowner will include the date, time, and location of the Commission meeting, information about the proposed resolution of necessity, a copy of the Commission's procedures, and an explanation of opportunities to provide written and oral public comments.

In addition, DWR will notify the Commission if additional interests in any of the properties for which it intends to seek a resolution of necessity have already been appropriated for another public use. The Commission will inform these additional interest holders of the Commission's intent to consider a resolution of necessity at least 21 days prior to the meeting.

2. Consideration of Evidence in support of Resolution of Necessity

At a public meeting, the Commission will consider evidence in support of the specific findings required for a resolution of necessity pursuant to Section 1245.230, which states:

In addition to other requirements imposed by law, the resolution of necessity shall contain all of the following:

(a) A general statement of the public use for which the property is to be taken and a reference to the statute that authorizes the public entity to acquire the property by eminent domain.

(b) A description of the general location and extent of the property to be taken, with sufficient detail for reasonable identification.

(c) A declaration that the governing body of the public entity has found and determined each of the following:

(1) The public interest and necessity require the proposed project.

(2) The proposed project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.

(3) The property described in the resolution is necessary for the proposed project.

(4) That either the offer required by Section 7267.2 of the Government Code has been made to the owner or owners of record, or the offer has not been made because the owner cannot be located with reasonable diligence.

In addition, in the event a property (or recorded interest in a property) that is the subject of a resolution of necessity has already been appropriated for public use, the Commission must follow the procedures outlined in this document to make determinations that the new use is either compatible with or more necessary than the existing use as required under CCP 1240.510 and 1240.610:

CCP 1240.510. Any person authorized to acquire property for a particular use by eminent domain may exercise the power of eminent domain to acquire for that use property appropriated to public use if the proposed use will not unreasonably interfere with or impair the continuance of the public use as it then exists or may reasonably be expected to exist in the future. Where property is sought and the resolution of necessity if one is required, shall refer specifically to this section.

CCP 1240.610 Any person authorized to acquire property for a particular use by eminent domain may exercise the power appropriated to public use if the use for which the property is sought to be taken is a more necessary public use than the use to which the property is appropriated. Where property is sought to be acquired pursuant to this section, the complaint, and the resolution of necessity if one is required, shall refer specifically to this section.

DWR will prepare and provide a Staff Report to the Commission for the agenda that includes the information necessary in order to ensure that all applicable requirements for a resolution of necessity have been met (CCP 1245.230 and 1240.510 and 1240.610). The report shall include the following:

- A description of the project.
- An explanation of why the project is necessary and in the public interest.
- An explanation of the legal authority for the project and the availability of funds for the project.
- A description of any findings required under CCP 1240.510 and 1240.610.
- The status of other parcels required for the project: Total parcels; number of parcels acquired; number or parcels under right of entry; number of other owners expected to request appearance before the Commission.
- Detailed Parcel Description.

- Maps (index map, project title sheet, appropriate plan sheets and parcel maps) covering the project and its relationship to the full parcel must be provided.
 - A listing of the owner's primary concerns (compensation, design features, timing of the acquisition, lack of replacement housing, etc.).
 - A description of any design or right of way modifications suggested by the owner, including DWR's opinion on the feasibility of these suggestions and the basis for DWR's opinion (why they are or are not feasible).
 - A description of alternatives to the proposed taking that have been considered by DWR.
 - A description of official contacts or attempted contacts with the property owner (or representative) involving acquisition and formal offers, as well as a summary of each of the owner's concerns.
 - Identification of the appropriate contact persons within DWR that can provide additional detailed information.
- Copy of Notice to Landowner
 - Copy of CEQA Compliance
 - Copy of correspondence between the Department of Water Resources and the landowner only if provided by the landowner to the Commission

All affected landowners and any other members of the public may appear and speak to the Commission. Written comments may also be submitted to the Commission prior to the meeting or at the meeting.

The Commission will consider all information and comment provided. The Commission will not take action on the proposed resolution of necessity at this meeting, but will schedule potential action for a subsequent meeting as described in No. 5 below. The Commission may also request additional evidence or information from DWR for consideration.

3. Consideration of Authority

As part of its deliberations, the Commission shall consider the authority of DWR to exercise eminent domain for the project, as specified in California Water Code Section 11580. If the Commission determines that DWR has not provided sufficient information to make a finding of the facts, it may request further evidence or legal analysis.

4. Site Visit

Commission staff may contact the landowner to request a site visit for one or more members of the Commission to view the property in question. This visit will only take place if agreed to by the landowner. However, a site visit is not required prior to Commission consideration of the matter or prior to action on the resolution of necessity.

5. Consideration of Action on Resolution of Necessity

The Commission will schedule action on the proposed resolution of necessity for a subsequent Commission meeting and will notify the affected landowner at least 21 calendar days prior to

California Water Commission Procedures for Resolutions of Necessity and Eminent Domain

Adopted: August 17, 2011

Revised: February 20, 2013

Page 5

the meeting. Code of Civil Procedure §1245.235. In addition, the Commission will inform any holder of a recorded interest in the property that has been appropriated for public use, as identified in part one of this document, of the Commission's intent to consider a resolution of necessity at least 21 days prior to the meeting. The Commission will consider additional information, if any, and determine if there is enough evidence to satisfy CCP 1245.230 and 1240.510 and 1240.610.

At this Commission meeting, DWR staff will provide responses to questions and review the Staff Report. Staff will provide the following additional materials in the agenda packet:

- Copy of Proposed Resolution
- Deed
- Proposed Commission Notice of Determination
- Relevant CEQA Document

The Commission will accept public testimony from the landowner and any other member of the public who appears at the hearing.

The Commission may choose to take action at this meeting. To adopt a resolution of necessity requires a two-thirds vote of all members, which is a minimum of six votes in favor of the resolution of necessity regardless of the number of Commission members present at the meeting.