

## YUBA LOCAL AGENCY COMMISSION

### EXECUTIVE OFFICER'S REPORT

MEETING DATE: April 3, 2024, 6:00 PM  
TO: Yuba Local Agency Formation Commission  
FROM: John Benoit, Executive Officer  
SUBJECT: **LAFCO #2023-04, RD-784 Sphere of Influence  
Amendment and Annexation**

#### Attachments:

1. Proposed LAFCo Resolution 2024-0001 approving a Sphere of Influence Amendment for RD-784
2. Proposed LAFCO Resolution 2024-0002 making Determinations and Approving the Annexation
3. Statement of Justification
4. CEQA documentation: Notice of Exemption
5. RD-784 Initiating Resolution 2023-02-01 and Plan for Services

#### 1. Summary:

LAFCO received a request from Reclamation District 784 to annex 740.48 acres more or less as well as to amend the District's Sphere of Influence to include an additional 740.48 acres. The overall purpose of this application is to annex the existing levee and access footprint of the entire Urban Levee System into the RD-784 boundary. Please see Attachment #5, RD-784 Initiating Resolution 2023-02-01 including the Plan for Services for this annexation.

The acreages are below:

#### **ANNEXATIONS:**

Feather River East Levee Parcel One Annexation 5.64 acres  
Feather River East Levee Parcel Two Annexation 382.72 acres  
Feather River East Levee Parcel Three Annexation 3.27 acres  
Bear River Setback Levee Annexation 78.86 acres  
WPIC Levee Annexation 96.23 acres  
Goldfields Levee Annexation 106.41 acres  
Yuba River South Levee Annexation 67.35 acres

TOTAL: 740.48 acres

## SPHERE OF INFLUENCE AMENDMENT 740.48 acres

### **2. RD 784 Background**

Reclamation District (RD) 784 was originally formed on May 6, 1908 as an independent special district. The District was formed to provide internal drainage and protection from flood waters.

The principal act that governs the District is the Reclamation District Act.<sup>1</sup> The principal act empowers RDs to 1) construct, maintain and operate levees, pumping plants, canals, and other diversion and irrigation infrastructure,<sup>2</sup> 2) acquire, maintain and operate irrigation systems (dams, diversion works, canals, pumps) and supply irrigation water to lands within and contiguous to district bounds,<sup>3</sup> 3) construct, maintain, and operate transportation (i.e., roads, bridges, and ferry boats) for access to district facilities and land in the district bounds,<sup>4</sup> and 4) retain an agricultural expert to advise landowners.<sup>5</sup>

The District's boundary is located within Yuba County. The boundary area extends north to the Yuba River southern levee, west to the inside of the Feather River levee (i.e., the levee toe), south to the inside of the Bear River levee, and east to the community of Linda in the northeast, the old Western Pacific Railroad in the central portion, and beyond SR 70 in the southeast. The boundaries encompass approximately 33 square miles.

LAFCo adopted a Sphere of Influence Amendment for RD-784 December 6, 2017.

The District bounds encompass residential and commercial areas, as well as some farmlands. Local business activities include construction, auto sales, storage, restaurants, retail, food processing, and the Plumas Lake Golf and Country Club. The District considers its customer base to be the businesses and residences within the District.

There were 10,522 residents in the District, according to 2000 Census data and GIS analysis. The District's population density was 319 per square mile, compared with the 2008 countywide density of 114. The area has experienced significant growth and development since that time.

Continued growth is anticipated within the District in the coming years as planned developments begin and continue construction within the East Linda Specific Plan

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<sup>1</sup> California Water Code, Division 15, §50000-53903.

<sup>2</sup> California Water Code §50932.

<sup>3</sup> California Water Code §50910.

<sup>4</sup> California Water Code §50933.

<sup>5</sup> California Water Code §50952.

(ELSP), Plumas Lake Specific Plan (PLSP) and North Arboga Study Areas (NASA) and the adopted County General Plan.

Major developments that have occurred within the District are the 535-acre Plumas Lake Cobblestone development, the 474.5-acre Rio Del Oro development, the 795.3-acre Wheeler Ranch development, and the 206.2-acre Riverside Meadows development, all located in the southern PLSP area. The 389.7-acre Edgewater development is partially located within District bounds, in the southwestern portion of the ELSP area. Major planned developments within District bounds include the 577.1-acre Country Club Estates project, the 549.9-acre Bear River development, the 254.5-acre Ross Ranch development, and the 150.1-acre Draper Ranch South development, all located in the Plumas Lake Specific Plan Planning (PLSP) area. The 63.6-acre Draper Ranch North development is located within the North Arboga Study Area (NASA). Excluding Edgewater, the total acreage of development area within the District bounds and SOI is over 5,400 (including 73 acres of non-residential), with over 17,300 planned dwelling units.

The District is not a land use authority, and does not hold primary responsibility for implementing growth strategies. However, the District does review all subdivision applications for conformity with the District's master drainage plan.

RD 784 provides levee maintenance and internal drainage services. The District conducts vegetation removal, weed abatement and vector (squirrel) control, and upkeep of access roads as part of its levee maintenance work. The District is also responsible for flood fighting and levee patrol during high water events.

RD 784 provides most levee and drainage improvements through TRLIA. TRLIA manages and finances various improvement projects primarily within RD 784's boundaries. TRLIA has improved levees along the Feather, Yuba and Bear Rivers, and the Western Pacific Interceptor Canal and has improved the levees along the Feather River to achieve 200-year flood protection for southwest Yuba County. TRLIA maintains the levees and drainage facilities as they are improved. Once these facilities were completed and certified, they were returned to RD 784 for maintenance.

Internal drainage infrastructure within the District's boundaries is maintained by RD 784 in conjunction with the County. RD 784 maintains drainage channels, detention basins, and pumping stations. Drainage facilities and gutters within residential subdivisions are maintained by the County. Water drains from the subdivisions into district-owned channels and detention basins, and is finally pumped over the levees into the Feather and Bear rivers and the Western Pacific Interceptor Canal.

RD 784 provides services within its boundary area. The District also maintains approximately four miles of levees outside of its bounds along the south banks of the Yuba River and Best Slough.<sup>6</sup> The levees along the south bank of the Yuba were previously in State Maintenance Area 8, which was subsequently dissolved. The State transferred levee maintenance responsibility to the District without additional funding for the services. The levee along the south bank of Best Slough extends outside the District's boundaries to Hoffman Plumas Road. The District does not maintain non-

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<sup>6</sup> Yuba County, *Multi-Hazard Mitigation Plan*, 2007, p. 1-41.

project levees within its boundaries along the western bank of Algodon Canal, the north bank of Best Slough, and the east bank of the WPIC north of Best Slough. These levees are the responsibility of the landowners, according to the District.

Key infrastructure in the District includes 35 miles of levees, as well as more than 43 miles of internal drainage ditches, eight pumping stations, and three detention basins.

RD 784 maintains 35 miles of project levees—12.9 along the east bank of the Feather River, 9.9 on the Western Pacific Interceptor Canal (WPIC), 0.8 on Best Slough, 4.7 on the Bear River, 0.3 on the north shore of Dry Creek, and 6.1 miles along the south bank of the Yuba River. The levees were originally constructed of silts, sands, dirt and gravel at least a century ago, and were not constructed to modern engineering and design standards.

Breaks in the levees in the last century have lead to several serious flood events within the District's boundaries. In 1907, the Feather River levee broke causing flooding in the area currently protected by RD 784. The District was subsequently created in 1908. Breaks in the Feather River levee maintained by the District have resulted in flooding in 1937, 1955 and 1997. Breaks in the Yuba River levee resulted in flooding in the community of Hammonton in 1950 and the communities of Linda and Olivehurst in 1986.

To ensure protection of the area from further flood events, TRLIA has conducted a four-phase project to achieve a 200-year level of flood protection along the Yuba, Feather and Bear rivers as well as the Western Pacific Interceptor Canal. All four phases of improvements were completed in 2009.

The Three Rivers Levee Improvement Authority (TRLIA) is planning to construct a new levee extending approximately 3.6 miles from the Yuba Goldfields easterly along the Hammonton-Smartsville Road. The new levee will provide 200-year flood risk protection that will prevent flood waters from flowing through the Goldfields and flanking the existing flood control system. It is expected RD-784 will take over operation and maintenance once the new levee is completed. This area will include an additional 1,959-acres, is proposed to be annexed and a Sphere of Influence amendment approved.

Staff recommends that the Yuba Local Agency Commission approve the Sphere of Influence amendment to RD-784 including the 1,959-acres with the findings in Attachment #1 and the reorganization including annexations and detachments subject to the terms and conditons listed Attchment #2.

### **3. Proposal and Justification:**

This annexation of RD784's urban boundaries will result in the inclusion of lands that lie beneath the District's levees and lands lying northeast of the current District boundary to be within the District's jurisdictional bounds. This annexation of the urban levee boundaries is not expected to affect the provision of flood protection services to the remainder of the lands with the levee system.

### **4. Location:**

The territory to be annexed contain the physical footprint of the existing urban levee system and lands northeast of the current district boundaries which are now protected by

a newly constructed levee system and the contiguous maintenance access easement along the levee toe as shown on Exhibits A and B of LAFCo's Resolution making determinations and approving this annexation shown as attachment #2.

**5. Purpose:**

The purpose of this annexation is to enable the district to meet its legal obligations to serve areas that benefit from flood protection, levee maintenance and drainage services it provides through annexations to the district.

**Accepted for filing:** March 4 , 2024

**Publication and Posting:** March 12, 2024

**Compliance with CEQA:** Exempt

Lead Agency: RD-784  
Responsible Agency: Yuba LAFCo  
Environmental Finding: CEQA Exempt (See Attachment #4)  
Date of Finding: January 31, 2023

**6. Compliance with applicable Plans:**

This annexation complies with the land uses and policies stated in the Yuba General Plan.

**7. Compliance with the Sphere of Influence:**

A Sphere of Influence amendment is needed to include the 740.48 acres within the Sphere of Influence for RD-784. Therefore, Attachment 1, a resolution amending the District's Sphere of Influence is required prior to the annexation.

**8. Existing Land Use and Zoning:**

LAND USE DESIGNATION: Natural Resources, waterside and Valley Neighborhood

ZONING: AE-80 & AE-40 Waterside  
IL, IG, AI, PD & RS Landside

DWELLINGS: Several

POPULATION: Uninhabited within the annexation area

REGISTERED VOTERS: Six

LANDOWNERS: Several

The parcels to be annexed contain the physical footprint of the existing levees and the contiguous maintenance access easement along with levee toe.

**9. Existing General Plan and Zoning for surrounding territory:**

North: Natural Resources-Waterside and Valley Neighborhood - Landside

East: Natural Resources -Waterside and Valley Neighborhood - Landside

South: Natural Resources – Waterside and Valley Neighborhood - Landside

West: Natural Resources – Waterside and Valley Neighborhood - Landside

**Zoning:** AE-80 & AE-40 – Waterside and IL, IG, AI, PD & RS landside

**10. Proposed development:** No development is proposed

**11. Fiscal data:**

**For Annexations:** No share of the property tax revenue including base tax revenue and annual tax increment belonging to the County or any taxing agency within the subject territory shall not be changed per Yuba County Board of Supervisor’s Master Tax Exchange Resolution 2006-75 adopted on June 6, 2006.

School District:	Marysville School District
Fire Protection:	Linda, Olivehurst, Wheatland Fire Authority
General Government	Yuba County
Police Protection	Yuba County Sheriff
Off-site Drainage	Yuba County
Water and Wastewater:	Well and Septic, and OPUD
Street Lighting:	Yuba County
Road and Landscaping Maint:	Yuba County
On-site Drainage:	Yuba County

**12. Proposed service agencies:**

School District:	Marysville School District
Fire Protection:	Linda, Olivehurst and Plumas Brophy
General Government	Yuba County
Police Protection	Yuba County Sheriff

Off-site Drainage	RD-784
Water and Wastewater:	LCWD and OPUD, Wells and Septic
Street Lighting:	Yuba County
Road and Landscaping Maint:	Yuba County
On-site Drainage:	Yuba County

### 13. CRITERIA FOR REVIEW OF SPHERE OF INFLUENCE AMENDMENTS

A component of this annexation is a Sphere of Influence amendment is required to include the 740.48-acre territory into the Sphere of Influence for the RD-784

In determining the sphere of influence for each local agency, the Commission shall prepare a written statement of determinations with respect to each of the following:

- a. The present and the planned land uses in the area, including agricultural and open-space lands.
- b. The present and probable need for public facilities and services in the area.
- c. The present capacity of public facilities and adequacy of public services which the agency provides or is authorized to provide.
- d. The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.
- e. A fifth determination relating to Disadvantaged Unincorporated Communities is required for those Sphere amendments involving Domestic Water, Wastewater and Fire protection. This application is for a district that does not provide these services and therefore does not apply in this application.

Before making these determinations, the Commission will review the following:

- i.) The service capacity, levels and types of services currently provided by the agency and the areas where these services are provided, topographic factors, financial capabilities, costs of service, and social and economic interdependencies;

*Note: The RD-784 appears to have the ability to provide services to the 740.48 acre territory.*

- ii.) Existing and planned land uses, land use plans and policies; consistency with county and city general plans; projected growth in the affected area, and potential effects on agricultural and open space lands;

*Note: There will be no change in land uses and land use patterns in the amended Sphere of Influence territory.*

- iii.) A description of the services that will be provided to any areas which may be added to the sphere and the timing and method for funding expansion of facilities or services to those areas.

*Note: The RD-784 provides flood control and levee maintenance services*

- iv.) An analysis of the effects of a proposed sphere of influence amendment on other agencies and their service capabilities.

*Note: The amended SOI area will allow the District to provide levee maintenance services in the territory protected by a new TRILA 200-year flood risk prevention levee extending 3.6-miles from the Yuba Goldfields easterly along the Hammonton Smartsville Road. Without levee maintenance flood control, services will not be adequately provided. RD-784 is the only agency authorized to provide these services in this location as it provides elsewhere in its boundaries.*

a. A substantial SOI amendment is an amendment that causes the SOI to be internally inconsistent, is inconsistent with provisions of the CKH Act, has the potential to cause significant adverse social, economic, environmental, or other consequences, or has substantial adverse regional planning implication. Substantial SOI amendments shall not be processed until service reviews are completed (§56430) and the subject SOI is updated consistently with §56425.

*Note: N/A*

b. A substantial SOI amendment may be processed concurrently with a service review and incorporated into a SOI update. However, LAFCO will make service review determinations prior to considering a substantial SOI amendment (§56425, §56430).

*Note: N/A*

c. A review of a municipal services pertaining to a subject SOI will be prepared prior to, or in conjunction with, each SOI update (§56430) or substantial amendment unless the Commission determines that a prior service review remains adequate.

*Note: the review of Municipal Services was completed in 2008.*

d. When determining which local agency should provide services, considerable weight will be given to an agency's ability and willingness to provide services. When more than one agency can serve an area, LAFCO shall also consider the conclusion of service reviews, each agency's service capacity, financial capabilities and costs to provide service. Social and economic interdependencies, topographic, historic and environmental factors, input from affected communities and agencies, and pertinent LAFCO policies shall also be considered (§56668, §56430).



*Note: RD 784 is the best agency to provide services to the annexation area.*

e. LAFCO shall prioritize pending or anticipated SOI actions and related services review, and consider preliminary work plans as part of its annual work plan and budget hearing processes, although the Commission may consider SOI proposals whether or not they are reflected in the budget. The Commission may also initiate related service reviews. The Commission may also need to review or approve final SOI work plans and other processing recommendations.

*Note: This policy is not applicable to this proposal*

f. Agencies will be asked to participate in an SOI scoping session and complete SOI/service review questionnaires relating to their services and plans. Agencies will be required to complete and submit questionnaires within 90 days. Failure to respond within 90 days will be regarded as concurrence with Executive Officer recommendations.

*Note: This has been completed as part of the MSR/SOI process*

g. LAFCO shall hear and consider the SOI, and related service reviews if any, at a noticed public hearing.

*Note: A public hearing is scheduled for April 3, 2024.*

## **OTHER RELATED POLICIES**

h. LAFCO will make every attempt to establish Spheres of Influence acceptable to affected agencies, property owners, and other stakeholders but ultimately, LAFCO is the final determinant of a Sphere of Influence.

i. Inclusion within an agency's sphere of influence does not ensure annexation to that agency.

*Note: Establishment of a new Sphere Amendment for RD-784 will not ensure any additional annexations. However, this is not the proposal at this time.*

ii.) In order to encourage orderly growth of urban areas, the Commission promotes infill development of incorporated vacant lands located adjacent to already developed areas.

*Note: N/A*

iii.) Developed lands, which benefit from municipal services and are contiguous to a city boundary, should be annexed to the city that provides service.

*Note: N/A*

iv.) Spheres of influence for cities and districts should respect the long-term preservation and protection of the County's agricultural and open space resources.

*Note: N/A*

- v.) When an application for a new sphere of influence involves a City, the City and County are required to meet prior to submitting the application to LAFCO, to attempt to reach a mutual agreement regarding the boundaries, development standards, and zoning requirements for the proposed sphere. These agreements are required to carry great weight in any LAFCO decision (§56425).

*Note: N/A*

### **Sphere of Influence Policies**

In addition to State requirements for SOIs, Yuba LAFCO has adopted policies regarding Spheres of Influence in the County and minimum requirements necessary in order to update or adopt an agency's SOI. Highlighted requirements are summarized as follows:

#### General Policies

1. Serve as a master plan for the future organization of local governments within the County by providing long-range guidelines for the efficient provision of services to the public.

RD-784 has determined this amendment is necessary in order access and protect and provide maintenance to the 740.48 acres of the Urban Levee System and the lands northeast of current boundaries which are protect by a new levee. Discourage duplication of services by local governmental agencies;

There is no duplication of flood control and maintenance services in this area.

2. Guide the Commission's consideration of individual proposals for changes of organization;

Being in the RD-784 SOI will assist the Commission with future changes of organization in the area.

3. Identify the need for specific reorganization studies, and provide the basis for recommendations to particular agencies for government reorganizations;

Inclusion in the SOI is based on the need for levee protection.

4. LAFCO shall establish the nature, location, and extent of any functions or classes of service provided by existing districts as part of SOI update and service review processes (§56425, §56430).

N/A

4.4(e) A substantial SOI amendment is an amendment that causes the SOI to be internally inconsistent, is inconsistent with provisions of the CKH Act, has the potential to cause significant adverse social, economic, environmental, or other consequences, or has substantial adverse regional planning implication. Substantial SOI amendments shall not be processed until service reviews are completed (§56430) and the subject SOI is updated consistently with §56425.

N/A

4.4 (f) A substantial SOI amendment may be processed concurrently with a service review and incorporated into a SOI update. However, LAFCO will make service review determinations prior to considering a substantial SOI amendment (§56425, §56430).

N/A

4.4 (g) A review of a municipal services pertaining to a subject SOI will be prepared prior to, or in conjunction with, each SOI update (§56430) or substantial amendment unless the Commission determines that a prior service review remains adequate.

A service review has previously been prepared as well as Sphere of Influence update. The territory includes areas needing levee maintenance.

4.4 (h) When determining which local agency should provide services, considerable weight will be given to an agency's ability and willingness to provide services. When more than one agency can serve an area, LAFCO shall also consider the conclusion of service reviews, each agency's service capacity, financial capabilities and costs to provide service. Social and economic interdependencies, topographic, historic and environmental factors, input from affected communities and agencies, and pertinent LAFCO policies shall also be considered (§56668, §56430).

RD-784 is willing and able to provide levee protection. .

4.4 (i) LAFCO shall prioritize pending or anticipated SOI actions and related services review, and consider preliminary work plans as part of its annual work plan and budget hearing processes, although the Commission may consider SOI proposals whether or not they are reflected in the budget. The Commission may also initiate related service reviews.

N/A

4.4 (j) Agencies will be asked to participate in an SOI scoping session and complete SOI/service review questionnaires relating to their services and plans. Agencies will be required to complete and submit questionnaires within 90 days. Failure to respond within 90 days will be regarded as concurrence with Executive Officer recommendations.

N/A

4.4 (k) LAFCO shall hear and consider the SOI, and related service reviews if any, at a noticed public hearing.

This hearing is noticed for April 3<sup>rd</sup>, 2024.

## **14. SOI Determinations**

### **Present and Planned Land Uses**

The District bounds encompass single family and multi-family residential areas and commercial areas, as well as some agricultural areas with lots of 40 acres and greater. The District encompasses the Plumas Lake Specific Plan Area (PLSP), the North Arboga Study Area (NASA) and a portion of the East Linda Specific Plan (ELSP). Local business activities include construction, auto sales, storage, restaurants, retail, food processing, and the Plumas Lake Golf and Country Club.

The land within the current SOI is the community of Olivehurst consisting of single and multi-family residences and commercial uses, the eastern portion of the community of Linda and the ELSP, which is primarily single family residential with minimal multi-family residences, and two largely agricultural areas along Hammonton-Smartsville Road and south of Erle Road. This sphere amendment includes territory east of the current SOI south of Hammonton Smartsville Road, which consists of a variety of land uses east of Community of Linda.

Presently, there are 31 planned developments within the District's boundaries. These developments are concentrated in the PLSP and ELSP areas and in NASA.

### **Present and Probable Need for Public Facilities and Services**

As of 2000, the District boundaries included approximately 250 businesses and 3,375 residences, according to Yuba County GIS.<sup>7</sup> There were 10,522 residents in RD 784, according to 2000 Census data and GIS analysis. Since 2000, the area has experienced significant growth and development.

### **Present Capacity of Public Facilities and Adequacy of Public Service**

Levee maintenance services are acceptable on the District's Feather River, Bear River, Dry Creek, western WPIC, and a segment of its Yuba River levees, according to State inspection records. RD 784 levee maintenance was rated minimally acceptable due to erosion, vegetation, crown, and encroachment issues on its eastern WPIC levee and the segment of the Yuba River levee north of Simpson Lane.

### **Existence of Any Social or Economic Communities of Interest**

Within the District's boundaries, communities of interest include the community of Plumas Lake and a portion of the community of Linda. The District's proposed addition in its SOI includes the territory from the Goldfields extending approximately 3.6 miles from the Yuba Goldfields easterly along the Hammonton-Smartsville Road.

## **15. ANNEXATION POLICY ANALYSIS:**

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<sup>7</sup> Yuba County, *Multi-Hazard Mitigation Plan*, 2007, p. 1-42.

GOVERNING LAW:

LAFCO is charged with applying the policies and provisions of the Cortese-Knox-Hertzberg Act to its decisions regarding annexations, incorporations, reorganizations, and other changes of government. Section 56668 of the Government Code states the following:

Factors to be considered in the review of a proposal shall include, but not be limited to, all of the following:

(a) **Population, and population density; land area and land use; per capita 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.**

(b) **The 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, which would be provided by local agencies subject to this division, and includes the public facilities necessary to provide those services.**

(c) **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.**

(d) **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.**

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

(f) **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.**

(g) **A regional transportation plan adopted pursuant to Section 65080, and consistency with city or county general and specific plans.**

(h) **The sphere of influence of any local agency which may be applicable to the proposal being reviewed.**

- (i) **The comments of any affected local agency or other public agency.**
- (j) **The ability of the newly formed or receiving entity to provide the services which area the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.**
- (k) **Timely availability of water supplies adequate for projected needs as specified in Section 65352.5**
- (l) **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.**
- (m) **Any information or comments from the landowner or owners.**
- (n) **Any information relating to existing land use designations.**
- (o) **The extent to which the proposal will promote environmental justice.**

These factors will be reviewed with regard to this annexation of properties to and from RD-784 as follows:

- (a) **Population, and population density; land area and land use; per capita 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 population growth expected in Yuba County in the next few decades is shown below:

<b><u>Yuba County Population Projections</u></b>			
<u>Year</u>	<u>Projected Population</u>	<u>Percent Increase</u>	<u>Number Increase</u>
2000	60,553		
2010	71,506	18%	10,953
2020	84,816	19%	13,310
2030	98,959	17%	14,143
2040	112,097	13%	13,138
2050	125,650	12%	13,553

Great Valley Center, [www.greatvalley.org](http://www.greatvalley.org)

Since this area is currently in both agricultural and urban use, and portions of which are within the Valley Growth Boundary and the RD 784 does not provide agricultural water to support urban development; there will be no impacts upon population growth in Yuba County excepting to provide flood protection in agricultural, open space and urban areas.

- (b) The 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, which would be provided by local agencies subject to this division, and includes the public facilities necessary to provide those services.

There should be no impact upon district services.

- (c) 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.**

There should be no significant impacts upon adjacent areas since the services provided are already being provided to adjacent parcels based on need.

- (c) The conformity of both the proposal and its anticipated  
(d) 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.**

Not applicable.

The proposal will be examined with regard to the Yuba LAFCO policies below:

- (e) The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016.**

The area includes and is surrounded by agriculture uses. No adverse impact upon agriculture will result from this annexation. Areas in need of flood control services are included.

- (f) 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 are definite and certain. In certain areas lines of assessment (assessor’s parcels) are split

- (g) A regional transportation plan adopted pursuant to Section 65080, and consistency with city or county general and specific plans.**

The proposed annexation is consistent with the Yuba County General Plan.

- (h) The sphere of influence of any local agency, which may be applicable to the proposal being reviewed.**

This proposal is consistent with the Sphere of Influence for the RD-784, as updated for this proposal. This application does not conflict with the Sphere of Influence of any other district.

**(i) The comments of any affected local agency or other public agency.**

No comments have been received

**(j) The ability of the newly formed or receiving entity to provide the services which annex the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.**

The RD-784 has the ability to provide services in areas not currently receiving flood protection services.

**(k) Timely availability of water supplies adequate for projected needs as specified in Section 65352.5.**

Not applicable

**(l) 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.**

Not applicable

**(m) Any information or comments from the landowner or owners.**

None

**(n) Any information relating to existing land use designations.**

The current land use designation is Natural resources and Valley Neighborhood

**(o) The extent to which the proposal will promote environmental justice.**

Not Applicable

**YUBA LAFCO POLICY**

The following analysis is provided as a guide for the Commission to consider. This proposal complies with applicable legal and policy requirements, as summarized below:

1. Communication Among Local Agencies: Encourage communication and collaborative planning (Policy 2.1)



LAFCO communicates with adjacent agencies with respect to proposals before it.

2. Urban Development: Encourage urban development to annex to cities, when reasonably possible (Policy 2.2)

This Policy is not applicable to this proposal.

3. Discourage Urban Sprawl: Efficient service delivery (Policy 2.3)

This Policy is not applicable to this proposal.

4. Environmental Consequences (CEQA): CEQA Guidelines and Public Resources Code (Policy 2.4)

No environmental issues will result by providing flood protection services in areas that are in need of it.

5. Compact Urban Form and Infill Development Encouraged: timeliness of a proposal (Policy 2.5)

This Policy is not applicable to this proposal.

6. Public Accessibility and Accountability: Public's ability to participate (Policy 2.6)

The notice of Public Hearing was published in the newspaper of General Circulation in Yuba County

7. Adequate Services: The agency's ability to deliver services (Policy 2.7)

The district provides adequate services

8. Efficient Services: Utilization of existing public agencies, consolidation of services and restructure agency boundaries (Policy 2.8)

RD-784 is the only provider to provide flood and levee protection services in the area based on need.

9. Boundaries: Definite boundaries (Policy 2.9)

The map, as reviewed by the county surveyor contains definite boundaries with some split assessor parcels.

10. Agriculture: seek to maximize preservation of prime agricultural land, priority for conversion within Sphere of Influence (Policy 2.10)

This project will not have any adverse impact upon agriculture.

11. Balancing Jobs and Housing: Encouragement of a balanced jobs and housing in the region (Policy 2.11)

This Policy is not applicable to this proposal.

12. Revenue Neutrality: exchange of service delivery and the costs upon affected agencies (Policy 2.12)

There will be no change in the distribution of taxes as a result of this proposal per Yuba County Board of Supervisor's Resolution 2006-75 adopted on June 6, 2006.

13. Consistency with local land use plans and policies: Consistency with adopted Land Use Plans unless issues related to public safety and existing services are provided (Policy 3)

There are no inconsistencies with local land use plans and policies.

14. Consistency with General and Specific Plans provided type and level of services to be provided are consistent with the appropriate specific and general plan (Policy 3.1)

This annexation is consistent with the General Plan.

15. Planning and Rezoning: area must be rezoned or zoned appropriately prior to effectiveness of the annexation (Policy 3.2).

This Policy is not applicable to this proposal since no pre-zoning is required.

16. Consistency with the Sphere of Influence (Policy 4.1)

This proposal is consistent with the adopted Sphere of Influence for the RD-784, as updated to include the approximately 740.48 acres.

17. Sphere of Influence: Periodic review and maintenance (Policy 4.2)

A sphere of Influence amendment will be adopted prior to action on this annexation.

18. Limited Service Sphere of Influence for single purpose agencies (Policy 4.3)

This proposal is consistent with this Policy since RD-784 is a limited service agency and no other district may provide these services.

19. Criteria for review of Sphere of Influence Amendments including service capacity, land uses and plans, description of services and effects upon other agencies (Policy 4.4)

This policy has been previously discussed in #13 above.

20. Policies related to Sphere of Influence adoption: infill, contiguity, agricultural land, city/county meeting and no guarantee of annexation (Policy 5).

This Policy is consistent since the proposed sphere amendment includes areas needing levee maintenance services.

21. Policy related to service reviews to promote orderly development and planning efforts (Policy 6)

This Policy is not applicable to this proposal since the RD-784 sphere of influence update has been previously heard. This proposal is a sphere of influence amendment not requiring a new service review.

22. Changes of Organization General Policies: General (Policy 7.1)

- a. An annexation shall not be approved if it represents an attempt to annex only revenue-producing property (§56668).

Not applicable to this annexation request

- b. An annexation shall not be approved unless the annexing agency is willing to accept the annexation.

RD-784 supports this annexation(s)

- c. Where another agency is currently providing service or objects to the annexation, LAFCO will compare the proposed plan of service with alternative service plans and adopted determinations from any service reviews to determine whether the proposal is the best alternative for service provision.

Not applicable to this reorganization request.

- d. It is the policy of the Commission to approve changes of organization that encourage and promote planned, well ordered, efficient development patterns and contribute to the orderly formation and development of local agencies based upon local circumstances and conditions (§56300, §56301).

This territory is located in a natural resources /Valley neighborhood. It is not anticipated lands will be developed to urban levels any more than at present as permitted by the Yuba County General Plan.

- e. LAFCO's decisions will reflect its legislated responsibility to help preserve prime agricultural land while facilitating the logical and orderly expansion of urban areas. Agricultural land shall be determined to be prime based on soil characteristics or on productivity as provided in §56064. The Commission shall consider existing zoning and

rezoning, general plans, and other land use plans, interests and plans of unincorporated communities, SOIs and master service plans of neighboring governmental entities and recommendations and determinations from related service reviews (§56375, §56668).

The areas currently zoned for agricultural uses will continue to be used for variety of uses.

- f LAFCO shall encourage changes of organization that are consistent with policies and criteria contained in these Policies as interpreted by the Commission and that do not worsen conditions or undermine recommendations disclosed in a service review.

This annexation is consistent with LAFCO policy and will not worsen conditions over time.

- g Prior to annexation to a city or a special district, LAFCO shall consider whether the need for governmental services exists, the annexing agency is capable of providing service, that a plan for service exists, and that the annexation is the best alternative to provide service (§56700, §56668).

RD-784 is capable of providing services.

- h LAFCO will discourage projects that shift the costs of services and infrastructure benefits received to other service providers or service areas.

Not applicable to this reorganization request

- i A proposed annexation shall be a logical and reasonable expansion to the annexing district (§56001, §56119, §56668).

This annexation is a logical and reasonable expansion to the district, as it will allow the District to provide maintenance services to the urban levee system and lands northeast of the current district boundary, which are now protected by a newly constructed levee system.

- j. LAFCO shall discourage proposals involving agencies with SOIs that are more than five years old until a service review has been conducted, unless the LAFCO determines the proposal's impacts are insignificant.

Not applicable to this proposal.

- k. To the extent feasible, LAFCO actions shall further service review recommendations.

There are no relevant Service Review Recommendations for this reorganization.

- I. LAFCO will consider and approve consolidations when the conclusions of special studies or service reviews indicate that reorganization would result in improved service provision at the same or lower cost.

Not applicable to this reorganization request

23. Annexation to a Special District (Policy 7.2)

- a. An annexation should, whenever possible, provide for the most efficient delivery of services. The most efficient services are those provided at the lowest cost and highest service level. In the case of similar providers with the same level of service, the one that delivers the same service at the lowest cost will be considered to be most efficient.

Annexing into RD-784 will result in the most efficient flood protection and levee maintenance services being provided to this territory at the lowest cost and highest service level.

- b. A proposed annexation should be modified, conditioned or disapproved if it permits the more efficient delivery of one or more services to the detriment of other services.

By approving this annexation, there will be no foreseeable detriment to other services provided in the area.

- c. An annexing agency should demonstrate that levels of service for existing and potential customers within its service boundaries will not be lowered, or costs of service increased, if the annexation is approved.

Services provided by the District appear to be adequate.

**16. COMMENTS FROM THE PUBLIC AND PUBLIC AGENCIES:**

The Yuba County Assessor and Auditor made comments.

**17. STAFF RECOMMENDATION**

Staff recommends the Commission take the following actions:

**Adopt the proposed resolution shown as Attachment # 1 adopting a Sphere of Influence Amendment thereby including 740.48-acres into the Sphere of Influence for Reclamation District 784**

LAFCO 2023-04  
RD-784 Reorganization  
April 3, 2024

**Adopt the proposed resolution shown as Attachment #2 approving this reorganization consisting of annexation of approximately 740.48 acres of territory that will benefit from Flood Protection subject to the recommended terms and conditions.”**

Respectfully Submitted,

John Benoit,  
Executive Officer

**BEFORE THE YUBA LOCAL AGENCY FORMATION  
IN THE COUNTY OF YUBA  
STATE OF CALIFORNIA**

Attachment #1

**IN RE:**

**A RESOLUTION AMENDING THE )  
SPHERE OF INFLUENCE )  
FOR THE RD-784 )  
YUBA COUNTY, CALIFORNIA )  
LAFCO No. 2024-0001**

**RESOLUTION NO. 2024-0001**

**WHEREAS**, Government Code Section 56425 requires each Local Agency Formation Commission to adopt and periodically review and update a sphere of influence for each local governmental agency within its jurisdiction; and

**WHEREAS**, the Yuba Local Agency Formation Commission, in compliance with the aforementioned requirement, is providing a “plan for the probable physical boundaries and service area” for the Reclamation District 784 and adopted a Sphere of Influence update on March 6<sup>th</sup>, 2013 (Resolution 2013-01) and amended in 2016; and

**WHEREAS**, the Commission has set the hearing date of April 3, 2024, for an amendment to include 740.48 additional acres in the sphere of influence for the Reclamation District 784 and has noticed this hearing at the times and as otherwise prescribed by Government Code Section 56150, *et seq.*; and

**WHEREAS**, the Commission has previously heard and adopted a Municipal Services Review of services provided by the Reclamation District 784 in accordance with Gov. Code section 56430; and

**WHEREAS**, the Commission has reviewed and considered the proposed Sphere of Influence amendment report and the proposed Sphere of Influence amendment map, which are attached hereto and incorporated herein; and

**WHEREAS**, RD-784 has prepared and a notice of exemption for such action since no change in service levels are contemplated and are not considered to be growth inducing by providing levee maintenance services to serve an additional 740.48 acres; and

**WHEREAS**, the Commission has considered those factors determined by it to be relevant to the proposed sphere of influence amendment, including, but not limited to, those factors specified in Government Code Section 56425, *et seq.*, and has heard from interested parties and considered requests for amendment and/or revision of the proposed amended sphere boundary, if any;

**NOW, THEREFORE, BE IT RESOLVED** that the Yuba Local Agency Formation Commission does hereby find and determine as follows:

1. That the proposed sphere of influence amendment with respect to the Reclamation District 784 complies with the provisions of Government Code Section 56000, *et seq.*
2. That no significant protests have been received regarding this sphere of influence amendment.
3. That, pursuant to Government Code Section 56425, the Commission makes and adopts those

determinations set forth in the Sphere of Influence Amendment Study included in the Executive Officer's report dated April 3, 2024 attached hereto and incorporated herein.

4. The Commission has reviewed and agrees with the Notice of Exemption prepared by RD-784 for this Sphere of Influence amendment for Reclamation District 784 and makes a specific finding that there is no substantial evidence in light of the whole record before Yuba Local Agency Formation Commission that this sphere amendment for the Reclamation District 784 may have a significant adverse effect on the environment since this is for the provision of levee maintenance and flood control services to serve existing and planned uses and also finds no unusual circumstances exist.

5. Pursuant to Government Code Section 56425 (i) the Reclamation District 784 is authorized provide flood control and levee maintenance services as stated in the California Reclamation District Law.

6. That the Sphere of Influence Amendment Report included in the Executive Officer's report, Notice of Exemption for this Sphere of Influence Amendment and the Annexation of Reclamation District 784 including a Map for the amended Sphere are hereby adopted and approved as set forth in Attachment "A".

**PASSED AND ADOPTED** at a regular meeting of the Yuba Local Agency Formation Commission, County of Yuba, State of California, on the 3<sup>rd</sup> day of April, 2024 by the following vote:

AYES:

NOES:

ABSTAINS:

ABSENT:

ATTEST: JOHN BENOIT  
EXECUTIVE OFFICER

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BRAD HUDSON, CHAIR  
YUBA LOCAL AGENCY  
FORMATION COMMISSION

APPROVED AS TO FORM:

---

DAVID RUDERMAN  
LAFCO COUNSEL





FEATHER RIVER EAST LEVEE  
PARCEL ONE

YUBA RIVER SOUTH LEVEE

GOLDFIELDS LEVEE

MARYSVILLE

LINDA

**LEGEND**

- ANNEXATION BOUNDARY
- - - EXISTING RD 784 BOUNDARY

FEATHER RIVER EAST LEVEE  
PARCEL TWO

**NOTE:**

ANNEXATION TO:  
1. RECLAMATION DISTRICT 784

**ANNEXED AREA**

URBAN LEVEE SYSTEM  
703± ACRES

**GEOREFERENCE**

THE PARCELS SHOWN HEREON ARE REFERENCED GEOGRAPHICALLY TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) BASED UPON THE COUNTY OF YUBA GEOGRAPHIC INFORMATION SYSTEM (GIS) BASEMAP.

FEATHER RIVER EAST LEVEE  
PARCEL THREE

WPIC LEVEE

ALGODON RD.

PLUMAS LAKE

BEAR RIVER SETBACK LEVEE

BEAR RIVER

FEATHER RIVER BLVD.

STATE HWY 70

STATE HWY 65

OLIVEHURST

MCGOWAN PRKWY.

STATE HWY 70

DATE: 1/9/23  
 JOB NO: 22-602  
 DRAWN: AC  
 22602wpic.dwg  
 CHECKED: RKH

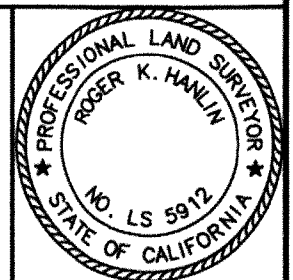


SCALE: 1"= 10,000'

LAFCO FILE NO. 2023-00  
 RECLAMATION DISTRICT NO. 784  
 URBAN LEVEE SYSTEM ANNEXATION  
 AND SPHERE OF INFLUENCE UPDATE  
 BEING A PORTION OF TOWNSHIP 13 NORTH & 14 NORTH, RANGE 3 & 4 EAST  
 MOUNT DIABLO MERIDIAN YUBA COUNTY, CALIFORNIA.

PREPARED BY: MHM, INC 1204 E STREET MARYSVILLE, CA 95901

SHEET 1 OF 1



**Yuba Local Agency Formation Commission**

**Resolution 2024-0002**

*A Resolution Making Determinations and Approving an Annexation of the Reclamation District 784 to include an annexation of 740.48 acres more or less*

WHEREAS, a Resolution of Application initiated by Reclamation District 784 consisting of an annexation of 740.48 acres more or less has been filed with the Executive Officer of the Yuba Local Agency Formation Commission; and said application complied with all the requirements of law and the Commission; and,

WHEREAS, the proceedings for this annexation are governed by the Cortese-Knox-Hertzberg Local Government Annexation Act, Section 56000 *et seq.* of the Government Code; and

WHEREAS, at the time and in the manner provided by law, the Executive Officer gave notice of the date, time, and place of a public hearing by the Commission upon said application; and

WHEREAS, the Executive Officer has reviewed the application and has prepared a report including staff recommendations thereon within the time required by law and has furnished copies of said report to the Commission and to all other persons required by law to receive it; and

WHEREAS, at a hearing on April 3, 2024, the Commission considered the proposal and the report of the Executive Officer; the factors determined by the Commission to be relevant to this proposal, including, but not limited to, factors specified in Government Code Section 56668; and all other relevant evidence and information presented at said hearing, including the comments of all interested parties desiring to be heard;

NOW THEREFORE, the Yuba Local Agency Formation Commission does hereby resolve and order the following:

1. The foregoing recitals are true and correct.
2. The territory comprises approximately 740.48 -acres more or less to be annexed.
3. The change of organization is assigned the following distinctive short-term designation:  
*LAFCO File 2023-0004 Reclamation District 784 (RD-784) Levee Annexation.*
4. The proposal is consistent with the sphere of influence of the RD-784, as amended. The Commission has considered the factors determined by the Commission to be relevant to this proposal, including, but not limited to,

Sphere of Influence and General Plan consistency, and other factors specified in Government Code Section 56668 and as described in the staff reports dated April 3, 2024.

5. The Commission adopts the determinations regarding consistency with LAFCO Policies contained in the staff report for this annexation and incorporates them by reference herein.
6. The purpose of this annexation is to provide district flood control and levee maintenance services to the annexation territory, which is in need for levee maintenance services to be provided by the RD-784.
7. In reviewing this application, the Commission finds that this annexation has been duly noticed and posted, as required.
8. In reviewing this application, the Commission finds that levee maintenance and flood control services currently provided by the RD-784 are necessary and no services are needed to be provided by any other special district.
9. In reviewing this application, this Commission has considered each of the factors required by Government Code Section 56668 and LAFCO's adopted policies.
10. The LAFCO Executive Officer's Staff Report including attachments and recommendation for approval of the proposal are hereby incorporated by reference and hereby adopted.
11. An electronic copy (PDF) of all maps and boundary descriptions, and five 8 1/2 x 5 copies of all wet-stamped maps and five copies of the large 24" x 36" wet-stamped maps and five copies of the approved wet stamped boundary description meeting the State Board of Equalization Requirements shall be submitted to LAFCo prior to recordation of the Certificate of Completion.
12. The boundaries, as set forth in the proposal and amended by action of the Commission, are hereby approved as submitted and are as described in Exhibits "A" Boundary Descriptions and "B" Maps for territory to be annexed and by this reference incorporated herein subject to the terms and conditions and corrections included.
13. Notwithstanding the effective date, the boundary descriptions and maps, if rejected by the State Board of Equalization or amended by LAFCO, will be revised at the expense of the applicant. The applicants shall be responsible for any associated costs.
14. For annexations, no share of the property tax revenue including base tax revenue and annual tax increment belonging to the County or any taxing

agency within the subject territory shall not be changed per Yuba County Board of Supervisor’s Master Tax Exchange Resolution 2006-75 adopted on June 6, 2006, and is attached as Exhibit “C”.

15. Said annexation territory is found to be uninhabited (11 or less registered voters).
16. All Yuba County, Yuba LAFCO, and State of California fees must be paid in full prior to filing the Certificate of Completion. LAFCO will forward invoices and (or) a list of required fees prior to filing the Certificate of Completion for direct payment to the agency by project proponent.
17. Further protest proceedings are waived, and the Commission orders the 740.48-acre more or less annexation to the RD-784 pursuant to Part 4 of Division 3 of the California Government Code commencing with Section 57000. Satisfactory proof has been given that the subject territory is uninhabited, that all affected agencies and landowners within the affected territory have either given their written consent to the proposal or all affected agencies and landowners have not objected in writing to the waiver of conducting authority proceedings (Section 56663 of Government Code). Therefore, The Commission does hereby approve and authorize the conducting authority to annex the territory described in Exhibits “A” and “B” to the RD-784 without notice and election.
18. The Commission hereby affirms the Notice of Exemption prepared by the RD-784 for this annexation (Guidelines Sections 15301 and 15061b (3) General Rule Exemption).
19. Prior to recordation, the title of the maps and descriptions shall include the following: “LAFCO File 2023-0004 Annexation to Reclamation District No. 784”.
20. Approval of this change of organization is conditioned upon the applicant’s obligation to defend, indemnify, and hold harmless the Yuba Local Agency Formation Commission and its agents, officers and employees from any claim, action or proceeding against the Commission or its agents, officers, and employees; including all costs, attorney’s fees, expenses and liabilities incurred in the defense of such claim, action, or proceeding to attack, set aside, or void the approval or determinations of this Commission concerning this Change of Organization. The Yuba Local Agency Formation Commission of shall promptly notify the applicant of any such claim, action, or proceeding and be entitled to representation by counsel of its choosing.

21. The Executive Officer of this Commission is instructed to mail a certified copy of this resolution to those persons so indicated on the application and as required by Government Code Section 56882.
22. The Executive Officer is directed to record a Certificate of Completion for this proposal upon completion of all proceedings.
23. The Effective Date of this Annexation shall be the date of recordation of the Certificate of Completion.
24. Reclamation District 784 previously authorized assessments; taxes, fees and charges shall not apply to any annexed territory until such time a successful election is conducted.
25. Completion of proceedings shall be concluded within one-year after adoption of this resolution. If the proceedings are not concluded within one year after passage of this resolution, all proceedings shall be deemed abandoned unless prior to the expiration of that year the Commission authorizes an extension of time for that completion.

PASSED AND ADOPTED by this Yuba Local Agency Formation Commission, on the 3<sup>rd</sup> day of April 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINS:

Signed and approved by me after its passage this 3<sup>rd</sup> day of April 2024.

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Yuba Local Agency Formation Commission

Attest:

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John Benoit, Executive Officer  
Yuba Local Agency Formation Commission

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David Ruderman, Counsel  
Yuba Local Agency Formation Commission

**EXHIBIT "A" - 1**

**LAFCO FILE 2023-0004  
RECLAMATION DISTRICT NO. 784  
FEATHER RIVER EAST LEVEE ANNEXATION  
&  
SPHERE OF INFLUENCE UPDATE**

**PARCEL ONE**

All that certain real property situated in the County of Yuba, State of California, being a portion of Tract 17 and 18, as shown on that certain map entitled "Yuba Gardens" filed in Book 3 of Maps, at Page 2, Yuba County Records, more particularly described as follows:

Beginning at the intersection of the southwesterly sideline of the Western Pacific Railroad and the existing boundary of Reclamation District No. 784 from which a PK nail at the intersection of Riverside Avenue and Sycamore Avenue bears South 16°01'00" West, 1122.80 feet;

1. Thence, from said point of beginning and along said existing boundary of Reclamation District No. 784, South 26°44'35" West, 1365.14 feet;
2. Thence, South 06°31'54" West, 517.89 feet to the easterly line of the Smith property as described in that certain Grant Deed recorded in Document No. 2008-019353, Yuba County Records;
3. Thence, along said easterly line, North 17°11'57" West, 31.23 feet to the boundary of the Sacramento-San Joaquin Drainage District, hereinafter referred to as S.S.J.D.D., property as described as Parcel 1 in that certain Grant Deed recorded in Document No. 2021-019470;
4. Thence, following said Parcel 1 boundary, South 76°45'46" West, 183.34 feet;
5. Thence, North 09°53'18" East, 95.43 feet;
6. Thence, North 09°53'18" East, 213.42 feet;
7. Thence, North 02°55'17" West, 105.19 feet;
8. Thence, North 10°53'07" East, 55.90 feet;
9. Thence, North 10°53'07" East, 264.80 feet;
10. Thence, leaving said Parcel 1 boundary, North 20°08'09" East, 218.57 feet to the boundary of Parcel 3 of said Document No. 2021-019470;
11. Thence following said Parcel 3 boundary, South 64°57'17" East, 124.21 feet;
12. Thence, North 36°00'18" East, 63.16 feet;
13. Thence, North 31°49'12" East, 468.02 feet;
14. Thence, North 26°19'36" East, 172.27 feet;
15. Thence, North 25°34'24" East, 184.98 feet;
16. Thence, North 33°12'58" East, 157.83 feet to said southwesterly sideline of the Western Pacific Railroad;
17. Thence, along said southwesterly sideline, South 49°06'42" East, 50.67 feet to said existing boundary of Reclamation District No. 784 and said point of beginning.  
Containing 5.64 acres, more or less.

The basis of bearings for the hereinabove described parcel of land is the California Coordinate System, Zone II, NAD 83 (Epoch 2010.0) as shown on Record of Survey 2020-0009 filed in

Book 101 of Maps at Pages 19 – 23, Yuba County Records. Distances contained herein are grid distances. To obtain ground distances, multiply the distances shown by 1.00008298.

PARCEL TWO

All that certain real property situated in the County of Yuba, State of California, being a portion of Township 14 and 15 North, Range 3 and 4 East, M.D.M., more particularly described as follows:

Commencing at a point marking the centerline intersection of Feather River Boulevard and the north right of way of Island Avenue, as shown on sheet 4 of that certain Record of Survey 2020-0009, filed in Book 101 of Maps at Pages 24-30 Yuba County Records; thence South 36°16'20" West, 2142.46 feet to the existing boundary of Reclamation District No. 784 and **TRUE POINT OF BEGINNING** of the herein described parcel of land;

1. Thence, from said true point of beginning and along said existing boundary, South 11°48'30" East, 859.90 feet;
2. Thence, South 02°10'40" East, 1045.09 feet;
3. Thence, South 00°49'58" West, 1367.06 feet;
4. Thence, South 13°00'02" East, 1553.39 feet;
5. Thence, South 08°44'09" East, 1561.91 feet;
6. Thence, South 07°11'42" West, 340.76 feet;
7. Thence, South 20°33'26" West, 206.39 feet;
8. Thence, South 15°02'51" West, 187.10 feet;
9. Thence, South 09°43'59" West, 5979.04 feet;
10. Thence, South 15°20'46" West, 1320.54 feet;
11. Thence, North 89°45'45" East, 51.91 feet;
12. Thence South 15°20'46" West, 2396.13 feet;
13. Thence, South 00°02'52" West, 2341.00 feet;
14. Thence, South 89°45'45" West, 13.70 feet;
15. Thence, South 00°00'00" West, 639.45 feet;
16. Thence, South 16°28'32" East, 46.28 feet;
17. Thence, South 00°02'52" West, 931.77 feet;
18. Thence, South 03°03'55" East, 3984.02 feet;
19. Thence, South 00°17'03" East, 379.85 feet;
20. Thence, South 00°15'56" East, 96.88 feet;
21. Thence, South 05°09'24" East, 51.16 feet;
22. Thence, South 10°02'53" East, 402.15 feet;
23. Thence, South 07°55'36" East, 51.82 feet;
24. Thence, South 05°48'19" East, 2409.62 feet;
25. Thence, South 24°24'23" East, 3170.36 feet;
26. Thence, South 27°08'34" East, 1037.89 feet;
27. Thence, North 89°50'48" East, 356.82 feet;
28. Thence, South 86°30'24" East, 172.32 feet;
29. Thence, South 55°45'31" East, 77.63 feet;
30. Thence, South 33°09'22" West, 53.16 feet;

31. Thence, South 27°11'24" West, 109.37 feet;
32. Thence, South 24°43'01" West, 178.57 feet;
33. Thence, South 01°18'08" East, 148.74 feet;
34. Thence, South 07°20'30" East, 79.80 feet;
35. Thence, South 03°00'29" East, 152.50 feet;
36. Thence, South 12°21'03" East, 109.79 feet;
37. Thence, South 22°12'53" East, 35.87 feet;
38. Thence, South 89°45'45" West, 33.60 feet;
39. Thence, South 27°51'54" East, 298.26 feet;
40. Thence, South 39°57'52" East, 40.60 feet;
41. Thence, South 28°13'21" East, 44.53 feet;
42. Thence, South 47°37'07" East, 217.98 feet;
43. Thence, South 42°23'41" East, 141.72 feet;
44. Thence, South 27°49'17" East, 154.50 feet;
45. Thence, South 12°42'04" East, 474.77 feet;
46. Thence, South 21°35'00" East, 175.06 feet;
47. Thence, South 09°14'34" East, 130.12 feet;
48. Thence, South 05°24'18" East, 432.89 feet;
49. Thence, South 03°39'25" East, 74.39 feet;
50. Thence, South 05°34'46" East, 66.81 feet;
51. Thence, South 06°50'06" West, 163.07 feet;
52. Thence, South 04°49'28" East, 463.36 feet;
53. Thence, North 89°45'45" East, 211.70 feet;
54. Thence, South 00°00'00" East, 719.95 feet;
55. Thence, South 28°20'17 East, 414.69 feet;
56. Thence, South 02°18'21" West, 1357.06 feet;
57. Thence, South 15°23'33" West, 2427.50 feet;
58. Thence, South 06°02'12" East, 1243.93 feet;
59. Thence, South 09°29'17" West, 2098.96 feet;
60. Thence, South 08°38'12" East, 1613.22 feet;
61. Thence, South 00°26'53" East, 708.66 feet;
62. Thence, South 11°03'31" West, 771.55 feet;
63. Thence, South 09°33'00" East, 4361.64 feet to the southeast corner of the herein described parcel of land;
64. Thence, leaving said existing Reclamation District No. 784 boundary, South 80°27'00" West, 60.00 feet to the waterside limit of the east levee of the Feather River defined as a line lying 10 feet, more or less westerly of the levee toe shown on the Operation and Maintenance Right of Way Map prepared for the Three Rivers Levee Improvement Authority (TRLIA);
65. Thence, following said waterside levee limit, North 09°33'00" West, 4557.22 feet;
66. Thence, North 11°03'31" East, 722.34 feet;
67. Thence, North 00°26'53" West, 390.58 feet;
68. Thence, North 08°38'12" West, 1916.94 feet;
69. Thence, North 09°29'17" East, 1990.96 feet;
70. Thence, North 06°02'12" West, 1520.65 feet;
71. Thence, North 15°23'33" East, 148.56 feet;
72. Thence, North 74°36'27" West, 40.00 feet;
73. Thence, North 15°23'33" East, 177.61 feet;



74. Thence, North 06°39'40" West, 51.82 feet to the beginning of a non-tangent curve, concave to the east, having a radial bearing of North 83°19'49" East, a radius of 1399.88 feet and a central angle of 29°20'00";
75. Thence, along the arc of said curve, 716.69 feet;
76. Thence, North 22°39'49", 774.94 feet;
77. Thence, North 29°52'49" East, 50.46 feet;
78. Thence, North 15°23'33" East, 1114.97 feet;
79. Thence, North 17°31'16" West, 106.83 feet;
80. Thence, South 82°00'49" West, 56.13 feet;
81. Thence, North 21°48'52" West, 549.60 feet;
82. Thence, North 04°00'03" West, 336.82 feet;
83. Thence, North 69°33'12" West, 103.93 feet;
84. Thence, North 68°30'53" West, 427.90 feet;
85. Thence, North 43°52'31" East, 228.21 feet;
86. Thence, North 41°56'04" West, 121.39 feet;
87. Thence, North 05°50'03" West, 1565.20 feet;
88. Thence, North 27°11'16" West, 1361.91 feet;
89. Thence, North 28°24'32" West, 1758.73 feet;
90. Thence, North 23°57'20" West, 3603.01 feet;
91. Thence, North 05°48'19" West, 777.72 feet;
92. Thence, North 88°13'14" East, 9.57 feet;
93. Thence, North 16°58'42" East, 60.94 feet;
94. Thence, North 01°58'21" West, 272.78 feet;
95. Thence, North 24°20'51" West, 128.24 feet;
96. Thence, South 86°52'31" West, 10.61 feet;
97. Thence, North 05°48'19" West, 1083.12 feet;
98. Thence, North 10°02'53" West, 511.76 feet;
99. Thence, North 03°03'55" West, 4405.17 feet;
100. Thence, North 00°29'07" West, 814.99 feet;
101. Thence, North 02°59'38" West, 243.14 feet;
102. Thence, North 08°43'39" West, 171.42 feet;
103. Thence, North 00°16'00" West, 775.55 feet;
104. Thence, North 10°04'25" East, 339.32 feet;
105. Thence, North 00°13'29" West, 1938.21 feet;
106. Thence, North 15°20'46" East, 3817.90 feet;
107. Thence, North 09°43'59" East, 5114.48 feet;
108. Thence, North 29°32'56" East, 422.96 feet;
109. Thence, North 09°16'00" East, 1327.03 feet;
110. Thence, North 01°36'05" West, 292.08 feet;
111. Thence, North 08°44'09" West, 824.50 feet;
112. Thence, North 13°00'02" West, 1709.08 feet;
113. Thence, North 00°49'58" East, 1871.76 feet;
114. Thence, North 06°02'35" West, 1026.70 feet;
115. Thence, North 18°33'49" East, 245.77 feet to said existing boundary of Reclamation District No. 784 and said point of beginning. Containing 382.72 acres, more or less.

The basis of bearings for the hereinabove described parcel of land is the California Coordinate System, Zone II, NAD 83 (Epoch 2010.0) as shown on Record of Survey 2020-0008 filed in

Book 101 of Maps at Pages 19 – 23, Yuba County Records. Distances contained herein are grid distances. To obtain ground distances, multiply the distances shown by 1.00008298.

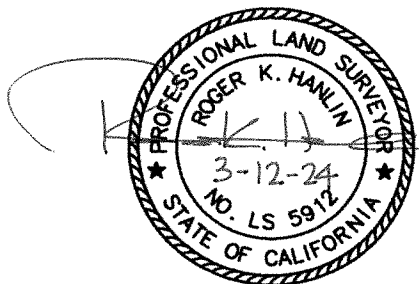
PARCEL THREE

All that certain real property situated in the County of Yuba, State of California, being a portion of Township 14 and 15 North, Range 3 East, M.D.M., more particularly described as follows:

Commencing at a point marking the centerline intersection of County Road 512 and the southerly line of Reclamation District No. 784; thence along said southerly boundary South 34°00'32" West, 2354.31 feet; thence continuing along said southerly boundary South 63°00'32" West, 2641.86 feet; thence South 71°33'58" West, 1951.09 feet; thence South 89°44'35" West, 927.93 feet; thence North 219.79 feet; thence South 88°08'07" West 383.58 feet to the southwesterly corner of Reclamation District No. 784 and **TRUE POINT OF BEGINNING** of the herein described parcel of land;

1. Thence from said true point of beginning South 88°08'07" West, 25.44 feet to the waterside limit of the east levee of the Feather River;
2. Thence following said waterside levee limit line North 18°25'58" West, 258.32 feet;
3. Thence, North 00°35'29" West, 97.15 feet;
4. Thence, North 10°12'56" West, 544.71 feet;
5. Thence, North 04°47'11" West, 158.39 feet;
6. Thence, North 10°12'56" West, 1611.40 feet;
7. Thence, North 00°39'05" East, 155.65 feet to the most northerly point of the herein described parcel of land;
8. Thence, South 15°42'10" East, 372.88 feet;
9. Thence, South 10°12'56" East, 1010.43 feet;
10. Thence, North 89°43'55" West, 31.27 feet;
11. Thence, South 10°04'52" East, 1445.89 feet to said true point of beginning. Containing 3.27 acres, more or less.

The basis of bearings for the hereinabove described parcel of land is the California Coordinate System, Zone II, NAD 83 (Epoch 2010.0) as shown on Record of Survey 2020-0008 filed in Book 101 of Maps at Pages 19 – 23, Yuba County Records. Distances contained herein are grid distances. To obtain ground distances, multiply the distances shown by 1.00008298.



Prepared by MHM, Inc.

*For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.*



PARCEL ONE

**NOTE:**

NORTH

ANNEXATION TO:  
1. RECLAMATION DISTRICT 784

**S.O.I. UPDATE AREA**

FEATHER RIVER EAST LEVEE  
391.63 ACRES TOTAL

**ANNEXED AREA**

FEATHER RIVER EAST LEVEE  
391.63 ACRES TOTAL

**GEOREFERENCE**

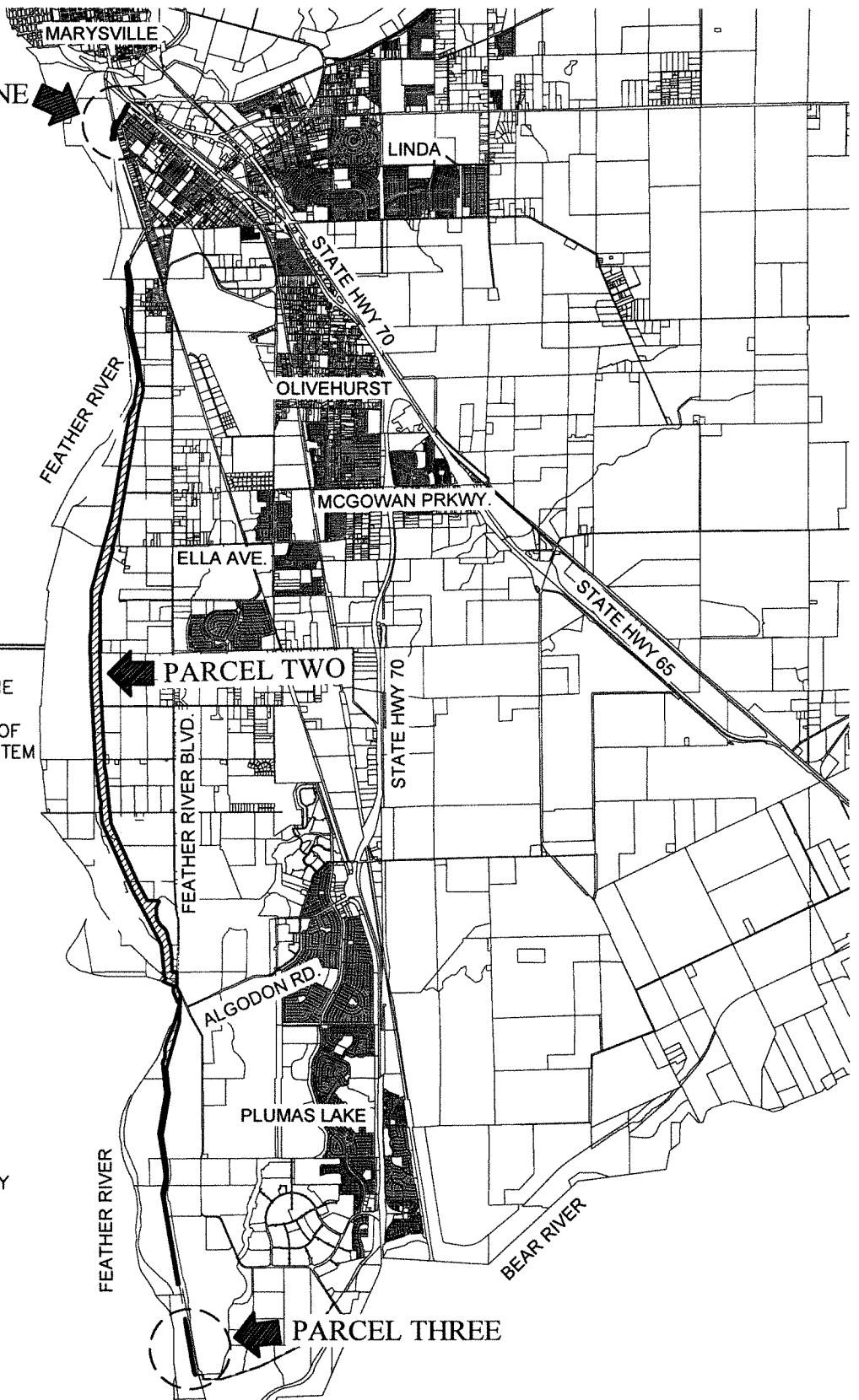
THE PARCELS SHOWN HEREON ARE REFERENCED GEOGRAPHICALLY TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) BASED UPON THE COUNTY OF YUBA GEOGRAPHIC INFORMATION SYSTEM (GIS) BASEMAP.

**SHEET INDEX:**

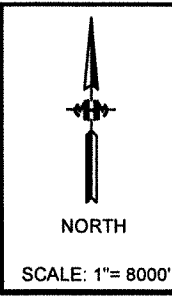
- PARCEL ONE - SHEET 2
- PARCEL TWO - SHEETS 3 - 14
- PARCEL THREE - SHEETS 15 - 16

**LEGEND**

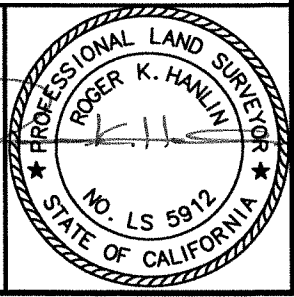
- ⑫ COURSE NUMBER
- CALCULATED POINT NOTHING FOUND OR SET
- ANNEXATION BOUNDARY
- EXISTING RD 784 BOUNDARY
- (E) EXISTING
- BDRY BOUNDARY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- T.P.O.B. TRUE POINT OF BEGINNING



DATE: 3/12/24  
 JOB NO: 22-602  
 DRAWN: AC  
 22602feather.dwg  
 CHECKED: RKH



TITLE: LAFCO FILE NO. 2023-0004  
 RECLAMATION DISTRICT NO. 784  
 FEATHER RIVER EAST LEVEE ANNEXATION  
 AND SPHERE OF INFLUENCE UPDATE  
 BEING A PORTION OF TOWNSHIPS 14 AND 15 NORTH, RANGE 3 AND 4 EAST  
 MOUNT DIABLO MERIDIAN YUBA COUNTY, CALIFORNIA.  
 PREPARED BY: MHM, INC 1204 E STREET MARYSVILLE, CA 95901  
 SHEET 1 OF 16



883713

## GEOREFERENCE

THE PARCELS SHOWN HEREON ARE REFERENCED GEOGRAPHICALLY TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) BASED UPON THE COUNTY OF YUBA GEOGRAPHIC INFORMATION SYSTEM (GIS) BASEMAP.



NORTH

## SHEET INDEX:

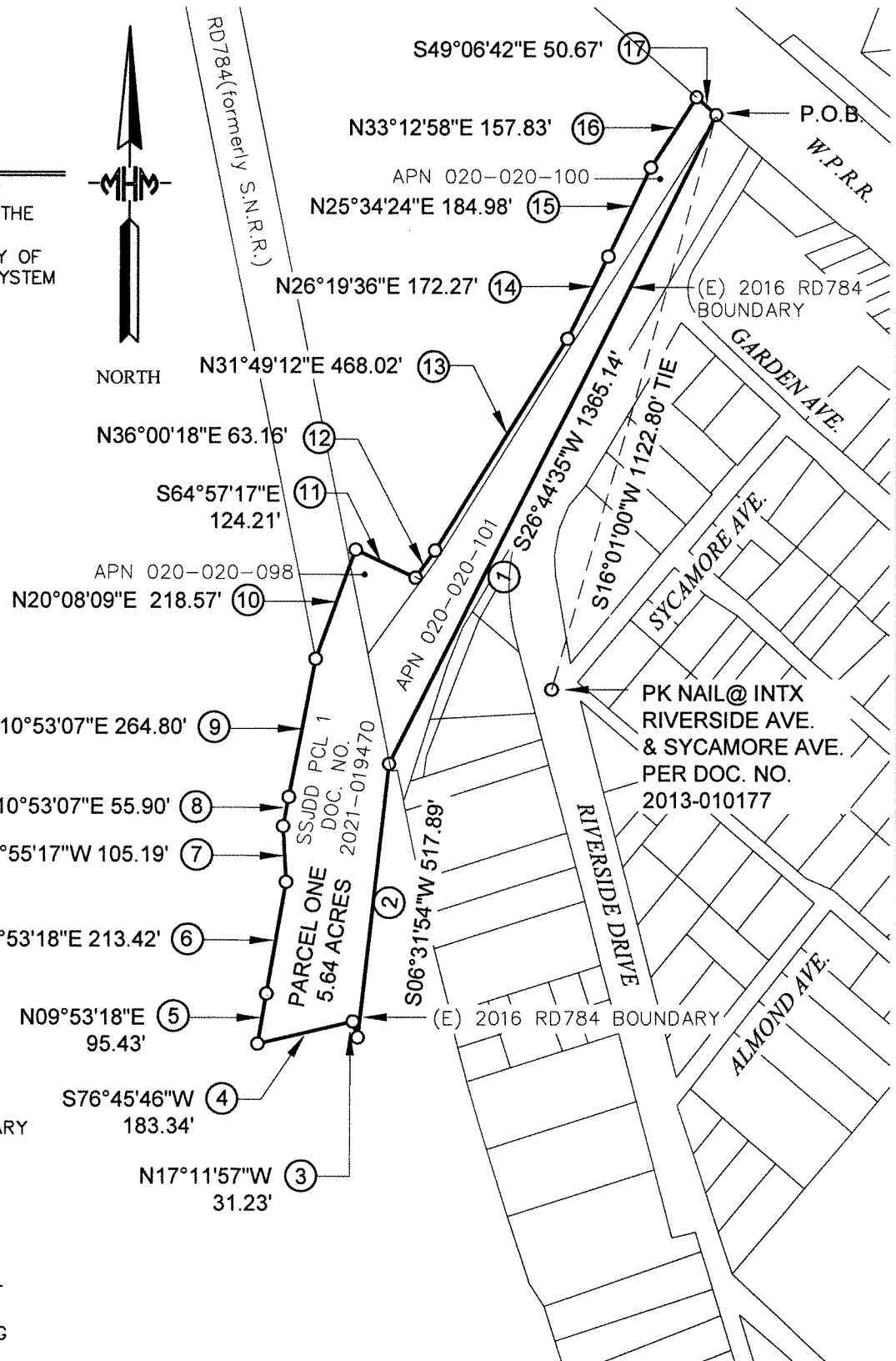
- PARCEL ONE - SHEET 2
- PARCEL TWO - SHEETS 3 - 14
- PARCEL THREE - SHEETS 15 - 16

## NOTE:

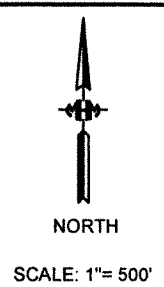
ANNEXATION TO:  
1. RECLAMATION DISTRICT 784

## LEGEND

- ⑫ COURSE NUMBER
- CALCULATED POINT NOTHING FOUND OR SET
- ANNEXATION BOUNDARY
- EXISTING RD 784 BOUNDARY
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DATE: 3/12/24  
JOB NO: 22-602  
DRAWN: AC  
22602feather.dwg  
CHECKED: RKH

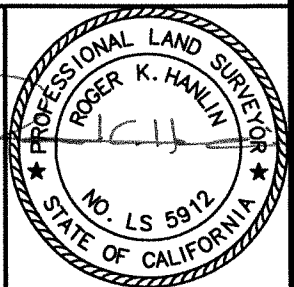


TITLE: LAFCO FILE NO. 2023-0004  
RECLAMATION DISTRICT NO. 784  
FEATHER RIVER EAST LEVEE ANNEXATION  
AND SPHERE OF INFLUENCE UPDATE

BEING A PORTION OF TRACT 17 AND 18 AS SHOWN ON THAT CERTAIN MAP ENTITLED "YUBA GARDENS" FILED IN BOOK 3 OF MAPS AT PAGE 2, YUBA COUNTY RECORDS.

PREPARED BY: MHM, INC 1204 E STREET MARYSVILLE, CA

SHEET 2 OF 16



883/13

**NOTE:**

ANNEXATION TO:  
1. RECLAMATION DISTRICT 784

**SHEET INDEX:**

PARCEL ONE - SHEET 2  
PARCEL TWO - SHEETS 3 - 14  
PARCEL THREE - SHEETS 15 - 16

**GEOREFERENCE**

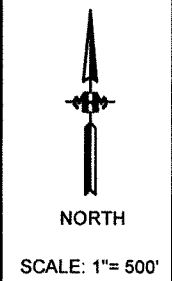
THE PARCELS SHOWN HEREON ARE REFERENCED GEOGRAPHICALLY TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) BASED UPON THE COUNTY OF YUBA GEOGRAPHIC INFORMATION SYSTEM (GIS) BASEMAP.

PARCEL TWO  
382.72 ACRES

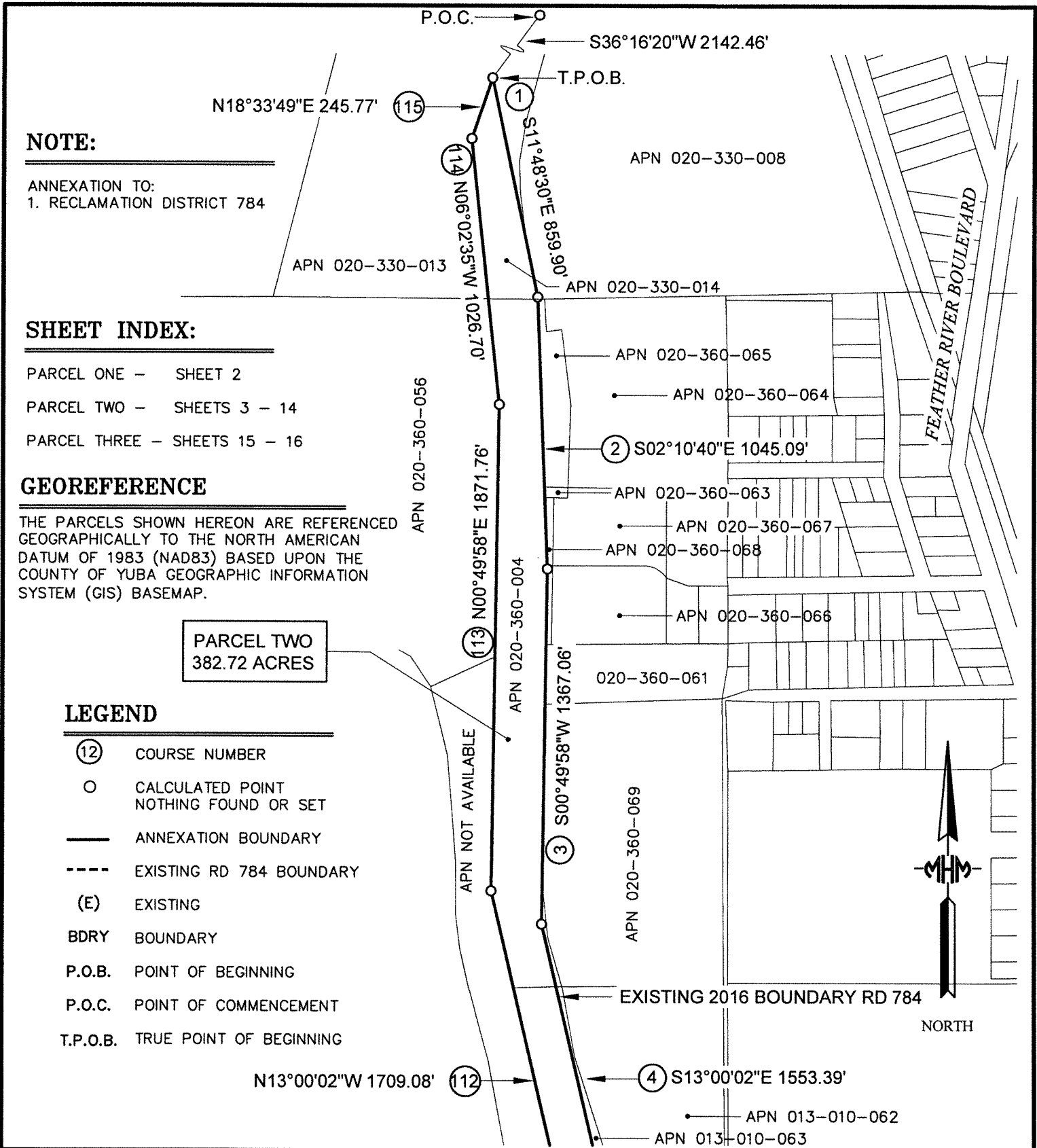
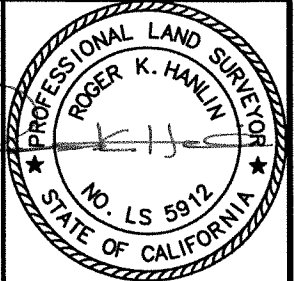
**LEGEND**

- ⑫ COURSE NUMBER
- CALCULATED POINT  
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JOB NO: 22-602  
DRAWN: AC  
22602feather.dwg  
CHECKED: RKH



TITLE: LAFCO FILE NO. 2023-0004  
RECLAMATION DISTRICT NO. 784  
FEATHER RIVER EAST LEVEE ANNEXATION  
AND SPHERE OF INFLUENCE UPDATE  
BEING A PORTION OF TOWNSHIPS 14 AND 15 NORTH, RANGE 3 AND 4 EAST,  
MOUNT DIABLO MERIDIAN, YUBA COUNTY, CALIFORNIA.  
PREPARED BY: MHM, INC 1204 E STREET MARYSVILLE, CA 95901  
SHEET 3 OF 16



382.72

**NOTE:**

ANNEXATION TO:  
1. RECLAMATION DISTRICT 784

**GEOREFERENCE**

THE PARCELS SHOWN HEREON ARE REFERENCED GEOGRAPHICALLY TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) BASED UPON THE COUNTY OF YUBA GEOGRAPHIC INFORMATION SYSTEM (GIS) BASEMAP.

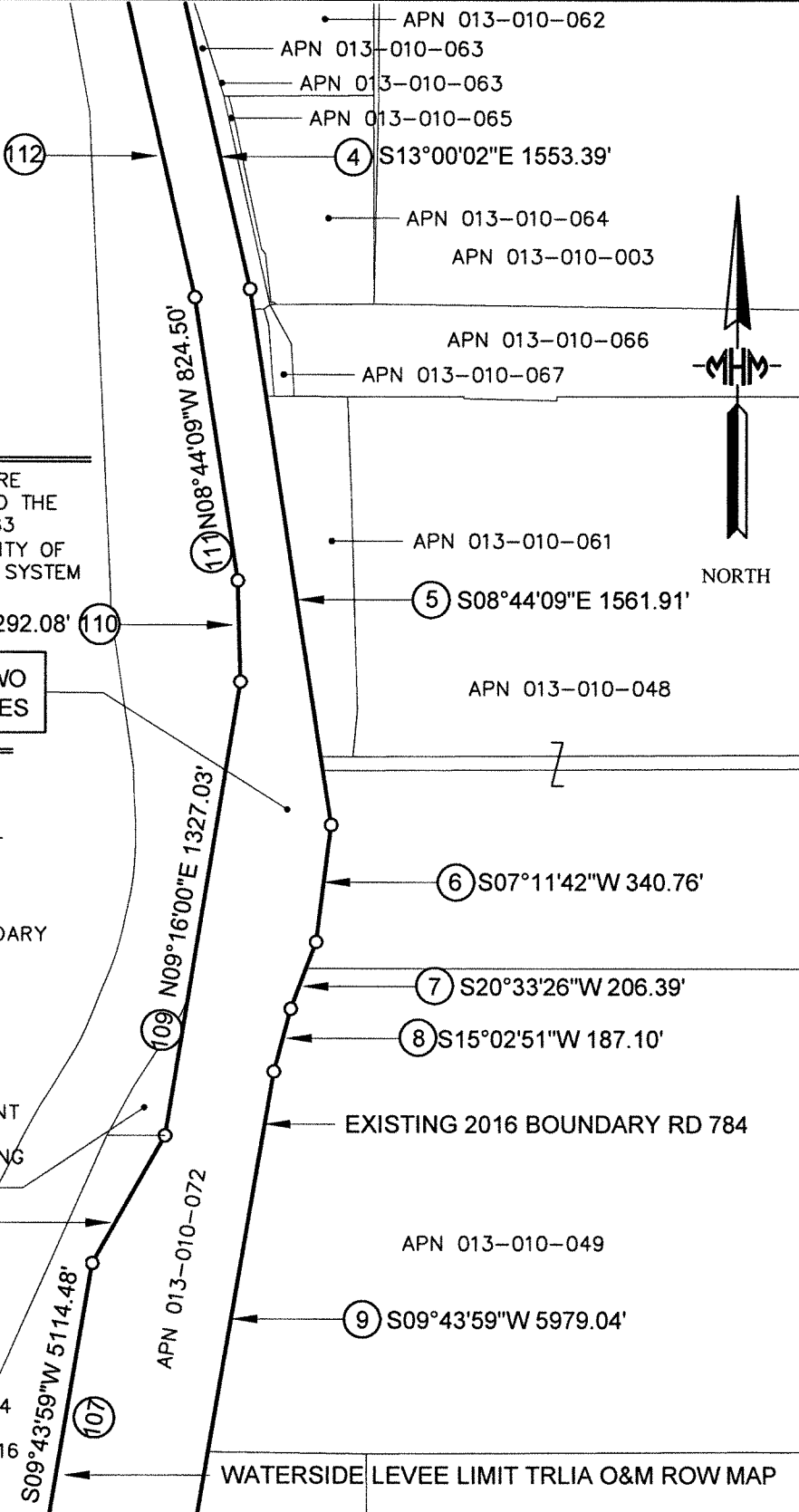
**LEGEND**

- ⑫ COURSE NUMBER
- CALCULATED POINT  
NOTHING FOUND OR SET
- ANNEXATION BOUNDARY
- EXISTING RD 784 BOUNDARY
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BDRY BOUNDARY
- P.O.B. POINT OF BEGINNING
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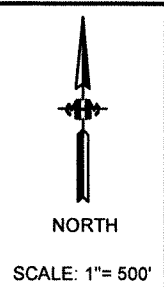
PARCEL TWO  
382.72 ACRES

**SHEET INDEX:**

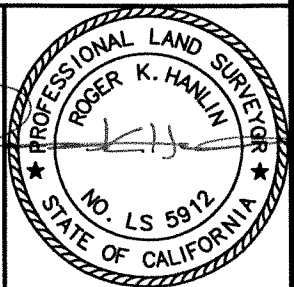
- PARCEL ONE - SHEET 2
- PARCEL TWO - SHEETS 3 - 14
- PARCEL THREE - SHEETS 15 - 16



DATE: 3/12/24  
JOB NO: 22-602  
DRAWN: AC  
22602feather.dwg  
CHECKED: RKH



TITLE: LAFCO FILE NO. 2023-0004  
RECLAMATION DISTRICT NO. 784  
FEATHER RIVER EAST LEVEE ANNEXATION  
AND SPHERE OF INFLUENCE UPDATE  
BEING A PORTION OF TOWNSHIPS 14 AND 15 NORTH, RANGE 3 AND 4 EAST,  
MOUNT DIABLO MERIDIAN, YUBA COUNTY, CALIFORNIA.  
PREPARED BY: MHM, INC 1204 E STREET MARYSVILLE, CA 95901  
SHEET 4 OF 16



3803/13

**NOTE:**

ANNEXATION TO:  
1. RECLAMATION DISTRICT 784

PARCEL TWO  
382.72 ACRES

APN 013-010-058

EXISTING 2016 BOUNDARY RD 784

FEATHER RIVER

APN 013-010-070

APN 013-010-057

⑩ N09°43'59"E 5114.48'

⑨ S09°43'59"W 5979.04'

APN 013-010-072

APN 013-010-053



**LEGEND**

APN 013-010-069

- ⑫ COURSE NUMBER
- CALCULATED POINT  
NOTHING FOUND OR SET
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- EXISTING RD 784 BOUNDARY
- (E) EXISTING  
BDRY BOUNDARY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- T.P.O.B. TRUE POINT OF BEGINNING

MURPHY ROAD

NORTH

**GEOREFERENCE**

THE PARCELS SHOWN HEREON ARE REFERENCED GEOGRAPHICALLY TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) BASED UPON THE COUNTY OF YUBA GEOGRAPHIC INFORMATION SYSTEM (GIS) BASEMAP.

WATERSIDE LEVEE LIMIT TRRIA O&M ROW MAP

**SHEET INDEX:**

- PARCEL ONE - SHEET 2
- PARCEL TWO - SHEETS 3 - 14
- PARCEL THREE - SHEETS 15 - 16

APN 013-010-054

⑨ S09°43'59"W 5979.04'

APN 013-010-068

DATE: 3/12/24  
JOB NO: 22-602

DRAWN: AC  
22602feather.dwg

CHECKED: RKH



NORTH

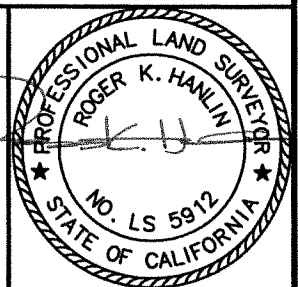
SCALE: 1"= 500'

TITLE: LAFCO FILE NO. 2023-0004  
RECLAMATION DISTRICT NO. 784  
FEATHER RIVER EAST LEVEE ANNEXATION  
AND SPHERE OF INFLUENCE UPDATE

BEING A PORTION OF TOWNSHIPS 14 AND 15 NORTH, RANGE 3 AND 4 EAST  
MOUNT DIABLO MERIDIAN YUBA COUNTY, CALIFORNIA.

PREPARED BY: MHM, INC 1204 E STREET MARYSVILLE, CA 95901

SHEET 5 OF 16



APN 013-010-068  
N09°43'59"E 5114.48' (107)

(9) S09°43'59"W 5979.04'

APN 013-010-054

WATERSIDE LEVEE LIMIT  
TRLIA O&M ROW MAP

APN 013-010-016

APN 013-010-051

(11) N89°45'45"E 51.91'

APN 014-250-051

APN 014-250-056

PARCEL TWO  
382.72 ACRES

APN 014-250-053  
(106) N15°20'46"E 3817.90'

APN 014-250-054  
(12) S15°20'46"W 2396.13'



**NOTE:**

ANNEXATION TO:  
1. RECLAMATION DISTRICT 784

**SHEET INDEX:**

- PARCEL ONE - SHEET 2
- PARCEL TWO - SHEETS 3 - 14
- PARCEL THREE - SHEETS 15 - 16

**LEGEND**

- (12) COURSE NUMBER
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DATE: 3/12/24  
 JOB NO: 22-602  
 DRAWN: AC  
 22602feather.dwg  
 CHECKED: RKH



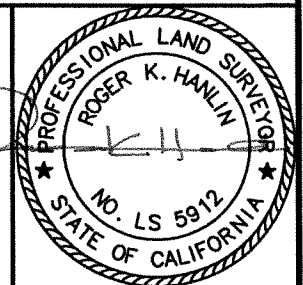
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TITLE: LAFCO FILE NO. 2023-0004  
 RECLAMATION DISTRICT NO. 784  
 FEATHER RIVER EAST LEVEE ANNEXATION  
 AND SPHERE OF INFLUENCE UPDATE

BEING A PORTION OF TOWNSHIPS 14 AND 15 NORTH, RANGE 3 AND 4 EAST MOUNT DIABLO MERIDIAN YUBA COUNTY, CALIFORNIA.

PREPARED BY: MHM, INC 1204 E STREET MARYSVILLE, CA 95901

SHEET 6 OF 16





**LEGEND**

- (12) COURSE NUMBER
- CALCULATED POINT  
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**GEOREFERENCE**

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N10°04'25"E 339.32' (104)  
 WATERSIDE LEVEE LIMIT  
 TRLIA O&M ROW MAP

**NOTE:**

ANNEXATION TO:  
 1. RECLAMATION DISTRICT 784

**SHEET INDEX:**

- PARCEL ONE - SHEET 2
- PARCEL TWO - SHEETS 3 - 14
- PARCEL THREE - SHEETS 15 - 16

(105) N00°13'29"W 1938.21'

APN 014-250-054

(13) S00°02'52"W 2341.00'

EXISTING 2016 RD784 BOUNDARY

APN 014-250-056

APN 014-250-039

(103)

N00°16'00"W 775.55'

(14) S89°45'45"W 13.70'

(15) SOUTH 639.45'

N08°43'39"W 171.42' (102)

(16) S16°28'32"E 46.28'

N02°59'38"W 243.14' (101)

(17) S00°02'52"W 931.77'

APN 014-290-037

(100) N00°29'07"W 814.99'

APN 014-290-044

(18) S03°03'55"E 3984.02'



DATE: 3/12/24

JOB NO: 22-602

DRAWN: AC  
 22602feather.dwg

CHECKED: RKH



NORTH

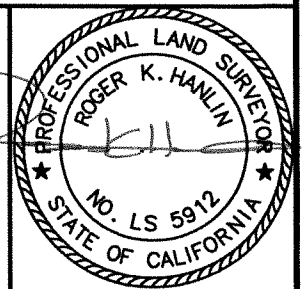
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TITLE: LAFCO FILE NO. 2023-0004  
 RECLAMATION DISTRICT NO. 784  
 FEATHER RIVER EAST LEVEE ANNEXATION  
 AND SPHERE OF INFLUENCE UPDATE

BEING A PORTION OF TOWNSHIPS 14 AND 15 NORTH, RANGE 3 AND 4 EAST  
 MOUNT DIABLO MERIDIAN YUBA COUNTY, CALIFORNIA.

PREPARED BY: MHM, INC 1204 E STREET MARYSVILLE, CA 95901

SHEET 7 OF 16



3304/3

**GEOREFERENCE**

THE PARCELS SHOWN HEREON ARE REFERENCED GEOGRAPHICALLY TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) BASED UPON THE COUNTY OF YUBA GEOGRAPHIC INFORMATION SYSTEM (GIS) BASEMAP.

**NOTE:**

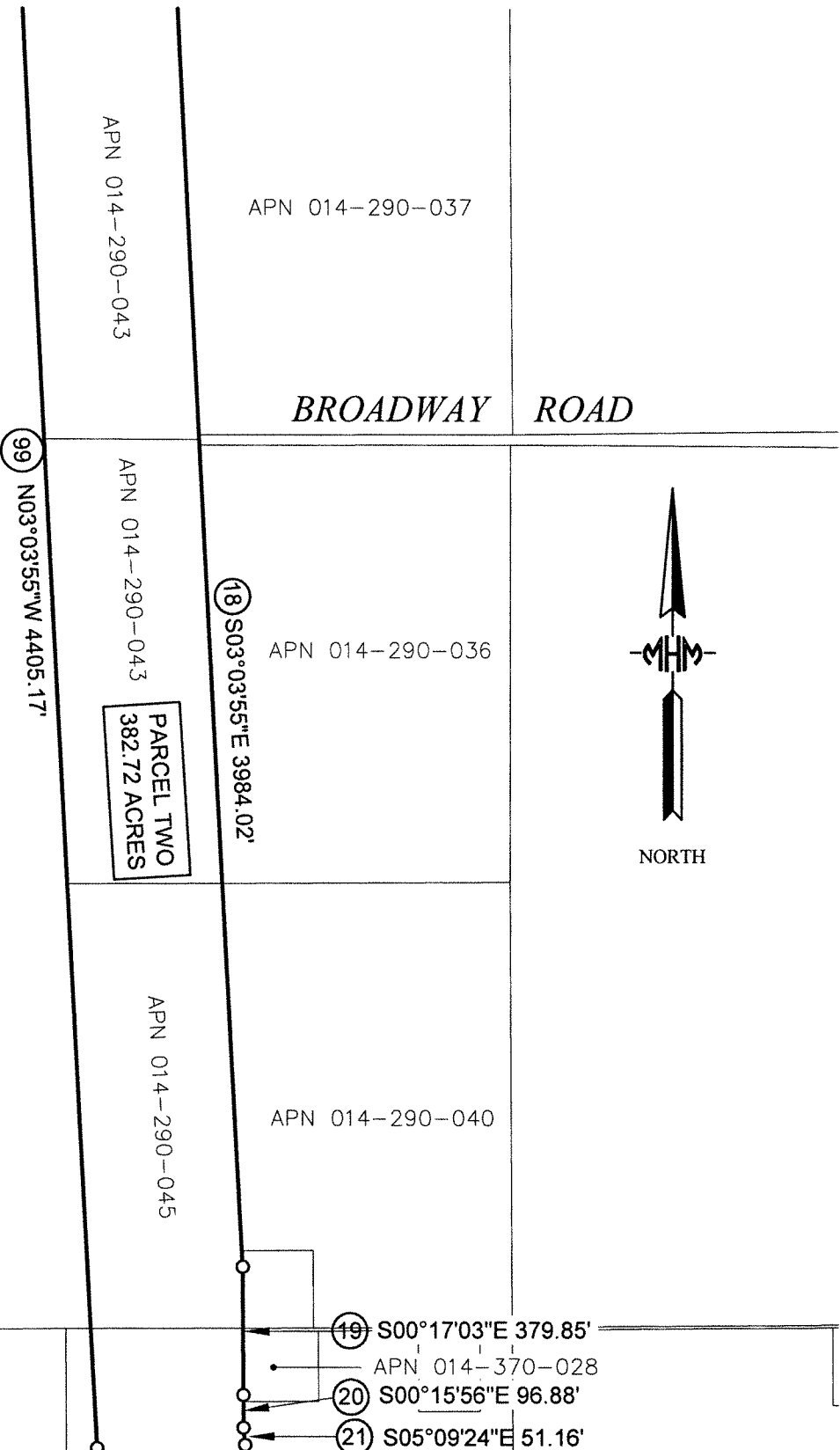
ANNEXATION TO:  
1. RECLAMATION DISTRICT 784

**SHEET INDEX:**

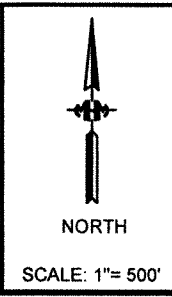
PARCEL ONE - SHEET 2  
PARCEL TWO - SHEETS 3 - 14  
PARCEL THREE - SHEETS 15 - 16

**LEGEND**

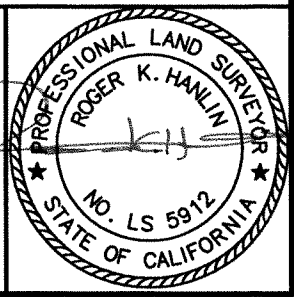
- (12) COURSE NUMBER
- CALCULATED POINT NOTHING FOUND OR SET
- ANNEXATION BOUNDARY
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DATE: 3/12/24  
JOB NO: 22-602  
DRAWN: AC  
22602feather.dwg  
CHECKED: RKH



TITLE: **LAFCO FILE NO. 2023-0004**  
**RECLAMATION DISTRICT NO. 784**  
**FEATHER RIVER EAST LEVEE ANNEXATION**  
**AND SPHERE OF INFLUENCE UPDATE**  
BEING A PORTION OF TOWNSHIPS 14 AND 15 NORTH, RANGE 3 AND 4 EAST  
MOUNT DIABLO MERIDIAN YUBA COUNTY, CALIFORNIA.  
PREPARED BY: MHM, INC 1204 E STREET MARYSVILLE, CA 95901  
SHEET 8 OF 16



3304/3

N10°02'53"W 511.76' (98)

(21) S05°09'24"E 51.16'

(22) N10°02'53"W 402.15'

(23) N07°55'36"W 51.82'

APN 014-370-061

APN 014-370-058

APN 014-370-043

(24) S05°48'19"E 2409.62'

APN 014-370-060

(97)

(96)

(95)

(94)

(93)

(92)

(91)

APN 014-370-059

(90)

APN 014-370-058

APN 016-020-020

(90) N23°57'20"W 3603.01'

(25) S24°24'23"E 3170.36'

(90) N23°57'20"W 3603.01'

### SHEET INDEX:

- PARCEL ONE - SHEET 2
- PARCEL TWO - SHEETS 3 - 14
- PARCEL THREE - SHEETS 15 - 16

### LINE TABLE

- COURSE 96: S86°52'31"W 10.61'
- COURSE 95: N24°20'51"W 128.24'
- COURSE 94: N01°58'21"W 272.78'
- COURSE 93: N16°58'42"E 60.94'
- COURSE 92: N88°13'14"E 9.57'



NORTH

COUNTRY CLUB ROAD

### GEOREFERENCE

THE PARCELS SHOWN HEREON ARE REFERENCED GEOGRAPHICALLY TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) BASED UPON THE COUNTY OF YUBA GEOGRAPHIC INFORMATION SYSTEM (GIS) BASEMAP.

### NOTE:

- ANNEXATION TO:  
1. RECLAMATION DISTRICT 784

APN 014-370-052

### LEGEND

- (12) COURSE NUMBER
- CALCULATED POINT NOTHING FOUND OR SET
- ANNEXATION BOUNDARY
- EXISTING RD 784 BOUNDARY
- (E) EXISTING
- BDRY BOUNDARY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- T.P.O.B. TRUE POINT OF BEGINNING

PARCEL TWO  
382.72 ACRES

DATE: 3/12/24  
JOB NO: 22-602  
DRAWN: AC  
22602feather.dwg  
CHECKED: RKH



NORTH

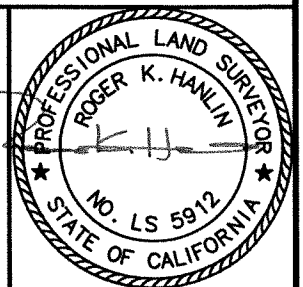
SCALE: 1"= 500'

TITLE: LAFCO FILE NO. 2023-0004  
RECLAMATION DISTRICT NO. 784  
FEATHER RIVER EAST LEVEE ANNEXATION  
AND SPHERE OF INFLUENCE UPDATE

BEING A PORTION OF TOWNSHIPS 14 AND 15 NORTH, RANGE 3 AND 4 EAST  
MOUNT DIABLO MERIDIAN YUBA COUNTY, CALIFORNIA.

PREPARED BY: MHH, INC 1204 E STREET MARYSVILLE, CA 95901

SHEET 9 OF 16



3884

FEATHER RIVER BOULEVARD

**NOTE:**

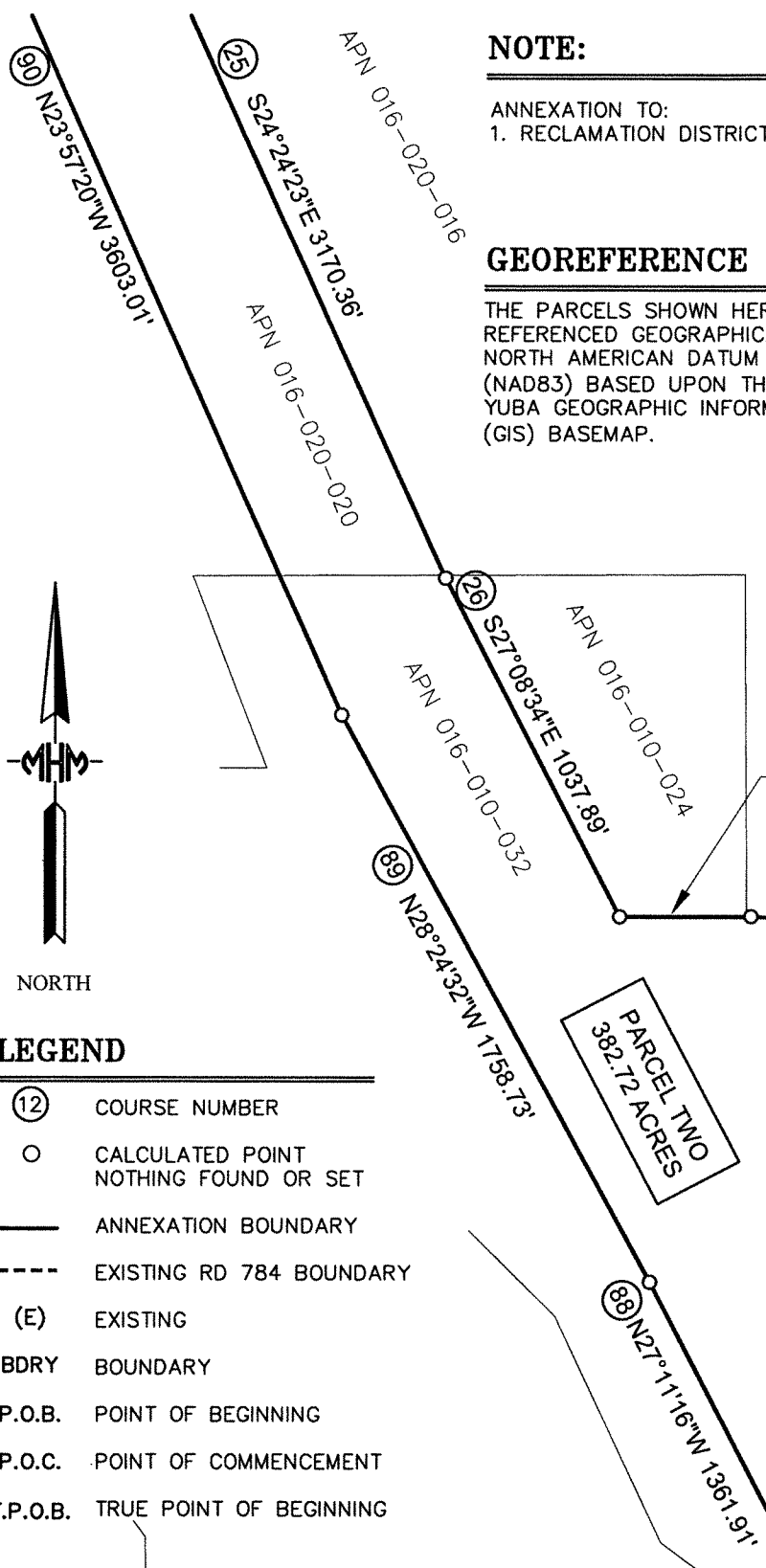
ANNEXATION TO:  
1. RECLAMATION DISTRICT 784

**GEOREFERENCE**

THE PARCELS SHOWN HEREON ARE REFERENCED GEOGRAPHICALLY TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) BASED UPON THE COUNTY OF YUBA GEOGRAPHIC INFORMATION SYSTEM (GIS) BASEMAP.

**SHEET INDEX:**

- PARCEL ONE - SHEET 2
- PARCEL TWO - SHEETS 3 - 14
- PARCEL THREE - SHEETS 15 - 16



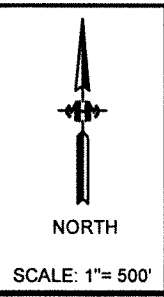
NORTH

**LEGEND**

- (12) COURSE NUMBER
- CALCULATED POINT  
NOTHING FOUND OR SET
- ANNEXATION BOUNDARY
- EXISTING RD 784 BOUNDARY
- (E) EXISTING
- BDRY BOUNDARY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- T.P.O.B. TRUE POINT OF BEGINNING

- (27) N89°50'48"E 356.82'
- (28) N86°30'24"E 172.32'
- (29) S55°45'31"E 77.63'
- (30) S33°09'22"W 53.16'
- (31) S27°11'24"W 109.37'
- (32) S24°43'01"W 178.57'
- (33) S01°18'08"E 148.74'
- (34) S07°20'30"E 79.80'
- (35) S03°00'29"E 152.50'
- (36) S12°21'03"E 109.79'
- (37) S22°12'53"E 35.87'
- (38) S89°45'45"W 33.60'
- (39) S27°51'54"E 298.26'
- (40) S39°57'52"E 40.60'
- (41) S28°13'21"E 44.53'
- (42) S47°37'07"E 217.98'
- (43) S42°23'41"E 141.72'
- (44) S27°49'17"E 154.50'
- (45) S12°42'04"E 474.77'

DATE: 3/12/24  
 JOB NO: 22-602  
 DRAWN: AC  
 22602feather.dwg  
 CHECKED: RKH



TITLE: LAFCO FILE NO. 2023-0004  
 RECLAMATION DISTRICT NO. 784  
 FEATHER RIVER EAST LEVEE ANNEXATION  
 AND SPHERE OF INFLUENCE UPDATE

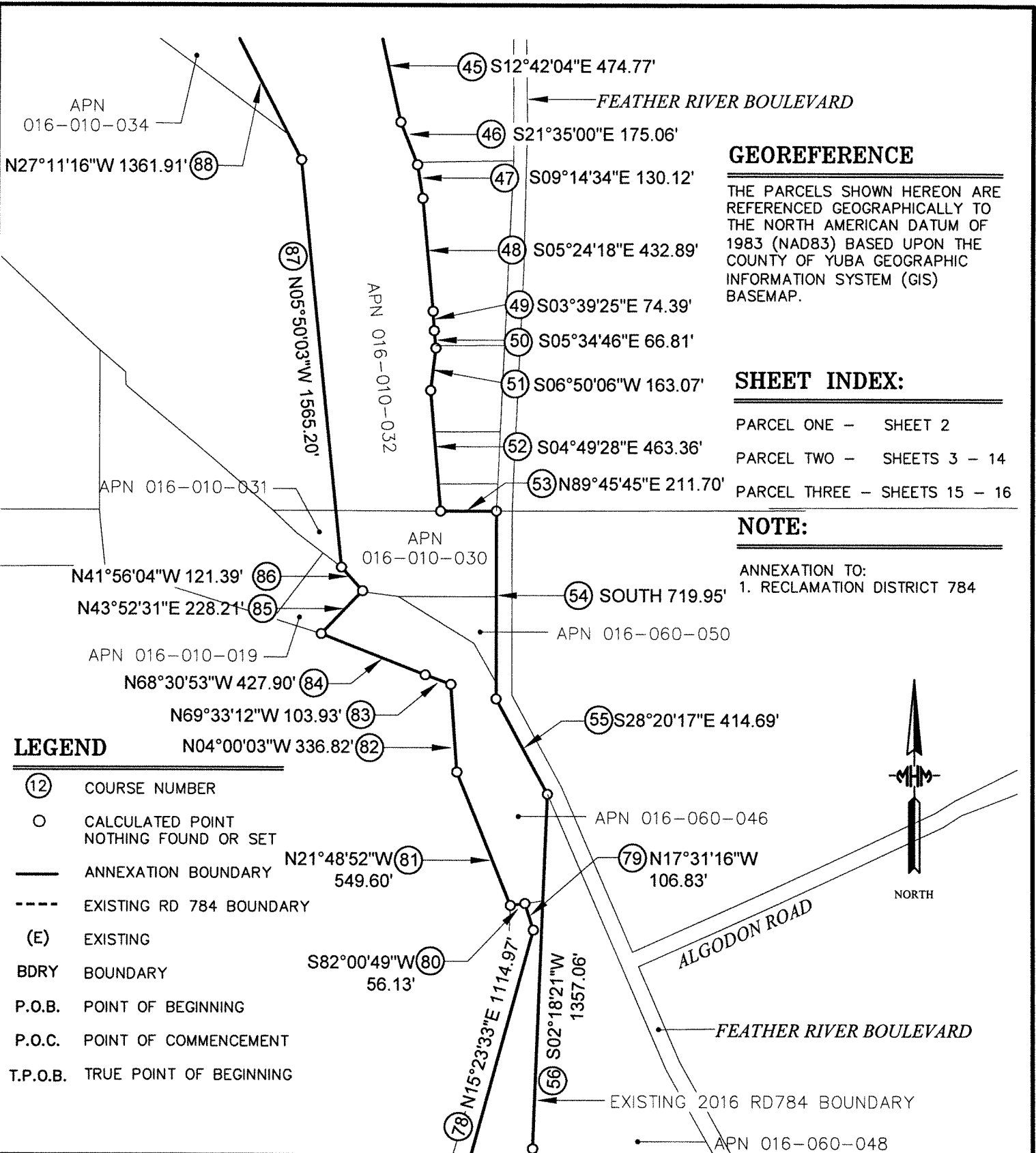
BEING A PORTION OF TOWNSHIPS 14 AND 15 NORTH, RANGE 3 AND 4 EAST  
 MOUNT DIABLO MERIDIAN YUBA COUNTY, CALIFORNIA.

PREPARED BY: MHM, INC 1204 E STREET MARYSVILLE, CA 95901

SHEET 10 OF 16



380313



**GEOREFERENCE**

THE PARCELS SHOWN HEREON ARE REFERENCED GEOGRAPHICALLY TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) BASED UPON THE COUNTY OF YUBA GEOGRAPHIC INFORMATION SYSTEM (GIS) BASEMAP.

**SHEET INDEX:**

- PARCEL ONE - SHEET 2
- PARCEL TWO - SHEETS 3 - 14
- PARCEL THREE - SHEETS 15 - 16

**NOTE:**

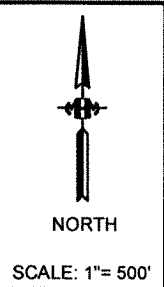
ANNEXATION TO:  
1. RECLAMATION DISTRICT 784

**LEGEND**

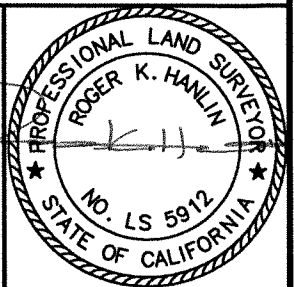
- (12) COURSE NUMBER
- CALCULATED POINT  
NOTHING FOUND OR SET
- ANNEXATION BOUNDARY
- - - EXISTING RD 784 BOUNDARY
- (E) EXISTING
- BDRY BOUNDARY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- T.P.O.B. TRUE POINT OF BEGINNING



DATE: 3/12/24  
JOB NO: 22-602  
DRAWN: AC  
22602feather.dwg  
CHECKED: RKH



TITLE: LAFCO FILE NO. 2023-0004  
RECLAMATION DISTRICT NO. 784  
FEATHER RIVER EAST LEVEE ANNEXATION  
AND SPHERE OF INFLUENCE UPDATE  
BEING A PORTION OF TOWNSHIPS 14 AND 15 NORTH, RANGE 3 AND 4 EAST  
MOUNT DIABLO MERIDIAN YUBA COUNTY, CALIFORNIA.  
PREPARED BY: MHM, INC 1204 E STREET MARYSVILLE, CA 95901  
SHEET 11 OF 16



580713

**NOTE:**

ANNEXATION TO:  
1. RECLAMATION DISTRICT 784

SUTTER COUNTY

**CURVE DATA** (75)  
R=1399.88'  
L=716.69'  
Tan=366.38'  
Δ=29°20'00"

N06°39'40"W 51.82' (74)  
S15°23'33"W 177.61' (73)  
N74°36'27"W 40.00' (72)  
N15°23'33"E 148.56' (71)

FEATHER RIVER

APN 016-060-020

APN 016-090-002

**SHEET INDEX:**

PARCEL ONE - SHEET 2  
PARCEL TWO - SHEETS 3 - 14  
PARCEL THREE - SHEETS 15 - 16

13.76 acre portion of  
APN 016-090-002

N09°29'17"E 1990.96' (69)

N29°52'49"E 50.46' (77)

FEATHER RIVER

APN 016-060-049

3.45 acre portion of  
APN 016-060-020

M. 171.62° 60S  
,96.8602

(69)

(58) S06°02'12"E 1243.93'

(57) S15°23'33"W 2427.50'

**PARCEL TWO**  
382.72 ACRES

EXISTING 2016 RD784 BOUNDARY NORTH

**GEOREFERENCE**

THE PARCELS SHOWN HEREON ARE REFERENCED GEOGRAPHICALLY TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) BASED UPON THE COUNTY OF YUBA GEOGRAPHIC INFORMATION SYSTEM (GIS) BASEMAP.

**LEGEND**

- (12) COURSE NUMBER
- CALCULATED POINT  
NOTHING FOUND OR SET
- ANNEXATION BOUNDARY
- EXISTING RD 784 BOUNDARY
- (E) EXISTING
- BDRY BOUNDARY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- T.P.O.B. TRUE POINT OF BEGINNING

EXISTING 2016 RD784 BOUNDARY

APN 016-060-048

APN 016-060-048

FEATHER RIVER BLVD.



FEATHER RIVER BOULEVARD

DATE: 3/12/24

JOB NO: 22-602

DRAWN: AC  
22602feather.dwg

CHECKED: RKH



NORTH

SCALE: 1"= 500'

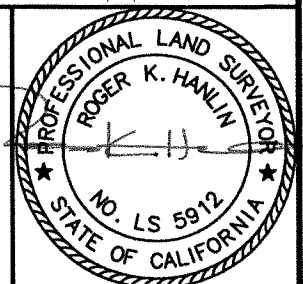
TITLE:

LAFCO FILE NO. 2023-0004  
RECLAMATION DISTRICT NO. 784  
FEATHER RIVER EAST LEVEE ANNEXATION  
AND SPHERE OF INFLUENCE UPDATE

BEING A PORTION OF TOWNSHIPS 14 AND 15 NORTH, RANGE 3 AND 4 EAST  
MOUNT DIABLO MERIDIAN YUBA COUNTY, CALIFORNIA.

PREPARED BY: M.H.M., INC 1204 E STREET MARYSVILLE, CA 95901

SHEET 12 OF 16



388713

APN 016-090-002

**NOTE:**

ANNEXATION TO:  
1. RECLAMATION DISTRICT 784

13.76 acre portion of  
APN 016-090-002

**LEGEND**

- (12) COURSE NUMBER
- CALCULATED POINT  
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- (E) EXISTING  
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NORTH

**GEOREFERENCE**

THE PARCELS SHOWN HEREON ARE REFERENCED GEOGRAPHICALLY TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) BASED UPON THE COUNTY OF YUBA GEOGRAPHIC INFORMATION SYSTEM (GIS) BASEMAP.

APN 016-060-048

FEATHER RIVER BOULEVARD

PARCEL TWO  
382.72 ACRES

APN 016-090-008

3.55 acre portion of  
APN 016-090-008

EXISTING 2016 RD784 BOUNDARY

APN 016-120-026

APN 016-120-025

**SHEET INDEX:**

- PARCEL ONE - SHEET 2
- PARCEL TWO - SHEETS 3 - 14
- PARCEL THREE - SHEETS 15 - 16

(66) N11°03'31"E 722.34'

APN 016-120-002

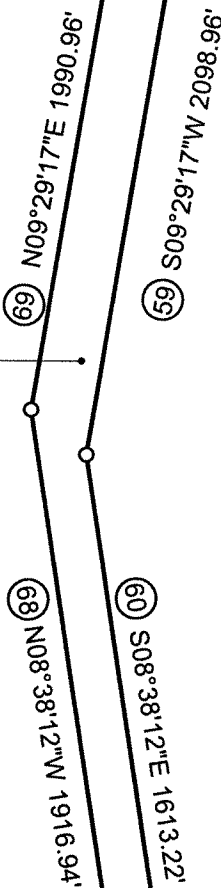
(65) N09°33'00"W 4557.22'

(62) S11°03'31"W 771.55'

APN 016-120-023

APN 016-120-024

(63) S09°33'00"E 4361.64'



DATE: 3/12/24  
JOB NO: 22-602

DRAWN: AC  
22602feather.dwg

CHECKED: RKH



NORTH

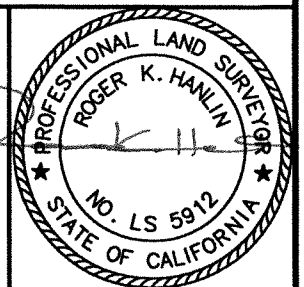
SCALE: 1"= 500'

TITLE: LAFCO FILE NO. 2023-0004  
RECLAMATION DISTRICT NO. 784  
FEATHER RIVER EAST LEVEE ANNEXATION  
AND SPHERE OF INFLUENCE UPDATE

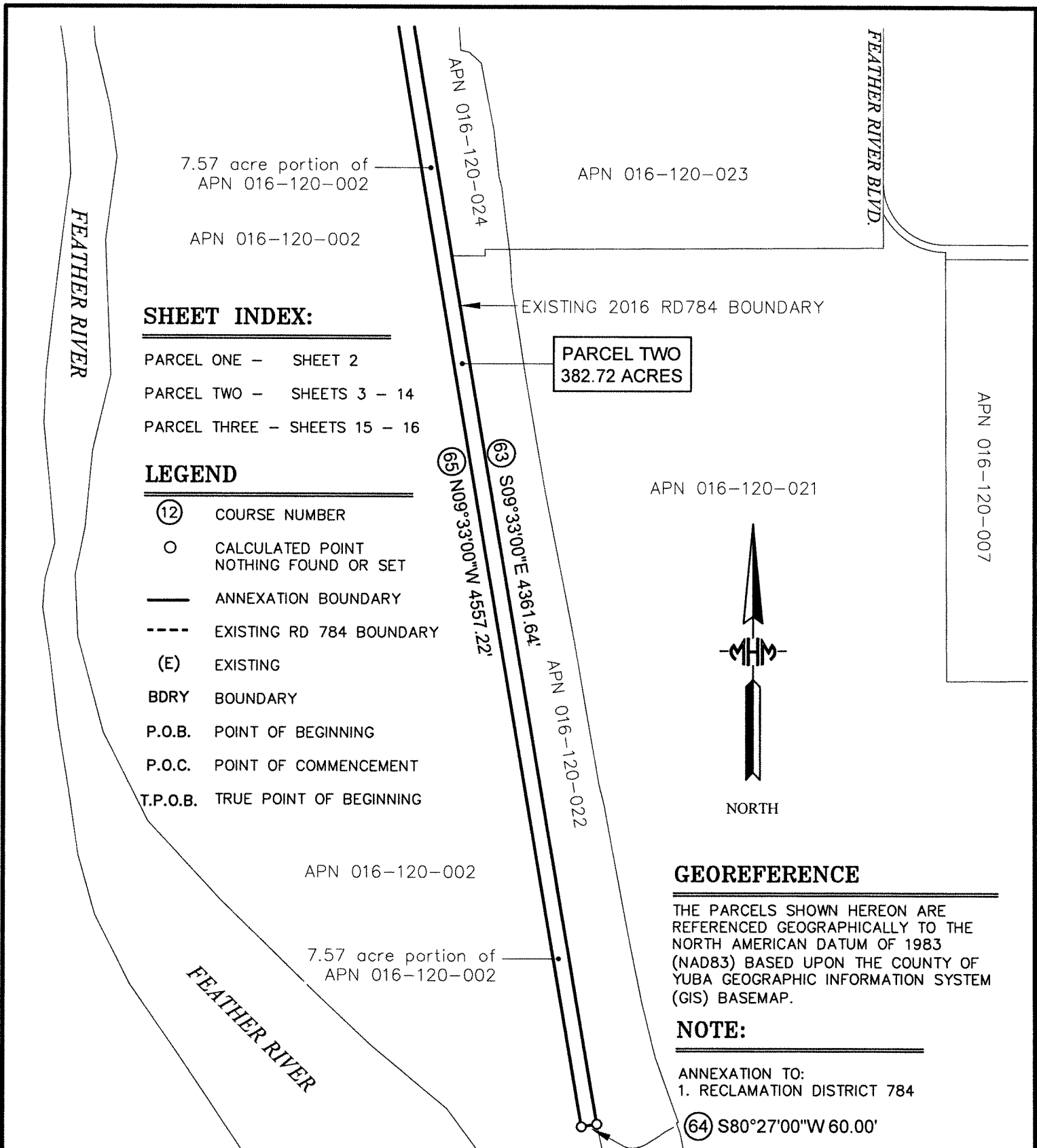
BEING A PORTION OF TOWNSHIPS 14 AND 15 NORTH, RANGE 3 AND 4 EAST  
MOUNT DIABLO MERIDIAN YUBA COUNTY, CALIFORNIA.

PREPARED BY: MHH, INC 1204 E STREET MARYSVILLE, CA 95901

SHEET 13 OF 16



Handwritten initials/signature.



**SHEET INDEX:**

- PARCEL ONE - SHEET 2
- PARCEL TWO - SHEETS 3 - 14
- PARCEL THREE - SHEETS 15 - 16

**LEGEND**

- (12) COURSE NUMBER
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NOTHING FOUND OR SET
- ANNEXATION BOUNDARY
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- (E) EXISTING  
BDRY BOUNDARY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- T.P.O.B. TRUE POINT OF BEGINNING

**GEOREFERENCE**

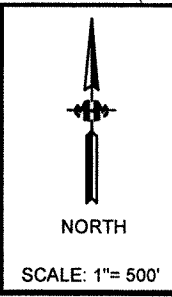
THE PARCELS SHOWN HEREON ARE REFERENCED GEOGRAPHICALLY TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) BASED UPON THE COUNTY OF YUBA GEOGRAPHIC INFORMATION SYSTEM (GIS) BASEMAP.

**NOTE:**

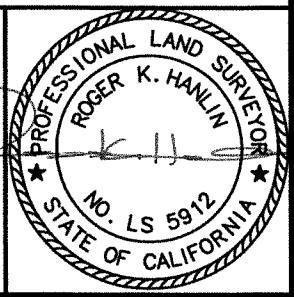
ANNEXATION TO:  
1. RECLAMATION DISTRICT 784

(64) S80°27'00"W 60.00'

DATE: 3/12/24  
JOB NO: 22-602  
DRAWN: AC  
22602feather.dwg  
CHECKED: RKH

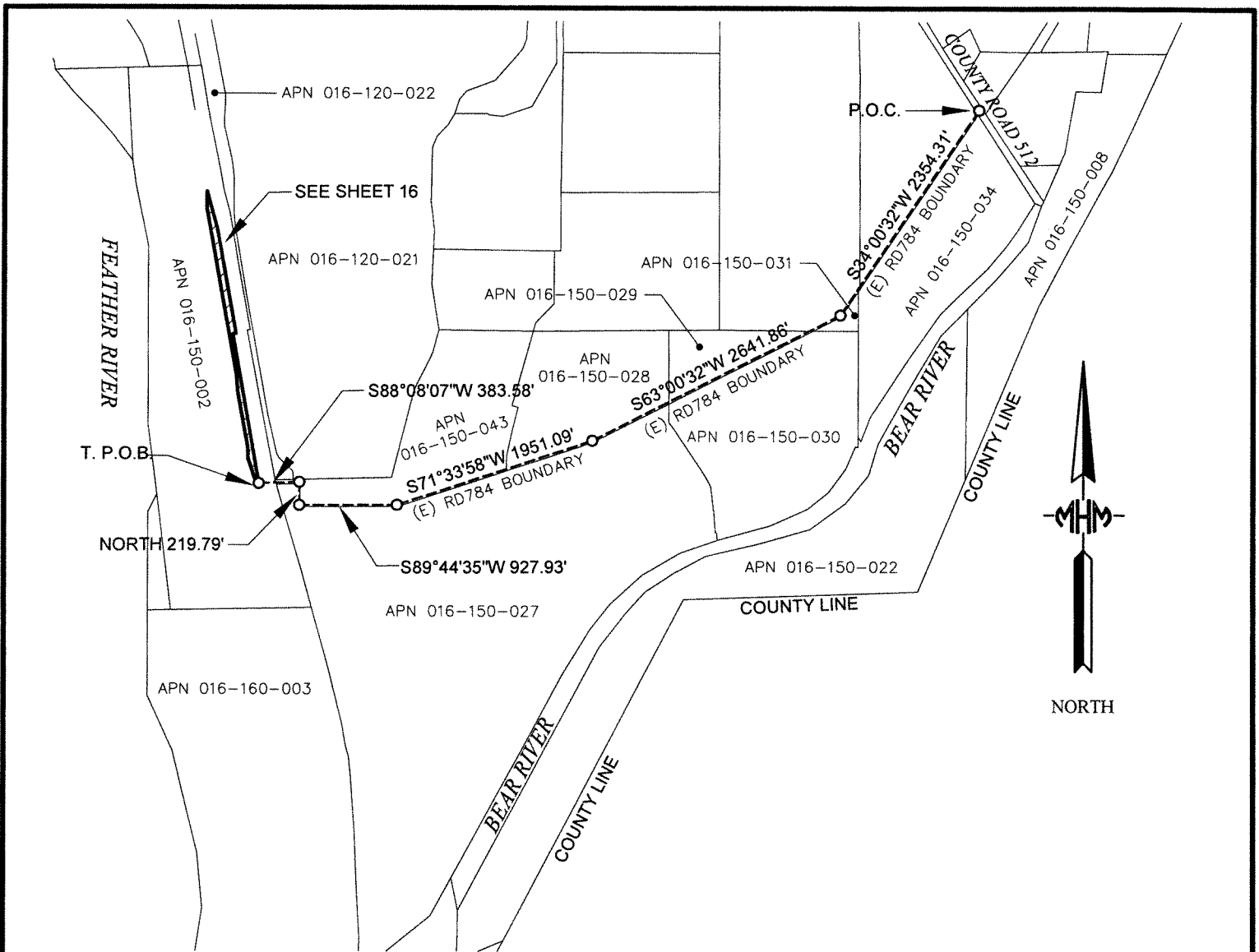


TITLE: LAFCO FILE NO. 2023-0004  
RECLAMATION DISTRICT NO. 784  
FEATHER RIVER EAST LEVEE ANNEXATION  
AND SPHERE OF INFLUENCE UPDATE  
BEING A PORTION OF TOWNSHIPS 14 AND 15 NORTH, RANGE 3 AND 4 EAST  
MOUNT DIABLO MERIDIAN YUBA COUNTY, CALIFORNIA.  
PREPARED BY: MHM, INC 1204 E STREET MARYSVILLE, CA 95901  
SHEET 14 OF 16



58813





**LEGEND**

- ⑫ COURSE NUMBER
- CALCULATED POINT  
NOTHING FOUND OR SET
- ANNEXATION BOUNDARY
- EXISTING RD 784 BOUNDARY
- (E) EXISTING
- BDRY BOUNDARY
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**NOTE:**

ANNEXATION TO:  
1. RECLAMATION DISTRICT 784

**SHEET INDEX:**

PARCEL ONE - SHEET 2  
 PARCEL TWO - SHEETS 3 - 14  
 PARCEL THREE - SHEETS 15 - 16

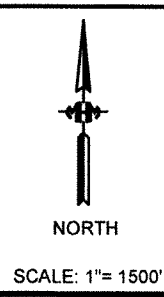
**LINE TABLE:**

SEE SHEET 16 FOR BEARING & DISTANCE  
INFORMATION.

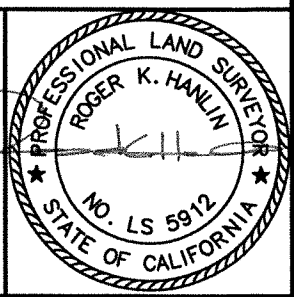
**GEOREFERENCE**

THE PARCELS SHOWN HEREON ARE  
REFERENCED GEOGRAPHICALLY TO THE  
NORTH AMERICAN DATUM OF 1983  
(NAD83) BASED UPON THE COUNTY OF  
YUBA GEOGRAPHIC INFORMATION SYSTEM  
(GIS) BASEMAP.

DATE: 3/12/24  
 JOB NO: 22-602  
 DRAWN: AC  
 22602feather.dwg  
 CHECKED: RKH



TITLE: LAFCO FILE NO. 2023-0004  
 RECLAMATION DISTRICT NO. 784  
 FEATHER RIVER EAST LEVEE ANNEXATION  
 AND SPHERE OF INFLUENCE UPDATE  
 BEING A PORTION OF TOWNSHIP 14 AND 15 NORTH, RANGE 3 AND 4 EAST  
 MOUNT DIABLO MERIDIAN YUBA COUNTY, CALIFORNIA.  
 PREPARED BY: MHM, INC 1204 E STREET MARYSVILLE, CA 95901  
 SHEET 15 OF 16



35076

N00°39'05"E 155.65' (7) → EXISTING RD784 BOUNDARY

(8) S15°42'10"E 372.88'

### GEOREFERENCE

THE PARCELS SHOWN HEREON ARE REFERENCED GEOGRAPHICALLY TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) BASED UPON THE COUNTY OF YUBA GEOGRAPHIC INFORMATION SYSTEM (GIS) BASEMAP.

### LEGEND

- (12) COURSE NUMBER
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### SHEET INDEX:

- PARCEL ONE - SHEET 2
- PARCEL TWO - SHEETS 3 - 14
- PARCEL THREE - SHEETS 15 - 16

APN 016-120-021

APN 016-120-022

S88°08'07"W 383.58'

EXISTING RD784 BOUNDARY

T.P.O.B.

NORTH 219.79'

APN 016-120-026

TIE LINE TO P.O.C.

SEE SHEET 15 FOR TIE TO P.O.C.

APN 016-150-027

PARCEL THREE  
3.27 ACRES

3.27 acre portion of  
APN 016-150-002

N04°47'11"W 158.39' (5)

EXISTING 2016 RD784 BOUNDARY

N10°12'56"W 544.71' (4)

(11) S10°04'52"E 1445.89'

N00°35'29"W 97.15' (3)

N18°25'58"W 258.32' (2)

S88°08'07"W 25.44' (1)

APN 016-150-002



NORTH

### NOTE:

ANNEXATION TO:  
1. RECLAMATION DISTRICT 784

DATE: 3/12/24

JOB NO: 22-602

DRAWN: AC  
22602feather.dwg

CHECKED: RKH



NORTH

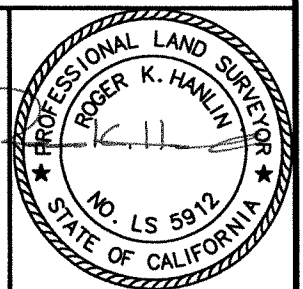
SCALE: 1"= 400'

TITLE: LAFCO FILE NO. 2023-0004  
RECLAMATION DISTRICT NO. 784  
FEATHER RIVER EAST LEVEE ANNEXATION  
AND SPHERE OF INFLUENCE UPDATE

BEING A PORTION OF TOWNSHIP 14 AND 15 NORTH, RANGE 3 AND 4 EAST  
MOUNT DIABLO MERIDIAN YUBA COUNTY, CALIFORNIA.

PREPARED BY: MHM, INC 1204 E STREET MARYSVILLE, CA 95901

SHEET 16 OF 16



388/3

EXHIBIT "A" - 2

LAFCO FILE 2023-0004  
RECLAMATION DISTRICT NO.784  
YUBA RIVER SOUTH LEVEE ANNEXATION  
&  
SPHERE OF INFLUENCE UPDATE

All that certain real property situate in the County of Yuba, State of California, being a portion of Sections 10, 11, 15, 16, 20 and 21, Township 15 North, Range 4 East, M.D.M., more particularly described as follows:

Commencing at a point marking the centerline intersection Hammonton-Smartsville Road and Brophy Road, said point also being on the Section Line common to Sections 13 and 14 of said Township 15 North, Range 4 East, M.D.M.; thence along said Section Line, North 00°10'18" West, 2354.42 feet to the southeast corner of said Section 11; thence North 46°51'13" West, 3600.96 feet to the boundary of the Three Rivers Levee Improvement Authority hereinafter referred to as TRLIA, landside levee limit line and **TRUE POINT OF BEGINNING** of the herein described parcel of land;

1. Thence along said TRLIA landside levee limit line of the south levee of the Yuba River, South 82°20'21" West, 177.28 feet;
2. Thence, South 56°59'51" West, 377.38 feet;
3. Thence, South 56°23'01" West, 229.40 feet;
4. Thence, South 57°05'26" West, 678.44 feet;
5. Thence, South 55°52'37" West, 210.13 feet;
6. Thence, North 78°33'26" West, 123.29 feet;
7. Thence, South 55°14'10" West, 207.81 feet;
8. Thence, South 54°15'46" West, 424.42 feet;
9. Thence, South 53°29'05" West, 624.68 feet;
10. Thence, South 44°30'54" West, 68.96 feet;
11. Thence, South 56°15'28" West, 25.39 feet;
12. Thence, South 56°15'28" West, 71.67 feet;
13. Thence, South 48°22'18" West, 140.68 feet;
14. Thence, South 44°07'28" West, 77.49 feet;
15. Thence, South 51°30'47" West, 330.29 feet;
16. Thence, South 46°34'29" West, 366.23 feet;
17. Thence, South 45°42'45" West, 337.91 feet;
18. Thence, South 26°23'41" West, 65.37 feet;
19. Thence, South 14°46'37" East, 100.10 feet;
20. Thence, South 87°55'59" West, 168.79 feet;
21. Thence, South 44°51'13" West, 195.13 feet;
22. Thence, South 30°39'30" West, 102.07 feet;
23. Thence, South 46°47'02" West, 184.70 feet;
24. Thence, South 41°27'41" West, 335.87 feet;
25. Thence, South 39°26'53" West, 428.27 feet;

26. Thence, South 42°45'22" West, 125.39 feet;
27. Thence, South 40°46'44" West, 636.41 feet;
28. Thence, South 43°01'04" West, 230.05 feet;
29. Thence, South 42°37'03" West, 18.84 feet;
30. Thence, South 38°47'00" West, 30.60 feet;
31. Thence, South 42°31'39" West, 30.16 feet;
32. Thence, South 40°28'19" West, 31.38 feet;
33. Thence, South 40°32'59" West, 669.40 feet;
34. Thence, South 40°12'48" West, 201.34 feet;
35. Thence, South 41°53'16" West, 18.91 feet;
36. Thence, South 14°09'36" West, 1.05 feet;
37. Thence, South 39°58'42" West, 434.79 feet;
38. Thence, South 54°18'24" West, 13.22 feet;
39. Thence, South 38°51'23" West, 91.18 feet;
40. Thence, South 39°56'08" West, 522.27 feet;
41. Thence, South 09°50'53" West, 97.10 feet;
42. Thence, South 74°29'35" West, 125.19 feet;
43. Thence, South 56°28'51" West, 12.72 feet;
44. Thence, South 42°28'12" West, 74.40 feet;
45. Thence, South 38°53'53" West, 63.19 feet;
46. Thence, South 40°45'57" West, 452.13 feet;
47. Thence, South 41°16'47" West, 38.17 feet;
48. Thence, South 40°07'57" West, 79.99 feet;
49. Thence, South 41°00'33" West, 79.98 feet;
50. Thence, South 41°13'23" West, 63.70 feet;
51. Thence, South 41°38'50" West, 37.99 feet;
52. Thence, South 41°41'54" West, 40.00 feet;
53. Thence, South 40°49'00" West, 42.01 feet;
54. Thence, South 40°31'19" West, 78.00 feet;
55. Thence, South 38°38'23" West, 62.27 feet;
56. Thence, South 33°34'23" West, 219.18 feet;
57. Thence, North 87°37'00" West, 53.14 feet;
58. Thence, South 41°58'31" West, 82.47 feet;
59. Thence, South 43°28'07" West, 35.16 feet;
60. Thence, South 44°32'11" West, 219.31 feet;
61. Thence, South 47°40'26" West, 171.39 feet;
62. Thence, South 53°27'00" West, 94.63 feet;
63. Thence, South 58°01'06" West, 163.48 feet;
64. Thence, South 12°49'21" East, 61.86 feet;
65. Thence, South 67°56'08" West, 96.17 feet;
66. Thence, South 73°50'11" West, 270.62 feet;
67. Thence, South 79°11'18" West, 352.14 feet;
68. Thence, South 81°04'28" West, 485.66 feet;
69. Thence, South 81°43'03" West, 462.50 feet;
70. Thence, North 45°00'00" West, 49.96 feet;
71. Thence, South 80°03'08" West, 47.88 feet;

72. Thence, South 76°20'49" West, 49.53 feet;
73. Thence, South 70°53'24" West, 149.16 feet;
74. Thence, South 68°49'14" West, 62.62 feet;
75. Thence, South 70°13'20" West, 131.32 feet;
76. Thence, South 64°50'14" West, 71.47 feet;
77. Thence, South 25°09'46" East, 6.40 feet;
78. Thence, South 63°53'56" West, 89.31 feet;
79. Thence, South 57°13'13" West, 79.34 feet;
80. Thence, South 48°05'42" West, 25.99 feet;
81. Thence, South 14°56'11" West, 51.50 feet;
82. Thence, South 52°37'57" West, 12.18 feet;
83. Thence, North 71°21'52" West, 9.27 feet;
84. Thence, South 55°42'55" West, 22.21 feet;
85. Thence, South 37°59'14" West, 56.17 feet;
86. Thence, South 54°17'54" West, 54.76 feet;
87. Thence, South 52°09'37" West, 271.00 feet;
88. Thence, South 50°23'57" West, 477.13 feet;
89. Thence, South 52°45'14" West, 840.62 feet;
90. Thence, South 54°13'48" West, 335.55 feet;
91. Thence, South 58°30'39" West, 43.14 feet;
92. Thence, South 58°08'01" West, 92.94 feet;
93. Thence, South 63°23'55" West, 127.63 feet;
94. Thence, North 18°53'49" West, 40.28 feet;
95. Thence, South 64°29'18" West, 119.40 feet;
96. Thence, South 64°55'08" West, 64.84 feet;
97. Thence, North 25°52'33" West, 9.01 feet;
98. Thence, South 67°14'25" West, 19.18 feet;
99. Thence, South 63°15'30" West, 211.41 feet;
100. Thence, South 60°29'50" West, 69.67 feet;
101. Thence, North 28°51'02" West, 5.79 feet;
102. Thence, South 62°22'24" West, 57.60 feet;
103. Thence, South 51°45'06" West, 8.43 feet;
104. Thence, South 57°56'14" West, 30.23 feet;
105. Thence, South 60°12'26" West, 386.04 feet;
106. Thence, South 28°42'29" East, 9.21 feet;
107. Thence, South 59°52'11" West, 196.06 feet;
108. Thence, South 60°07'55" West, 80.45 feet;
109. Thence, South 60°04'04" West, 84.47 feet;
110. Thence, South 53°37'08" West, 68.89 feet;
111. Thence, South 59°01'41" West, 20.64 feet;
112. Thence, South 60°23'58" West, 154.36 feet;
113. Thence, South 61°56'00" West, 5.59 feet;
114. Thence, South 61°53'51" West, 67.63 feet;
115. Thence, South 61°30'02" West, 157.78 feet;
116. Thence, South 60°06'13" West, 103.20 feet;
117. Thence, South 68°33'33" West, 94.42 feet;

118. Thence, South 66°04'14" West, 156.18 feet;
119. Thence, South 66°59'31" West, 192.86 feet;
120. Thence, South 68°13'56" West, 63.89 feet;
121. Thence, South 70°52'14" West, 76.50 feet;
122. Thence, South 00°37'03" East, 10.56 feet;
123. Thence, South 76°27'49" West, 891.78 feet;
124. Thence, North 18°09'16" West, 10.70 feet;
125. Thence, South 76°22'44" West, 497.68 feet to the southwesterly corner of the herein described parcel of land;
126. Thence, North 11°13'50" West, 190.70 feet to the waterside limit of the TRLIA levee;
127. Thence, South 49°46'02" East, 76.46 feet;
128. Thence, North 75°44'00" East, 361.94 feet;
129. Thence, North 10°15'43" West, 95.86 feet;
130. Thence, South 85°19'14" East, 37.26 feet;
131. Thence, South 00°49'12" West, 52.02 feet;
132. Thence, South 82°10'23" East, 46.02 feet;
133. Thence, North 65°06'06" East, 31.96 feet;
134. Thence, North 82°06'31" East, 190.38 feet to the beginning of a curve, concave to the north, having a radius of 1924.33 feet and a central angle of 07°16'28";
135. Thence along the arc of said curve, 244.32 feet, the chord of which bears North 87°58'26" East, 244.15 feet;
136. Thence, North 77°31'30" East, 71.22 feet to the beginning of a curve, concave to the northwest, having a radius of 2349.81 feet and a central angle of 09°05'12";
137. Thence along the arc of said curve 372.66 feet, the chord of which bears North 72°58'54" East, 372.28 feet;
138. Thence, North 68°26'18" East, 159.14 feet;
139. Thence, North 68°13'44" East, 89.39 feet to the beginning of a curve, concave to the northwest, having a radius of 2999.78 feet and a central angle of 04°33'11";
140. Thence along the arc of said curve, 238.38 feet, the chord of which bears North 65°57'09" East, 238.31 feet;
141. Thence, North 63°40'33" East, 73.18 feet;
142. Thence, North 61°35'59" East, 225.99 feet;
143. Thence, North 59°55'25" East, 461.12 feet;
144. Thence, North 60°22'58" East, 221.22 feet;
145. Thence, North 60°54'09" East, 221.22 feet;
146. Thence, North 61°36'51" East, 208.65 feet to the beginning of a curve, concave to the southeast, having a radius of 6199.49 feet and a central angle of 02°12'23";
147. Thence along the arc of said curve, 238.73 feet, the chord of which bears North 62°43'03" East, 238.70 feet to a point of reverse curve, concave to the northwest, having a radius of 4629.62 feet and a central angle of 04°17'56";
148. Thence along the arc of said curve, 347.36 feet the chord of which bears, North 61°40'16" East, 347.28 feet;
149. Thence, North 59°31'18" East, 144.17 feet;
150. Thence, North 58°11'28" East, 90.21 feet;
151. Thence, North 56°27'23" East, 76.33 feet;
152. Thence, North 57°22'56" East, 76.33 feet;

153. Thence, North 54°34'46" East, 121.11 feet;
154. Thence, North 56°10'18" East, 39.34 feet;
155. Thence, North 53°54'22" East, 168.51 feet;
156. Thence, North 49°28'33" East, 39.86 feet;
157. Thence, North 53°29'10" East, 503.93 feet;
158. Thence, North 50°23'22" East, 620.05 feet;
159. Thence, North 50°50'37" East, 318.88 feet to the beginning of a curve, concave to the southeast, having a radius of 1499.88 feet and a central angle of 18°13'32";
160. Thence along the arc of said curve, 477.11 feet the chord of which bears North 59°57'23" East, 475.10 feet;
161. Thence, North 69°04'09" East, 120.94 feet;
162. Thence, North 05°51'35" West, 7.86 feet;
163. Thence, South 84°08'25" West, 26.40 feet;
164. Thence, North 64°26'33" East, 34.41 feet;
165. Thence, North 83°06'59" East, 120.14 feet;
166. Thence, North 71°43'23" East, 92.17 feet;
167. Thence, North 77°27'40" East, 169.42 feet;
168. Thence, North 82°06'40" East, 109.55 feet;
169. Thence, North 80°14'28" East, 62.73 feet;
170. Thence, North 81°28'31" East, 50.83 feet;
171. Thence, North 81°15'02" East, 124.64 feet;
172. Thence, North 80°10'37" East, 99.00 feet;
173. Thence, North 79°59'18" East, 100.35 feet;
174. Thence, North 81°11'20" East, 175.79 feet;
175. Thence, North 81°04'37" East, 124.83 feet;
176. Thence, North 80°47'09" East, 149.05 feet;
177. Thence, North 79°37'49" East, 99.56 feet;
178. Thence, North 78°49'45" East, 123.96 feet;
179. Thence, North 77°53'54" East, 49.42 feet;
180. Thence, North 74°28'49" East, 171.50 feet;
181. Thence, North 70°01'46" East, 71.49 feet;
182. Thence, North 65°56'22" East, 95.76 feet;
183. Thence, North 61°17'14" East, 71.45 feet;
184. Thence, North 57°10'41" East, 97.75 feet;
185. Thence, North 54°56'27" East, 52.58 feet;
186. Thence, North 04°11'47" East, 21.85 feet;
187. Thence, North 53°27'40" East, 109.80 feet;
188. Thence, North 42°48'20" East, 115.61 feet;
189. Thence, North 44°47'29" East, 98.38 feet;
190. Thence, North 40°19'09" East, 257.04 feet;
191. Thence, North 38°27'06" East, 68.82 feet;
192. Thence, North 40°20'01" East, 106.61 feet;
193. Thence, North 38°04'01" East, 131.25 feet;
194. Thence, North 44°10'30" East, 78.65 feet;
195. Thence, North 39°48'39" East, 58.63 feet;
196. Thence, North 44°27'55" East, 73.74 feet;

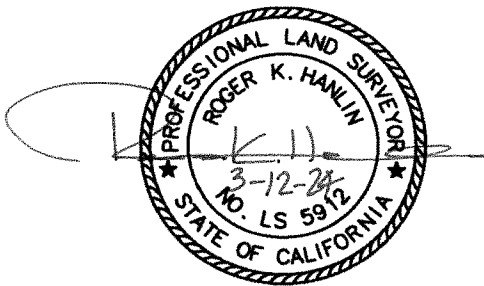
197. Thence, North 41°43'11" East, 24.63 feet;
198. Thence, North 41°07'29" East, 304.46 feet;
199. Thence, North 40°22'00" East, 168.60 feet;
200. Thence, North 43°03'51" East, 69.68 feet;
201. Thence, North 40°22'58" East, 406.52 feet to the beginning of a curve, concave to the southeast, having a radius of 1971.18 feet and a central angle of 01°28'15";
202. Thence along the arc of said curve, 50.60 feet, the chord of which bears North 41°07'05" East, 50.60 feet to a point of reverse curve having a radius of 15072.62 feet and a central angle of 00°16'38";
203. Thence along the arc of said curve, 72.93 feet, the chord of which bears North 41°42'54" East, 72.90 feet;
204. Thence, North 41°42'54" East 33.92 feet;
205. Thence, North 40°22'00" East, 364.56 feet;
206. Thence, North 42°07'40" East, 133.73 feet;
207. Thence, North 38°39'20" East, 17.50 feet;
208. Thence, North 35°58'48" East, 51.07 feet;
209. Thence, North 40°09'05" East, 150.24 feet;
210. Thence, North 39°03'31" East, 65.05 feet;
211. Thence, North 40°55'00" East, 399.02 feet;
212. Thence, North 40°04'29" East, 427.88 feet;
213. Thence, North 41°37'02" East, 299.49 feet;
214. Thence, North 02°35'32" East, 36.40 feet;
215. Thence, North 65°17'42" East, 64.32 feet;
216. Thence, North 28°40'41" East, 42.17 feet;
217. Thence, North 33°53'05" East, 29.59 feet;
218. Thence, North 40°31'18" East, 277.47 feet;
219. Thence, North 41°49'05" East, 152.08 feet;
220. Thence, North 40°34'50" East, 981.44 feet;
221. Thence, North 24°33'14" East, 22.40 feet;
222. Thence, North 41°18'56" East, 162.44 feet;
223. Thence, North 47°49'39" East, 54.93 feet;
224. Thence, North 42°42'59" East, 353.63 feet;
225. Thence, North 46°40'22" East, 162.66 feet;
226. Thence, North 43°09'54" East, 289.42 feet;
227. Thence, North 58°02'46" East, 53.13 feet;
228. Thence, North 46°47'16" East, 433.32 feet;
229. Thence, North 39°38'34" East, 44.78 feet;
230. Thence, North 52°58'17" East, 111.45 feet;
231. Thence, North 49°54'25" East, 310.13 feet;
232. Thence, North 53°46'20" East, 52.47 feet;
233. Thence, North 47°54'49" East, 170.00 feet;
234. Thence, North 23°08'33" East, 45.10 feet;
235. Thence, North 47°26'49" East, 126.82 feet;
236. Thence, North 51°58'27" East, 62.84 feet;
237. Thence, North 52°04'13" East, 180.10 feet;
238. Thence, North 50°03'09" East, 103.22 feet;

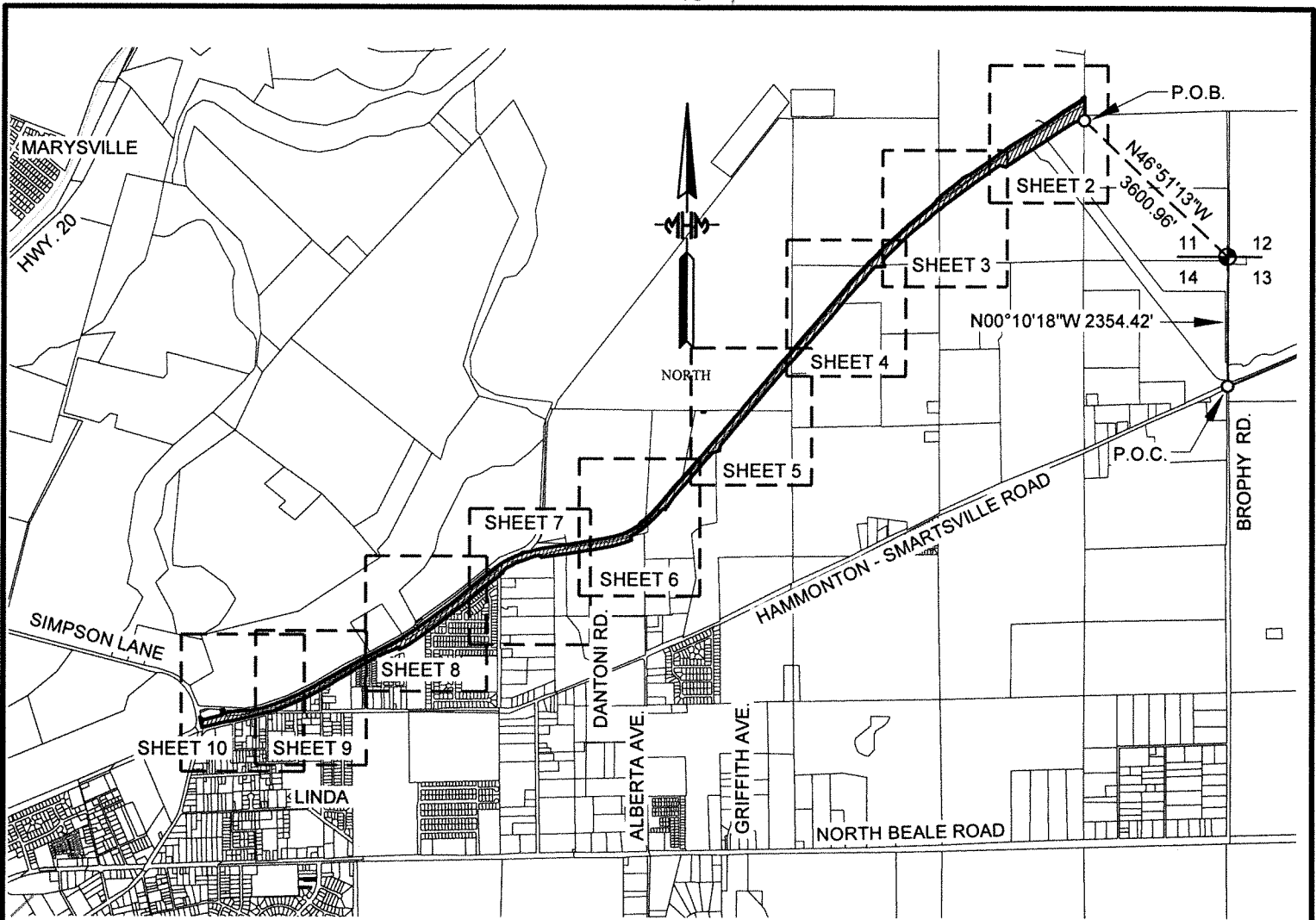


- 239. Thence, North 49°33'34" East, 165.81 feet;
- 240. Thence, North 64°37'12" East, 152.52 feet;
- 241. Thence, North 55°06'09" East, 453.74 feet;
- 242. Thence, North 53°40'38" East, 291.16 feet;
- 243. Thence, North 55°21'15" East, 101.36 feet;
- 244. Thence, North 58°01'35" East, 102.06 feet;
- 245. Thence, North 58°13'34" East, 299.35 feet;
- 246. Thence, North 56°37'15" East, 198.30 feet;
- 247. Thence, North 56°16'33" East, 199.81 feet;
- 248. Thence, North 56°32'02" East, 99.73 feet;
- 249. Thence, North 55°21'15" East, 301.71 feet;
- 250. Thence, North 58°13'19" East, 369.74 feet;
- 251. Thence, North 00°00'00" East, 29.38 feet;
- 252. Thence, North 58°13'19" East, 59.10 feet;
- 253. Thence, South 00°17'38" West, 430.67 feet to the **TRUE POINT OF BEGINNING**.  
Containing 67.35 acres, more or less.

*For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.*

Prepared by MHM, Inc.





**LINE TABLE:**

SEE SHEET 11 - 17 FOR LINE TABLE  
BEARING & DISTANCE INFORMATION

**LEGEND**

- 12 COURSE NUMBER
- CALCULATED POINT  
NOTHING FOUND OR SET
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- ANNEXATION BOUNDARY
- S.O.I. SPHERE OF INFLUENCE

**NOTE:**

ANNEXATION TO:  
1. RECLAMATION DISTRICT 784

**ANNEXED AREA**

YUBA RIVER SOUTH 67± ACRES

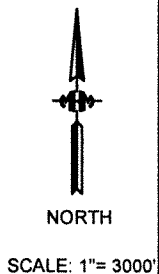
**S.O.I. UPDATE AREA**

YUBA RIVER SOUTH 67± ACRES

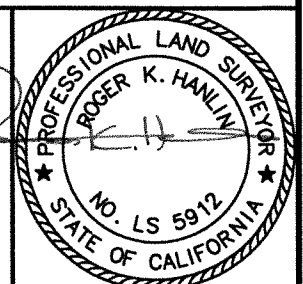
**GEOREFERENCE**

THE PARCELS SHOWN HEREON ARE REFERENCED GEOGRAPHICALLY TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) BASED UPON THE COUNTY OF YUBA GEOGRAPHIC INFORMATION SYSTEM (GIS) BASEMAP.

DATE: 3/12/24  
JOB NO: 22-602  
DRAWN: AC  
22602southyuba.dwg  
CHECKED: RKH



TITLE: LAFCO FILE NO. 2023-0004  
RECLAMATION DISTRICT NO. 784  
YUBA RIVER SOUTH LEVEE ANNEXATION  
AND SPHERE OF INFLUENCE UPDATE  
BEING A PORTION OF TOWNSHIP 15 NORTH, RANGE 4 EAST MOUNT DIABLO  
MERIDIAN YUBA COUNTY, CALIFORNIA.  
PREPARED BY: MHM, INC 1204 E STREET MARYSVILLE, CA 95901



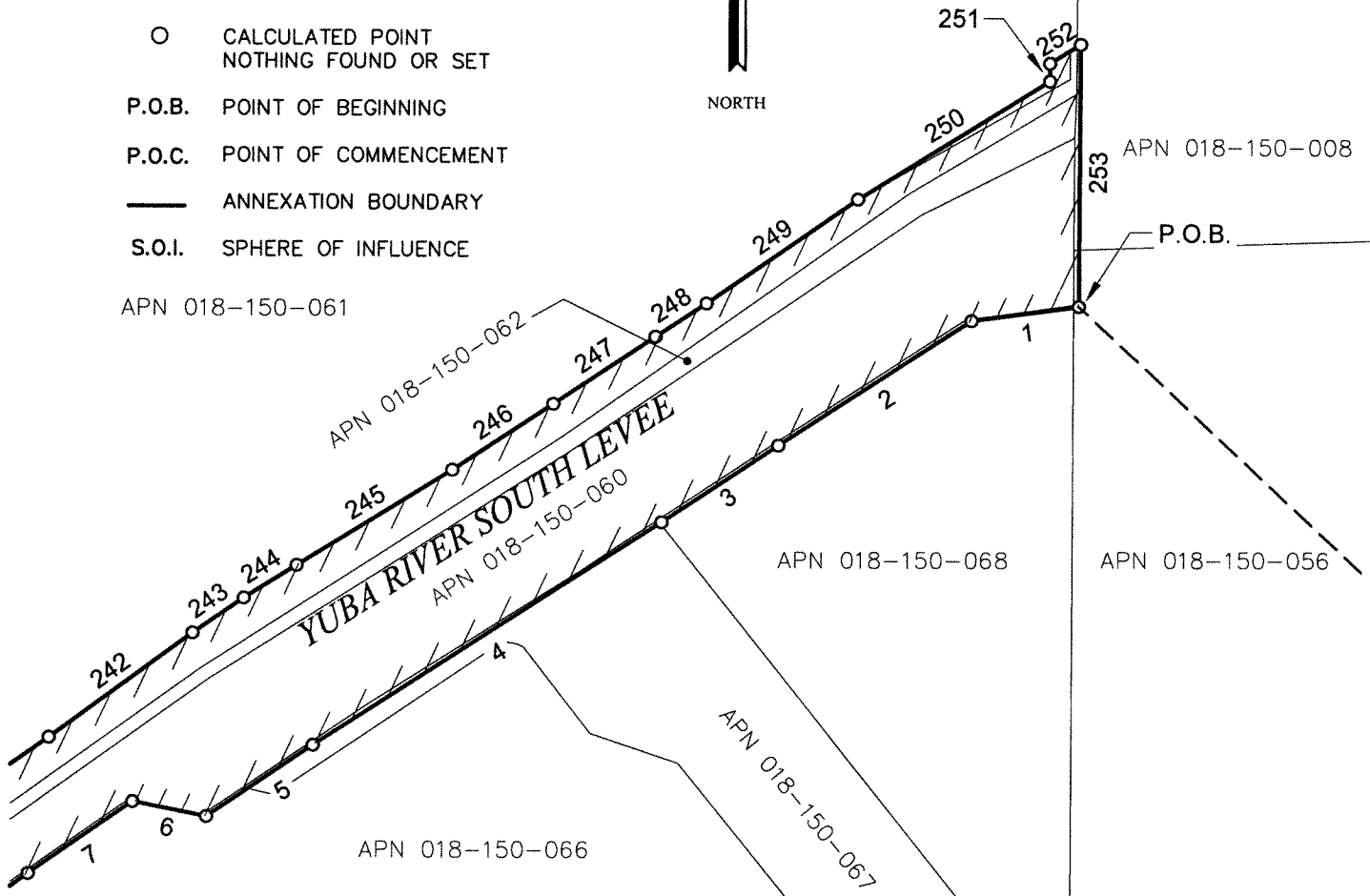
58813

**LINE TABLE:**

SEE SHEETS 11 - 17 FOR LINE TABLE BEARING & DISTANCE INFORMATION.

**LEGEND**

- 12 COURSE NUMBER
- O CALCULATED POINT NOTHING FOUND OR SET
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- ANNEXATION BOUNDARY
- S.O.I. SPHERE OF INFLUENCE



**GEOREFERENCE**

THE PARCELS SHOWN HEREON ARE REFERENCED GEOGRAPHICALLY TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) BASED UPON THE COUNTY OF YUBA GEOGRAPHIC INFORMATION SYSTEM (GIS) BASEMAP.

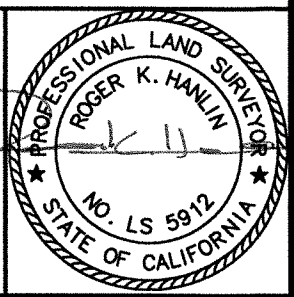
**NOTE:**

ANNEXATION TO:  
1. RECLAMATION DISTRICT 784

DATE: 3/12/24  
JOB NO: 22-602  
DRAWN: AC  
22602south yuba.dwg  
CHECKED: RKH



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BEING A PORTION OF TOWNSHIP 15 NORTH, RANGE 4 EAST MOUNT DIABLO  
MERIDIAN YUBA COUNTY, CALIFORNIA.  
PREPARED BY: MHM, INC 1204 E STREET MARYSVILLE, CA 95901  
SHEET 2 OF 11



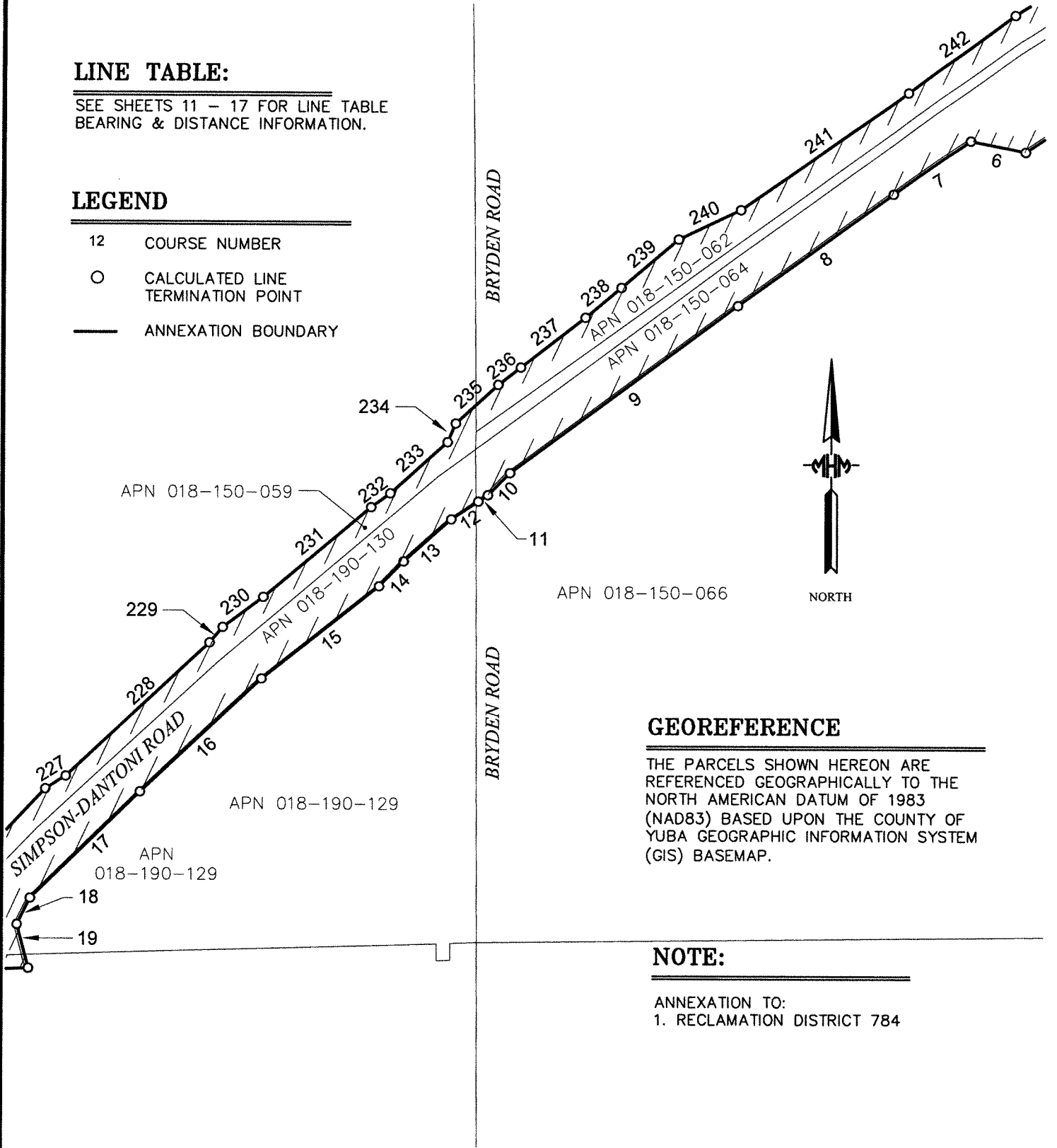
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**LINE TABLE:**

SEE SHEETS 11 - 17 FOR LINE TABLE BEARING & DISTANCE INFORMATION.

**LEGEND**

- 12 COURSE NUMBER
- CALCULATED LINE TERMINATION POINT
- ANNEXATION BOUNDARY




**GEOREFERENCE**

THE PARCELS SHOWN HEREON ARE REFERENCED GEOGRAPHICALLY TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) BASED UPON THE COUNTY OF YUBA GEOGRAPHIC INFORMATION SYSTEM (GIS) BASEMAP.

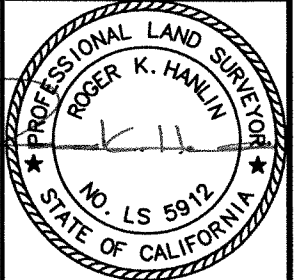
**NOTE:**

ANNEXATION TO:  
1. RECLAMATION DISTRICT 784

DATE: 3/12/24  
JOB NO: 22-602  
DRAWN: AC  
22602southyuba.dwg  
CHECKED: RKH

  
NORTH  
SCALE: 1"= 300'

TITLE: LAFCO FILE NO. 2023-0004  
RECLAMATION DISTRICT NO. 784  
YUBA RIVER SOUTH LEVEE ANNEXATION  
AND SPHERE OF INFLUENCE UPDATE  
BEING A PORTION OF TOWNSHIP 15 NORTH, RANGE 4 EAST MOUNT DIABLO  
MERIDIAN YUBA COUNTY, CALIFORNIA.  
PREPARED BY: MHM, INC 1204 E STREET MARYSVILLE, CA 95901  
SHEET 3 OF 11



38843

**LINE TABLE:**

SEE SHEETS 11 - 17 FOR LINE TABLE  
BEARING & DISTANCE INFORMATION.

**LEGEND**

- 12 COURSE NUMBER
- CALCULATED POINT  
NOTHING FOUND OR SET
- APN ASSESSOR'S PARCEL NUMBER
- ANNEXATION BOUNDARY

APN 018-190-118

APN 018-190-121

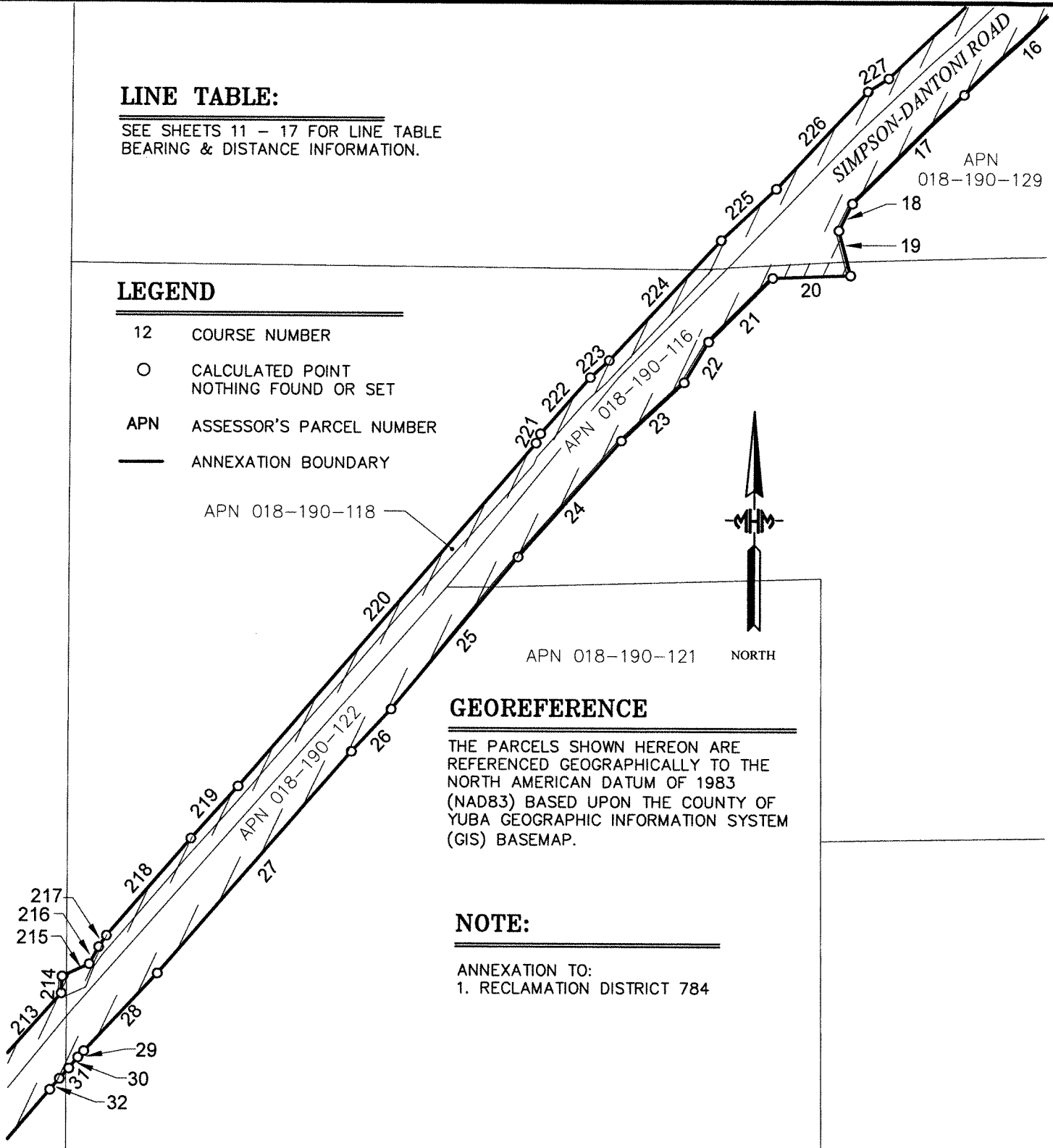


**GEOREFERENCE**

THE PARCELS SHOWN HEREON ARE REFERENCED GEOGRAPHICALLY TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) BASED UPON THE COUNTY OF YUBA GEOGRAPHIC INFORMATION SYSTEM (GIS) BASEMAP.

**NOTE:**

ANNEXATION TO:  
1. RECLAMATION DISTRICT 784



DATE: 3/12/24

JOB NO: 22-602

DRAWN: AC  
22602southyuba.dwg

CHECKED: RKH



NORTH

SCALE: 1"= 300'

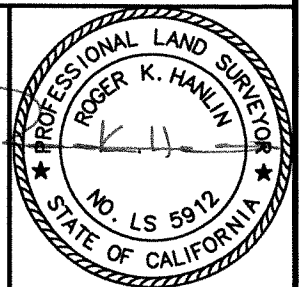
TITLE:

LAFCO FILE NO. 2023-0004  
RECLAMATION DISTRICT NO. 784  
YUBA RIVER SOUTH LEVEE ANNEXATION  
AND SPHERE OF INFLUENCE UPDATE

BEING A PORTION OF TOWNSHIP 15 NORTH, RANGE 4 EAST MOUNT DIABLO  
MERIDIAN YUBA COUNTY, CALIFORNIA.

PREPARED BY: MHM, INC 1204 E STREET MARYSVILLE, CA 95901

SHEET 4 OF 11



3/12/24

**LINE TABLE:**

SEE SHEETS 11 - 17 FOR LINE TABLE BEARING & DISTANCE INFORMATION.

**LEGEND**

- 12 COURSE NUMBER
- CALCULATED POINT NOTHING FOUND OR SET
- APN ASSESSOR'S PARCEL NUMBER
- ANNEXATION BOUNDARY

APN 018-220-070

212

APN 018-190-124

APN 018-190-123

APN 018-200-016

APN 018-200-017

APN 018-200-014

201

199

APN 018-200-018

**202 CURVE DATA**

R=1971.18'  
 L=50.60'  
 TAN=25.30"  
 Δ=01°28'15"  
 Ch=N41°07'05"E  
 50.60'

**203 CURVE DATA**

R=15072.62'  
 L=72.93'  
 TAN=36.45"  
 Δ=00°16'38"  
 Ch=N41°42'54"E  
 72.90'

**GEOREFERENCE**

THE PARCELS SHOWN HEREON ARE REFERENCED GEOGRAPHICALLY TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) BASED UPON THE COUNTY OF YUBA GEOGRAPHIC INFORMATION SYSTEM (GIS) BASEMAP.

**NOTE:**

ANNEXATION TO:  
 1. RECLAMATION DISTRICT 784



NORTH

DATE: 3/12/24

JOB NO: 22-602

DRAWN: AC  
 22602southyuba.dwg

CHECKED: RKH



NORTH

SCALE: 1"= 300'

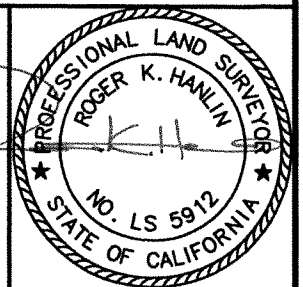
TITLE:

LAFCO FILE NO. 2023-0004  
 RECLAMATION DISTRICT NO. 784  
 YUBA RIVER SOUTH LEVEE ANNEXATION  
 AND SPHERE OF INFLUENCE UPDATE

BEING A PORTION OF TOWNSHIP 15 NORTH, RANGE 4 EAST MOUNT DIABLO MERIDIAN YUBA COUNTY, CALIFORNIA.

PREPARED BY: MHM, INC 1204 E STREET MARYSVILLE, CA 95901

SHEET 5 OF 11



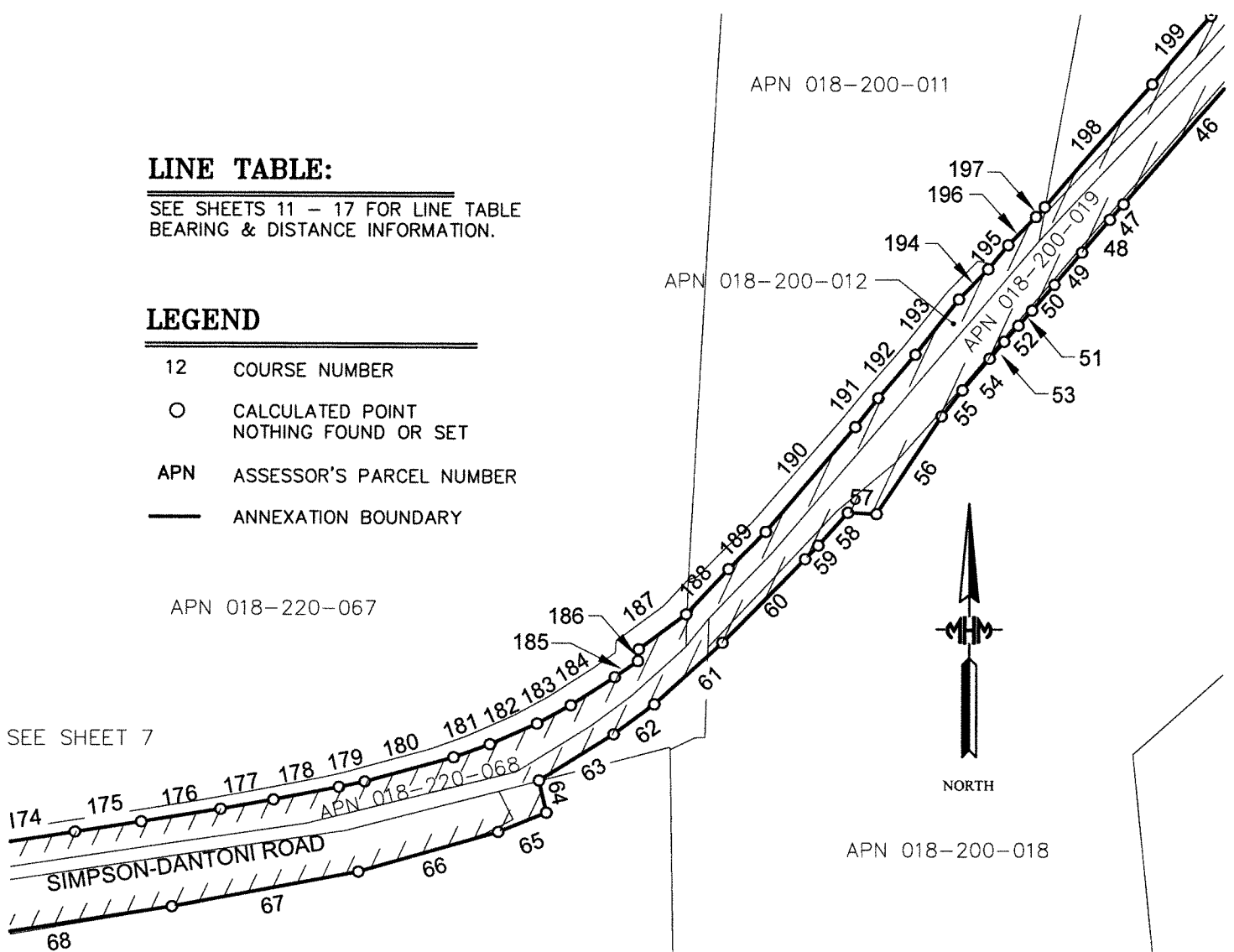
22602/11

**LINE TABLE:**

SEE SHEETS 11 - 17 FOR LINE TABLE BEARING & DISTANCE INFORMATION.

**LEGEND**

- 12 COURSE NUMBER
- CALCULATED POINT  
NOTHING FOUND OR SET
- APN ASSESSOR'S PARCEL NUMBER
- ANNEXATION BOUNDARY



SEE SHEET 7

**GEOREFERENCE**

THE PARCELS SHOWN HEREON ARE REFERENCED GEOGRAPHICALLY TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) BASED UPON THE COUNTY OF YUBA GEOGRAPHIC INFORMATION SYSTEM (GIS) BASEMAP.

**NOTE:**

- ANNEXATION TO:
- 1. RECLAMATION DISTRICT 784

DATE: 3/12/24

JOB NO: 22-602

DRAWN: AC

22602southyuba.dwg

CHECKED: RKH



NORTH

SCALE: 1"= 300'

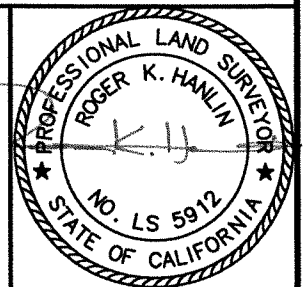
TITLE:

LAFCO FILE NO. 2023-0004  
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 YUBA RIVER SOUTH LEVEE ANNEXATION  
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BEING A PORTION OF TOWNSHIP 15 NORTH, RANGE 4 EAST MOUNT DIABLO MERIDIAN YUBA COUNTY, CALIFORNIA.

PREPARED BY: MHM, INC 1204 E STREET MARYSVILLE, CA 95901

SHEET 6 OF 11



3/13/24

**LEGEND**

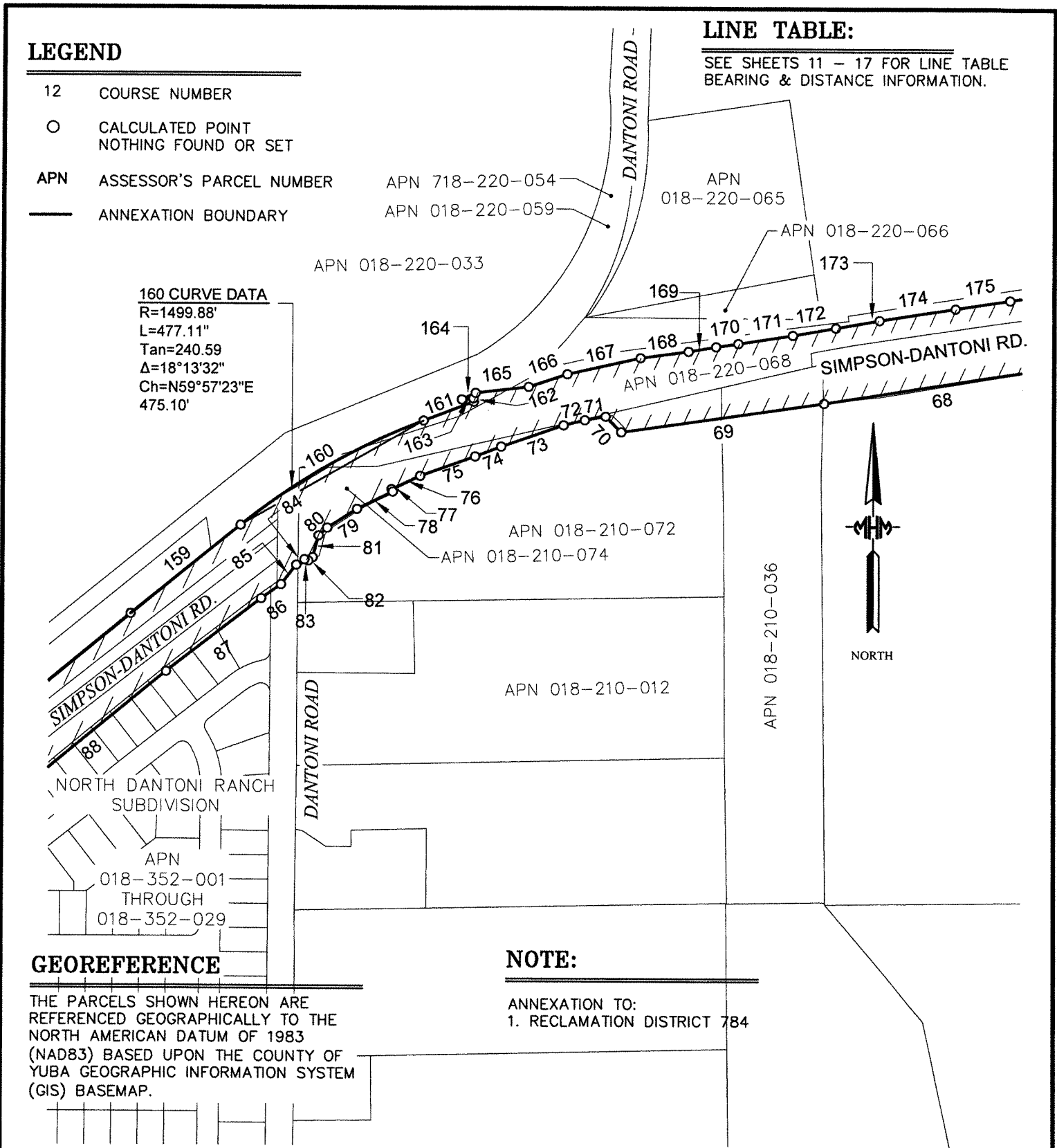
- 12 COURSE NUMBER
- CALCULATED POINT  
NOTHING FOUND OR SET
- APN ASSESSOR'S PARCEL NUMBER
- ANNEXATION BOUNDARY

**LINE TABLE:**

SEE SHEETS 11 - 17 FOR LINE TABLE BEARING & DISTANCE INFORMATION.

**160 CURVE DATA**

R=1499.88'  
L=477.11'  
Tan=240.59  
Δ=18°13'32"  
Ch=N59°57'23"E  
475.10'



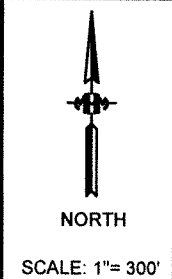
**GEOREFERENCE**

THE PARCELS SHOWN HEREON ARE REFERENCED GEOGRAPHICALLY TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) BASED UPON THE COUNTY OF YUBA GEOGRAPHIC INFORMATION SYSTEM (GIS) BASEMAP.

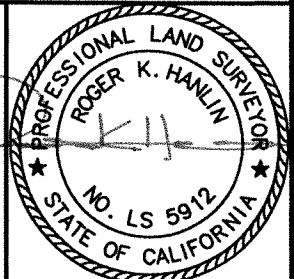
**NOTE:**

ANNEXATION TO:  
1. RECLAMATION DISTRICT 784

DATE: 3/12/24  
JOB NO: 22-602  
DRAWN: AC  
22602southyuba.dwg  
CHECKED: RKH



TITLE: LAFCO FILE NO. 2023-0004  
RECLAMATION DISTRICT NO. 784  
YUBA RIVER SOUTH LEVEE ANNEXATION  
AND SPHERE OF INFLUENCE UPDATE  
BEING A PORTION OF TOWNSHIP 15 NORTH, RANGE 4 EAST MOUNT DIABLO  
MERIDIAN YUBA COUNTY, CALIFORNIA.  
PREPARED BY: MHM, INC 1204 E STREET MARYSVILLE, CA 95901  
SHEET 7 OF 11



3/27/24



**LINE TABLE:**

SEE SHEETS 11 - 17 FOR LINE TABLE BEARING & DISTANCE INFORMATION.

**LEGEND**

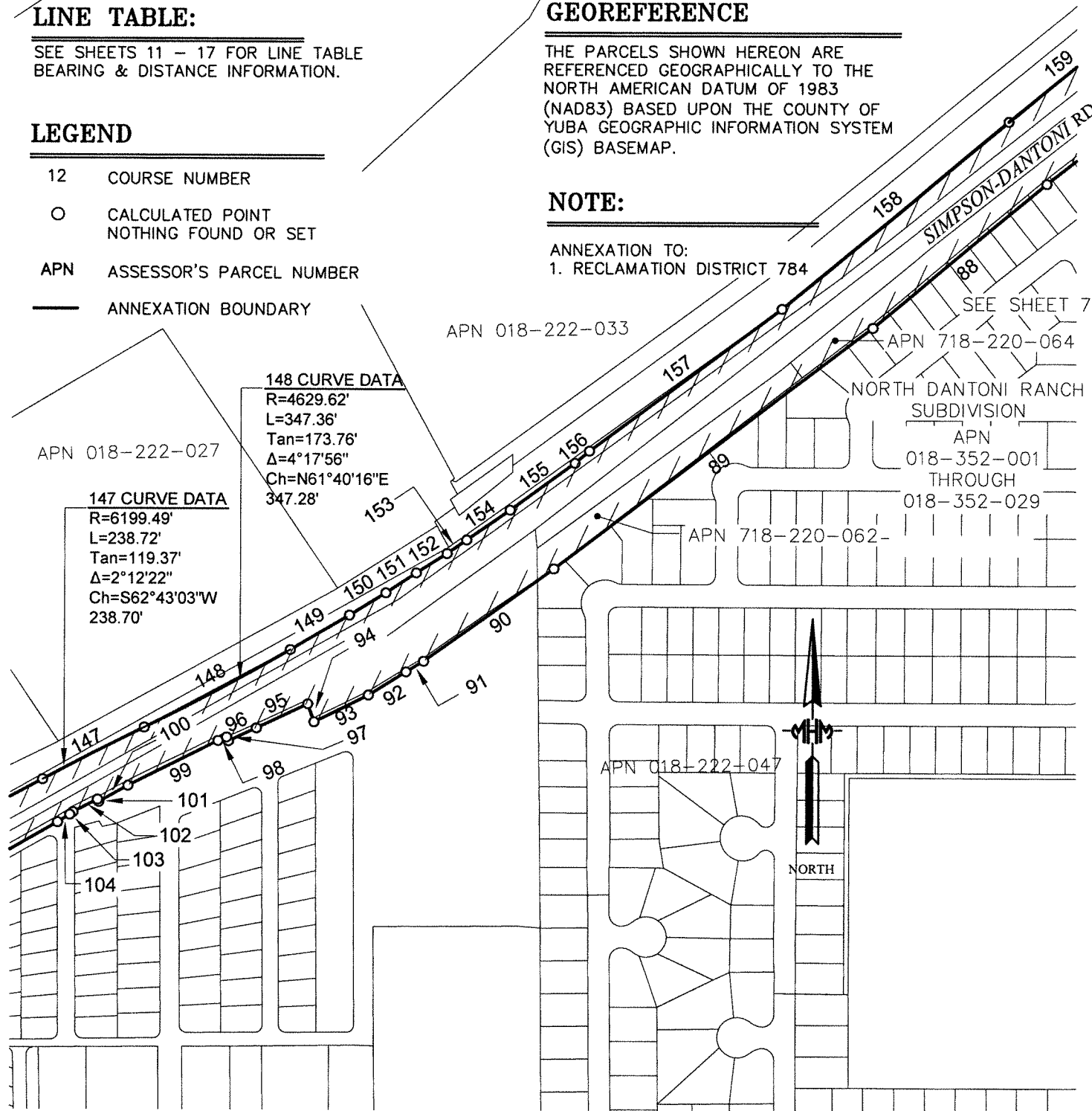
- 12 COURSE NUMBER
- CALCULATED POINT NOTHING FOUND OR SET
- APN ASSESSOR'S PARCEL NUMBER
- ANNEXATION BOUNDARY

**GEOREFERENCE**

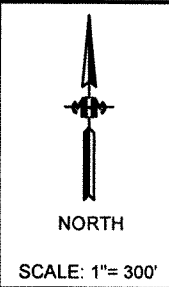
THE PARCELS SHOWN HEREON ARE REFERENCED GEOGRAPHICALLY TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) BASED UPON THE COUNTY OF YUBA GEOGRAPHIC INFORMATION SYSTEM (GIS) BASEMAP.

**NOTE:**

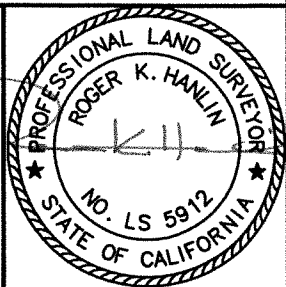
ANNEXATION TO:  
1. RECLAMATION DISTRICT 784



DATE: 3/12/24  
JOB NO: 22-602  
DRAWN: AC  
22602southyuba.dwg  
CHECKED: RKH



TITLE: LAFCO FILE NO. 2023-0004  
RECLAMATION DISTRICT NO. 784  
YUBA RIVER SOUTH LEVEE ANNEXATION  
AND SPHERE OF INFLUENCE UPDATE  
BEING A PORTION OF TOWNSHIP 15 NORTH, RANGE 4 EAST MOUNT DIABLO  
MERIDIAN YUBA COUNTY, CALIFORNIA.  
PREPARED BY: MHM, INC 1204 E STREET MARYSVILLE, CA 95901  
SHEET 8 OF 11



**LINE TABLE:**

SEE SHEETS 11 - 17 FOR LINE TABLE BEARING & DISTANCE INFORMATION.

**LEGEND**

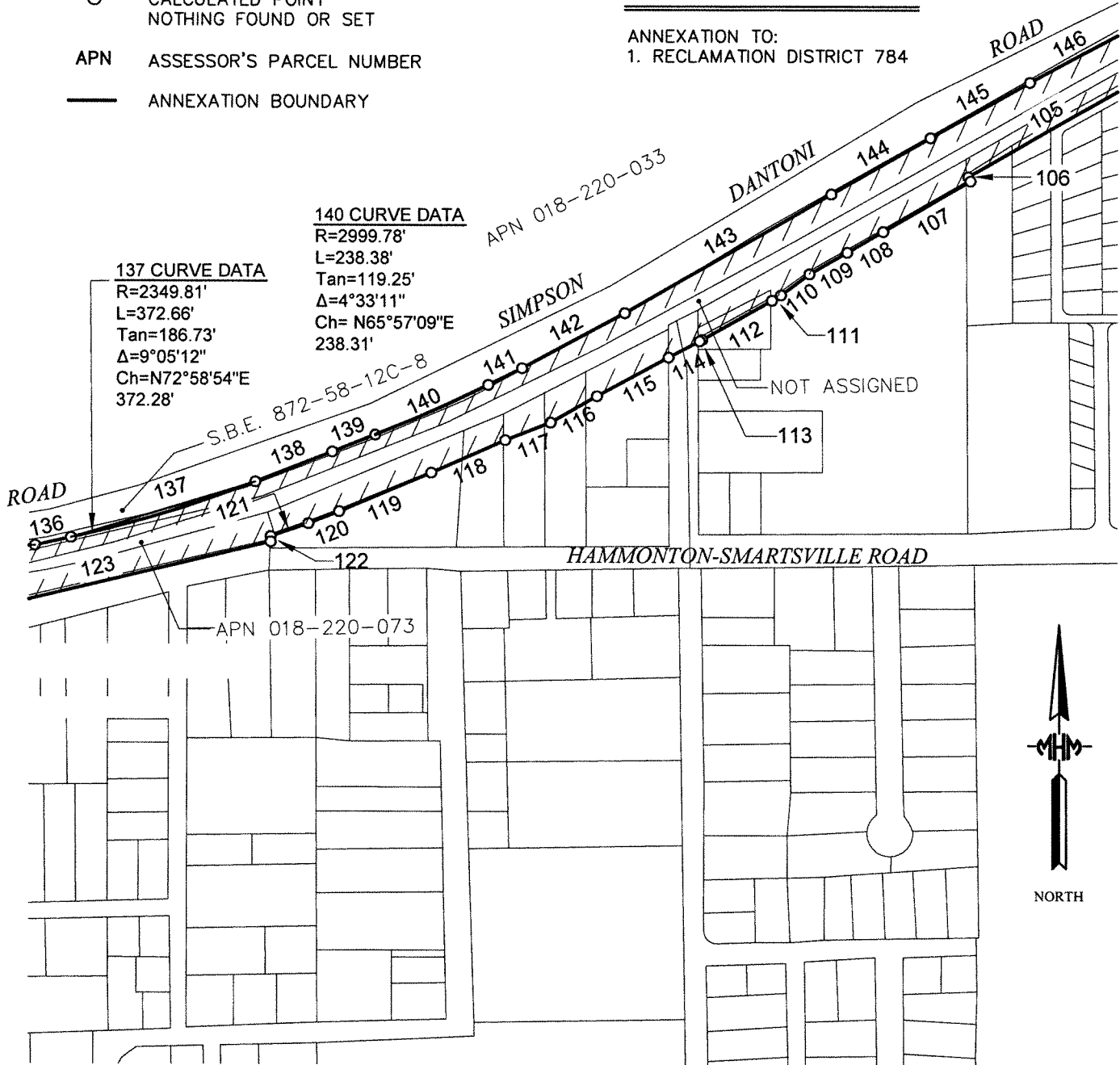
- 12 COURSE NUMBER
- CALCULATED POINT  
NOTHING FOUND OR SET
- APN ASSESSOR'S PARCEL NUMBER
- ANNEXATION BOUNDARY

**GEOREFERENCE**

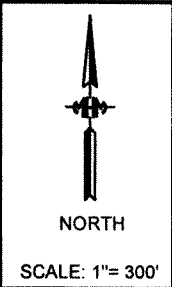
THE PARCELS SHOWN HEREON ARE REFERENCED GEOGRAPHICALLY TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) BASED UPON THE COUNTY OF YUBA GEOGRAPHIC INFORMATION SYSTEM (GIS) BASEMAP.

**NOTE:**

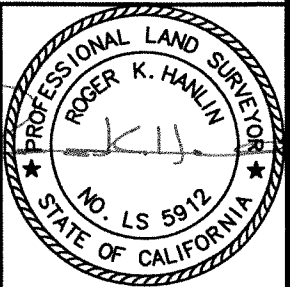
ANNEXATION TO:  
1. RECLAMATION DISTRICT 784



DATE: 3/12/24  
 JOB NO: 22-602  
 DRAWN: AC  
 22602southyuba.dwg  
 CHECKED: RKH



TITLE: LAFCO FILE NO. 2023-0004  
 RECLAMATION DISTRICT NO. 784  
 YUBA RIVER SOUTH LEVEE ANNEXATION  
 AND SPHERE OF INFLUENCE UPDATE  
 BEING A PORTION OF TOWNSHIP 15 NORTH, RANGE 4 EAST MOUNT DIABLO  
 MERIDIAN YUBA COUNTY, CALIFORNIA.  
 PREPARED BY: MHM, INC 1204 E STREET MARYSVILLE, CA 95901  
 SHEET 9 OF 11



388313



**LINE TABLE:**

SEE SHEETS 11 - 17 FOR LINE TABLE BEARING & DISTANCE INFORMATION.

**LEGEND**

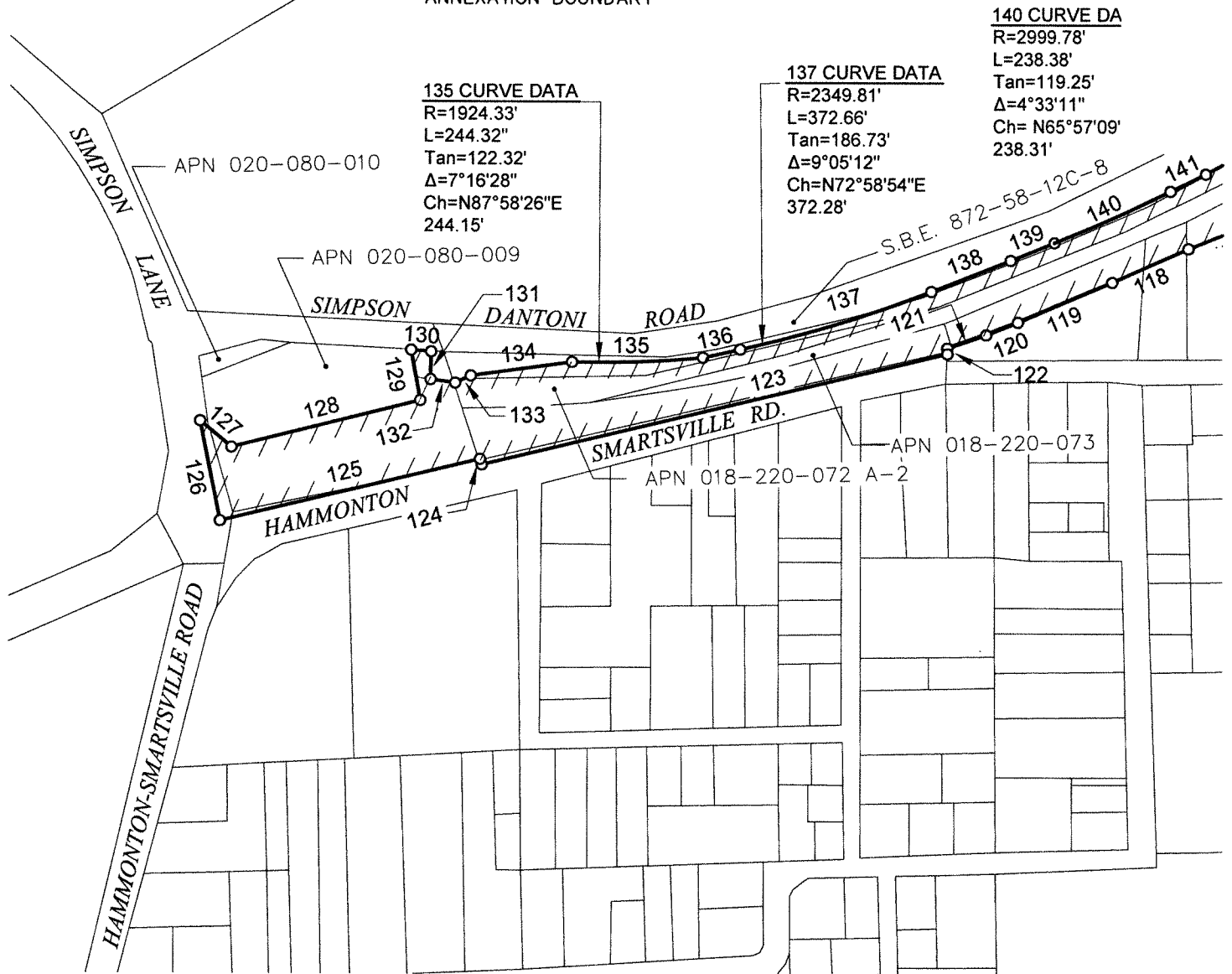
- 12 COURSE NUMBER
- CALCULATED POINT NOTHING FOUND OR SET
- APN ASSESSOR'S PARCEL NUMBER
- ANNEXATION BOUNDARY

**GEOREFERENCE**

THE PARCELS SHOWN HEREON ARE REFERENCED GEOGRAPHICALLY TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) BASED UPON THE COUNTY OF YUBA GEOGRAPHIC INFORMATION SYSTEM (GIS) BASEMAP.

**NOTE:**

ANNEXATION TO:  
1. RECLAMATION DISTRICT 784



**135 CURVE DATA**  
 R=1924.33'  
 L=244.32'  
 Tan=122.32'  
 Δ=7°16'28"  
 Ch=N87°58'26"E  
 244.15'

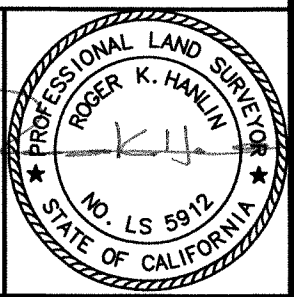
**137 CURVE DATA**  
 R=2349.81'  
 L=372.66'  
 Tan=186.73'  
 Δ=9°05'12"  
 Ch=N72°58'54"E  
 372.28'

**140 CURVE DATA**  
 R=2999.78'  
 L=238.38'  
 Tan=119.25'  
 Δ=4°33'11"  
 Ch= N65°57'09"  
 238.31'

DATE: 3/12/24  
 JOB NO: 22-602  
 DRAWN: AC  
 22602southyuba.dwg  
 CHECKED: RKH



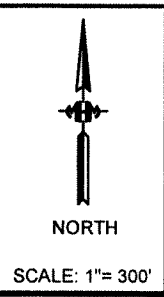
TITLE: LAFCO FILE NO. 2023-0004  
 RECLAMATION DISTRICT NO. 784  
 YUBA RIVER SOUTH LEVEE ANNEXATION  
 AND SPHERE OF INFLUENCE UPDATE  
 BEING A PORTION OF TOWNSHIP 15 NORTH, RANGE 4 EAST MOUNT DIABLO  
 MERIDIAN YUBA COUNTY, CALIFORNIA.  
 PREPARED BY: MHM, INC 1204 E STREET MARYSVILLE, CA 95901  
 SHEET 10 OF 11



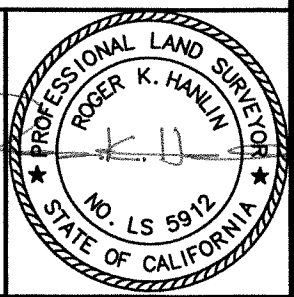
SSB/13

LINE TABLE		
LINE	BEARING	LENGTH
1	S82°20'21"W	177.28'
2	S56°59'51"W	377.38'
3	S56°23'01"W	229.40'
4	S57°05'26"W	678.44'
5	S55°52'37"W	210.13'
6	N78°33'26"W	123.29'
7	S55°14'10"W	207.81'
8	S54°15'46"W	424.42'
9	S53°29'05"W	624.68'
10	S44°30'54"W	68.96'
11	S56°15'28"W	25.39'
12	S56°15'28"W	71.67'
13	S48°22'18"W	140.68'
14	S44°07'28"W	77.49'
15	S51°30'47"W	330.29'
16	S46°34'29"W	366.23'
17	S45°42'45"W	337.91'
18	S26°23'41"W	65.37'
19	S14°46'37"E	100.10"
20	S87°55'59"W	168.79'
21	S44°51'13"W	195.13'
22	S30°39'30"W	102.07'
23	S46°47'02"W	184.70'
24	S41°27'41"W	335.87'
25	S39°26'53"W	428.27'
26	S42°45'22"W	125.39'
27	S40°46'44"W	636.41'
28	S43°01'04"W	230.05'
29	S42°37'03"W	18.84'
30	S38°47'00"W	30.60'
31	S42°31'39"W	30.16'
32	S38°40'19"W	31.38'
33	S40°32'59"W	669.40'
34	S40°12'48"W	201.34'
35	S41°53'16"W	18.91'
36	S14°09'36"W	1.05'
37	S39°58'42"W	434.79'

DATE: 3/12/24  
 JOB NO: 22-602  
 DRAWN: AC  
 22602southyuba.dwg  
 CHECKED: RKH



TITLE: LAFCO FILE NO. 2023-0004  
 RECLAMATION DISTRICT NO. 784  
 YUBA RIVER SOUTH LEVEE ANNEXATION  
 AND SPHERE OF INFLUENCE UPDATE  
 BEING A PORTION OF TOWNSHIP 15 NORTH, RANGE 4 EAST MOUNT DIABLO  
 MERIDIAN YUBA COUNTY, CALIFORNIA.  
 PREPARED BY: MHM, INC 1204 E STREET MARYSVILLE, CA 95901  
 SHEET 11 OF 11



3883/13

**EXHIBIT "A" - 3**

**LAFCO FILE 2023-0004  
RECLAMATION DISTRICT NO. 784  
BEAR RIVER SETBACK LEVEE AREA ANNEXATION  
&  
SPHERE OF INFLUENCE UPDATE**

All that certain real property situate in the County of Yuba, State of California, being a portion of Arboga Colony No. 2 filed in Book 2, of Maps at page 15, Yuba County Records located in Sections 17 and 20, Township 13 North, Range 4 East, M.D.M., more particularly described as follows:

**COMMENCING** at a point of intersection with the south toe of the north levee of the Bear River and west line of California State Highway 70, said point also being on the existing boundary of Reclamation District No. 784; thence continuing along said existing boundary South 43°28'05" West, 1333.38 feet to an angle point in said existing boundary and **TRUE POINT OF BEGINNING** of the herein described parcel of land;

1. Thence from said **TRUE POINT OF BEGINNING** and leaving said existing boundary of Reclamation District No. 784 North 89°43'23" East, 62.52 feet to a point lying 20 feet easterly of the waterside toe of the north levee of the Bear River being the beginning of a curve, concave to the southwest, having a radius of 1500.00 feet, a central angle of 12°19'33" and a radial bearing of South 50°53'22" East;
2. Thence along the arc of said curve, following the waterside levee toe along a line lying 20 feet on the waterside of said levee, 322.69 feet;
3. Thence, South 26°47'05" West, 1237.29 feet to the beginning of a curve, concave to the northwest, having a radius of 1000.00 feet and a central angle of 07°04'18";
4. Thence, along the arc of said curve, 123.42 feet;
5. Thence, South 33°51'23" West, 2873.60 feet to the beginning of a curve, concave to the northwest, having a radius of 1000.00 feet and a central angle of 29°00'00";
6. Thence, along the arc of said curve, 506.15 feet;
7. Thence, South 62°59'56" West, 2387.24 feet;
8. Thence, South 71°33'22" West, 2186.29 feet;
9. Thence, South 89°43'59" West, 908.06 feet, more or less, to a point on the landside limit line of the east levee of the Feather River;
10. Thence, along said landside limit line, South 19°13'55" East, 175.52 feet to the beginning of a curve, concave to the west, having a radius of 350.00 feet and a central angle of 42°58'58";
11. Thence, along the arc of said curve, 262.57 feet;
12. Thence, continuing along said landside levee limit line, South 15°19'32" East, 170.00 feet, more or less, to the southerly levee limit line of the east levee of the Feather River;
13. Thence, along said southerly levee limit line, South 74°52'00" West, 233.12 feet, more or less to the waterside limit line of the east levee of the Feather River;
14. Thence, along said waterside limit line, North 16°31'32" West, 673.08 feet;

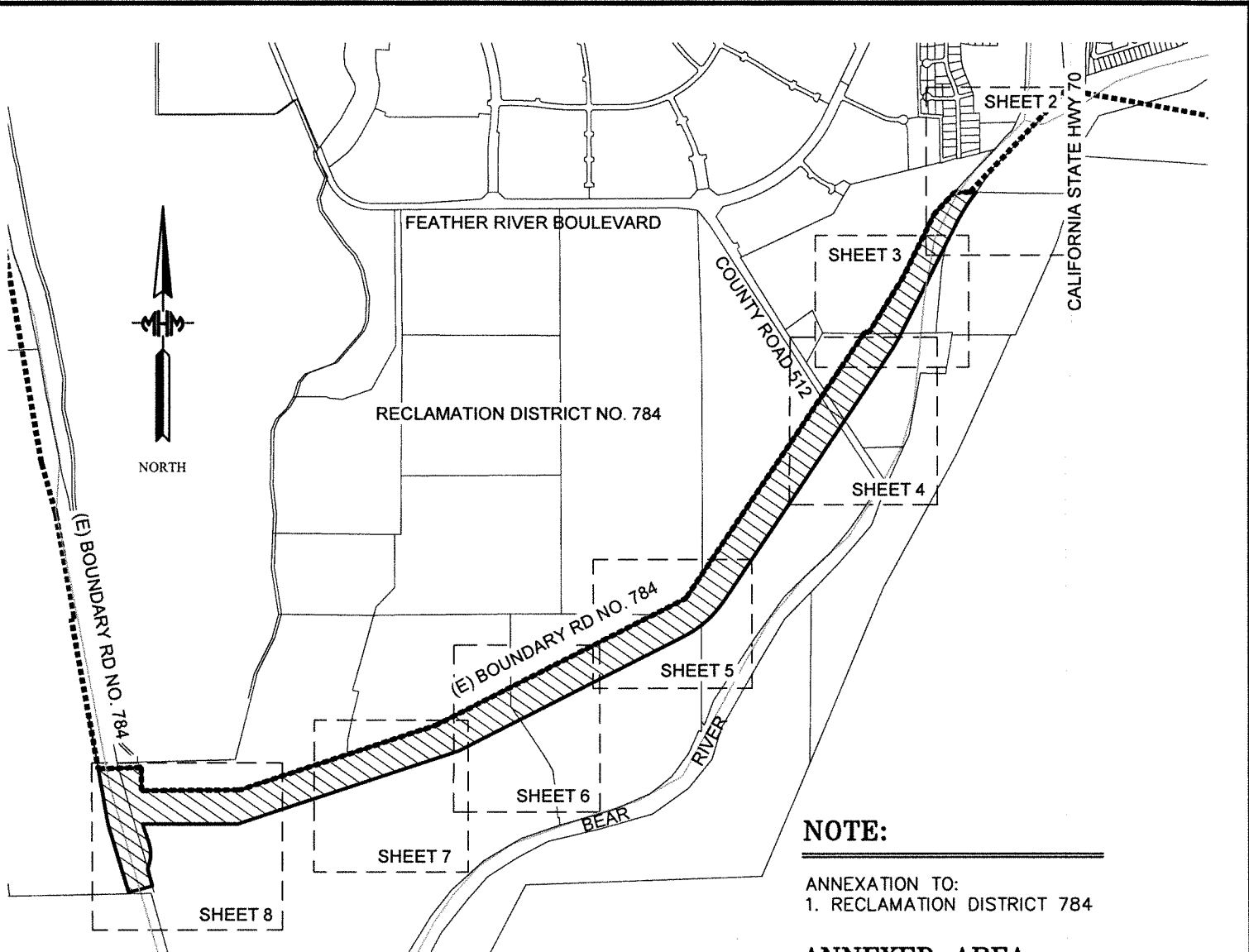
15. Thence, continuing along said waterside limit line, North 10°04'52" West, 534.88 feet to the westerly extension of the existing Reclamation District No. 784 boundary;
16. Thence, along said westerly extension and existing boundary of Reclamation District No. 784, North 88°08'07" East, 409.02 feet;
17. Thence, South, 219.79 feet;
18. Thence, North 89°44'35" East, 927.93 feet;
19. Thence, North 71°33'58" East, 1951.09 feet;
20. Thence, North 63°00'32" East, 2641.86 feet;
21. Thence, North 34°00'32" East, 3037.13 feet;
22. Thence, North 88°25'53" East, 40.21 feet;
23. Thence, North 31°54'35" East, 599.63 feet;
24. Thence, North 26°27'24" East, 678.93 feet;
25. Thence, North 42°55'18" East, 278.36 feet;
26. Thence, North 89°43'23" East, 145.26 feet to the **TRUE POINT OF BEGINNING**.  
Contains 78.86 acres, more or less.

The basis of bearings for the hereinabove described parcel of land is the California Coordinate System, Zone II, NAD 83 (Epoch 2010.0) as shown on Record of Survey 2020-0008 filed in Book 101 of Maps at Pages 19 – 23, Yuba County Records. Distances contained herein are grid distances. To obtain ground distances, multiply the distances shown by 1.00008298.

*For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.*

Prepared by MHM, Inc.





**LEGEND**

- (12) COURSE NUMBER
- CALCULATED POINT  
NOTHING FOUND OR SET
- T.P.O.B. TRUE POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- S.O.I. SPHERE OF INFLUENCE
- ANNEXATION BOUNDARY
- (E) EXISTING

**NOTE:**

ANNEXATION TO:  
1. RECLAMATION DISTRICT 784

**ANNEXED AREA**

BEAR RIVER SETBACK LEVEE  
78.8± ACRES


**S.O.I. UPDATE AREA**

BEAR RIVER SETBACK LEVEE  
78.8± ACRES

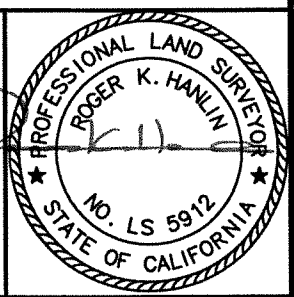
**GEOREFERENCE**

THE PARCELS SHOWN HEREON ARE REFERENCED GEOGRAPHICALLY TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) BASED UPON THE COUNTY OF YUBA GEOGRAPHIC INFORMATION SYSTEM (GIS) BASEMAP.

DATE: 2/22/24  
JOB NO: 22-602  
DRAWN: AC  
22602bear.dwg  
CHECKED: RKH

  
NORTH  
SCALE: 1"= 1500'

TITLE: LAFCO FILE NO. 2023-0004  
RECLAMATION DISTRICT NO. 784  
BEAR RIVER SETBACK LEVEE ANNEXATION  
AND SPHERE OF INFLUENCE UPDATE  
BEING A PORTION OF SECTIONS 17 AND 20, TOWNSHIP 13 NORTH, RANGE 4  
EAST MOUNT DIABLO MERIDIAN YUBA COUNTY, CALIFORNIA.  
PREPARED BY: MHM, INC 1204 E STREET MARYSVILLE, CA 95901  
SHEET 1 OF 8



32834

WEST LINE STATE HWY 20 P.O.C.  
 @ SOUTH TOE NORTH LEVEE  
 BEAR RIVER SETBACK LEVEE



CALIFORNIA STATE HIGHWAY 70

NORTH LEVEE BEAR RIVER  
 $N43^{\circ}28'05''E$  1333.38'

**LEGEND**

- (12) COURSE NUMBER
- CALCULATED POINT  
NOTHING FOUND OR SET
- T.P.O.B. TRUE POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- S.O.I. SPHERE OF INFLUENCE
- ANNEXATION BOUNDARY
- (E) EXISTING

**NOTE:**

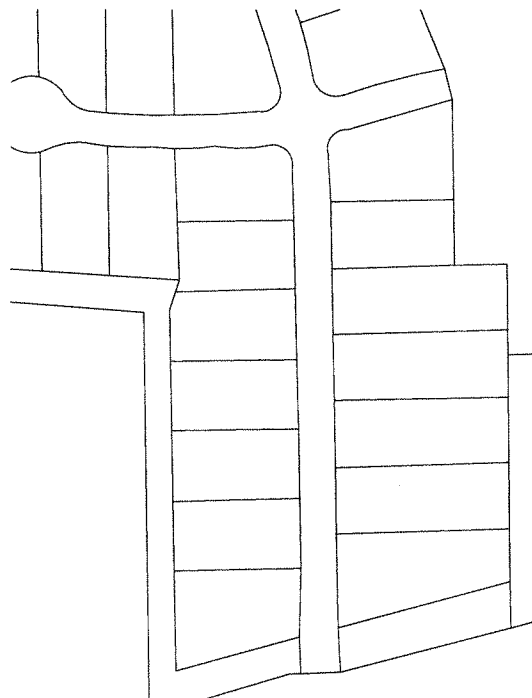
ANNEXATION TO:  
 1. RECLAMATION DISTRICT 784

**ANNEXED AREA**

BEAR RIVER SETBACK LEVEE 78.8± ACRES

**GEOREFERENCE**

THE PARCELS SHOWN HEREON ARE REFERENCED GEOGRAPHICALLY TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) BASED UPON THE COUNTY OF YUBA GEOGRAPHIC INFORMATION SYSTEM (GIS) BASEMAP.



APN 016-130-017  
 (26)  $N89^{\circ}43'23''E$  145.26'  
 EXISTING RD784  
 BOUNDARY

(1)  $N89^{\circ}43'23''E$  62.52'

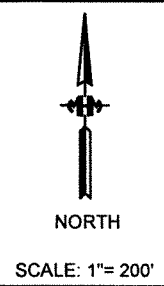
(25)  $N42^{\circ}55'18''E$  278.36'  
 BEAR RIVER  
 SETBACK LEVEE  
 APN 016-130-019

(2) CURVE DATA  
 $R=1500.00'$   
 $L=322.69'$   
 $Tan=161.97'$   
 $\Delta=12^{\circ}19'33''$   
 $Ch=S32^{\circ}56'52''W$  322.07'

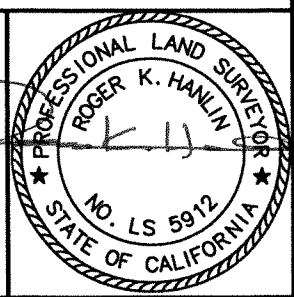
APN 016-130-015

$S50^{\circ}53'22''E$  Radial Bearing

DATE: 2/22/24  
 JOB NO: 22-602  
 DRAWN: AC  
 22602bear.dwg  
 CHECKED: RKH



TITLE: LAFCO FILE NO. 2023-0004  
 RECLAMATION DISTRICT NO. 784  
 BEAR RIVER SETBACK LEVEE ANNEXATION  
 AND SPHERE OF INFLUENCE UPDATE  
 BEING A PORTION OF SECTIONS 17 AND 20, TOWNSHIP 13 NORTH, RANGE 4  
 EAST MOUNT DIABLO MERIDIAN YUBA COUNTY, CALIFORNIA.  
 PREPARED BY: MHM, INC 1204 E STREET MARYSVILLE, CA 95901  
 SHEET 2 OF 8



330911

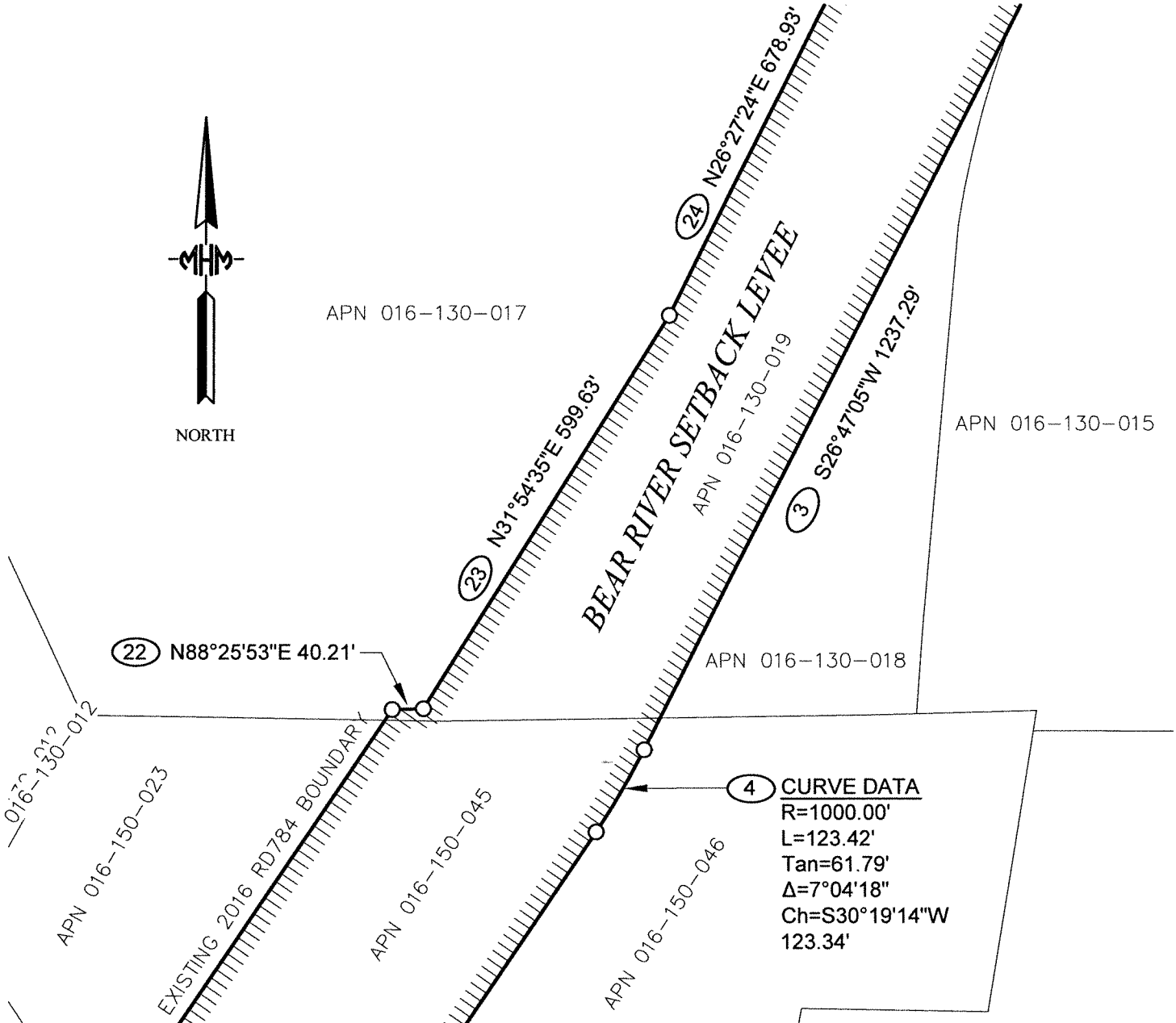




NORTH

APN 016-130-017

APN 016-130-015



4 CURVE DATA  
 R=1000.00'  
 L=123.42'  
 Tan=61.79'  
 Δ=7°04'18"  
 Ch=S30°19'14"W  
 123.34'

**LEGEND**

- (12) COURSE NUMBER
- CALCULATED POINT  
NOTHING FOUND OR SET
- T.P.O.B. TRUE POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- S.O.I. SPHERE OF INFLUENCE
- ANNEXATION BOUNDARY
- (E) EXISTING

**NOTE:**

ANNEXATION TO:  
 1. RECLAMATION DISTRICT 784

**ANNEXED AREA**

BEAR RIVER SETBACK LEVEE 78.8± ACRES

**GEOREFERENCE**

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DATE: 2/22/24

JOB NO: 22-602

DRAWN: AC  
 22602bear.dwg

CHECKED: RKH



NORTH

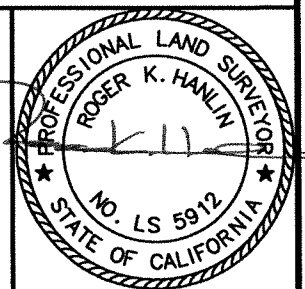
SCALE: 1"= 200'

TITLE: LAFCO FILE NO. 2023-0004  
 RECLAMATION DISTRICT NO. 784  
 BEAR RIVER SETBACK LEVEE ANNEXATION  
 AND SPHERE OF INFLUENCE UPDATE

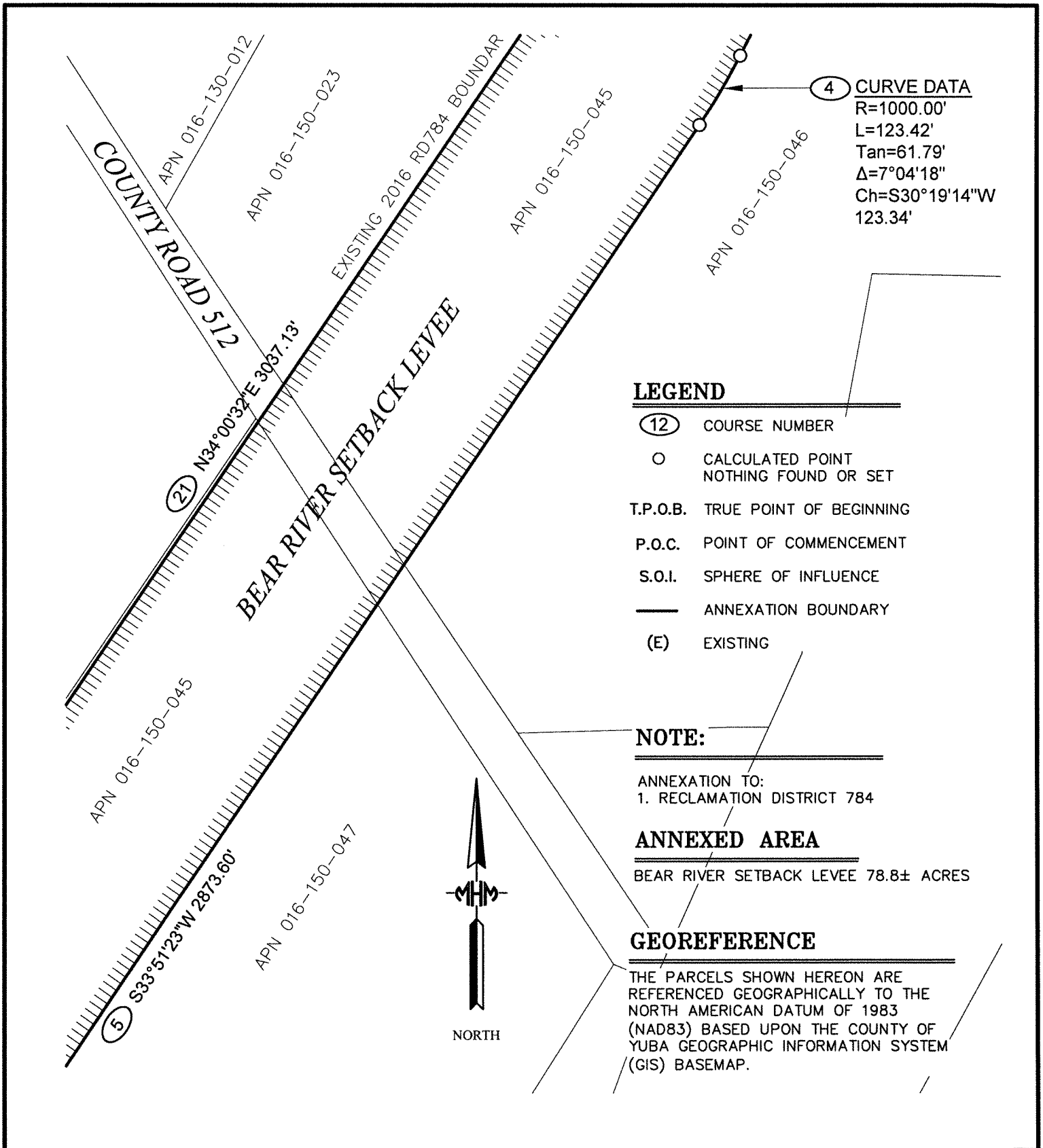
BEING A PORTION OF SECTIONS 17 AND 20, TOWNSHIP 13 NORTH, RANGE 4  
 EAST MOUNT DIABLO MERIDIAN YUBA COUNTY, CALIFORNIA.

PREPARED BY: MHH, INC 1204 E STREET MARYSVILLE, CA 95901

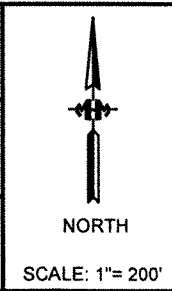
SHEET 3 OF 8



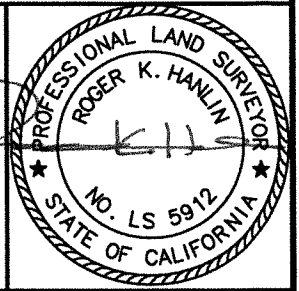
288911



DATE: 2/22/24  
 JOB NO: 22-602  
 DRAWN: AC  
 22602bear.dwg  
 CHECKED: RKH



TITLE: LAFCO FILE NO. 2023-0004  
 RECLAMATION DISTRICT NO. 784  
 BEAR RIVER SETBACK LEVEE ANNEXATION  
 AND SPHERE OF INFLUENCE UPDATE  
 BEING A PORTION OF SECTIONS 17 AND 20, TOWNSHIP 13 NORTH, RANGE 4  
 EAST MOUNT DIABLO MERIDIAN YUBA COUNTY, CALIFORNIA.  
 PREPARED BY: MHM, INC 1204 E STREET MARYSVILLE, CA 95901  
 SHEET 4 OF 8





APN 016-150-032

APN 016-150-029

(20) N63°00'32"E 2641.86'

**BEAR RIVER SETBACK LEVEE**

APN 016-150-045

(7) S62°59'56"W 2387.24'

APN 016-150-048

EXISTING RD784 BOUNDARY

APN 016-150-045

APN 016-150-047

(6) **CURVE DATA**  
R=1000.00'  
L=506.15'  
Tan=258.62'  
Δ=29°00'00"  
Ch=S48°29'56"W 500.76'

**NOTE:**

ANNEXATION TO:  
1. RECLAMATION DISTRICT 784

**ANNEXED AREA**

BEAR RIVER SETBACK LEVEE 78.8± ACRES

**LEGEND**

- (12) COURSE NUMBER
- CALCULATED POINT  
NOTHING FOUND OR SET
- T.P.O.B. TRUE POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- S.O.I. SPHERE OF INFLUENCE
- ANNEXATION BOUNDARY
- (E) EXISTING

**GEOREFERENCE**

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DATE: 2/22/24

JOB NO: 22-602

DRAWN: AC  
22602bear.dwg

CHECKED: RKH



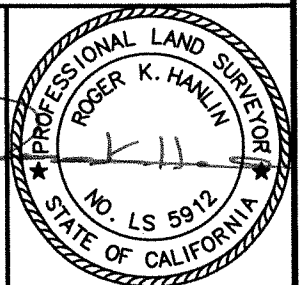
SCALE: 1"= 200'

TITLE: LAFCO FILE NO. 2023-0004  
RECLAMATION DISTRICT NO. 784  
**BEAR RIVER SETBACK LEVEE ANNEXATION  
AND SPHERE OF INFLUENCE UPDATE**

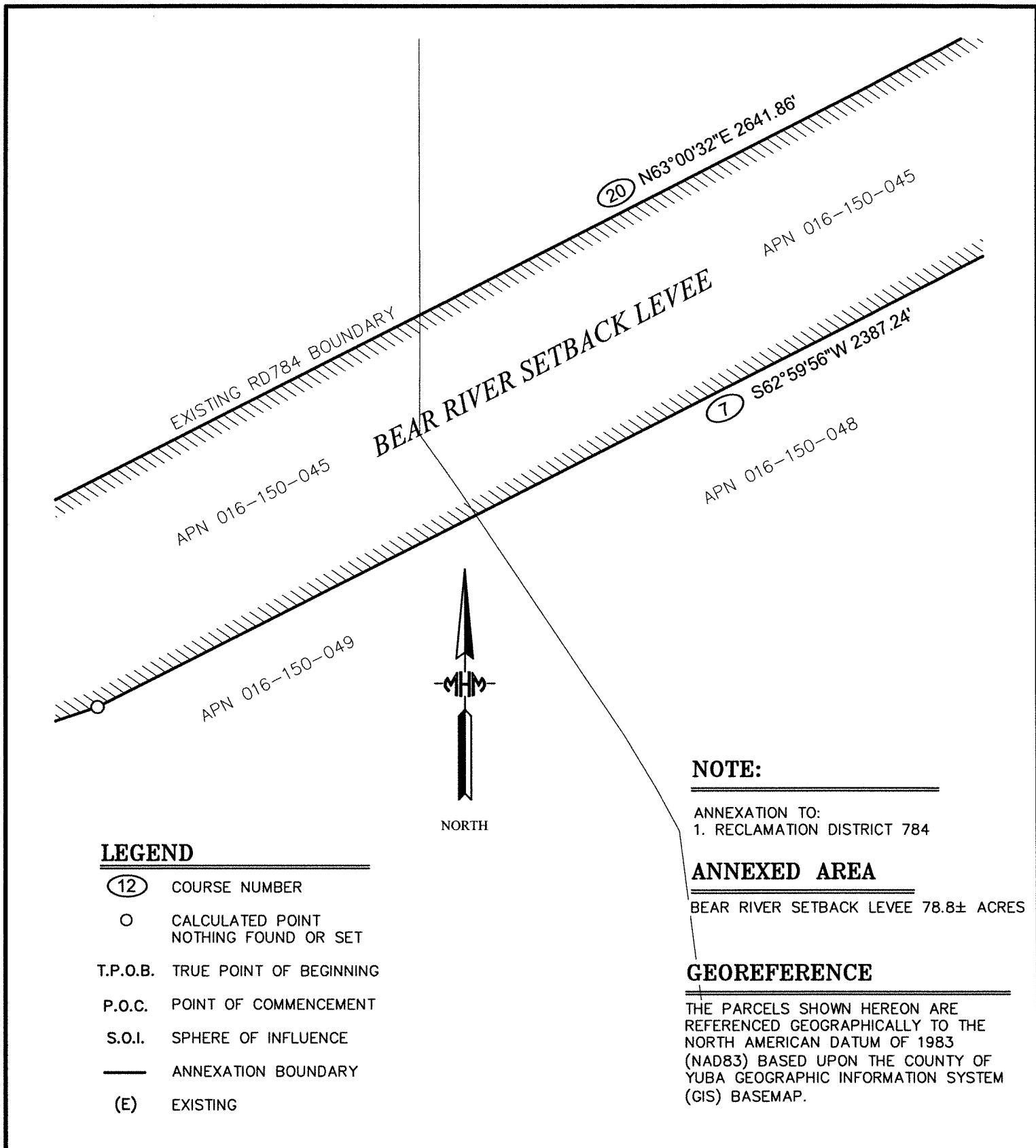
BEING A PORTION OF SECTIONS 17 AND 20, TOWNSHIP 13 NORTH, RANGE 4  
EAST MOUNT DIABLO MERIDIAN YUBA COUNTY, CALIFORNIA.

PREPARED BY: MHM, INC 1204 E STREET MARYSVILLE, CA 95901

SHEET 5 OF 8



880911



**LEGEND**

- (12) COURSE NUMBER
- CALCULATED POINT  
NOTHING FOUND OR SET
- T.P.O.B. TRUE POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- S.O.I. SPHERE OF INFLUENCE
- ANNEXATION BOUNDARY
- (E) EXISTING

**NOTE:**

ANNEXATION TO:  
1. RECLAMATION DISTRICT 784

**ANNEXED AREA**

BEAR RIVER SETBACK LEVEE 78.8± ACRES

**GEOREFERENCE**

THE PARCELS SHOWN HEREON ARE REFERENCED GEOGRAPHICALLY TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) BASED UPON THE COUNTY OF YUBA GEOGRAPHIC INFORMATION SYSTEM (GIS) BASEMAP.

DATE: 2/22/24

JOB NO: 22-602

DRAWN: AC  
22602bear.dwg

CHECKED: RKH



NORTH

SCALE: 1"= 200'

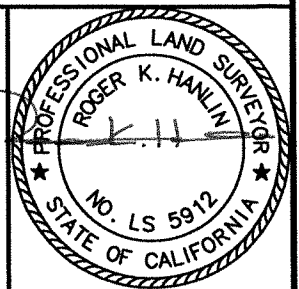
TITLE:

LAFCO FILE NO. 2023-0004  
RECLAMATION DISTRICT NO. 784  
BEAR RIVER SETBACK LEVEE ANNEXATION  
AND SPHERE OF INFLUENCE UPDATE

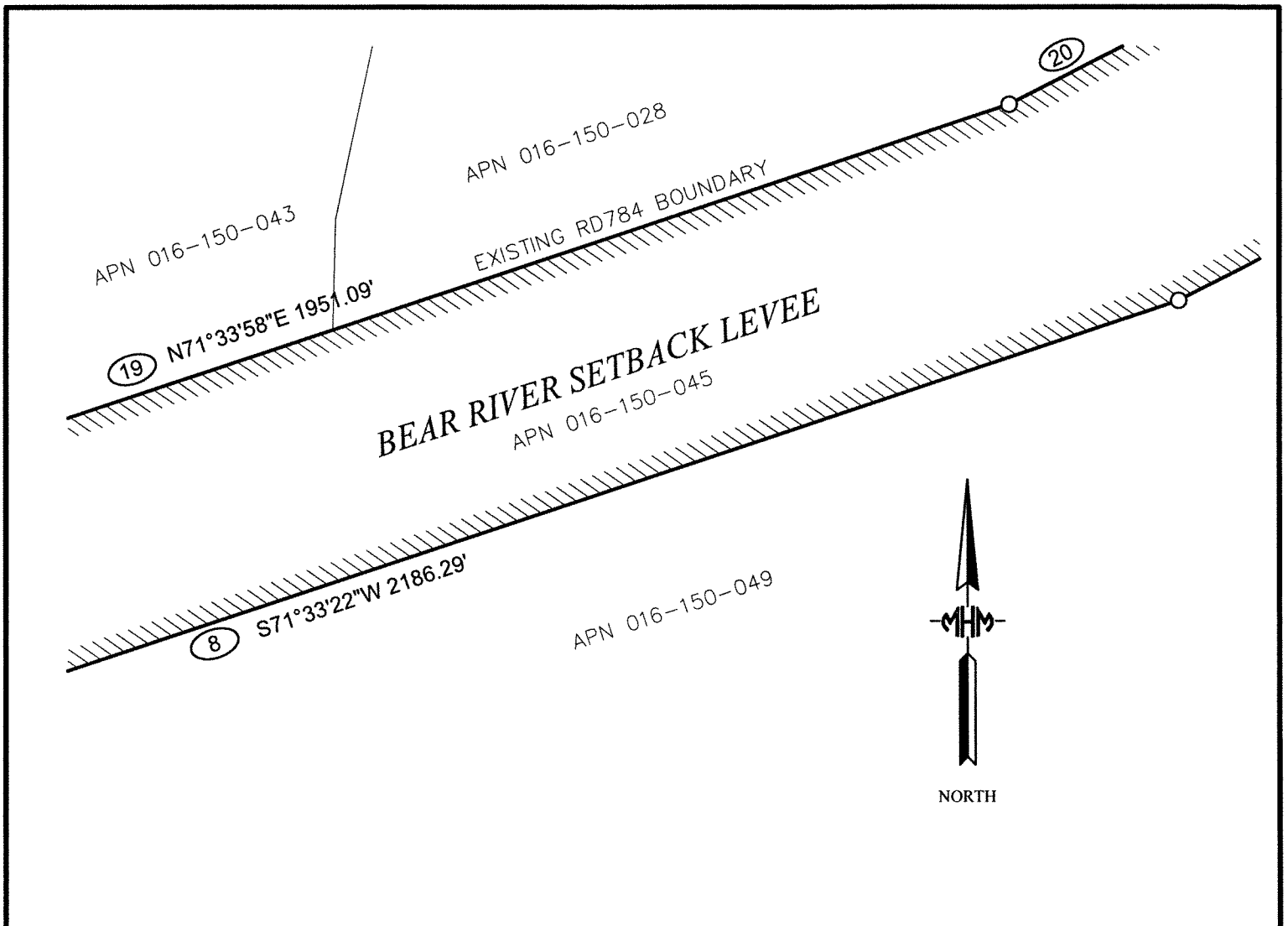
BEING A PORTION OF SECTIONS 17 AND 20, TOWNSHIP 13 NORTH, RANGE 4  
EAST MOUNT DIABLO MERIDIAN YUBA COUNTY, CALIFORNIA.

PREPARED BY: MHM, INC 1204 E STREET MARYSVILLE, CA 95901

SHEET 6 OF 8



3889m



**LEGEND**

- (12) COURSE NUMBER
- CALCULATED POINT  
NOTHING FOUND OR SET
- T.P.O.B. TRUE POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- S.O.I. SPHERE OF INFLUENCE
- ANNEXATION BOUNDARY
- (E) EXISTING

**NOTE:**

ANNEXATION TO:  
1. RECLAMATION DISTRICT 784

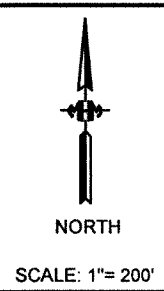
**ANNEXED AREA**

BEAR RIVER SETBACK LEVEE 78.8± ACRES

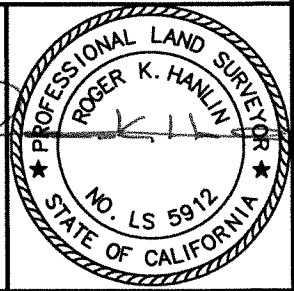
**GEOREFERENCE**

THE PARCELS SHOWN HEREON ARE REFERENCED GEOGRAPHICALLY TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) BASED UPON THE COUNTY OF YUBA GEOGRAPHIC INFORMATION SYSTEM (GIS) BASEMAP.

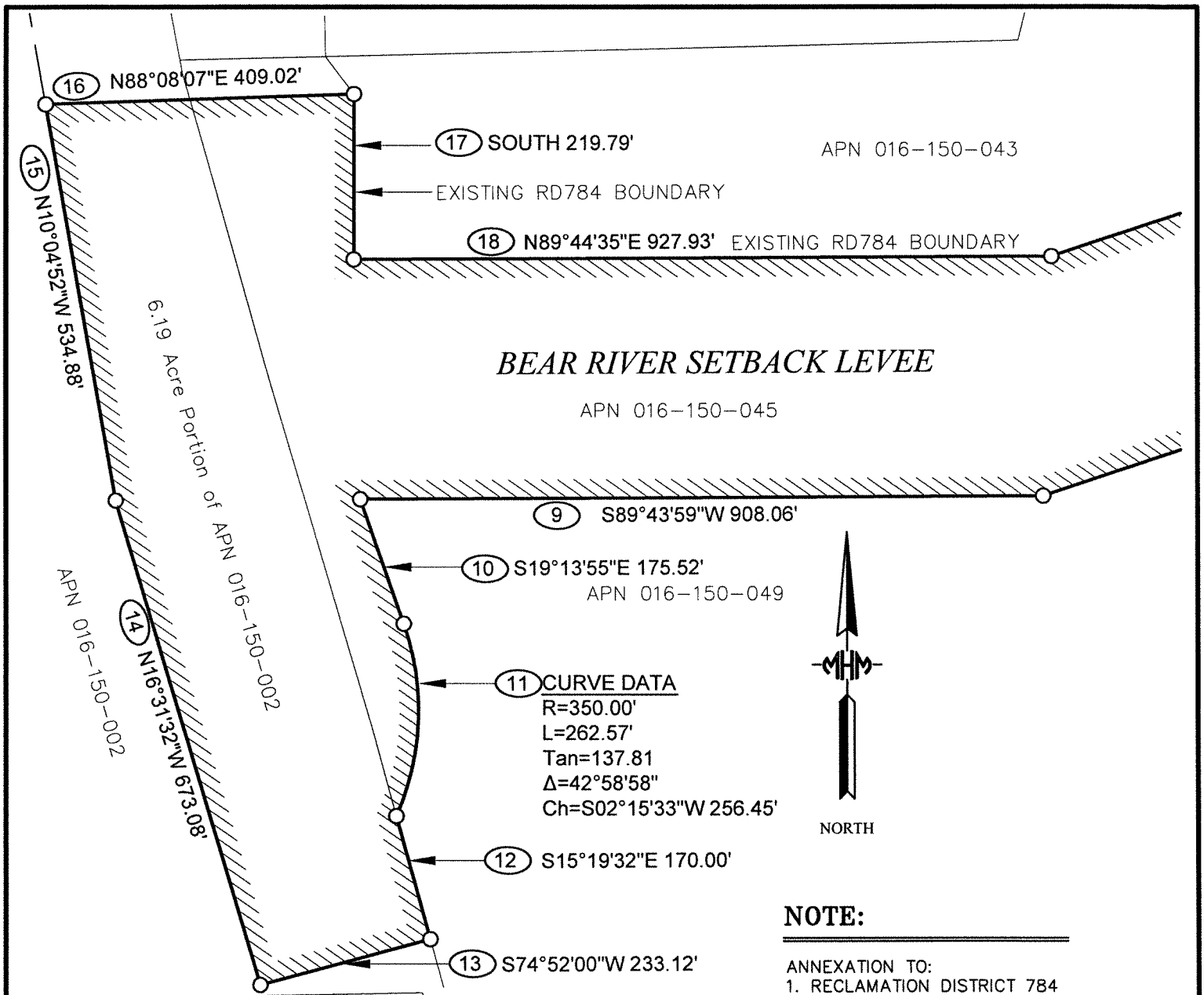
DATE: 2/22/24  
JOB NO: 22-602  
DRAWN: AC  
22602bear.dwg  
CHECKED: RKH



TITLE: LAFCO FILE NO. 2023-0004  
RECLAMATION DISTRICT NO. 784  
BEAR RIVER SETBACK LEVEE ANNEXATION  
AND SPHERE OF INFLUENCE UPDATE  
BEING A PORTION OF SECTIONS 17 AND 20, TOWNSHIP 13 NORTH, RANGE 4  
EAST MOUNT DIABLO MERIDIAN YUBA COUNTY, CALIFORNIA.  
PREPARED BY: MHM, INC 1204 E STREET MARYSVILLE, CA 95901  
SHEET 7 OF 8



580711



**BEAR RIVER SETBACK LEVEE**

APN 016-150-045

APN 016-150-043

APN 016-150-049

6.19 Acre Portion of APN 016-150-002

9 S89°43'59"W 908.06'

10 S19°13'55"E 175.52'

11 CURVE DATA  
 R=350.00'  
 L=262.57'  
 Tan=137.81  
 Δ=42°58'58"  
 Ch=S02°15'33"W 256.45'

12 S15°19'32"E 170.00'

13 S74°52'00"W 233.12'



NORTH

**NOTE:**

ANNEXATION TO:  
 1. RECLAMATION DISTRICT 784

**ANNEXED AREA**

BEAR RIVER SETBACK LEVEE 78.8± ACRES

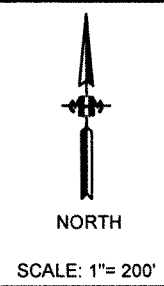
**GEOREFERENCE**

THE PARCELS SHOWN HEREON ARE REFERENCED GEOGRAPHICALLY TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) BASED UPON THE COUNTY OF YUBA GEOGRAPHIC INFORMATION SYSTEM (GIS) BASEMAP.

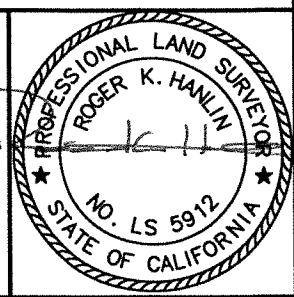
**LEGEND**

- 12 COURSE NUMBER
- CALCULATED POINT  
NOTHING FOUND OR SET
- T.P.O.B. TRUE POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- S.O.I. SPHERE OF INFLUENCE
- ANNEXATION BOUNDARY
- (E) EXISTING

DATE: 2/22/24  
 JOB NO: 22-602  
 DRAWN: AC  
 22602bear.dwg  
 CHECKED: RKH



TITLE: LAFCO FILE NO. 2023-0004  
 RECLAMATION DISTRICT NO. 784  
 BEAR RIVER SETBACK LEVEE ANNEXATION  
 AND SPHERE OF INFLUENCE UPDATE  
 BEING A PORTION OF SECTIONS 17 AND 20, TOWNSHIP 13 NORTH, RANGE 4  
 EAST MOUNT DIABLO MERIDIAN YUBA COUNTY, CALIFORNIA.  
 PREPARED BY: MHM, INC 1204 E STREET MARYSVILLE, CA 95901  
 SHEET 8 OF 8



38.02/11

EXHIBIT "A" - 4

LAFCO FILE 2023-0004  
RECLAMATION DISTRICT NO.784  
WPIC LEVEE ANNEXATION  
&  
SPHERE OF INFLUENCE UPDATE

All that certain real property situate in the County of Yuba, State of California, being a portion of those certain maps entitled "Plat of the Ostrom Tract", as filed in Book 1 of Maps at Page 22, "Plat of Arboga Colony", as filed in Book 1 of Maps at page 31, "Map Subdivision "A" Marysville Land Co.", as filed in Book 3 of Maps, at page 10 and the Harding Tract, as filed in Book 1 of Maps, at page 30, Yuba County Records lying in Sections 21, 28 and 33, Township 14 North, Range 4 East and Section 4, Township 13 North, Range 4 East, M.D.M., more particularly described as follows:

**BEGINNING** at a point on the easterly right of way of State Highway 70 and the north line of Section 20, Township 14 North, Range 4 East, Mount Diablo Meridian, also being the north line of said Plat of Arboga Colony, said point also being on the existing boundary of Reclamation District No. 784;

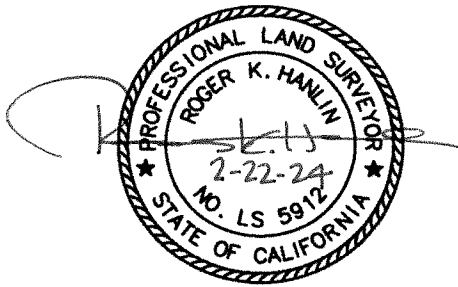
1. Thence, from said **POINT OF BEGINNING**, along the north line of said Section 20, also being the north line of Lot 1 Block 20 and Lot 4, Block 21 of said Plat of Arboga Colony and leaving the existing boundary of Reclamation District No. 784, South 88°45'00" West, 51.05 feet;
2. Thence North 11°06'57" West, 365.82 feet to the beginning of a curve, concave to the east, having a radius of 3862.54 feet and a central angle of 09°22'45";
3. Thence along the arc of said curve, the chord of which bears North 06°25'35" West, 631.58 feet to the beginning of a curve, concave to the east, having a radius of 3862.54 feet and a central angle of 01°58'03";
4. Thence along the arc of said curve, the chord of which bears North 00°45'11" West, 132.63 feet to the beginning of a curve, concave to the east, having a radius of 3862.54 feet and a central angle of 01°43'56";
5. Thence along the arc of said curve, the chord of which bears North 01°05'49" East, 116.78 feet;
6. Thence, South 21°20'03" East, 49.65 feet;
7. Thence, North 83°38'04" East, 84.47 feet;
8. Thence, North 81°41'34" East, 58.92 feet;
9. Thence, North 86°42'04" East, 143.00 feet to the beginning of a curve, concave to the southwest, having a radius of 60.00 feet and a central angle of 67°02'24";
10. Thence along the arc of said curve, the chord of which bears South 59°46'44" East, 66.27 feet;
11. Thence, South 26°15'32" East, 58.63 feet;
12. Thence, South 10°16'43" East, 111.90 feet;
13. Thence, South 00°15'24" East, 187.71 feet;
14. Thence, South 04°26'09" East, 85.86 feet;
15. Thence, South 19°49'28" West, 79.07 feet;
16. Thence, South 00°48'35" East, 348.03 feet;
17. Thence, South 26°24'16" East, 60.95 feet;
18. Thence, South 01°38'10" West, 29.31 feet;
19. Thence, South 15°29'49" West, 104.20 feet;
20. Thence, South 03°24'46" West, 108.02 feet;
21. Thence, South 00°20'50" East, 2238.71 feet;
22. Thence, South 02°27'15" East, 354.07 feet;

23. Thence, South 00°54'22" East, 672.71 feet;
24. Thence, South 01°29'44" East, 346.42 feet;
25. Thence, South 00°33'50" West, 382.77 feet;
26. Thence, North 88°09'33" East, 22.29 feet;
27. Thence, South 00°39'18" East, 3943.06 feet;
28. Thence, South 00°09'06" West, 2687.11 feet;
29. Thence, South 00°20'59" East, 996.43 feet;
30. Thence, South 00°36'07" East, 3145.93 feet;
31. Thence, South 08°56'19" East, 1113.79 feet;
32. Thence, South 04°00'59" West, 647.74 feet;
33. Thence, South 00°37'51" West, 88.41 feet;
34. Thence, South 09°23'36" East, 419.05 feet to the existing boundary of Reclamation District No. 784;
35. Thence along said existing boundary, South 90°00'00" West, 52.38 feet;
36. Thence, North 08°50'40" West, 2570.00 feet;
37. Thence, North 00°19'55" West, 14443.67 feet to the **POINT OF BEGINNING**.  
Containing 96.23 acres, more or less.

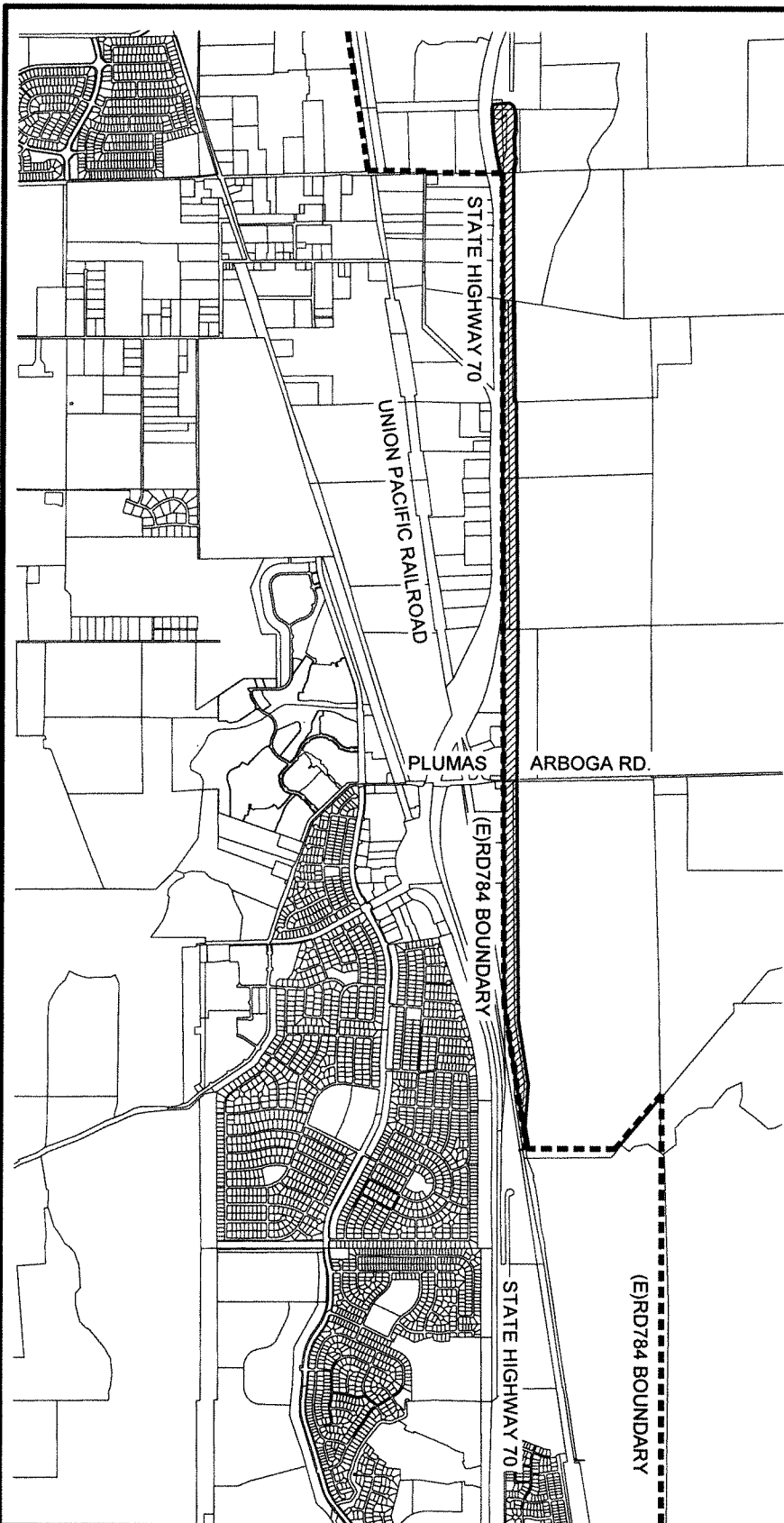
The basis of bearings for the hereinabove described parcel of land is the California Coordinate System, Zone II, NAD 83 (Epoch 2010.0) as shown on Record of Survey 2020-0008 filed in Book 101 of Maps at Pages 19 – 23, Yuba County Records. Distances contained herein are grid distances. To obtain ground distances, multiply the distances shown by 1.00008298.

*For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.*

Prepared by MHM, Inc.







**LINE TABLE:**

SEE SHEET 10 FOR LINE TABLE

NORTH

**LEGEND**

- (12) COURSE NUMBER
- CALCULATED POINT  
NOTHING FOUND OR SET
- P.O.B. POINT OF BEGINNING
- S.O.I. SPHERE OF INFLUENCE
- N.A.P. NOT A PART
- (E) EXISTING
- W.P.I.C. WESTERN PACIFIC INTERCEPTOR CANAL
- ANNEXATION LIMITS

**NOTE:**

ANNEXATION AND S.O.I. UPDATE TO:  
1. RECLAMATION DISTRICT 784

**ANNEXED AREA**

W.P.I.C. 96± ACRES

**S.O.I. UPDATE AREA**

W.P.I.C. 96± ACRES

**GEOREFERENCE**

THE PARCELS SHOWN HEREON ARE REFERENCED GEOGRAPHICALLY TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) BASED UPON THE COUNTY OF YUBA GEOGRAPHIC INFORMATION SYSTEM (GIS) BASEMAP.

DATE: 2/22/24

JOB NO: 22-602

DRAWN: AC  
22602wpic.dwg

CHECKED: RKH



NORTH

SCALE: 1"= 3000'

TITLE:

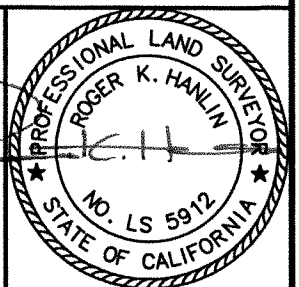
LAFCO FILE NO. 2023-0004

RECLAMATION DISTRICT NO. 784

W.P.I.C. WEST LEVEE ANNEXATION  
AND SPHERE OF INFLUENCE UPDATE

BEING A PORTION OF TOWNSHIP 13 NORTH AND 14 NORTH, RANGE 4 EAST  
MOUNT DIABLO MERIDIAN YUBA COUNTY, CALIFORNIA.

PREPARED BY: MHH, INC 1204 E STREET MARYSVILLE, CA 95901



3883/1




**CURVE 5**  
 R=3862.54'  
 L=116.78'  
 Tan=58.40'  
 $\Delta=1^{\circ}43'56''$   
 Chord = 116.78'

**CURVE 4**  
 R=3862.54'  
 L=132.63'  
 Tan=66.32'  
 $\Delta=1^{\circ}58'03''$   
 Chord = 132.63'

**CURVE 3**  
 R=3862.54'  
 L=632.28'  
 Tan=316.85'  
 $\Delta=9^{\circ}22'45''$   
 Chord = 631.58'

**CURVE 10**  
 R=60.00'  
 L=70.20'  
 Tan=39.74'  
 $\Delta=67^{\circ}02'23''$   
 Chord = 66.27'

**LEGEND**

-  COURSE NUMBER
-  CALCULATED POINT NOTHING FOUND OR SET
- P.O.B. POINT OF BEGINNING
- S.O.I. SPHERE OF INFLUENCE
- N.A.P. NOT A PART
- (E) EXISTING
- W.P.I.C. WESTERN PACIFIC INTERCEPTOR CANAL
-  ANNEXATION LIMITS



NORTH

APN 014-270-114

(E) RD784 BOUNDARY

P.O.B.

**NOTE:**

ANNEXATION TO:  
 1. RECLAMATION DISTRICT 784

**ANNEXED AREA**

W.P.I.C. 96± ACRES

**GEOREFERENCE**

THE PARCELS SHOWN HEREON ARE REFERENCED GEOGRAPHICALLY TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) BASED UPON THE COUNTY OF YUBA GEOGRAPHIC INFORMATION SYSTEM (GIS) BASEMAP.

DATE: 2/22/24  
 JOB NO: 22-602

DRAWN: AC  
 22602wpic.dwg

CHECKED: RKH



NORTH

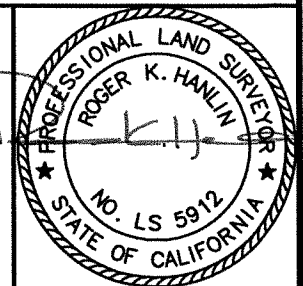
SCALE: 1"= 300'

TITLE: LAFCO FILE NO. 2023-0004  
 RECLAMATION DISTRICT NO. 784  
 W.P.I.C. WEST LEVEE ANNEXATION  
 AND SPHERE OF INFLUENCE UPDATE

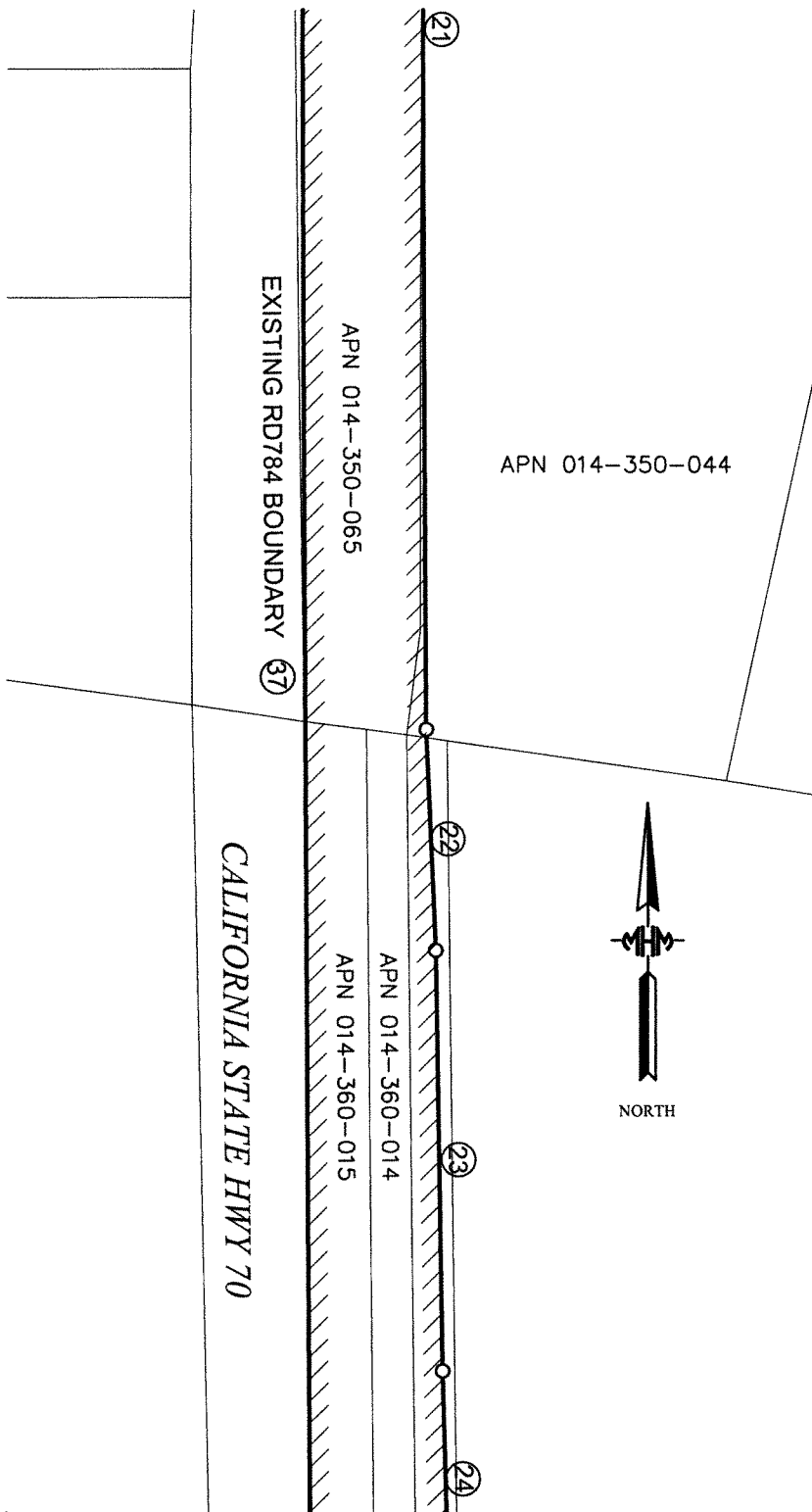
BEING A PORTION OF TOWNSHIP 13 NORTH AND 14 NORTH, RANGE 4 EAST  
 MOUNT DIABLO MERIDIAN YUBA COUNTY, CALIFORNIA.

PREPARED BY: MHM, INC 1204 E STREET MARYSVILLE, CA 95901

SHEET 2 OF 10



5883/11



**LINE TABLE:**

SEE SHEET 10 FOR LINE TABLE

**LEGEND**

- ⑫ COURSE NUMBER
- CALCULATED POINT  
NOTHING FOUND OR SET
- P.O.B. POINT OF BEGINNING
- S.O.I. SPHERE OF INFLUENCE
- N.A.P. NOT A PART
- (E) EXISTING
- W.P.I.C. WESTERN PACIFIC INTERCEPTOR CANAL
- ANNEXATION LIMITS

**NOTE:**

ANNEXATION TO:  
1. RECLAMATION DISTRICT 784

**ANNEXED AREA**

W.P.I.C. 96± ACRES

**GEOREFERENCE**

THE PARCELS SHOWN HEREON ARE REFERENCED GEOGRAPHICALLY TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) BASED UPON THE COUNTY OF YUBA GEOGRAPHIC INFORMATION SYSTEM (GIS) BASEMAP.

DATE: 2/22/24

JOB NO: 22-602

DRAWN: AC  
22602wpic.dwg

CHECKED: RKH



NORTH

SCALE: 1"= 300'

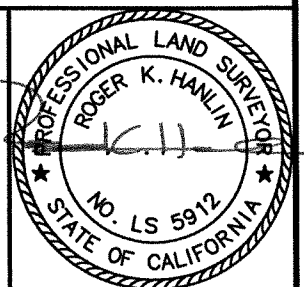
TITLE:

LAFCO FILE NO. 2023-0004  
RECLAMATION DISTRICT NO. 784  
W.P.I.C. WEST LEVEE ANNEXATION  
AND SPHERE OF INFLUENCE UPDATE

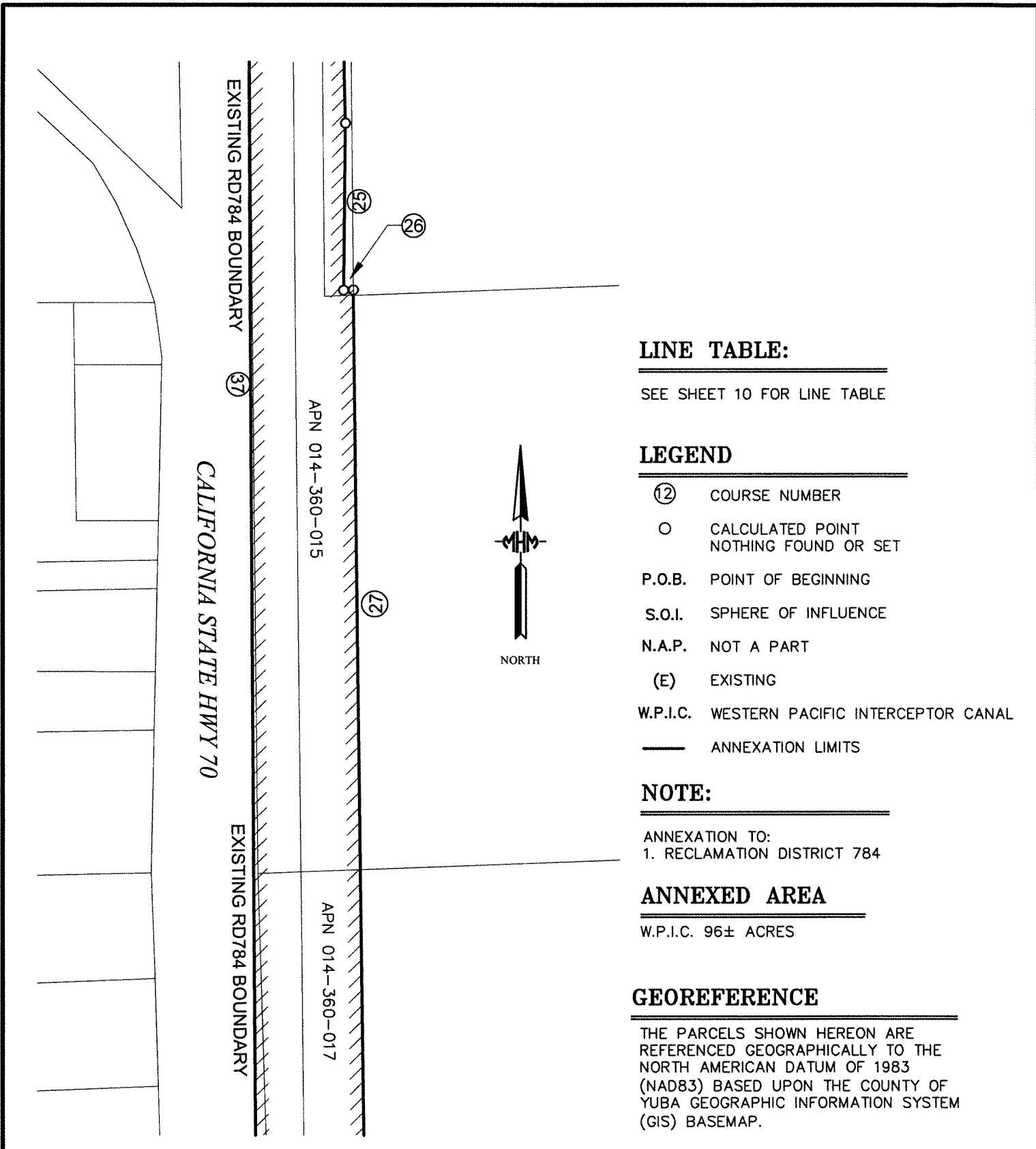
BEING A PORTION OF TOWNSHIP 13 NORTH AND 14 NORTH, RANGE 4 EAST  
MOUNT DIABLO MERIDIAN YUBA COUNTY, CALIFORNIA.

PREPARED BY: MHM, INC 1204 E STREET MARYSVILLE, CA 95901

SHEET 3 OF 10



5833/1



**LINE TABLE:**

SEE SHEET 10 FOR LINE TABLE

**LEGEND**

- ⑫ COURSE NUMBER
- CALCULATED POINT  
NOTHING FOUND OR SET
- P.O.B. POINT OF BEGINNING
- S.O.I. SPHERE OF INFLUENCE
- N.A.P. NOT A PART
- (E) EXISTING
- W.P.I.C. WESTERN PACIFIC INTERCEPTOR CANAL
- ANNEXATION LIMITS

**NOTE:**

ANNEXATION TO:  
1. RECLAMATION DISTRICT 784

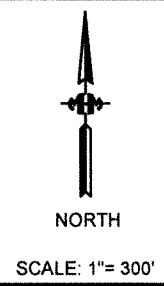
**ANNEXED AREA**

W.P.I.C. 96± ACRES

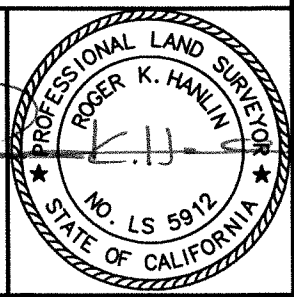
**GEOREFERENCE**

THE PARCELS SHOWN HEREON ARE REFERENCED GEOGRAPHICALLY TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) BASED UPON THE COUNTY OF YUBA GEOGRAPHIC INFORMATION SYSTEM (GIS) BASEMAP.

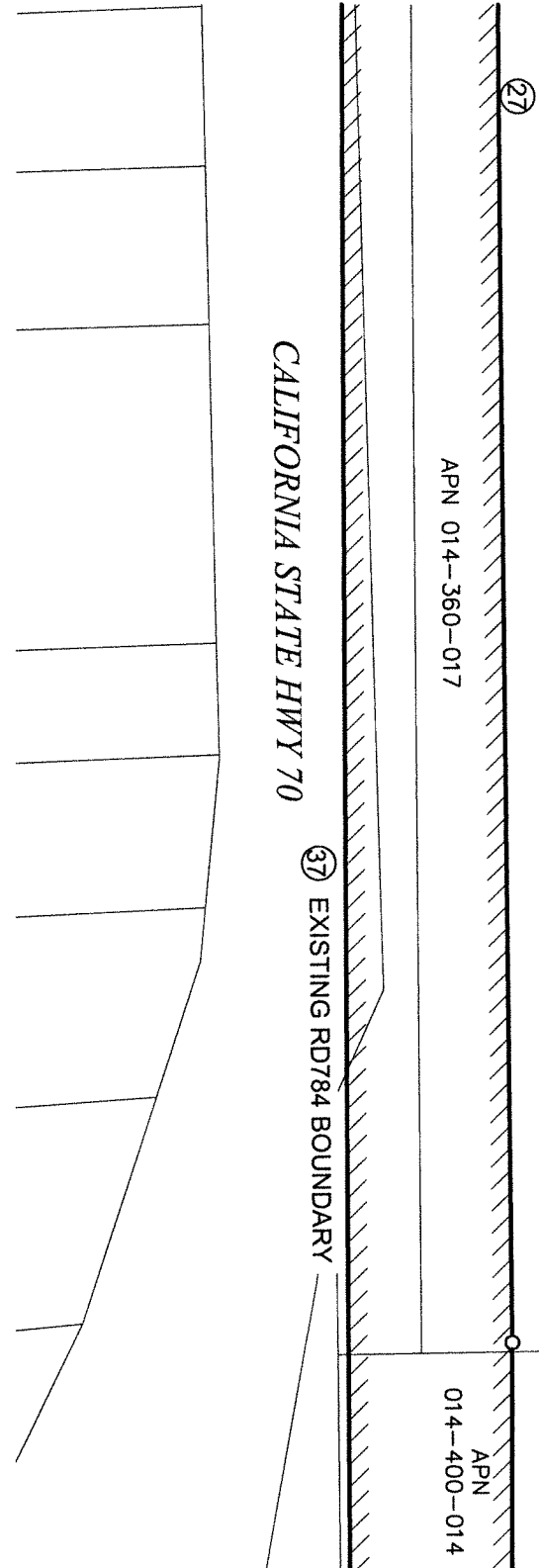
DATE: 2/22/24  
 JOB NO: 22-602  
 DRAWN: AC  
 22602wpic.dwg  
 CHECKED: RKH



TITLE: LAFCO FILE NO. 2023-0004  
 RECLAMATION DISTRICT NO. 784  
 W.P.I.C. WEST LEVEE ANNEXATION  
 AND SPHERE OF INFLUENCE UPDATE  
 BEING A PORTION OF TOWNSHIP 13 NORTH AND 14 NORTH, RANGE 4 EAST  
 MOUNT DIABLO MERIDIAN YUBA COUNTY, CALIFORNIA.  
 PREPARED BY: MHM, INC 1204 E STREET MARYSVILLE, CA 95901  
 SHEET 4 OF 10



55871



**LINE TABLE:**

SEE SHEET 10 FOR LINE TABLE

**LEGEND**

- ② COURSE NUMBER
- CALCULATED POINT  
NOTHING FOUND OR SET
- P.O.B. POINT OF BEGINNING
- S.O.I. SPHERE OF INFLUENCE
- N.A.P. NOT A PART
- (E) EXISTING
- W.P.I.C. WESTERN PACIFIC INTERCEPTOR CANAL
- ANNEXATION LIMITS

**NOTE:**

ANNEXATION TO:  
1. RECLAMATION DISTRICT 784

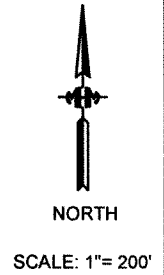
**ANNEXED AREA**

W.P.I.C. 96± ACRES

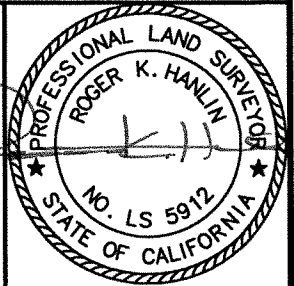
**GEOREFERENCE**

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DATE: 2/22/24  
JOB NO: 22-602  
DRAWN: AC  
22602wpic.dwg  
CHECKED: RKH



TITLE: LAFCO FILE NO. 2023-0004  
RECLAMATION DISTRICT NO. 784  
W.P.I.C. WEST LEVEE ANNEXATION  
AND SPHERE OF INFLUENCE UPDATE  
BEING A PORTION OF TOWNSHIP 13 NORTH AND 14 NORTH, RANGE 4 EAST  
MOUNT DIABLO MERIDIAN YUBA COUNTY, CALIFORNIA.  
PREPARED BY: MHM, INC 1204 E STREET MARYSVILLE, CA 95901



583/11

**LEGEND**

- ⑫ COURSE NUMBER
- CALCULATED POINT NOTHING FOUND OR SET
- P.O.B. POINT OF BEGINNING
- S.O.I. SPHERE OF INFLUENCE
- N.A.P. NOT A PART
- (E) EXISTING
- W.P.I.C. WESTERN PACIFIC INTERCEPTOR CANAL
- ANNEXATION LIMITS



NORTH

**LINE TABLE:**

SEE SHEET 10 FOR LINE TABLE

APN 014-400-010  
NOT A PART

APN 014-400-014

⑫

EXISTING RD784 BOUNDARY ⑬  
APN 014-400-042  
NOT A PART

APN 014-400-037  
NOT A PART

NOT A PART

APN 014-400-040  
NOT A PART

N.A.P.

**NOTE:**

ANNEXATION TO:  
1. RECLAMATION DISTRICT 784

**ANNEXED AREA**

W.P.I.C. 96± ACRES

**GEOREFERENCE**

THE PARCELS SHOWN HEREON ARE REFERENCED GEOGRAPHICALLY TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) BASED UPON THE COUNTY OF YUBA GEOGRAPHIC INFORMATION SYSTEM (GIS) BASEMAP.

PLUMAS-ARBOGA ROAD —

DATE: 2/22/24  
JOB NO: 22-602  
DRAWN: AC  
22602wpc.dwg  
CHECKED: RKH



NORTH

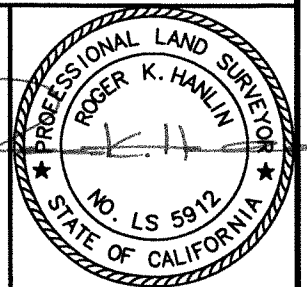
SCALE: 1"= 300'

TITLE: LAFCO FILE NO. 2023-0004  
RECLAMATION DISTRICT NO. 784  
W.P.I.C. WEST LEVEE ANNEXATION  
AND SPHERE OF INFLUENCE UPDATE

BEING A PORTION OF TOWNSHIP 13 NORTH AND 14 NORTH, RANGE 4 EAST  
MOUNT DIABLO MERIDIAN YUBA COUNTY, CALIFORNIA.

PREPARED BY: MHM, INC 1204 E STREET MARYSVILLE, CA 95901

SHEET 6 OF 10



58.824

PLUMAS-ARBOGA ROAD -

**LEGEND**

- ⑫ COURSE NUMBER
- CALCULATED POINT  
NOTHING FOUND OR SET
- P.O.B. POINT OF BEGINNING
- S.O.I. SPHERE OF INFLUENCE
- N.A.P. NOT A PART
- (E) EXISTING
- W.P.I.C. WESTERN PACIFIC INTERCEPTOR CANAL
- ANNEXATION LIMITS



NORTH

APN 016-050-037  
NOT A PART

**LINE TABLE:**

SEE SHEET 10 FOR LINE TABLE

**NOTE:**

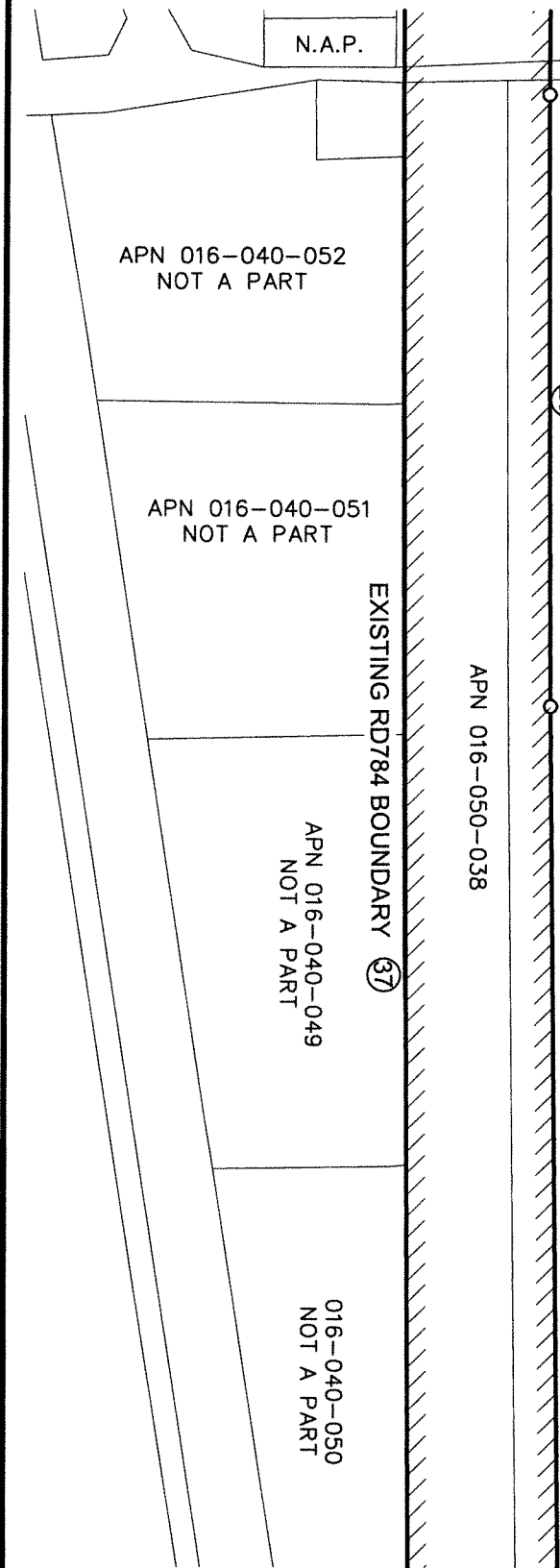
ANNEXATION TO:  
1. RECLAMATION DISTRICT 784

**ANNEXED AREA**


W.P.I.C. 96± ACRES

**GEOREFERENCE**

THE PARCELS SHOWN HEREON ARE REFERENCED GEOGRAPHICALLY TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) BASED UPON THE COUNTY OF YUBA GEOGRAPHIC INFORMATION SYSTEM (GIS) BASEMAP.



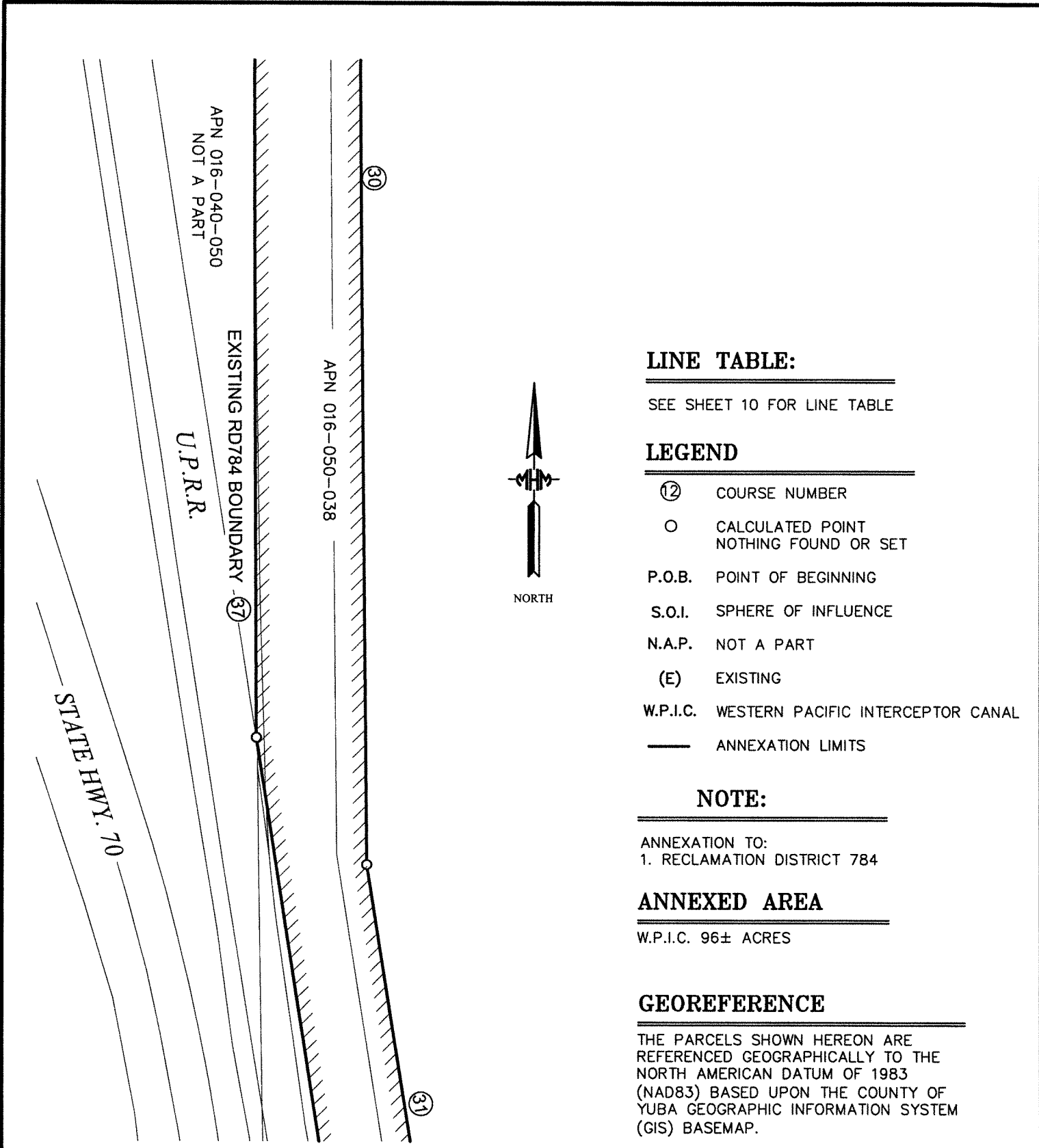
DATE: 2/22/24  
JOB NO: 22-602  
DRAWN: AC  
22602wpic.dwg  
CHECKED: RKH

  
NORTH  
SCALE: 1"= 300'

TITLE: LAFCO FILE NO. 2023-0004  
RECLAMATION DISTRICT NO. 784  
W.P.I.C. WEST LEVEE ANNEXATION  
AND SPHERE OF INFLUENCE UPDATE  
BEING A PORTION OF TOWNSHIP 13 NORTH AND 14 NORTH, RANGE 4 EAST  
MOUNT DIABLO MERIDIAN YUBA COUNTY, CALIFORNIA.  
PREPARED BY: MHM, INC 1204 E STREET MARYSVILLE, CA 95901  
SHEET 7 OF 10



28.137h



**LINE TABLE:**

SEE SHEET 10 FOR LINE TABLE

**LEGEND**

- (2) COURSE NUMBER
- CALCULATED POINT NOTHING FOUND OR SET
- P.O.B. POINT OF BEGINNING
- S.O.I. SPHERE OF INFLUENCE
- N.A.P. NOT A PART
- (E) EXISTING
- W.P.I.C. WESTERN PACIFIC INTERCEPTOR CANAL
- ANNEXATION LIMITS

**NOTE:**

ANNEXATION TO:  
1. RECLAMATION DISTRICT 784

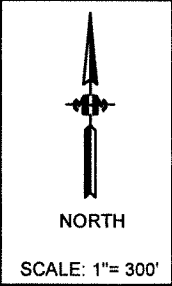
**ANNEXED AREA**

W.P.I.C. 96± ACRES

**GEOREFERENCE**

THE PARCELS SHOWN HEREON ARE REFERENCED GEOGRAPHICALLY TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) BASED UPON THE COUNTY OF YUBA GEOGRAPHIC INFORMATION SYSTEM (GIS) BASEMAP.

DATE: 2/22/24  
JOB NO: 22-602  
DRAWN: AC  
22602wpic.dwg  
CHECKED: RKH

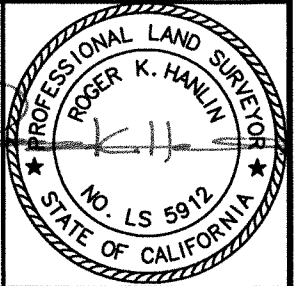


TITLE: **LAFCO FILE NO. 2023-0004  
RECLAMATION DISTRICT NO. 784  
W.P.I.C. WEST LEVEE ANNEXATION  
AND SPHERE OF INFLUENCE UPDATE**

BEING A PORTION OF TOWNSHIP 13 NORTH AND 14 NORTH, RANGE 4 EAST  
MOUNT DIABLO MERIDIAN YUBA COUNTY, CALIFORNIA.

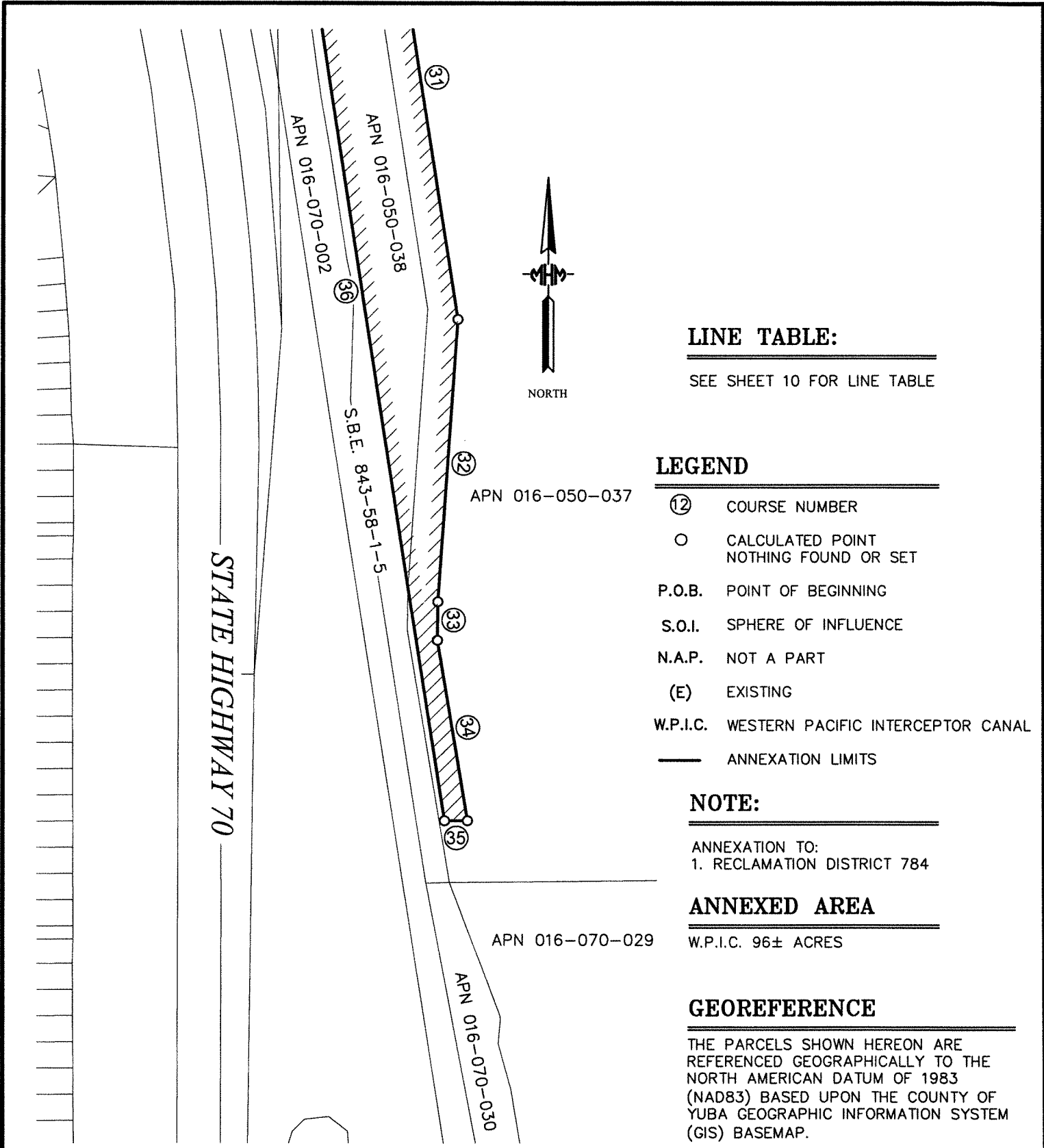
PREPARED BY: MHM, INC 1204 E STREET MARYSVILLE, CA 95901

SHEET 8 OF 10



28894





**LINE TABLE:**

SEE SHEET 10 FOR LINE TABLE

**LEGEND**

- ⑫ COURSE NUMBER
- CALCULATED POINT  
NOTHING FOUND OR SET
- P.O.B. POINT OF BEGINNING
- S.O.I. SPHERE OF INFLUENCE
- N.A.P. NOT A PART
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- W.P.I.C. WESTERN PACIFIC INTERCEPTOR CANAL
- ANNEXATION LIMITS

**NOTE:**

ANNEXATION TO:  
1. RECLAMATION DISTRICT 784

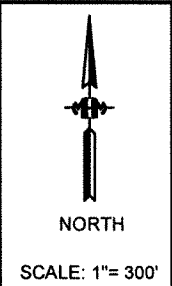
**ANNEXED AREA**

W.P.I.C. 96± ACRES

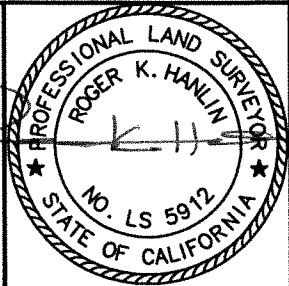
**GEOREFERENCE**

THE PARCELS SHOWN HEREON ARE REFERENCED GEOGRAPHICALLY TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) BASED UPON THE COUNTY OF YUBA GEOGRAPHIC INFORMATION SYSTEM (GIS) BASEMAP.

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 22602wpic.dwg  
 CHECKED: RKH



TITLE: LAFCO FILE NO. 2023-0004  
 RECLAMATION DISTRICT NO. 784  
 W.P.I.C. WEST LEVEE ANNEXATION  
 AND SPHERE OF INFLUENCE UPDATE  
 BEING A PORTION OF TOWNSHIP 13 NORTH AND 14 NORTH, RANGE 4 EAST  
 MOUNT DIABLO MERIDIAN YUBA COUNTY, CALIFORNIA.  
 PREPARED BY: MHM, INC 1204 E STREET MARYSVILLE, CA 95901



38.634

**BOUNDARY:**

SEE SHEETS 1 THROUGH 9 FOR ANNEXATION BOUNDARY LABELS

**LINE TABLE**

LINE	BEARING	LENGTH
1	S88°45'00"W	51.05'
2	N11°06'57"W	365.82'
3 Chord	N06°25'35"W	631.58'
4 Chord	N00°45'11"W	132.63'
5 Chord	N01°05'49"E	116.78'
6	S21°20'03"E	49.65'
7	N83°38'04"E	84.47'
8	N81°41'34"E	58.92'
9	N86°42'04"E	143.00'
10 Chord	S59°46'44"E	66.27'
11	S26°15'32"E	58.63'
12	S10°16'43"E	111.90'
13	S00°15'24"E	187.71'
14	S04°26'09"E	85.86'
15	S19°49'28"W	79.07'
16	S00°48'35"E	348.03'
17	S26°24'16"E	60.95'
18	S01°38'10"W	29.31'
19	S15°29'49"W	104.20'
20	S03°24'46"W	108.02'
21	S00°20'50"E	2238.71'
22	S02°27'15"E	354.07'
23	S00°54'22"E	672.71'
24	S01°29'44"E	346.42'
25	S00°33'50"W	382.77'
26	N88°09'33"E	22.29'
27	S00°39'18"E	3943.06'
28	S00°09'06"W	2687.11'
29	S00°20'59"E	996.43'
30	S00°36'07"E	3145.93'
31	S08°56'19"E	1113.79'
32	S04°00'59"W	647.74'
33	S00°37'51"W	88.41'
34	S09°23'36"E	419.05'
35	S90°00'00"W	52.38'
36	N08°50'40"W	2570.00'
37	N00°19'55"W	14443.67'

**CURVE TABLE**

Radius	Central Angle	Arc
3862.54'	09°22'45"	632.28'
3862.54'	01°58'03"	132.63'
3862.54'	01°43'56"	116.78'
60.00'	67°02'23"	70.20'

**LEGEND**

- ⑫ COURSE NUMBER
- CALCULATED POINT  
NOTHING FOUND OR SET
- P.O.B. POINT OF BEGINNING
- S.O.I. SPHERE OF INFLUENCE
- N.A.P. NOT A PART
- (E) EXISTING
- W.P.I.C. WESTERN PACIFIC INTERCEPTOR CANAL
- ANNEXATION LIMITS

**NOTE:**

ANNEXATION TO:  
1. RECLAMATION DISTRICT 784

**ANNEXED AREA**

W.P.I.C. 96± ACRES

**GEOREFERENCE**

THE PARCELS SHOWN HEREON ARE REFERENCED GEOGRAPHICALLY TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) BASED UPON THE COUNTY OF YUBA GEOGRAPHIC INFORMATION SYSTEM (GIS) BASEMAP.

DATE: 2/22/24

JOB NO: 22-602

DRAWN: AC  
22602wpic.dwg

CHECKED: RKH



NORTH

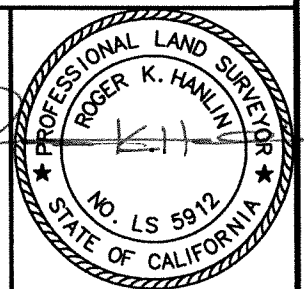
SCALE: 1"= 200'

TITLE: LAFCO FILE NO. 2023-0004  
RECLAMATION DISTRICT NO. 784  
W.P.I.C. WEST LEVEE ANNEXATION  
AND SPHERE OF INFLUENCE UPDATE

BEING A PORTION OF TOWNSHIP 13 NORTH AND 14 NORTH, RANGE 4 EAST  
MOUNT DIABLO MERIDIAN YUBA COUNTY, CALIFORNIA.

PREPARED BY: MHM, INC 1204 E STREET MARYSVILLE, CA 95901

SHEET 10 OF 10



38824

## LAFCO FILE 2023-0004

**RECLAMATION DISTRICT NO. 784  
GOLDFIELDS LEVEE ANNEXATION  
&  
SPHERE OF INFLUENCE UPDATE**

All that certain real property situate in the County of Yuba, State of California, being a portion of Sections 11, 13, and 14, Township 15 North, Range 4 East and Section 7, Township 15 North, Range 5 East, Mount Diablo Meridian, Yuba County California, more particularly described as follows:

Commencing at a point marking the centerline intersection Hammonton-Smartsville Road and the Section Line common to Sections 13 and 14 of said Township 15 North, Range 4 East, M.D.M., as shown on that certain Grant Deed, filed as Document No. 2020-009876 Yuba County Records; thence along said Section Line, North 00°10'18" West, 439.94 feet to the north boundary of the Three Rivers Levee Improvement Authority (TRLIA) and **TRUE POINT OF BEGINNING** of the herein described parcel of land;

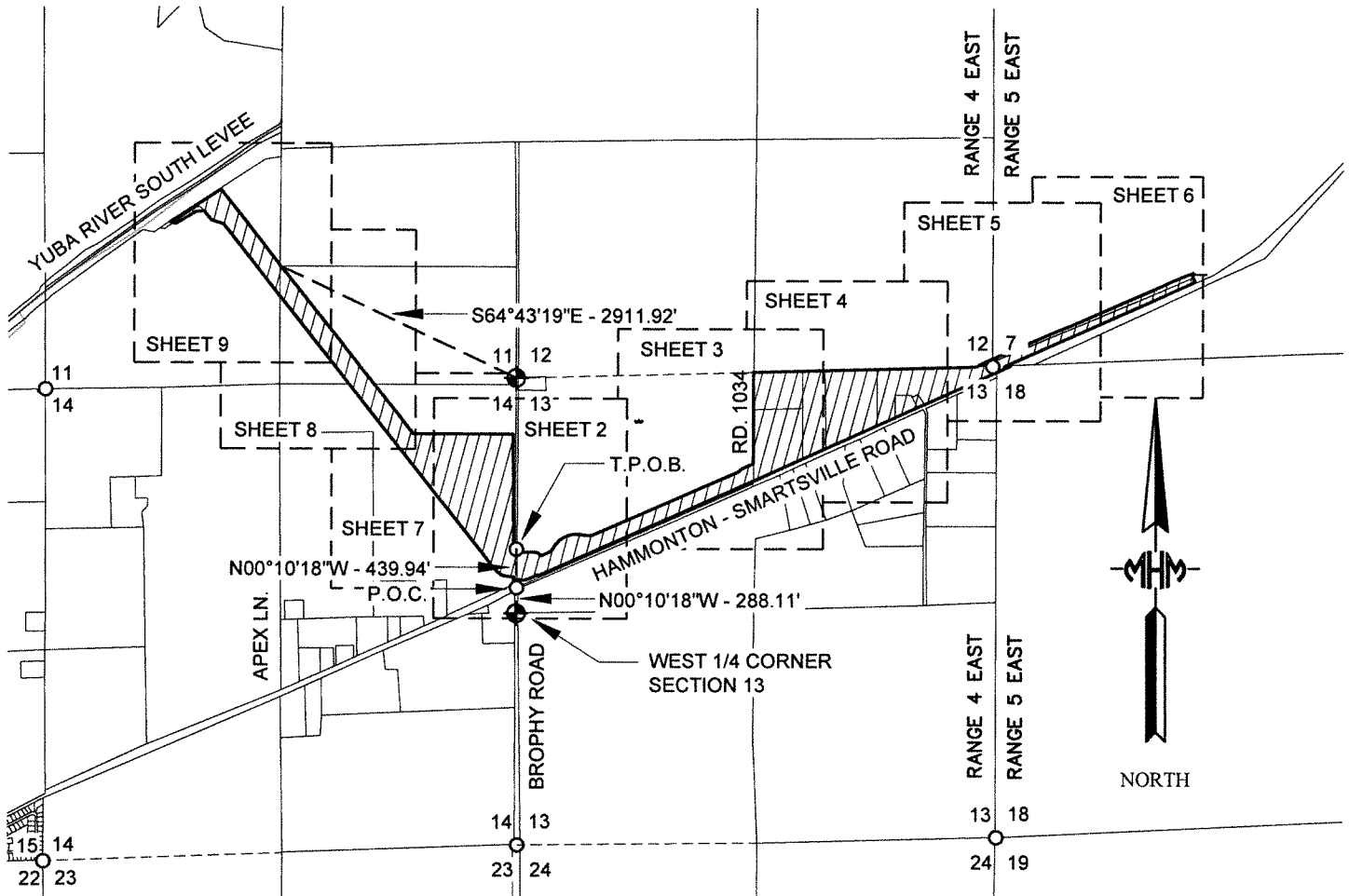
1. Thence from said **TRUE POINT OF BEGINNING** and following said TRLIA boundary North 89°49'42" East, 33.00 feet;
2. Thence, South 71°48'08" East, 32.86 feet;
3. Thence, South 29°19'54" East, 31.55 feet;
4. Thence, East, 104.60 feet;
5. Thence, South 87°20'08" East, 54.87 feet;
6. Thence, South 45°31'23" East, 51.92 feet;
7. Thence, North 67°11'31" East, 90.59 feet to the beginning of a curve, concave to the northwest, having a radius of 90.00 feet and a central angle of 40°06'55";
8. Thence along the arc of said curve, 63.01 feet to a point of reverse curve, concave to the southeast, having a radius of 307.99 feet and a central angle of 79°03'32";
9. Thence along the arc of said curve, 424.98 feet to a point of reverse curve, concave to the northeast, having a radius of 130.00 feet and a central angle of 35°59'52";
10. Thence along the arc of said curve, 81.68 feet;
11. Thence, North 66°13'31" East, 640.19 feet;
12. Thence, North 66°26'04" East, 1139.29 feet;
13. Thence, North 49°19'58" East, 57.20 feet;
14. Thence, North 65°12'02" East, 138.76 feet;
15. Thence, North 00°07'47" East, 1021.06 feet;
16. Thence, North 88°32'08" East, 2487.47 feet;
17. Thence, North 66°07'41" East, 13.18 feet;
18. Thence, North 62°32'54" East, 80.92 feet;
19. Thence, North 64°50'07" East, 131.58 feet;
20. Thence, North 66°49'17" East, 802.03 feet;
21. Thence, North 68°46'43" East, 116.40 feet;
22. Thence, North 66°23'55" East, 1312.37 feet;
23. Thence, North 68°30'23" East, 135.51 feet;
24. Thence, North 72°46'29" East, 58.23 feet to the northeasterly corner of the herein described parcel of land;
25. Thence, South 23°56'04" East, 97.89 feet;

26. Thence, South 66°07'40" West, 1051.87 feet;
  27. Thence, South 66°11'29" West, 1299.72 feet;
  28. Thence, North 88°16'16" East, 67.71 feet;
  29. Thence, South 65°50'13" West, 233.89 feet;
  30. Thence, South 65°50'13" West, 2934.85 feet;
  31. Thence, South 66°04'42" West, 2615.07 feet;
  32. Thence, North 23°55'18" West, 10.00 feet;
  33. Thence, South 66°04'42" West, 110.32 feet to the beginning of a curve, concave to the north, having a radius of 150.00 feet and a central angle of 40°00'42";
  34. Thence along the arc of said curve, 104.75 feet;
  35. Thence, South 89°49'42" West, 33.00 feet to the westerly line of said Section 13, also being the centerline of Brophy Road from which the west one quarter corner of said Section 13 bears South 00°10'18" West, 384.69 feet;
  36. Thence, South 89°49'42" West, 33.00 feet;
  37. Thence, North 00°10'18" West, 30.55 feet;
  38. Thence, North 88°35'49" West, 54.24 feet to the beginning of a curve, concave to the northeast, having a radius of 200.00 feet and a central angle of 44°27'57";
  39. Thence, along the arc of said curve, 155.22 feet;
  40. Thence, North 40°15'10" West, 50.00 feet;
  41. Thence, North 38°14'26" West, 2638.68 feet;
  42. Thence, North 38°10'07" West, 1093.73 feet;
  43. Thence, North 38°06'11" West, 396.93 feet;
  44. Thence, North 38°35'13" West, 503.48 feet;
  45. Thence, North 38°11'32" West, 259.49 feet;
  46. Thence, North 71°26'23" West, 143.82 feet;
  47. Thence, North 38°34'57" West, 131.16 feet;
  48. Thence, South 86°18'03" West, 92.70 feet;
  49. Thence, South 58°28'05" West, 265.68 feet;
  50. Thence, North 72°40'39" West, 65.84 feet to the most westerly corner of the herein described parcel of land;
  51. Thence, North 57°05'26" East, 678.44 feet;
  52. Thence, South 38°11'12" East, 1041.87 feet;
  53. Thence, South 37°06'00" East, 55.23 feet;
  54. Thence, South 39°30'01" East, 117.87 feet;
  55. Thence, South 38°22'34" East, 1971.43 feet;
  56. Thence, South 37°55'10" East, 296.85 feet;
  57. Thence, South 89°55'45" East, 1120.67 feet;
  58. Thence, South 00°10'18" East, 1285.96 feet;
  59. Thence, North 89°49'42" East, 33.00 feet to the **TRUE POINT OF BEGINNING**.
- Containing 106.41 acres, more or less.

The basis of bearings for this description is the California State Plane Coordinate System, Zone 2, CCS83, Epoch Date 2010.0. Distances herein and shown on the accompanying plat are Grid distance values. Multiply Grid distances by 1.0000845 to obtain Ground distance values.

*For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.*





**SHEET INDEX**

- SHEET 1 - KEY MAP
- SHEETS 2-9 ANNEXATION BOUNDARY
- SHEETS 10-11 LINE TABLE

**LEGEND**

- (12) COURSE NUMBER
- CALCULATED POINT  
NOTHING FOUND OR SET
- T.P.O.B. TRUE POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- S.O.I. SPHERE OF INFLUENCE
- ANNEXATION LIMITS

**NOTE:**

ANNEXATION AND SPHERE OF INFLUENCE UPDATE TO:  
1. RECLAMATION DISTRICT 784

**S.O.I. UPDATE AREA**

GOLDFIELDS 106± ACRES

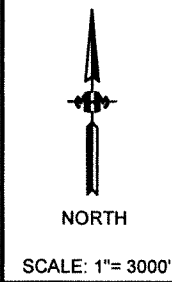
**ANNEXED AREA**

GOLDFIELDS 106± ACRES

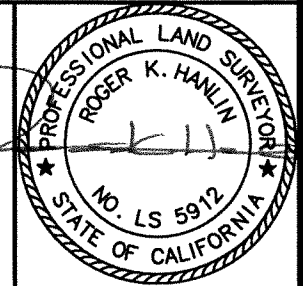
**GEOREFERENCE**

THE PARCELS SHOWN HEREON ARE REFERENCED GEOGRAPHICALLY TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) BASED UPON THE COUNTY OF YUBA GEOGRAPHIC INFORMATION SYSTEM (GIS) BASEMAP.

DATE: 2/21/23  
JOB NO: 22-602  
DRAWN: AC  
22602goldfield.dwg  
CHECKED: RKH



TITLE: LAFCO FILE NO. 2023-0004  
RECLAMATION DISTRICT NO. 784  
GOLDFIELDS LEVEE ANNEXATION  
AND SPHERE OF INFLUENCE UPDATE  
BEING A PORTION OF TOWNSHIP 14 NORTH AND 15 NORTH, RANGE 4 AND 5  
EAST MOUNT DIABLO MERIDIAN YUBA COUNTY, CALIFORNIA.  
PREPARED BY: MHM, INC 1204 E STREET MARYSVILLE, CA 95901  
SHEET 1 OF 11



3383/13

**NOTE:**

ANNEXATION TO:  
1. RECLAMATION DISTRICT 784

**ANNEXED AREA**

GOLDFIELDS 106± ACRES

**GEOREFERENCE**

THE PARCELS SHOWN HEREON ARE REFERENCED GEOGRAPHICALLY TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) BASED UPON THE COUNTY OF YUBA GEOGRAPHIC INFORMATION SYSTEM (GIS) BASEMAP.

**LINE TABLE:**

SEE SHEETS 10 AND 11 FOR LINE TABLE

**LEGEND**

- ⑫ COURSE NUMBER
- CALCULATED POINT  
NOTHING FOUND OR SET

T.P.O.B. TRUE POINT OF BEGINNING

P.O.C. POINT OF COMMENCEMENT

S.O.I. SPHERE OF INFLUENCE

— ANNEXATION LIMITS

CURVE 8

R=90.00'

L=63.01"

Tan=32.86'

Δ=40°06'55"

Ch=N47°08'03"E 61.73'

CURVE 9

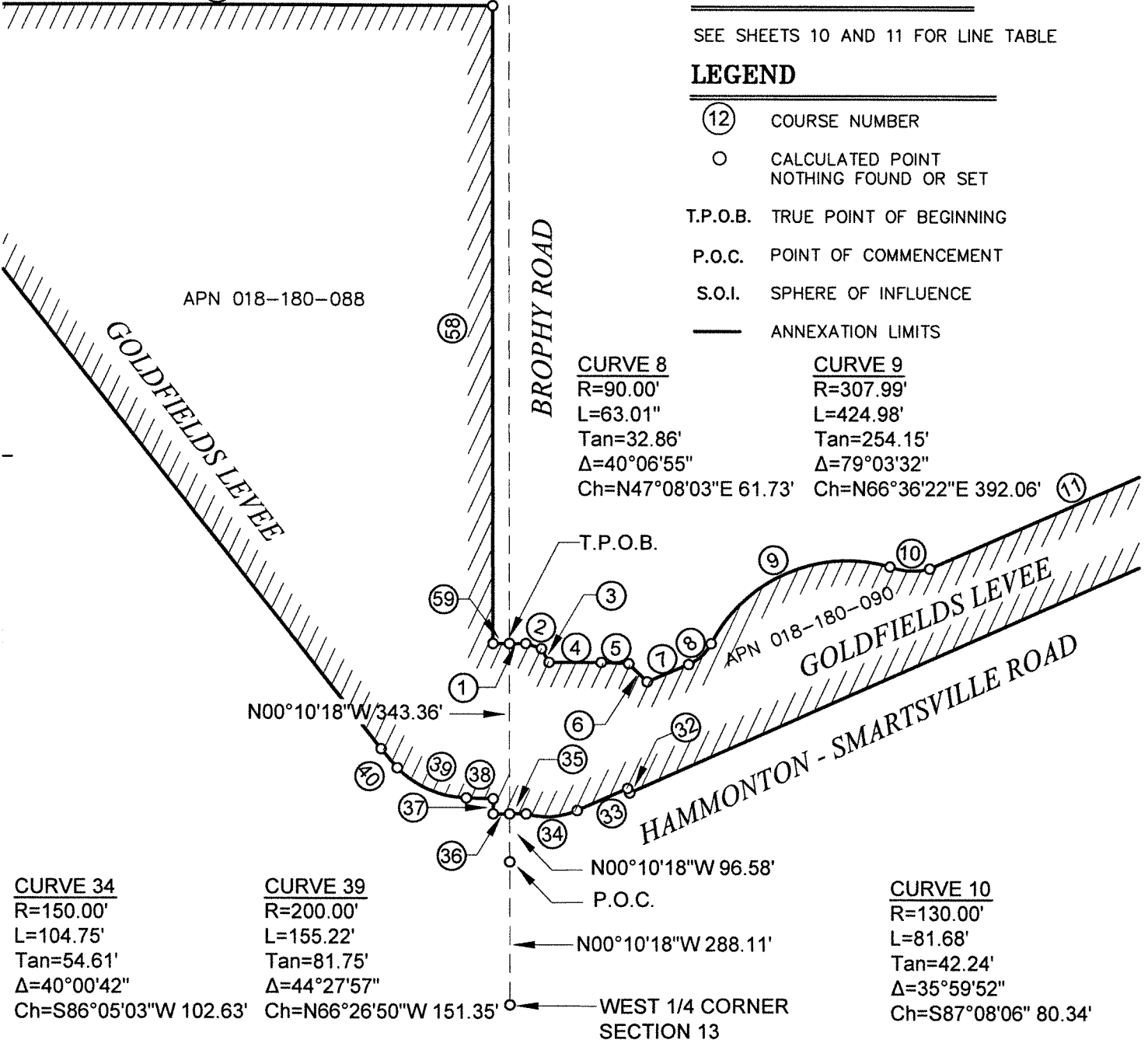
R=307.99'

L=424.98"

Tan=254.15'

Δ=79°03'32"

Ch=N66°36'22"E 392.06'



CURVE 34

R=150.00'

L=104.75'

Tan=54.61'

Δ=40°00'42"

Ch=S86°05'03"W 102.63'

CURVE 39

R=200.00'

L=155.22'

Tan=81.75'

Δ=44°27'57"

Ch=N66°26'50"W 151.35'

CURVE 10

R=130.00'

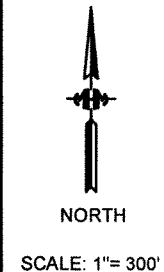
L=81.68'

Tan=42.24'

Δ=35°59'52"

Ch=S87°08'06" 80.34'

DATE: 2/21/24  
JOB NO: 22-602  
DRAWN: AC  
22602goldfield.dwg  
CHECKED: RKH



TITLE: LAFCO FILE NO. 2023-0004  
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PREPARED BY: MHM, INC 1204 E STREET MARYSVILLE, CA 95901



58.03/13

**NOTE:**

ANNEXATION TO:  
1. RECLAMATION DISTRICT 784

**ANNEXED AREA**

GOLDFIELDS 106± ACRES

**GEOREFERENCE**

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**LINE TABLE:**

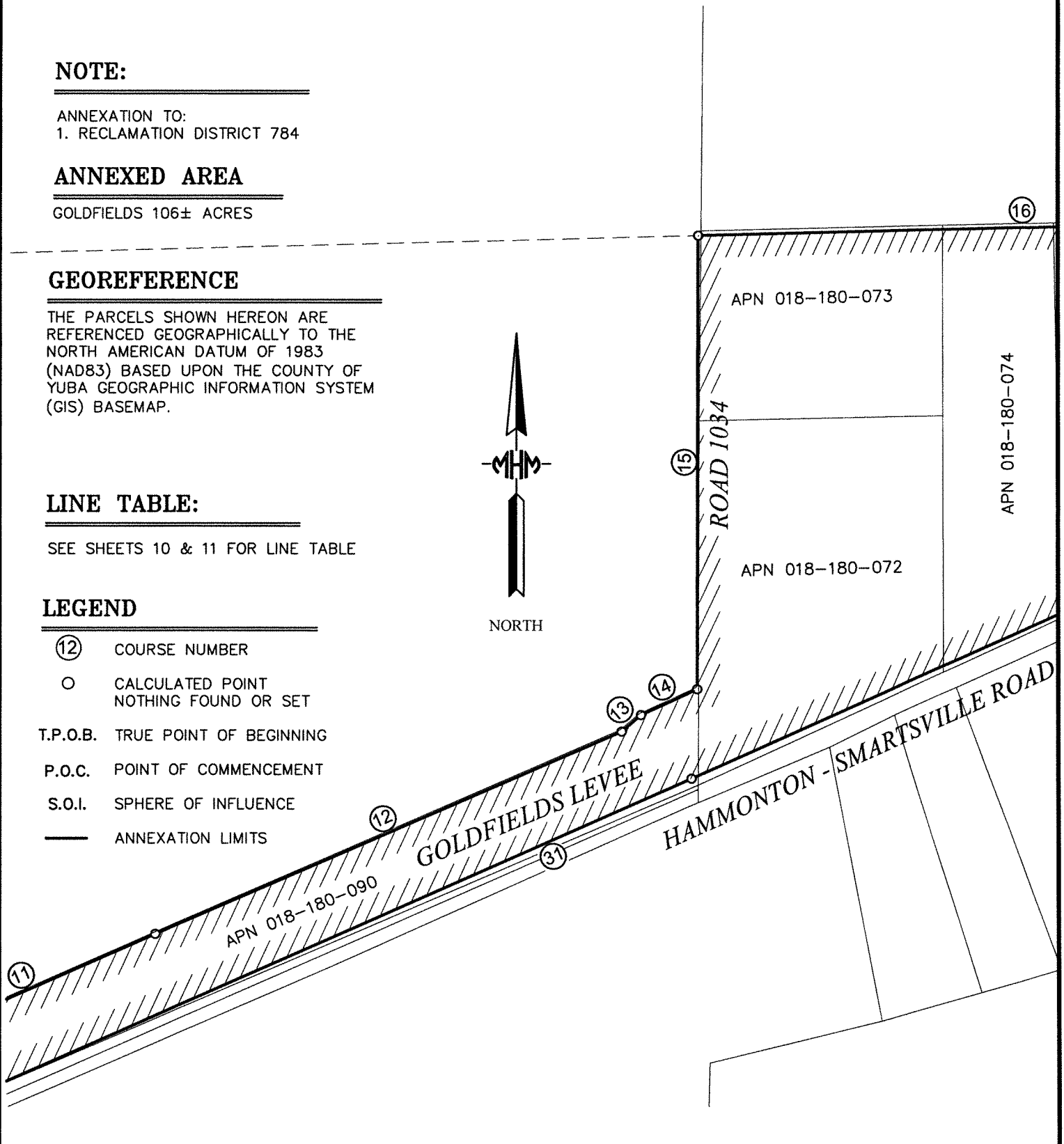
SEE SHEETS 10 & 11 FOR LINE TABLE

**LEGEND**

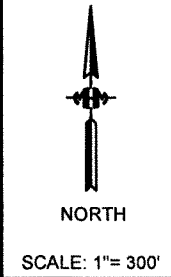
- ⑫ COURSE NUMBER
- CALCULATED POINT  
NOTHING FOUND OR SET
- T.P.O.B. TRUE POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- S.O.I. SPHERE OF INFLUENCE
- ANNEXATION LIMITS



NORTH



DATE: 2/21/24  
 JOB NO: 22-602  
 DRAWN: AC  
 22602goldfield.dwg  
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 PREPARED BY: MHH, INC 1204 E STREET MARYSVILLE, CA 95901

SHEET 3 OF 11



3363/13

**LEGEND**

- ⑫ COURSE NUMBER
- CALCULATED POINT  
NOTHING FOUND OR SET
- T.P.O.B. TRUE POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- S.O.I. SPHERE OF INFLUENCE
- ANNEXATION LIMITS

**NOTE:**

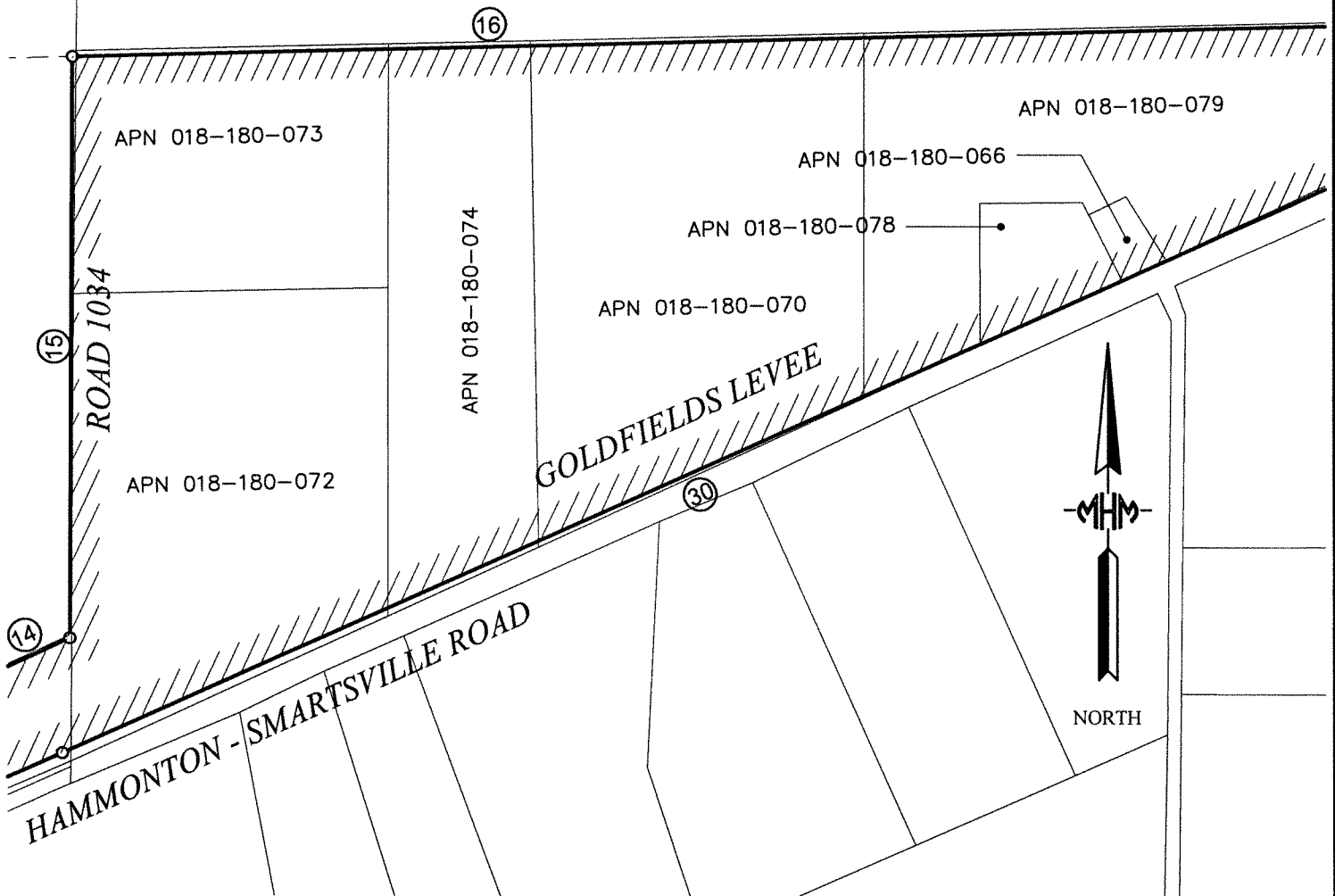
ANNEXATION TO:  
1. RECLAMATION DISTRICT 784

**ANNEXED AREA**

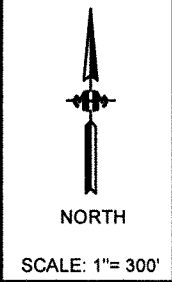
GOLDFIELDS 106± ACRES

**GEOREFERENCE**

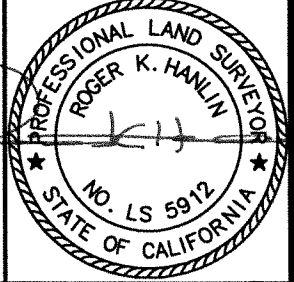
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DATE: 2/21/24  
 JOB NO: 22-602  
 DRAWN: AC  
 22602goldfield.dwg  
 CHECKED: RKH



TITLE: LAFCO FILE NO. 2023-0004  
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 EAST MOUNT DIABLO MERIDIAN YUBA COUNTY, CALIFORNIA.  
 PREPARED BY: MHM, INC 1204 E STREET MARYSVILLE, CA 95901



550413



**LINE TABLE:**

SEE SHEETS 10 AND 11 FOR LINE TABLE

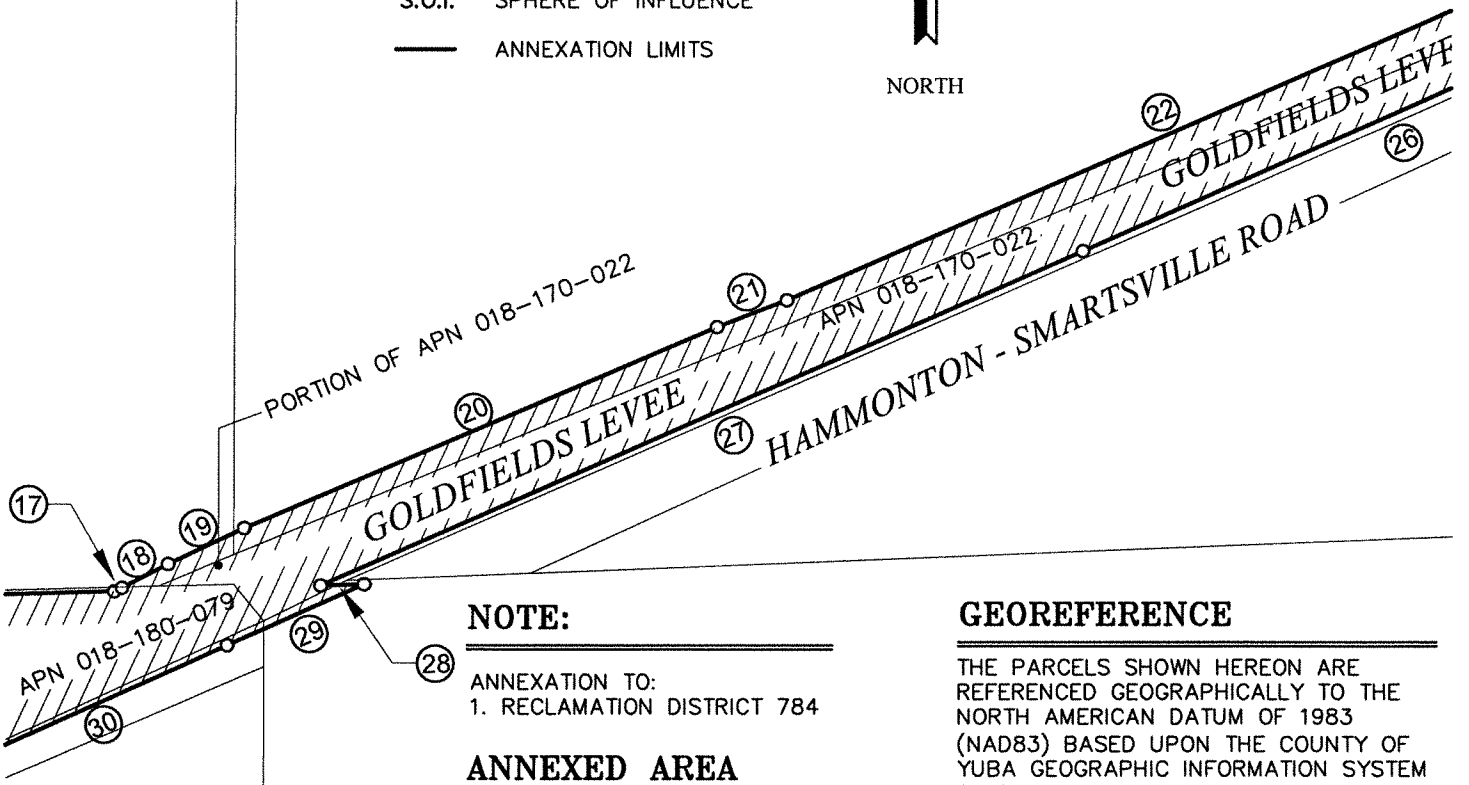
**LEGEND**

- ⑫ COURSE NUMBER
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NOTHING FOUND OR SET
- T.P.O.B. TRUE POINT OF BEGINNING
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- S.O.I. SPHERE OF INFLUENCE
- ANNEXATION LIMITS



NORTH

APN 018-170-021  
NOT A PART



**NOTE:**

ANNEXATION TO:  
1. RECLAMATION DISTRICT 784

**ANNEXED AREA**

GOLDFIELDS 106± ACRES

**GEOREFERENCE**

THE PARCELS SHOWN HEREON ARE REFERENCED GEOGRAPHICALLY TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) BASED UPON THE COUNTY OF YUBA GEOGRAPHIC INFORMATION SYSTEM (GIS) BASEMAP.

DATE: 2/21/24

JOB NO: 22-602

DRAWN: AC  
22602goldfield.dwg

CHECKED: RKH



NORTH

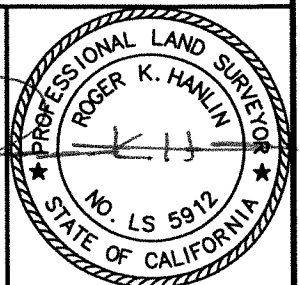
SCALE: 1"= 300'

TITLE: LAFCO FILE NO. 2023-0004  
RECLAMATION DISTRICT NO. 784  
GOLDFIELDS LEVEE ANNEXATION  
AND SPHERE OF INFLUENCE UPDATE

BEING A PORTION OF TOWNSHIP 14 NORTH AND 15 NORTH, RANGE 4 AND 5  
EAST MOUNT DIABLO MERIDIAN YUBA COUNTY, CALIFORNIA.

PREPARED BY: MHH, INC 1204 E STREET MARYSVILLE, CA 95901

SHEET 5 OF 11



58376

**LINE TABLE:**

SEE SHEETS 10 & 11 FOR LINE TABLE

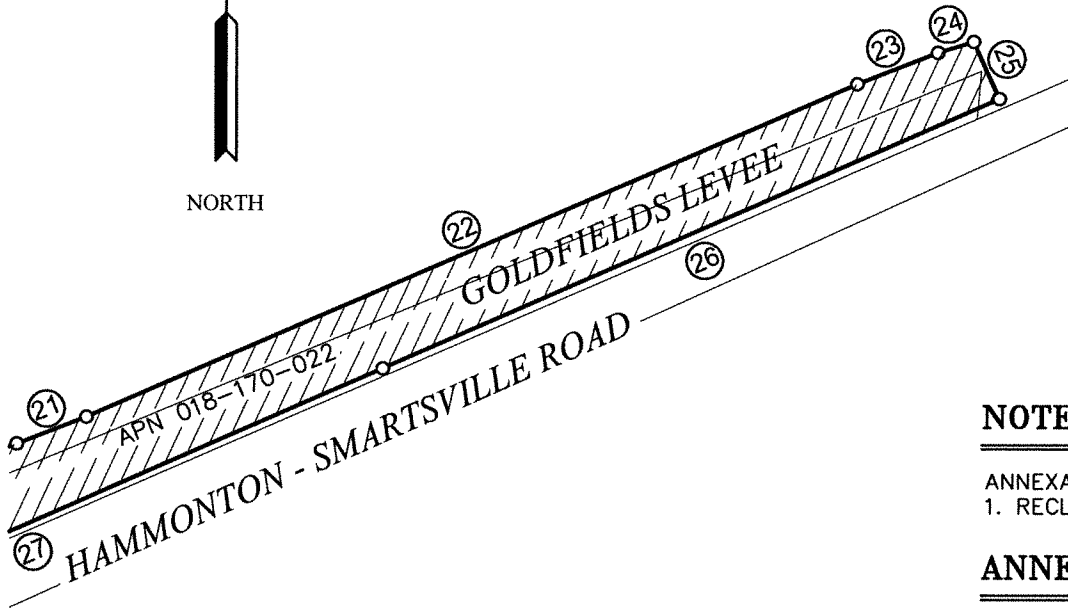
**LEGEND**

- ⑫ COURSE NUMBER
- CALCULATED POINT  
NOTHING FOUND OR SET
- T.P.O.B. TRUE POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- S.O.I. SPHERE OF INFLUENCE
- ANNEXATION LIMITS



NORTH

APN 018-170-021  
NOT A PART



**NOTE:**

ANNEXATION TO:  
1. RECLAMATION DISTRICT 784

**ANNEXED AREA**

GOLDFIELDS 106± ACRES

**GEOREFERENCE**

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DATE: 2/21/24

JOB NO: 22-602

DRAWN: AC

22602goldfield.dwg

CHECKED: RKH



NORTH

SCALE: 1"= 300'

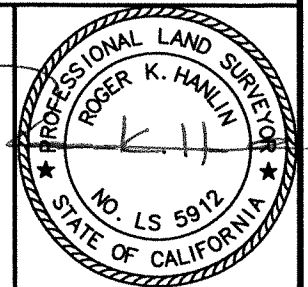
TITLE:

LAFCO FILE NO. 2023-0004  
RECLAMATION DISTRICT NO. 784  
GOLDFIELDS LEVEE ANNEXATION  
AND SPHERE OF INFLUENCE UPDATE

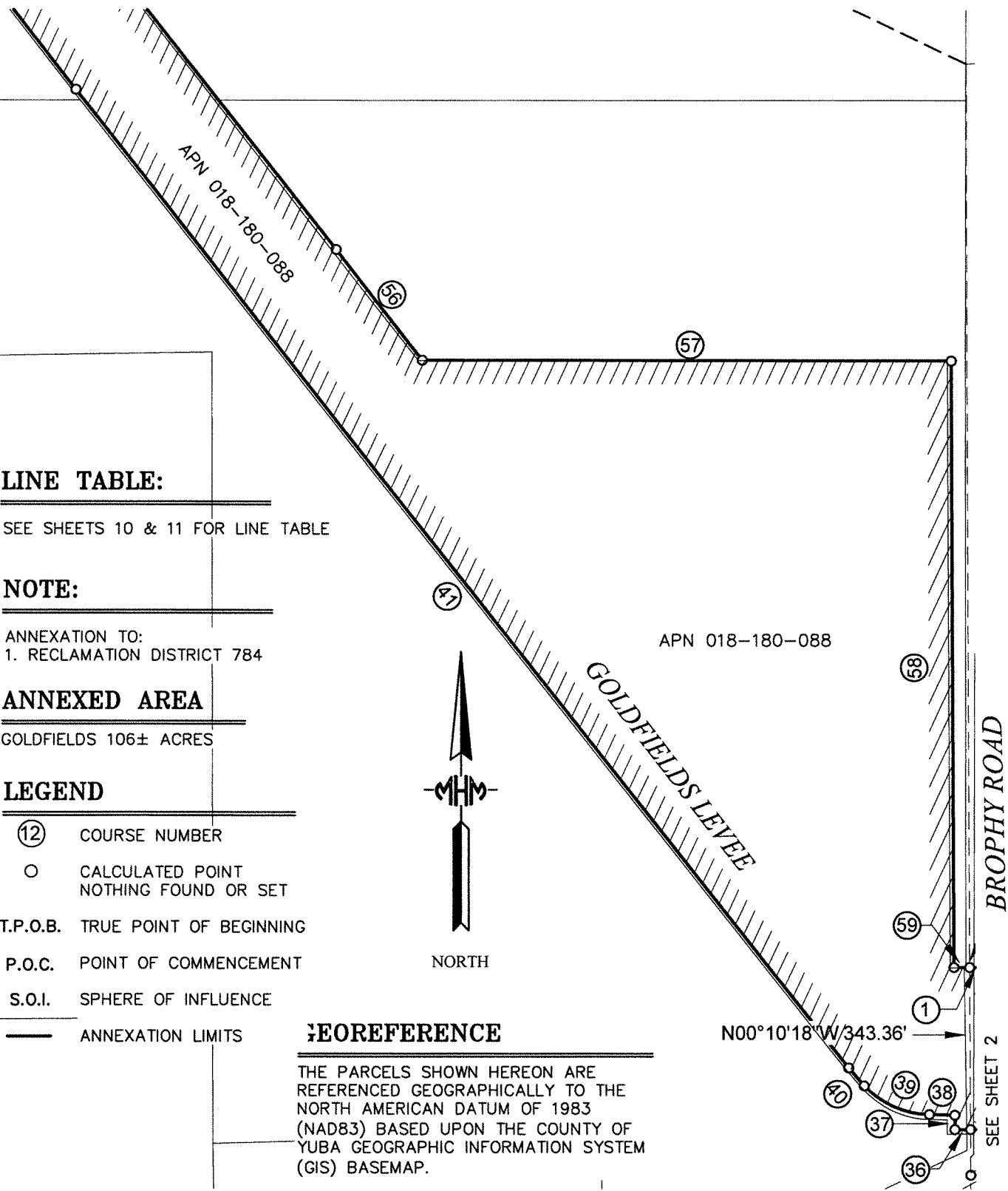
BEING A PORTION OF TOWNSHIP 14 NORTH AND 15 NORTH, RANGE 4 AND 5  
EAST MOUNT DIABLO MERIDIAN YUBA COUNTY, CALIFORNIA.

PREPARED BY: MHM, INC 1204 E STREET MARYSVILLE, CA 95901

SHEET 6 OF 11



3583/13



**LINE TABLE:**

SEE SHEETS 10 & 11 FOR LINE TABLE

**NOTE:**

ANNEXATION TO:  
1. RECLAMATION DISTRICT 784

**ANNEXED AREA**

GOLDFIELDS 106± ACRES

**LEGEND**

- ⑫ COURSE NUMBER
- CALCULATED POINT  
NOTHING FOUND OR SET
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- S.O.I. SPHERE OF INFLUENCE
- ANNEXATION LIMITS



**GEOREFERENCE**

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N00°10'18" W 343.36'

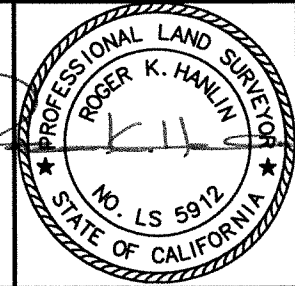
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SEE SHEET 2

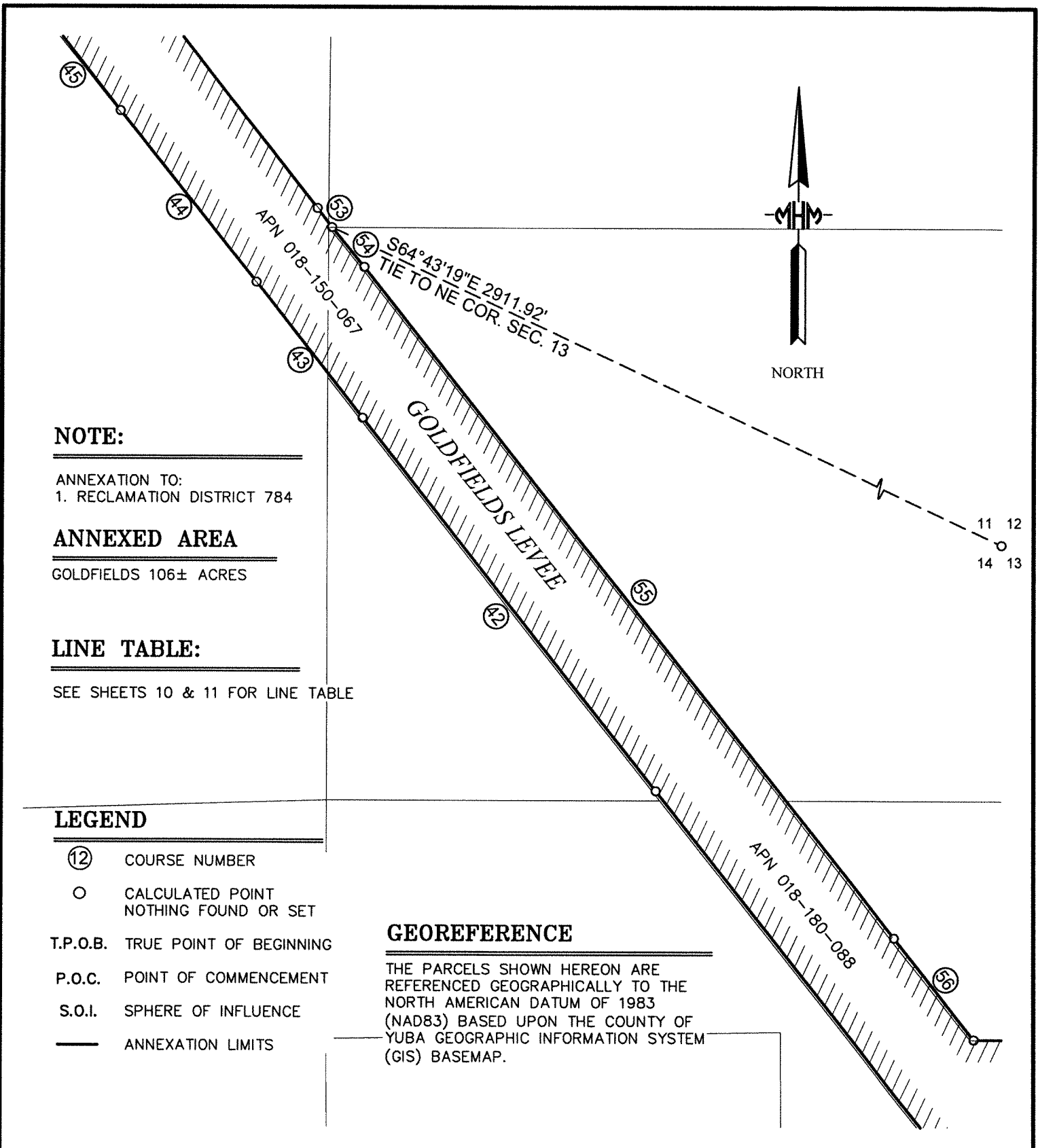
DATE: 2/21/24  
JOB NO: 22-602  
DRAWN: AC  
22602goldfield.dwg  
CHECKED: RKH



TITLE: LAFCO FILE NO. 2023-0004  
RECLAMATION DISTRICT NO. 784  
GOLDFIELDS LEVEE ANNEXATION  
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BEING A PORTION OF TOWNSHIP 14 NORTH AND 15 NORTH, RANGE 4 AND 5  
EAST MOUNT DIABLO MERIDIAN YUBA COUNTY, CALIFORNIA.  
PREPARED BY: MHM, INC 1204 E STREET MARYSVILLE, CA 95901  
SHEET 7 OF 11



2583 3/13



**NOTE:**

ANNEXATION TO:  
1. RECLAMATION DISTRICT 784

**ANNEXED AREA**

GOLDFIELDS 106± ACRES

**LINE TABLE:**

SEE SHEETS 10 & 11 FOR LINE TABLE

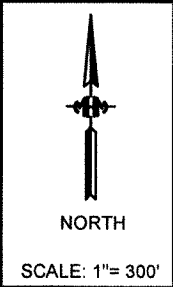
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- CALCULATED POINT  
NOTHING FOUND OR SET
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- ANNEXATION LIMITS

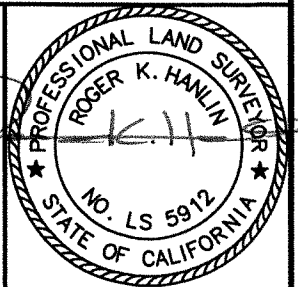
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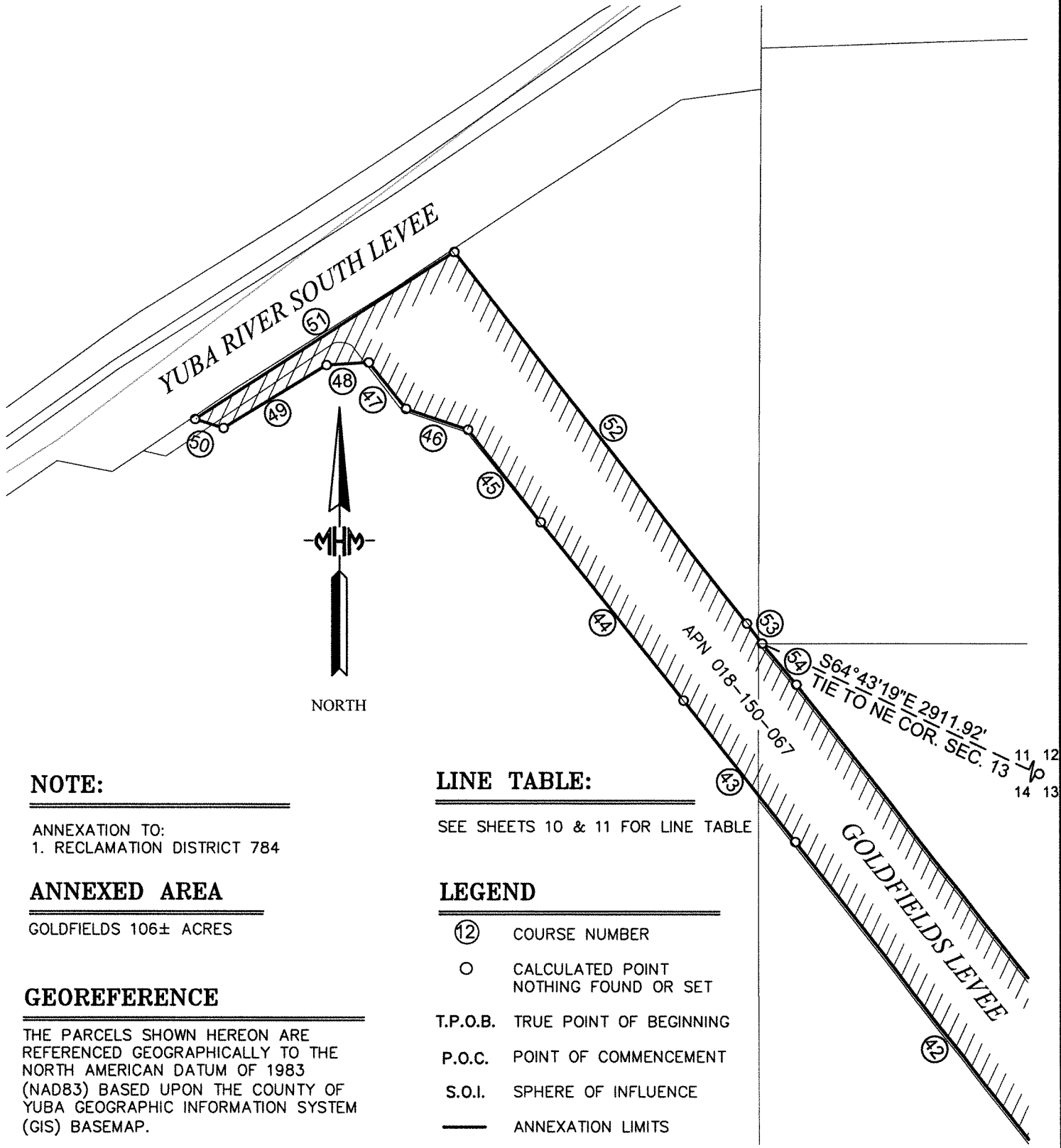
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JOB NO: 22-602  
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22602goldfield.dwg  
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TITLE: LAFCO FILE NO. 2023-0004  
RECLAMATION DISTRICT NO. 784  
GOLDFIELDS LEVEE ANNEXATION  
AND SPHERE OF INFLUENCE UPDATE  
BEING A PORTION OF TOWNSHIP 14 NORTH AND 15 NORTH, RANGE 4 EAST  
MOUNT DIABLO MERIDIAN YUBA COUNTY, CALIFORNIA.  
PREPARED BY: MHM, INC 1204 E STREET MARYSVILLE, CA 95901  
SHEET 8 OF 11



358912



**NOTE:**

ANNEXATION TO:  
1. RECLAMATION DISTRICT 784

**ANNEXED AREA**

GOLDFIELDS 106± ACRES

**GEOREFERENCE**

THE PARCELS SHOWN HEREON ARE REFERENCED GEOGRAPHICALLY TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) BASED UPON THE COUNTY OF YUBA GEOGRAPHIC INFORMATION SYSTEM (GIS) BASEMAP.

**LINE TABLE:**

SEE SHEETS 10 & 11 FOR LINE TABLE

**LEGEND**

- ⑫ COURSE NUMBER
- CALCULATED POINT  
NOTHING FOUND OR SET
- T.P.O.B. TRUE POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- S.O.I. SPHERE OF INFLUENCE
- ANNEXATION LIMITS

DATE: 2/21/24

JOB NO: 22-602

DRAWN: AC  
22602goldfield.dwg

CHECKED: RKH



NORTH

SCALE: 1"= 3000'

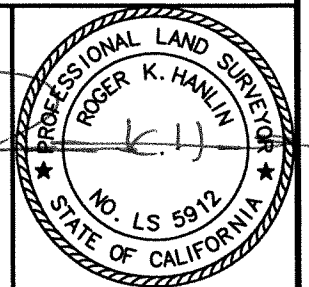
TITLE:

LAFCO FILE NO. 2023-0004  
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GOLDFIELDS LEVEE ANNEXATION  
AND SPHERE OF INFLUENCE UPDATE

BEING A PORTION OF TOWNSHIP 14 NORTH AND 15 NORTH, RANGE 4 EAST  
MOUNT DIABLO MERIDIAN YUBA COUNTY, CALIFORNIA.

PREPARED BY: MHM, INC 1204 E STREET MARYSVILLE, CA 95901

SHEET 9 OF 11



5833/13

LINE TABLE		
LINE	BEARING	LENGTH
1	N89°49'42"E	33.00'
2	S71°48'08"E	32.86'
3	S29°19'54"E	31.55'
4	N90°00'00"E	104.60'
5	S87°20'08"E	54.87'
6	S45°31'23"E	51.92'
7	N67°11'31"E	90.59'
8 Chord	N47°08'03"E	61.73'
9 Chord	N66°36'22"E	392.06'
10 Chord	S87°08'06"E	80.34'
11	N66°13'31"E	640.19'
12	N66°26'04"E	1139.29'
13	N49°19'58"E	57.20'
14	N65°12'02"E	138.76'
15	N00°07'47"E	1021.06'
16	N88°32'08"E	2487.47'
17	N66°07'41"E	13.18'
18	N62°32'54"E	80.92'
19	N64°50'07"E	131.58'
20	N66°49'17"E	802.03'
21	N68°46'43"E	116.40'
22	N66°23'55"E	1312.37'
23	N68°30'23"E	135.51'
24	N72°46'29"E	58.23'
25	S23°56'04"E	97.89'
26	S66°07'40"W	1051.87'
27	S66°11'29"W	1299.72'
28	N88°16'16"E	67.71'
29	S65°50'13"W	233.89'
30	S65°50'13"W	2934.85'

CURVE TABLE		
Radius	Central Angle	Arc
R=90.00'	Δ=40°06'55"	L=63.01'
R=307.99'	Δ=79°03'32"	L=424.98'
R=130.00'	Δ=35°59'52"	L=81.68'

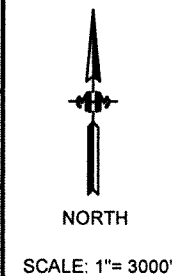
**NOTE:**

ANNEXATION TO:  
1. RECLAMATION DISTRICT 784

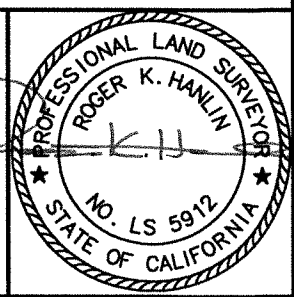
**ANNEXED AREA**

GOLDFIELDS 106± ACRES

DATE: 2/21/24  
JOB NO: 22-602  
DRAWN: AC  
22602goldfield.dwg  
CHECKED: RKH



TITLE: LAFCO FILE NO. 2023-0004  
RECLAMATION DISTRICT NO. 784  
GOLDFIELDS LEVEE ANNEXATION  
AND SPHERE OF INFLUENCE UPDATE  
BEING A PORTION OF TOWNSHIP 14 NORTH AND 15 NORTH, RANGE 4 AND 5  
EAST MOUNT DIABLO MERIDIAN YUBA COUNTY, CALIFORNIA.  
PREPARED BY: MHM, INC 1204 E STREET MARYSVILLE, CA 95901  
SHEET 10 OF 11



580713

LINE TABLE		
LINE	BEARING	LENGTH
31	S66°04'42"W	2615.07'
32	N23°55'18"W	10.00'
33	S66°04'42"W	110.32'
34 Chord	S86°05'03"W	102.63'
35	S89°49'42"W	33.00'
36	S89°49'42"W	33.00'
37	N00°10'18"W	30.55'
38	N88°35'49"W	54.24'
39 Chord	N66°26'50"W	151.35'
40	N40°15'10"W	50.00'
41	N38°14'26"W	2638.68'
42	N38°10'07"W	1093.73'
43	N38°06'11"W	396.93'
44	N38°35'13"W	503.48'
45	N38°11'32"W	259.49'
46	N71°26'23"W	143.82'
47	N38°34'57"W	131.16'
48	S86°18'03"W	92.70'
49	S58°28'05"W	265.68'
50	N72°40'39"W	65.84'
51	N57°05'26"E	678.44'
52	S38°11'12"E	1041.87'
53	S37°06'00"E	55.23'
54	S39°30'01"E	117.87'
55	S38°22'34"E	1971.43'
56	S37°55'10"E	296.85'
57	S89°55'45"E	1120.67'
58	S00°10'18"E	1285.96'
59	N89°49'42"E	33.00'


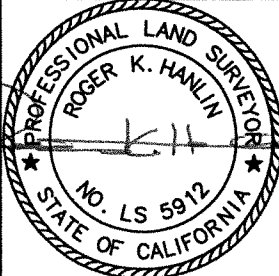
CURVE TABLE		
Radius	Central Angle	Arc
R=150.00'	Δ=40°00'42"	L=104.75'
R=200.71'	Δ=44°17'59"	L=155.18'

**NOTE:**

ANNEXATION TO:  
1. RECLAMATION DISTRICT 784

**ANNEXED AREA**

GOLDFIELDS 106± ACRES

DATE: 2/21/24 JOB NO: 22-602	 NORTH SCALE: 1"= 3000'	TITLE: LAFCO FILE NO. 2023-0004 RECLAMATION DISTRICT NO. 784 GOLDFIELDS LEVEE ANNEXATION AND SPHERE OF INFLUENCE UPDATE BEING A PORTION OF TOWNSHIP 14 NORTH AND 15 NORTH, RANGE 4 AND 5 EAST MOUNT DIABLO MERIDIAN YUBA COUNTY, CALIFORNIA. PREPARED BY: MHM, INC 1204 E STREET MARYSVILLE, CA 95901 SHEET 11 OF 11	
DRAWN: AC 22602goldfield.dwg			
CHECKED: RKH			

38B9/3

Exhibit "C"

RESOLUTION NO. 2006-75

**MASTER PROPERTY TAX REVENUE EXCHANGE RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF YUBA TO ESTABLISH A DISTRIBUTION OF PROPERTY TAX REVENUE ON ANNEXATIONS AND DETACHMENTS OF PROPERTY TO THE RECLAMATION DISTRICT #784**

**WHEREAS**, under the provisions of Proposition 13 adopted in 1978, the distribution of property taxes within each county became the responsibility of the County Board of Supervisors; and

**WHEREAS**, Proposition 13 failed to make any provision for the redistribution of these taxes, as a result of reorganization of cities and districts within the County; and

**WHEREAS**, Revenue and Taxation Code Section 99(b) designates the Yuba County Board of Supervisors as the agency responsible for deciding what sort of property tax revenue exchanges should occur in the case of special district annexations and detachments with the County; and

**WHEREAS**, a resolution must be adopted establishing the extent and nature of property tax exchanges before any annexation or detachment is complete; and

**WHEREAS**, the Board of Supervisors has consulted with the Reclamation District #784 pursuant to Revenue and Taxation Code Section 99 (b) (5).

**NOW, THEREFORE, BE IT RESOLVED AND ORDERED** by the Board of Supervisors of the County of Yuba as follows:

1. All exchanges of property tax revenue for special district annexations and detachments shall be governed by this resolution;
2. The exchange of property taxes shall be effective beginning any roll year only if the special district annexation or detachment has been completed and approved by the State Board of Equalization prior to December 1<sup>st</sup> of the preceding year;
3. Regarding the property tax revenue exchange for special district annexations, no share of property tax revenue (including base tax revenue and annual tax increment) belonging to the County or any taxing agency within the subject territory shall be exchanged with the annexed special district as a result of the annexation;





4. Regarding the property tax revenue exchange for special district detachments, any share of property tax revenue (including base tax revenue and annual tax increment) belonging to the detached property shall be distributed to the County and to all of the other taxing agencies within the subject territory based on their share of property tax revenue within the subject tax rate area.

5. The Yuba County Auditor-Controller is hereby directed to distribute the property tax revenues for the taxing agencies within the subject annexation or detachment area in accordance with this resolution.

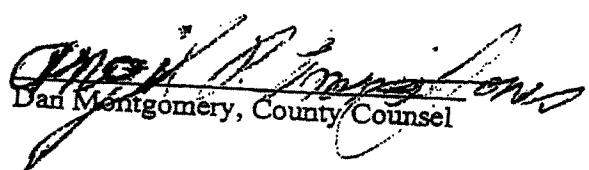
The foregoing master property tax revenue exchange resolution was passed and adopted at a Regular meeting of the Board of Supervisors of the County of Yuba held on the 6th day of June, 2006, by the following vote:

- AYES: Supervisors Nicoletti, Griego, Schrader
- NOES: None
- ABSENT: Supervisors Logue, Stocker
- ABSTAIN: None

  
 \_\_\_\_\_, CHAIRMAN  
 YUBA COUNTY BOARD OF  
 SUPERVISORS

ATTEST:   
 Clerk to the Board of Supervisors

APPROVED AS TO FORM:

  
 Dan Montgomery, County Counsel

ATTACHMENT 2  
STATEMENT OF JUSTIFICATION

The reorganization of RD784's urban boundaries will result in the inclusion of lands that lie beneath the District's levees and lands that lie northeast of the current District boundary to be within the District's jurisdictional boundaries. The reorganization of the urban levee boundaries is not expected to affect the provision of flood protection services to the remainder of the lands within the levee system.

ENDORSED FILED

JAN 31 2023

DONNA HILLEGASS, Clerk  
BY BRIDGETTE EVANS  
Deputy Clerk

NOTICE OF EXEMPTION

TO: County Clerk  
County of Yuba  
915 8<sup>th</sup> St., Suite 107  
Marysville, CA

FROM: Reclamation District 784  
1594 Broadway St.  
Arboga, CA 95961  
*Lead agency and applicant*

PROJECT TITLE: Application to LAFCO to annex new lands and reorganize 703.4 acres within Reclamation District 784

PROJECT LOCATION: Yuba County, south and east of Marysville

DESCRIPTION OF PROJECT: The proposed project involves the annexation and reorganization of 703.0 acres in Reclamation District 784.

NAME OF PUBLIC AGENCY APPROVING PROJECT: Reclamation District 784

NAME OF PERSON OR AGENCY CARRYING OUT THE PROJECT: Patrick Meagher, General Manager

EXEMPT STATUS: CEQA Guidelines Sections 15301 and 15061 b(3) General Rule Exemption

REASONS WHY THIS PROJECT IS EXEMPT: This action is exempt from the California Environmental Quality Act pursuant to Section 15301, Existing Facilities, because by this action no changes to any structures are contemplated. The proposed action does not alter existing District operations or obligations. This action involves only the annexation of lands that are currently receiving services. The levees protecting this area are already built and are already being operated and maintained by the District. This action is exempt pursuant to Section 15061 b(3) because this action is covered by the general rule that CEQA applies only to project which has the potential for causing a significant effect on the environment. The District is applying to have its boundaries changed. The boundary change will not make any changes in the uses to which the land involved might be put and is not a necessary step in the development of the land. (*Simi Valley Recreation & Park Dist. v. Local Agency Formation Comm.* (1975) 51 Cal.App.3d 648, 665-666.) The District has no general land use authority, is not proposing to alter land use, and therefore there is no possibility that this activity may have a significant effect on the environment. The District also finds there is no evidence in the record that an unusual circumstance exists with respect to this action.

CONTACT PERSON:  
Patrick Meagher  
RD784 General Manager

TELEPHONE NUMBER:  
(530) 742-0520

By: Sarbdeep Atwal  
Sarbdeep Atwal, President

Date: 1/31/2023

**BEFORE THE BOARD OF TRUSTEES  
OF RECLAMATION DISTRICT 784**

**RESOLUTION 2023-02-01**

**Resolution of Application of the Board requesting the  
Yuba Local Agency Formation Commission  
take proceedings to annex certain lands and reorganize the RD 784 Urban District Boundaries**

**WHEREAS**, Reclamation District 784 (the "District") is a California reclamation district organized and existing pursuant to Water Code sections 50000 et seq.; and,

**WHEREAS**, there are certain lands lying beneath the levees that the District operates and maintains that need to be annexed into the District's jurisdictional boundaries; and,

**WHEREAS**, there are new lands northeast of the District that, after the construction of a new levee in this area, need to be annexed into the District's jurisdictional boundaries; and,

**WHEREAS**, the District desires to initiate proceedings pursuant to the Cortese-Knox Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code, to annex certain lands and for the reorganization of the District's boundaries; and

**WHEREAS**, at the time and in the manner provided by law, the General Manager gave notice to Yuba County LAFCo and affected agencies of the date, time, and place of a public meeting and hearing by the District Board of Trustees to initiate these proceedings; and

**WHEREAS**, a notice of intent to adopt this amended resolution of application has not been given to each interested and subject agency and published in the local newspaper; and

**WHEREAS**, the territory proposed to be annexed is inhabited and a map and description of the boundaries of the property are set forth in Attachments 3 and 4 attached hereto and by this reference incorporated herein; and

**WHEREAS**, this proposal is not consistent with the District's sphere of influence; and

**WHEREAS**, it is desired to provide that the proposed change in organization be subject to the following terms and conditions:

1. All costs incurred to complete the annexation including but not limited to Yuba LAFCo, Yuba County, and the State Board of Equalization costs will be borne by the District.
2. All impact mitigation fees will be applied to any construction on the annexed property after the completion of the annexation.
3. Annexed property shall be subject to District annual assessments after completion of the annexation and a future assessment process consistent with California law.

**WHEREAS**, the reasons for the proposed reorganization are as follows:

The annexation of the lands illustrated in Attachment 3 and described in Attachment 4 will result in the lands that lie beneath the levees that the District operates and maintains, as well as the new lands northeast of the current District boundaries, to be within the jurisdictional boundaries of the District.

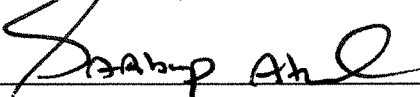
**NOW, THEREFORE,** this Resolution of Application is hereby adopted and approved by the Board of Trustees of Reclamation District 784 and be it resolved:

- (a) the Yuba Local Agency Formation Commission is hereby requested to take proceedings for the property shown in Attachment 3 and described in Attachment 4 according to the terms and conditions stated above and in the manner provided by the Cortese-Knox Local Government Reorganization Act of 2000; and,
- (b) the Board authorizes the execution of the Agreement to Pay Yuba LAFCO and the payment of the necessary application fees; and,
- (c) the Board of Reclamation District 784 makes an environmental determination for this project and finds that the project is exempt from CEQA; and
- (d) in accordance with Government Code Section 56653, the Board hereby adopts a Plan for Services for this proposed detachment attached hereto as Exhibit A; and
- (e) The General Manager is authorized to take all necessary and appropriate steps to further the completion of the reorganization.

**PASSED AND ADOPTED** by the Board of Trustees as a Resolution of Reclamation District 784 at a regular Board Meeting held on the February 7, 2023 by the following vote:

**AYES:** 4 Atwal, Read, Hastey and Danra  
**NOES:** e  
**ABSENT:** e  
**ABSTAIN:** e

**SARBDEEP ATWAL, PRESIDENT OF THE BOARD OF TRUSTEES**



**ATTEST: PATRICK MEAGHER, SECRETARY OF THE BOARD OF TRUSTEES**



Exhibit A  
Plan for Providing Services  
Government Code § 56653

- 1) Enumeration and Description of Services:
  - a. Reclamation District 784 is a California reclamation district organized and existing under Water Code sections 50000 et seq. Pursuant to Water Code section 50652, the District exercises “general supervision and complete control over the construction, maintenance and operation of the reclamation works, and generally over the affairs of the district.” Generally, the District operates and maintains the levee system protecting the area south of the Yuba River and the city of Marysville and east of the Feather River. The boundary encompasses approximately 33 square miles. The District also operates and maintains drainage services within most of this general area.
- 2) Level and Range of Services:
  - a. As described above, the District generally provides flood protection services within its boundaries. It also provides drainage services within certain areas of its boundaries.
- 3) Service Availability Date:
  - a. Changes sought in this application include various annexations and boundary adjustments along the urban levee system. The area within the urban levee system is already receiving enumerated services by the District.
- 4) Proposed Service Infrastructure:
  - a. No new service infrastructure will be required as a result of this application. The levees are already built.
- 5) Cost of Services:
  - a. The District funds its activities through assessments levied pursuant to the Water Code and state and federal grants, when available. Upon completion of the detachment, the District anticipates preparing a new assessment roll and/or seeking local, State, or federal assistance or funding that will allocate and assign the costs of its services on all of those who benefit from District services in full compliance with California law.
- 6) Conditions of Service:
  - a. The District’s services are provided as a benefit to all of those who live within the District’s boundaries.