EXECUTIVE OFFICER'S REPORT

MEETING DATE: November 1, 2017, 6:00 PM

TO: Yuba Local Agency Formation Commission

FROM: John Benoit, Executive Officer

SUBJECT: LAFCO #2016-0002, RD -784 Sphere Amendment and Reorganization of the District’s Boundaries

Attachments:

1. Proposed LAFCo Resolution approving a Sphere of Influence Amendment for RD-784
2. Proposed LAFCO Resolution making Determinations and Approving the Reorganization
3. Statement of Justification
4. Notice of Exemption
5. RD-784 Initiating Resolution 2017-8-01 and Plan for Services

1. Summary:

LAFCO has received a request from Reclamation District 784 to annex 13,635 acres and detach 4,467.57 acres and amending the District’s Sphere of Influence to include an additional 1,959 acres. Please see Attachment #5, RD-784 Initiating Resolution 2017-8-01 and Plan for Services.

The acreages are below:

ANNEXATIONS:

Northeast Area Annexation 11,800.57 acres (Sheets 2, 3, 4, 5, 6, 7, 8, 9, 10)

Horseshoe Area Annexation 1,743.50 acres

Infill Area #1 Annexation 25.62 acres

Infill Area #2 Annexation 25.88 acres

Infill Area #3 Annexation 30.44 acres

Infill Area #4 Annexation 14.17 acres
TOTAL: 13,635 acres

DETACHMENTS:

Bear River Setback Levee Area Detachment 1,384.24 acres
Feather River Setback Levee Detachment 2,385.31 acres
WPIC Area Detachment 812 acres
Total Detachment Area 4,467.57 acres

SPHERE OF INFLUENCE AMENDMENT 1,959 acres

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

The District's boundary is primarily within Yuba County, but also extends into Sutter County in limited areas on the eastern bank of the Feather River, Yuba is the principal County and Yuba LAFCO has jurisdiction.

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. There are four holes in the District north of Plumas Arboga Road in the eastern area of the District. The boundaries encompass approximately 33 square miles.

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1 California Water Code, Division 15, §50000-53903.
2 California Water Code §50932.
3 California Water Code §50910.
4 California Water Code §50933.
5 California Water Code §50952.
LAFCo adopted a Sphere of Influence update for RD-784 in 2013.

The District boundaries 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 (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 boundaries 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 PLSP area. The 63.6-acre Draper Ranch North development is located within the NASA. Excluding Edgewater, the total acreage of development area within the District boundaries 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. 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-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.

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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 conditions listed Attachment #2.

3. **Proposal and Justification:**

The inclusion of territory within the district will allow the district to meet its legal obligations to assess all lands that can receive a special benefit from the services RD 784 provides and concurrently remove lands from the district that do not benefit from RD 784 services (See Attachment 3, statement of justification)

4. **Location:**

The territory to be annexed and detached is generally located in Southwest Yuba County including the Communities of Olivehurst and Linda and adjacent lands as shown on Exhibits A and B of LAFCo’s Resolution making determinations.

5. **Purpose:**

The purpose of this reorganization 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 and to remove those areas that do not benefit from the services RD-784 provides.

**Accepted for filing:** October 3, 2017

**Publication and Posting:** October 10, 2017

**Compliance with CEQA:** Exempt

- **Lead Agency:** RD-784
- **Responsible Agency:** Yuba LAFCo
- **Environmental Finding:** Exempt (See Attachment #4)
- **Date of Finding:** Aug 1, 2017

6. **Compliance with applicable Plans:**

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

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

With the exception of 1,959 acres, the proposed reorganization is located within the adopted Sphere of Influence for RD-784, as updated in 2013. A Sphere of Influence amendment is needed to include the 1,959 acres within the Sphere of Influence for RD-784.
8. **Existing Land Use and Zoning:**

**LAND USE DESIGNATION:** Several Ag and Urban Designations

**ZONING:** Several Ag and Urban Designation

**DWELLINGS:** Several

**POPULATION:** Inhabited more than 12 registered voters

**REGISTERED VOTERS:** Several

**LANDOWNERS:** Several

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

North: Agriculture, Residential, Open Space and Urban

East: Agriculture, Residential, Open Space and Urban

South: Agriculture, Residential, Open Space and Urban

West: Agriculture, Residential, Open Space and Urban

Zoning and General Plan: Agriculture, Residential, Open Space and Urban

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

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.

**For 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 all of the other taxing agencies within the subject territory based on their share of property tax revenue within the subject tax rate area 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 and Plumas Brophy
- **General Government:** Yuba County
- **Police Protection:** Yuba County Sheriff
- **Off-site Drainage:** Yuba County
Water and Wastewater: Well and Septic, LCWD 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 1,959-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 1,959-acre territory once a special tax and (or) assessment is approved.

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 Hammon ton 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.

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.

Note: N/A

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).

Note: N/A

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.

Note: the review of Municipal Services has been completed.

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).

Note: This has been completed as part of the MSR/Sphere Options process.

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. 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

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.

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

k. 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 November 1, 2017

OTHER RELATED POLICIES

a. 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 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 when not in conflict with Policy 4.5.3.

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 to protect the 1,959 acres since a 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.

5. Discourage duplication of services by local governmental agencies;

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

6. 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.

7. 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.

5. 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

a. (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 but will need a special tax and (or) assessment to provide services.

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

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.

There are approximately 1600 acres that were converted to flood plane* by the Feather River Setback Levee. Another 600 acres were converted to flood plane* by the Bear Setback Levee. These agricultural lands no longer receive benefits from RD-784 and are proposed to be removed from the district.

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 to be annexed and a Sphere of Influence amendment is needed prior to the approval of an annexation.

**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.\(^7\) 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.

Continued growth is anticipated within the District in the coming years as planned developments begin and continue construction. Excluding Edgewater, the total acreage of development area within the District bounds is over 5,400 (including 73 acres of non-residential), with over 17,300 planned dwelling units. The levees in area A require continued maintenance by RD 784 at appropriate service levels. The levees in area B are private and the State has not required RD 784 to play a role in maintaining those levees. Although levees in area C may require continued maintenance, RD 784 does not appear to be the logical service provider as area C is not hydrologically connected to the primary RD 784 service area and the area does not generate adequate revenues to finance maintenance services at State standards.

As mentioned above, TRILA is planning to construct a new levee extending 3.6 miles more or less from the Yuba Goldfields along the Hammonton Smartsville Rd. This area is in need of future levee maintenance and flood control services and therefore there is a need for RD-784 services in this area.

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

With respect to levee improvements funded through TRLIA, financing sources are adequate to complete levee improvements that are expected to allow the protected area to achieve protection from a 200-year flood event. In isolated areas with rural or otherwise sparse development, financing sources are not adequate to improve levees to urban standards. Financing sources are not presently adequate for maintenance of Yuba River levees. Current financing sources do not appear to be adequate to address needs for internal drainage facilities, particularly in low-lying portions of the Olivehurst area; the District and the County are both considering financing options to improve drainage in such areas.

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.

RD 784 does not presently maintain to an urban levee standard due to a lack of adequate funding. The District relies on a patchwork of funding sources, and should evaluate its funding approach comprehensively.

The District is anticipating seeking voter or landowner approval of a special tax (and) or assessment to fund RD-784 services within its existing Sphere of Influence as well as the 1,959 acres proposed to be included in the district's Sphere of Influence.

**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 1,959 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. A 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. This area will need flood control services.

15. **REORGANIZATION POLICY ANALYSIS:**

**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 reorganization 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:

<table>
<thead>
<tr>
<th>Year</th>
<th>Projected Population</th>
<th>Percent Increase</th>
<th>Number Increase</th>
</tr>
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<tbody>
<tr>
<td>2000</td>
<td>60,553</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2010</td>
<td>71,506</td>
<td>18%</td>
<td>10,953</td>
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<tr>
<td>2020</td>
<td>84,816</td>
<td>19%</td>
<td>13,310</td>
</tr>
<tr>
<td>2030</td>
<td>98,959</td>
<td>17%</td>
<td>14,143</td>
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<tr>
<td>2040</td>
<td>112,097</td>
<td>13%</td>
<td>13,138</td>
</tr>
<tr>
<td>2050</td>
<td>125,650</td>
<td>12%</td>
<td>13,553</td>
</tr>
</tbody>
</table>

Great Valley Center, 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 provided the voters/landowners approve a special tax or assessment consistent with the California Water Code in territory included in this reorganization.

(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. There are areas that do not need the services and should be removed from the district.

(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.

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 in this reorganization.

(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 due to large land ownership.

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

The proposed reorganization 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 with the exception of 1,959 acres of territory south of Hammonton-Smartsville Road and east of Linda. 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, provided a special tax or assessment is approved. The district intends to ask the voters/landowners to approve a special tax or assessment consistent with the California water code after this reorganization is complete.

(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 Agriculture and Urban. The land is used for rice, orchards and other agricultural activities and urban uses.

(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.


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 have been 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 first wished to annex and detach properties. After which, the district plans on establishing revenue source for in district territory meeting the requirements of state law.

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 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 the exception of large landowners or assessor parcels split by roads.

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 reorganization is consistent with the General Plan.

15. Planning and Prezoning: area must be prezoned 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 1,959 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 reorganization.

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 flood protection 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 reorganization request

   b. An annexation shall not be approved unless the annexing agency is willing to accept the annexation.
RD-784 supports this annexation(s) and detachment(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 an agricultural/urban area. 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 prezoning, 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 agricultural purposes.

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 reorganization 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 reorganization is a logical and reasonable expansion to the district, as it will allow the District to provide flood protection services in areas in need.

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.

l. 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 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 reorganization, 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. The District is contemplating a special tax or assessment to provide flood protection services including areas in need of said services. The District does not receive property taxes.

16. COMMENTS FROM THE PUBLIC AND PUBLIC AGENCIES:

None

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 1,959-acres into the Sphere of Influence for Reclamation District 784

Adopt the proposed resolution shown as Attachment #2 approving this reorganization consisting of annexation of approximately 13,635 acres of territory that will benefit from Flood Protection and the detachment of approximately 4,467.57 acres of territory that are not benefited by RD-784 services (LAFCO File 2016-0002) 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

IN RE:

A RESOLUTION AMENDING THE )
SPHERE OF INFLUENCE )
FOR THE RD-784 )
YUBA COUNTY, CALIFORNIA )
LAFCO No. 2016-0002 )

RESOLUTION NO. 2017-0008

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 6th, 2013 (Resolution 2013-01); and

WHEREAS, the Commission has set the hearing date of November 1, 2017, for an amendment to include 1,959 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 1,959 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 November 1st, 2017 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.

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 Reorganization 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 1st day of November, 2017 by the following vote:

AYES:

NOES:

ABSTAINS:

ABSENT:

DOUG LOFTON, CHAIR
YUBA LOCAL AGENCY
FORMATION COMMISSION

ATTEST: JOHN BENOIT
EXECUTIVE OFFICER

APPROVED AS TO FORM:

DAVID RUDERMAN, LAFCO COUNSEL
WHEREAS, a Resolution of Application initiated by Reclamation District 784 consisting of an annexation of 13,635 acres more or less and a detachment of 4,467.57 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 reorganization are governed by the Cortese-Knox-Hertzberg Local Government Reorganization 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 November 1, 2017, 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 13,635.00-acres more or less to be annexed and 4,467.57-acres more or less to be detached.

3. The change of organization is assigned the following distinctive short-term designation:

   LAFCO File 2016-0002 Reclamation District 784 (RD-784) Reorganization.

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 November 1, 2017.
5. The Commission adopts the determinations regarding consistency with LAFCO Policies contained in the staff report for this reorganization and incorporates them by reference herein.

6. The purpose of this reorganization is to provide district flood control and levee maintenance services to the annexation territory, which is in need for agricultural flood control and levee maintenance services to be provided by the RD-784 and to not provide flood control and levee maintenance services to detached territory.

7. In reviewing this application, the Commission finds that and eighth page add has been published in the Appeal Democrat and the Territorial Dispatch, 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 11 copies of all maps and five copies of the large 24" x 36" map and fire copies of the approved 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 detached are attached hereto 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. For 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 all of the other taxing agencies within the subject territory based on their share of property tax revenue within the subject tax rate.
area per Yuba County Board of Supervisor’s Master Tax Exchange Resolution 2006-75 adopted on June 6, 2006 and is attached as Exhibit C.

16. Said reorganization territory is found to be inhabited (12 or more registered voters).

17. 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.

18. LAFCo is the conducting authority for this reorganization. In accordance with the provisions of Section 57000 of the Government Code and with Yuba LAFCo Policies, the Commission hereby directs the Executive Officer to schedule a protest hearing for this matter after the expiration of the reconsideration period specified by Section 56895; to conduct the hearing for this reorganization; and, upon completion of the hearing, to take action as appropriate in accordance with LAFCo Policies and the requirements of Chapter 3, Part 4 of Division 3 of the California Government Code.

19. The Commission hereby affirms the Notice of Exemption prepared by the RD-784 for this reorganization (Guidelines Sections 15301 and 15061b (3) General Rule Exemption).

20. Prior to recordation, the title of the maps and descriptions shall include the following: “LAFCO File 2016-0002 Reorganization Reclamation District No. 784.

21. 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.

22. 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.

23. The Executive Officer is directed to record a Certificate of Completion for this proposal upon completion of all proceedings.

24. The Effective Date of this Reorganization shall be the date of recordation of the Certificate of Completion.
25. 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 1st day of November 2017, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINS:

Signed and approved by me after its passage this 1st day of November 2017.

______________________________
Doug Lofton, Chair – Yuba Local Agency Formation Commission

Attest:

______________________________
John Benoit, Executive Officer
Yuba Local Agency Formation Commission

______________________________
David Ruderman, Counsel
Yuba Local Agency Formation Commission
EXHIBIT “A”

RECLAMATION DISTRICT NO. 784
REORGANIZATION NO. 2016 - 0002
WPIC AREA DEANNOTATION

All that certain real property situate in the County of Yuba, State of California, being a portion of those certain maps entitled “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 28 and 33, Township 14 North, Range 4 East and Sections 3 and 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, North 88°45’00” East, 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 the existing boundary of Reclamation District No. 784, 221.00 feet to the west line of said Lot 4 and northeast corner of the parcel of land herein described;
2. Thence, along the west line of said Lot 4 and its southerly extension, South 00°19’55” East, 3927.85 feet to the north line of Lot 26 of said Map Subdivision “A” Marysville Land Co;
3. Thence along the north line of Lots 26, 27 and 28 of said Map Subdivision “A” Marysville Land Co., East, 2468.41 feet to the northeast corner of said Lot 28;
4. Thence South 00°30’09” East, 12100.42 feet along the existing boundary of Reclamation District No. 784 to the centerline of the southeasterly levee along Beas Slough;
5. Thence South 40°00’10” West, 1253.18 feet, along said levee centerline to the south line of Lot 78 of said Harding Tract;
6. Thence West, along the southerly line of Lots 78 and 79 of said Harding Tract, 1533.85 feet to the easterly sideline of the Union Pacific Railroad (formerly the Western Pacific Railroad);
7. Thence North 08°50’40” West, along said sideline, 2570.00 feet to the westerly line of said Harding Tract and west line of said Section 33;
8. Thence North 00°19’55” West, along the westerly line of said Harding Tract, Sections 28 and 33 and easterly sideline of State Highway 70, 14443.67 feet, to the Point of beginning and containing 812.00 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.

4/25/17

[Signature]

PROFESSIONAL LAND SURVEYOR
NO. LS 5912
STATE OF CALIFORNIA
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

1. COURSE NUMBER
2. CALCULATED POINT - NOTHING FOUND OR SET
3. P.O.B. POINT OF BEGINNING
4. (B.O.B.) BASIS OF BEARINGS
5. DEANNEXATION LIMITS

DEANNEXED AREA

812.00 Acres

NOTE:

DeannexationFrom:
1. Reclamation District No. 784

EXHIBIT

LAFCO 2016-0002 Application Map Reorganization of Reclamation District No. 784 WPC Deannexation

Being a portion of Township 15 North, Range 3 East, M.D.M.

Yuba County California April 2017

Scale: 1" = 1100'

Prepared By: MHM Inc., 1204 E Street, Marysville, CA 95901
16-647 LAFCO ANNEXATION 2017

Sheet 1 of 1
EXHIBIT “A”

RECLAMATION DISTRICT NO. 784
REORGANIZATION NO. 2016 - 0002
BEAR RIVER SETBACK LEVEE AREA
DEANNEXATION

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 Township 13 North, Range 3 and 4 East, M.D.M., more particularly described as follows:

Beginning at a point on 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;

1. Thence South 01°20'45" East, along said west sideline of State Highway 70, 979.62 feet to a point on the northerly toe of the south levee of the Bear River and existing boundary of Reclamation District No. 784;
2. Thence along said northerly toe and existing boundary of Reclamation District No. 784, South 18°59'24" West, 483.67 feet;
3. Thence South 24°19'15" West, 2209.72 feet;
4. Thence South 28°53'55" West, 1442.84 feet;
5. Thence South 22°51'59" West, 2962.03 feet;
6. Thence South 88°00'00" West, 2227.86 feet;
7. Thence South 27°39'01" West, 3967.05 feet;
8. Thence, leaving said northerly toe, South 72°36'24" West, 260.93 feet to the north bank of the Bear River;
9. Thence, along said north bank of the Bear River, South 87°19'41" West, 300.33 feet;
10. Thence South 66°18'37" West, 225.71 feet;
11. Thence South 48°12'43" West, 388.01 feet;
12. Thence South 22°09'15" West, 241.32 feet;
13. Thence South, 328.50 feet;
14. Thence South 09°06'34" East, 353.71 feet;
15. Thence South 23°29'24" West, 264.68 feet;
16. Thence North 87°17'40" West, 409.15 feet;
17. Thence North 74°34'13" West, 183.94 feet;
18. Thence South 86°00'09" West, 301.23 feet;
19. Thence South 76°44'18" West, 456.36 feet;
20. Thence North 75°08'57" West, 545.01 feet to the east bank of the Feather River;
21. Thence, along said east bank of the Feather River, North 01°45'52" West, 363.48 feet;
22. Thence North 11°02'47" East, 1736.36 feet;
23. Thence North 10°47'37" West, 1514.86 feet;
24. Thence North 24°35'09" West, 583.60 feet;
25. Thence North 00°02'49" West, 4280.25 feet;
26. Thence North 10°35'40" West, 822.33 feet;
27. Thence North 40°31'00" West, 1139.81 feet;
28. Thence North 20°32'40" West, 341.40 feet;
29. Thence North 33°57'46" West, 932.60 feet;
30. Thence North 21°48'41" West, 532.90 feet;
31. Thence North 08°09'14" West, 953.20 feet;
32. Thence North 02°17'53" East, 2082.42 feet;
33. Thence North 11°58'18" West, 976.23 feet;
34. Thence North 21°57'54" West, 1246.68 feet;
35. Thence North 10°50'36" West, 1080.10 feet;
36. Thence North 03°34'46" East, 747.90 feet;
37. Thence North 12°15'53" East, 564.89 feet;
38. Thence North 25°08'39" East, 937.87 feet;
39. Thence North 35°00'33" East, 2183.07 feet;
40. Thence North 21°52'33" East, 1656.75 feet;
41. Thence North 18°46'46" East, 1309.95 feet, more or less to the north line of Lot 5, Block 6 of said Arboga Colony No. 2;
42. Thence, along said north line, North 77°49'44" East, 131.60 feet to the centerline of the east levee of the Feather River;
43. Thence, along said levee centerline, South 02°18'21" West, 959.06 feet;
44. Thence South 15°23'33" West, 2427.50 feet;
45. Thence South 06°02'12" East, 1243.93 feet;
46. Thence South 09°29'17" West, 2098.96 feet;
47. Thence South 08°38'12" East, 1613.22 feet;
48. Thence South 00°26'53" East, 708.66 feet;
49. Thence South 11°03'31" West, 771.55 feet;
50. Thence South 09°33'00" West, 5965.05 feet;
51. Thence South 15°42'10" East, 502.23 feet;
52. Thence South 10°12'56" East, 1010.43 feet;
53. Thence South 89°43'55" East, 31.27 feet;
54. Thence South 10°04'52" East, 1445.89 feet to the northerly line of the permanent right of way line for the Bear River Seback Levee;
55. Thence, along said permanent right of way line, North 88°08'07" East, 409.02 feet;
56. Thence South, 219.79 feet;
57. Thence North 89°44'35" East, 927.93 feet;
58. Thence North 71°33'58" East, 1951.09 feet;
59. Thence North 63°00'32" East, 2641.86 feet;
60. Thence North 34°00'32" East, 3037.13 feet;
61. Thence North 88°25'53" East, 40.21 feet;
62. Thence North 31°54'35" East, 599.63 feet;
63. Thence North 26°27'24" East, 678.93 feet;
64. Thence North 42°55'18" East, 278.36 feet;
65. Thence North 89°43'23" East, 145.26 feet;
66. Thence North 43°28'05" East, 1333.38 feet to the Point of beginning and containing 1384.24 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.

[Signature]

4/25/17
Prepared by MHM, Inc.
# LINE TABLE

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**GEOREFERENCE**

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

**LEGEND**

- **COURSE NUMBER**
- **O** CALCULATED POINT - NOTHING FOUND OR SET
- **B.O.B.** POINT OF BEGINNING
- **B.O.B.** BASIS OF Bearings
- **DEANNEXATION LIMITS**

**DEANNEXED AREA**

1384.24 ACRES

**NOTE:**

DEANNEXATION FROM 1. RECLAMATION DISTRICT 784

---

**EXHIBIT**

LAFCO APPLICATION MAP
REORGANIZATION OF RECLAMATION DISTRICT NO. 784
BEAR RIVER SETBACK LEVEE DEANNEXATION

BEING A PORTION OF TOWNSHIP 15 NORTH, RANGE 3 EAST, M.D.M.

YUBA COUNTY CALIFORNIA

APRIL 2017

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

**SCALE:** 1" = 2000'
EXHIBIT “A”

RECLAMATION DISTRICT NO. 784
REORGANIZATION NO. 2016 - 0002

FEATHER RIVER SETBACK LEVEE AREA
DEANNOTATION

All that certain real property situate in the County of Yuba, State of California, being a portion of Farmland Colony No. 1, filed in Book I of Maps at page 23, Arboga Colony, filed in Book I of Maps at page 31 and Arboga Colony No. 2 filed in Book 2, of Maps at page 15, Yuba County Records located in Township 13 and 14 North, Range 3 and 4 East and Sections 33 and 34 Township 14 North, Range 4 East, M.D.M., more particularly described as follows:

Commencing at the northeast corner of Lot 1, Block 1 of said Arboga Colony No. 2, said point also being the northeast corner of Section 1, Township 13 North, Range 3 East, Mount Diablo Meridian; thence South, along the east line of said Lot 1, 645.00 feet to a point on the south line of said Lot 1, and the east bank of the Feather River, said point also being on the existing boundary of Reclamation District No. 784 and TRUE POINT OF BEGINNING of the herein described parcel of land;

1. Thence North 69°33’12” West, along said east bank of the Feather River and existing boundary of Reclamation District No. 784, 711.60 feet;
2. Thence, continuing along said east bank of the Feather River, North 72°39’35” West, 864.80 feet;
3. Thence South 89°46’30” West, 1846.01 feet;
4. Thence North 82°32’30” West, 714.55 feet;
5. Thence North 74°58’37” West, 633.66 feet;
6. Thence North 59°32’19” West, 704.20 feet;
7. Thence North 29°59’39” West, 385.07 feet;
8. Thence North 21°56’12” East, 550.08 feet;
9. Thence North 35°31’21” East, 659.18 feet;
10. Thence North 26°39’52” East, 643.99 feet;
11. Thence North 23°28’06” East, 641.57 feet;
12. Thence North 12°18’12” East, 1038.90 feet;
13. Thence North 02°38’22” West, 404.86 feet;
14. Thence South 15°13’00” East, 293.73 feet;
15. Thence North 29°38’48” West, 727.29 feet;
16. Thence North 39°17’25” West, 1726.86 feet;
17. Thence North 39°20’48” West, 1630.65 feet;
18. Thence North 31°29’25” West, 1441.55 feet;
19. Thence North 23°04’02” West, 672.52 feet;
20. Thence North 15°45’09” West, 836.15 feet;
21. Thence North 11°36’02” West, 1285.51 feet;
22. Thence North 02°20’37” West, 1418.44 feet;
23. Thence North 07°30’29” West, 1159.44 feet;
24. Thence North 09°46’35” West, 1359.83 feet;
25. Thence North 02°10’22” East, 761.64 feet;
26. Thence North 10°29’47” East, 250.30 feet;
27. Thence North 02°18’05” East, 567.90 feet;
28. Thence North 00°40’48” West, 850.50 feet;
29. Thence North 12°51’47” East, 226.72 feet;
30. Thence North 21°28’37” East, 963.45 feet;
31. Thence North 18°47’22” East, 664.41 feet;
32. Thence North 13°14’26” East, 2213.59 feet;
33. Thence North 86°01’15” East, 1343.74 feet;
34. Thence North 20°42’11” East, 866.99 feet;
35. Thence North 28°21’49” East, 2066.03 feet;
36. Thence North 43°15’32” East, 226.91 feet;
37. Thence North 32°24’58” East, 598.81 feet;
38. Thence North 38°39’35” East, 560.27 feet;
39. Thence North 46°13’17” East, 323.40 feet;
40. Thence North 51°36’05” East, 359.83 feet;
41. Thence North 39°01’03” East, 200.14 feet;
42. Thence North 28°21’03” East, 695.98 feet;
43. Thence North 24°47’35” East, 556.82 feet;
44. Thence North 35°18’07” East, 571.91 feet;
45. Thence North 25°29’50” East, 473.91 feet;
46. Thence North 06°24’43” East, 454.94 feet to the westerly extension of the south line of Lot 7, Block 1 of said Farmland Colony No. 1;
47. Thence, leaving said east bank of the Feather River, East, along said westerly extension and the south line of Lots 7 and 8, 495.71 feet to the easterly permanent right of way line for the Feather River Setback Levee as shown on that certain Record of Survey filed in Book 94 of Maps, at page 35, Yuba County Records;
48. Thence along said permanent right of way line, South 06°53’52” East, 64.19 feet;
49. Thence South 09°16’00” West, 306.28 feet;
50. Thence South 20°33’26” West, 206.39 feet;
51. Thence South 15°02’51” West, 187.10 feet;
52. Thence South 09°43’59” West, 5979.04 feet;
53. Thence South 15°20’46” West, 1320.54 feet;
54. Thence North 89°45’45” East, 51.91 feet;
55. Thence South 15°20’46” West, 2396.13 feet;
56. Thence South 00°02’52” West, 2341.00 feet;
57. Thence North 89°45’45” East, 13.70 feet;
58. Thence South, 639.45 feet;
59. Thence South 16°28’32” East, 46.28 feet;
60. Thence South 00°02’52” West, 931.77 feet;
61. Thence South 03°03’55” East, 1663.21 feet;
62. Thence South 03°03’55” East, 2320.81 feet;
63. Thence South 00°17’03” East, 379.85 feet;
64. Thence South 00°15’56” East, 96.88 feet to the beginning of a curve concave to the east having a radius of 300.00 feet;
65. Thence along the arc of said curve, the chord of which bears South 05°09’24” East, 51.16 feet;
66. Thence South 10°02’53” East, 402.15 feet to the beginning of a curve concave to the west having a radius of 700.00 feet;
67. Thence along the arc of said curve, the chord of which bears South 07°55’36” East, 51.82 feet;
68. Thence South 05°48’19” East, 91.07 feet;
69. Thence South 05°48’19” East, 2318.55 feet;
70. Thence South 24°24’23” East, 3170.36 feet;
71. Thence South 27°08’34” East, 1037.89 feet;
72. Thence North 89°50’48” East, 356.82 feet;
73. Thence South 86°30’24” East, 172.32 feet;
74. Thence South 55°45′31″ East, 77.63 feet;
75. Thence South 33°09′22″ West, 53.16 feet;
76. Thence South 27°11′24″ West, 109.37 feet;
77. Thence South 24°43′01″ West, 178.57 feet;
78. Thence South 01°18′08″ East, 148.74 feet;
79. Thence South 07°20′30″ East, 79.80 feet;
80. Thence South 03°00′29″ East, 152.50 feet;
81. Thence South 12°21′03″ East, 109.79 feet;
82. Thence South 22°12′53″ East, 35.87 feet;
83. Thence South 89°45′45″ West, 33.60 feet;
84. Thence South 27°51′54″ East, 298.26 feet;
85. Thence South 39°57′52″ East, 40.60 feet;
86. Thence South 28°13′21″ East, 44.53 feet;
87. Thence South 47°37′07″ East, 217.98 feet;
88. Thence South 42°23′41″ East, 141.72 feet to the beginning of a curve concave to the southwest having a radius of 320.14 feet;
89. Thence along the arc of said curve, the chord of which bears South 27°49′17″ East, 154.50 feet;
90. Thence South 12°42′04″ East, 474.77 feet to the beginning of a curve concave to the southwest having a radius of 772.64 feet;
91. Thence along the arc of said curve, the chord of which bears South 21°35′00″ East, 175.06 feet; to the beginning of a non-tangent curve concave to the southeast having a radius of 1020.21 feet;
92. Thence along the arc of said curve, the chord of which bears South 09°14′34″ East, 130.12 feet;
93. Thence South 05°24′18″, 432.89 feet;
94. Thence South 03°39′25″ East, 74.39 feet;
95. Thence South 05°34′46″ East, 66.81 feet;
96. Thence South 06°50′06″ West, 163.07 feet;
97. Thence South 04°49′28″ East, 463.36 feet;
98. Thence North 89°45′45″ East, 211.70 feet;
99. Thence South, 719.95 feet to the Point of beginning and containing 2385.31 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.
LINE TABLE:
SEE SHEET 3 FOR LINE TABLE.

LEGEND
12  COURSE NUMBER
O  CALCULATED POINT
    NOTHING FOUND OR SET
P.O.B.  POINT OF BEGINNING
(B.O.B.)  BASIS OF BEARINGS
----------
    DEANNEXATION LIMITS

NOTE:
DEANNEXATION FROM:
1. RECLAMATION DISTRICT 784

DEANNEXED AREA
2385.31 ACRES

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

EXHIBIT
LAFCO 2016-0002 APPLICATION MAP
REORGANIZATION OF RECLAMATION DISTRICT NO. 784
FEATHER RIVER SETBACK LEVEE AREA DEANNEXATION
BEING A PORTION OF TOWNSHIP 13 AND 14 NORTH, RANGE 3 AND 4
EAST, MOUNT DIABLO MERIDIAN.

YUBA COUNTY
CALIFORNIA
APRIL 2017
SCALE: 1" = 2500'
PREPARED BY: MHH INC., 1204 E STREET, MARYSVILLE, CA 95901
DEANNEXATION FROM:
1. RECLAMATION DISTRICT 784

DEANNEXED AREA
2385.31 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
P.O.B. POINT OF BEGINNING
(B.O.B.) BASIS OF BEARINGS
----- DEANNEXATION LIMITS

EXHIBIT
LAFCO 2016-0002 APPLICATION MAP
REORGANIZATION OF RECLAMATION DISTRICT NO. 784
FEATHER RIVER SETBACK LEVEE AREA DEANNEXATION

BEING A PORTION OF TOWNSHIP 13 AND 14 NORTH, RANGE 3 AND 4 EAST,
MOUNT DIABLO MERIDIAN.

YUBA COUNTY
CALIFORNIA

APRIL 2017
SCALE: 1" = 900'
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**LINE TABLE**

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**NOTE:**

**DEANNEXED AREA**

2385.31 ACRES

**EXHIBIT**

LAFCO 2016–0002 APPLICATION MAP
REORGANIZATION OF RECLAMATION DISTRICT NO. 784
FEATHER RIVER SETBACK LEVEE AREA DEANNEXATION

BEING A PORTION OF TOWNSHIP 13 AND 14 NORTH, RANGE 3 AND 4 EAST, MOUNT DIABLO MERIDIAN.

YUBA COUNTY
CALIFORNIA

APRIL 2017

PREPARED BY: MHH INC., 1204 E STREET, MARYSVILLE, CA 95901
EXHIBIT “A”

RECLAMATION DISTRICT NO. 784
HORSESHOE AREA ANNEXATION NO. 2016-0002

All that certain real property situate in the County of Yuba, State of California, being a portion of the Harding Tract, as filed in Book 1 of Maps, at page 30 and the Ebert Tract as filed in Book 3, of Maps, at page 34, Yuba County Records lying in Sections 3, 4, 9, and 10, Township 13 North, Range 4 East and Sections 33 and 34 Township 14 North, Range 4 East, M.D.M., more particularly described as follows:

Beginning at a point on the centerline of Leach Road, being the center one-quarter corner of said Section 9, also being southwest corner of Lot 38 of said Ebert Tract, said point also being on the existing boundary of Reclamation District No. 784;

1. Thence, North, 7729.82 feet, along said existing boundary of Reclamation District No. 784 to the centerline of the southwesterly levee of Best Slough;
2. Thence, North 40°00’10” East, along said levee centerline, 2707.22 feet;
3. Thence, North 76°19’13” East, 5093.60 feet;
4. Thence, leaving said centerline, North, 400.00 feet to the north line of Lot 25 of the Harding Tract as filed in Book 1 of Maps, page 30, Yuba County Records;
5. Thence East, along said north line, 704.23 feet to the centerline of Forty mile Road and northeast corner of the herein described parcel of land;
6. Thence, along said centerline of Forty Mile Road, South 42°27’27” East, 386.11 feet;
7. Thence South 25°41’15” East, 1836.46 feet to the south line of Lot 54 of said Harding Tract;
8. Thence, along the south line of said Lot 54, South 88°32’45” West, 570.50 feet to the northeast corner of Lot 52 of said Harding Tract;
9. Thence, along the easterly line of Lots 52 and 56 of said Harding Tract, South 01°27’15” East, 1320.00 feet to the northeast corner of Lot 69 of said Harding Tract;
10. Thence, along the north line of said Lot 69, South 88°32’45” West, 1320.00 feet to the northeast corner of Lot 68 of said Harding Tract;
11. Thence, along the east line of Lots 69, 72, and 93 of said Harding Tract, South 01°27’15” East, 2651.81 feet to the northwest corner of Lot 106 of said Harding Tract;
12. Thence, along the north line of said Lot 106, North 88°32’45” East, 1320.00 feet to the northwest corner of Lot 107 of said Harding Tract;
13. Thence, along the west line of Lots 107, 110 and 123 of said Harding Tract, South 01°27’15” East, 1758.13 feet, more or less, to the centerline of Leach Road (formerly known as Leach Avenue);
14. Thence, along the centerline of Leach Road, South 70°03’45” West, 590.10 feet;
15. Thence South 00°14'45" West, along the centerline of Leach Road, 3524.61 feet to the southeast corner of said Ebert Tract and southeast corner of the parcel of land herein described;

16. Thence West, 7455.51 feet, along the centerline of Leach Road, to the Point of beginning and containing 1743.50 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.

4/25/17
EXHIBIT “A”

RECLAMATION DISTRICT NO. 784
INFILL AREA 1 ANNEXATION NO. 2016 - 0002

All that certain real property situate in the County of Yuba, State of California, being a portion of the northwest quarter of Section of Section 17, Township 14 North, Range 4 East, M.D.M., more particularly described as follows:

Commencing at the centerline intersection of Arboga Road and Plumas-Arboga Road, also being the existing boundary of Reclamation District No. 784; thence, North 17°31’00” West, along the centerline of Arboga Road and existing boundary of Reclamation District No. 784, 1222.98 feet to the west line of said Section 17; thence, along the west line of said Section 17 and said existing boundary of Reclamation District No. 784, North, 1788.80 feet to the TRUE POINT OF BEGINNING of the herein described parcel of land; said point being at the intersection of the northerly boundary of Tract 2002-608 as filed in Book 82 of Maps, page 46, Yuba County Records and on the existing boundary of Reclamation District No. 784;

1. Thence, North, 825.20 feet, along the westerly line of said Section 17 and the existing boundary of Reclamation District No. 784;
2. Thence leaving said westerly line and along said existing boundary of Reclamation District No. 784, North 88°45’00” East, 264.06 feet;
3. Thence along said existing boundary of Reclamation District No. 784, South, 330.08 feet;
4. Thence North 88°45’00” East, 1045.14 feet;
5. Thence North 01°15’00” West, 488.19 feet to the southerly line of Tract 2002-602 as filed in Book 78 of Maps, page 9, Yuba County Records;
6. Thence along the southerly line of said Tract 2002-602 and the southerly line of Tract 120, as filed in Book 7 of Maps, at page 13, Yuba County Records, North 86°54’53” East, 503.62 feet to the centerline of Arcano Avenue as shown on said Tract 2002-608, said point being the beginning of a curve, concave to the east, having a radius of 181.00 feet and a central angle of 13°35’14”, the chord of which bears South 09°52’44” East, 42.82 feet;
7. Thence along the arc of said curve, 42.92 feet;
8. Thence South 16°40’21” East, 117.58 feet to the beginning of a curve, concave to the west, having a radius of 200.00 feet and a central angle of 10°42’22”, the chord of which bears South 11°19’10” East, 37.32 feet;
9. Thence along the arc of said curve, 37.37 feet;
10. Thence South 05°57’59” East, 487.71 feet to an angle point in the northerly line of said Tract 2002-608;
11. Thence South 87°02’50” West, along said northerly line, 587.94 feet;
12. Thence South 01°15’00” East, 303.36 feet to the southerly line of said Tract 2002-608;
13. Thence South 88°45’00” West, along said southerly line, 1320.00 feet to the Point of beginning and containing 25.62 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.
EXHIBIT “A”

RECLAMATION DISTRICT NO. 784
INFILL AREA 2 ANNEXATION NO. 2016-0002

All that certain real property situate in the County of Yuba, State of California, being a portion of the northwest quarter of Section of Section 17, Township 14 North, Range 4 East, M.D.M., more particularly described as follows:

Commencing at the centerline intersection of Arboga Road and Plumas-Arboga Road, also being the existing boundary of Reclamation District No. 784; thence, North 17°31'00" West, along the centerline of Arboga Road and existing boundary of Reclamation District No. 784, 1222.98 feet to the west line of said Section 17; thence, along the west line of said Section 17 and said existing boundary of Reclamation District No. 784, North, 1461.95 feet to the TRUE POINT OF BEGINNING of the herein described parcel of land; said point being at the intersection of the southerly boundary of Tract 2002-608 as filed in Book 82 of Maps, page 46, Yuba County Records and on the existing boundary of Reclamation District No. 784;

1. Thence, leaving the westerly line of said Section 17 and along the southerly line of said Tract 2002-608 and existing boundary of Reclamation District No. 784, North 88°45'00" East, 1320.00 feet;
2. Thence leaving said southerly line and following the existing boundary of said Reclamation District No. 784, South, 854.20 feet;
3. Thence South 88°45'00" West, 1320.00 feet, more or less, to the west line of said Section 17;
4. Thence along the west line of said Section 17, North 854.20 feet to the Point of beginning and containing 25.88 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.

[Signature]

[Stamp]

5/11/17
EXHIBIT "A"

RECLAMATION DISTRICT NO. 784
INFILL AREA 3 ANNEXATION NO. 2016 - 002

All that certain real property situate in the County of Yuba, State of California, being a portion of the northwest quarter of Section of Section 17, Township 14 North, Range 4 East, M.D.M., more particularly described as follows:

Beginning at the centerline of Arboga Road and Plumas-Arboga Road, also being the existing boundary of Reclamation District No. 784;

1. Thence North 17°31'00" West, along the centerline of Arboga Road and existing boundary of said Reclamation District No. 784, 1222.98 feet to the west line of said Section 17;
2. Thence, North, along the west line of said Section 17 and said existing boundary of Reclamation District No. 784, 244.82 feet to the northwest corner of the herein described parcel of land;
3. Thence North 88°23’14” East, 1041.84 feet, along said existing boundary of Reclamation District No. 784, to the northeast corner of the herein described parcel of land;
4. Thence South, 945.96 feet, along said existing boundary of Reclamation District No. 784;
5. Thence East, 127.28 feet, along said existing boundary of Reclamation District No. 784;
6. Thence South, 476.98 feet, along said existing boundary of Reclamation District No. 784 to the centerline of Plumas-Arboga Road;
7. Thence South 88°45’00” West, 800.80 feet to the Point of beginning and containing 30.44 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.

[Signature]

4/25/17
EXHIBIT “A”

RECLAMATION DISTRICT NO. 784
INFILL AREA 4 ANNEXATION NO. 2016 - 002

All that certain real property situate in the County of Yuba, State of California, being a portion of the northwest quarter of Section of Section 17, Township 14 North, Range 4 East, M.D.M., more particularly described as follows:

Beginning at a point on the centerline of Plumas-Arboga Road from which the centerline intersection of Arboga Road and Plumas-Arboga Road bears South 88°45’00” West, 1112.04 feet, also being the existing boundary of Reclamation District No. 784;

1. Thence leaving said centerline, North, 626.91 feet, along said existing boundary of Reclamation District No. 784, to the northwest corner of the herein described parcel of land;
2. Thence North 88°45’00” East, 377.49 feet, along said existing boundary of Reclamation District No. 784;
3. Thence North 01°15’00” West, 626.76 feet, along said existing boundary of Reclamation District No. 784;
4. Thence North 88°45’00” East, 296.88 feet, along said existing boundary of Reclamation District No. 784, to the northeast corner of the herein described parcel of land;
5. Thence South 01°34’04” East, along said existing boundary of Reclamation District No. 784, 1253.54 feet to the centerline of Plumas-Arboga Road
6. Thence South 88°45’00” West, along the centerline of Plumas-Arboga Road and existing boundary of said Reclamation District No. 784, 695.00 feet to the Point of beginning and containing 14.17 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.
EXHIBIT "KEY"
LAFCO 2016-0002 APPLICATION MAP
REORGANIZATION OF
RECLAMATION DISTRICT NO. 784
NORTHEAST AREA ANNEXATION

BEING A PORTION OF TOWNSHIP 14 AND 15 NORTH, RANGE 4
EAST, M.D.M.
YUBA COUNTY
CALIFORNIA

PREPARED BY: MHM INC., 1204 E STREET, MARYSVILLE, CA 95901
15-243 LAFCO ANNEXATION SHEET 4 OF 7
JUNE 2017
NOTE:

ANNEXATION TO:
1. RECLAMATION DISTRICT 784

LINE TABLE:
SEE SHEET 11 FOR LINE TABLE

LEGEND

- COURSE NUMBER
- CALCULATED POINT
  NOTHING FOUND OR SET
- P.O.B. POINT OF BEGINNING
- (B.O.B.) BASIS OF BEARINGS
- ANNEXATION LIMITS

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.

ANNEXED AREA
11,800 ACRES

EXHIBIT "KEY"

LAFCO 2016-0002 APPLICATION MAP
REORGANIZATION OF
RECLAMATION DISTRICT NO. 784
NORTHEAST AREA ANNEXATION

BEING A PORTION OF TOWNSHIP 14 AND 15 NORTH, RANGE 4
EAST, M.D.M.
YUBA COUNTY
CALIFORNIA

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

SCALE: 1" = 200' JUNE 2017
ANNEXATION TO:
1. RECLAMATION DISTRICT 784

LINE TABLE:
SEE SHEET 11 FOR LINE TABLE

ANNEXED AREA
11,800 ACRES

EXHIBIT "KEY"
LAFCO 2016-0002 APPLICATION MAP
REORGANIZATION OF
RECLAMATION DISTRICT NO. 784
NORTHEAST AREA ANNEXATION

BEING A PORTION OF TOWNSHIP 14 AND 15 NORTH, RANGE 4
EAST, M.D.M.
YUBA COUNTY
CALIFORNIA

PREPARED BY: MHM INC., 1204 E STREET, MARYSVILLE, CA 95901
15 SF9 LAFCO ANNEXATION
JUNE 2017
EXHIBIT "KEY"
LAFCO 2016-0002 APPLICATION MAP
REORGANIZATION OF
RECLAMATION DISTRICT NO. 784
NORTHEAST AREA ANNEXATION

BEING A PORTION OF TOWNSHIP 14 AND 15 NORTH, RANGE 4 EAST, M.D.M.
YUBA COUNTY
CALIFORNIA

PREPARED BY: M&M INC., 1204 E STREET, MARYSVILLE, CA 95901
15-EA7 LAFCO ANNEXATION  SHEET 5 OF 11

NOTE:
ANNEXATION TO:
1. RECLAMATION DISTRICT 784

LINE TABLE:
SEE SHEET 11 FOR LINE TABLE

ANNEXED AREA
11,800 ACRES

LEGEND

12  COURSE NUMBER

O  CALCULATED POINT
NOTHING FOUND OR SET

P.O.B.  POINT OF BEGINNING

(B.O.B.)  BASIS OF BEARINGS

ANNEXATION LIMITS

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)
LEGEND

12 COURSE NUMBER
○ CALCULATED POINT
THING FOUND OR SET
P.O.B. POINT OF BEGINNING
(B.O.B.) BASIS OF BEARINGS
— ANNEXATION LIMITS

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) DATABASE.

NOTE:

ANNEXATION TO:
1. RECLAMATION DISTRICT 784

LINE TABLE:

SEE SHEET 11 FOR LINE TABLE

ANNEXED AREA

11,800 ACRES

EXHIBIT "KEY"

LAFCO 2016-0002 APPLICATION MAP
REORGANIZATION OF
RECLAMATION DISTRICT NO. 784
NORTHEAST AREA ANNEXATION

BEING A PORTION OF TOWNSHIP 14 AND 15 NORTH, RANGE 4
EAST, M.D.M.
YUBA COUNTY
CALIFORNIA

PREPARED BY: MHM INC., 1204 E STREET, MARYSVILLE, CA 95901
16-KAY LAFCO ANNEXATION
JUNE 2017
NOTE:

ANNEXATION TO: 1. RECLAMATION DISTRICT 784

LINE TABLE:

SEE SHEET 11 FOR LINE TABLE

ANNEXED AREA

11,800 ACRES

EXHIBIT "KEY"

LAFCO 2016–0002 APPLICATION MAP
REORGANIZATION OF RECLAMATION DISTRICT NO. 784
NORtheast AREA ANNEXATION

BEING A PORTION OF TOWNSHIP 14 AND 15 NORTH, RANGE 4 EAST, M.D.M.

Yuba County, California

Prepared by: MHM Inc., 1204 E Street, Marysville, CA 95901

June 2017
### LINE TABLE

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### NOTE:

**ANNEXATION TO:**
1. RECLAMATION DISTRICT 784

**ANNEXED AREA**
11,800 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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**EXHIBIT "KEY"**

**LAFCO 2016-0002 APPLICATION MAP**

**REORGANIZATION OF RECLAMATION DISTRICT NO. 784**

**NORTHEAST AREA ANNEXATION**

Being a portion of township 14 and 15 north, range 4 east, M.D.M.

**Yuba County**

**California**

JUNE 2017

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

16-647 LAFCO ANNEXATION
EXHIBIT “A”

RECLAMATION DISTRICT NO.784
REORGANIZATION NO. 2016 - 0002
NORTHEAST AREA ANNEXATION

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

Beginning at the centerline of Simpson Lane and Simpson-Dantoni Road being the most northerly point of the existing boundary of Reclamation District No. 784;

1. Thence along said Simpson-Dantoni Road South 83°01’22” East, 581.70 feet;
2. Thence North 88°58’38” East, 88.50 feet;
3. Thence North 76°23’36” East, 498.73 feet;
4. Thence North 72°24’51” East, 52.22 feet;
5. Thence North 71°53’06” East, 74.31 feet;
6. Thence North 70°21’51” East, 41.37 feet;
7. Thence North 68°50’21” East, 74.31 feet;
8. Thence North 68°18’36” East, 224.37 feet;
9. Thence North 67°55’51” East, 59.53 feet;
10. Thence North 66°28’36” East, 61.24 feet;
11. Thence North 65°00’51” East, 59.53 feet;
12. Thence North 64°38’36” East, 170.21 feet;
13. Thence North 64°15’36” East, 59.53 feet;
14. Thence North 62°32’36” East, 78.73 feet;
15. Thence North 60°49’21” East, 59.53 feet;
16. Thence North 60°26’36” East, 325.30 feet;
17. Thence North 60°17’36” East, 179.98 feet;
18. Thence North 60°08’36” East, 564.26 feet;
19. Thence North 60°24’36” East, 160.13 feet;
20. Thence North 60°40’36” East, 445.15 feet;
21. Thence North 60° 12’06” East, 59.41 feet;
22. Thence North 58°02’36” East, 78.87 feet;
23. Thence North 55°53’06” East, 22.76 feet;
24. Thence North 55°48’36” East, 36.65 feet;
25. Thence North 55°24’36” East, 71.80 feet;
26. Thence North 53°31’06” East, 253.99 feet;
27. Thence North 53°54’22” East, 840.68 feet;
28. Thence North 50°50’37” East, 1069.78 feet;
29. Thence, leaving said Simpson-Dantoni Road, North, 82.29 feet to the centerline of the south levee of the Yuba River;
30. Thence, along said centerline of the south levee of the Yuba River, North 89°22’00” East, 175.20 feet;
31. Thence North 77°28’00” East, 1146.10 feet;
32. Thence North 81°50'00" East, 666.34 feet;
33. Thence North 76°43'00" East, 657.00 feet to the east line of Section 16, Township 15 North, Range 4 East, Mount Diablo Meridian;
34. Thence South, along said east line of Section 16, 467.90 feet to the southwest corner of the Boyer Tract No. 2, as filed in Book 3 of Surveys, at page 31, Yuba County Records;
35. Thence, along the south line of said Boyer Tract No. 2, North 89°22'00" East, 898.45 feet to the southeast corner of Lot 2 of said Boyer Tract No. 2;
36. Thence, along the easterly line of Lots 1 and 2 of said Boyer Tract No. 2, North 04°45'00" West, 439.90 feet;
37. Thence, North 49°13'00" East, 225.30 feet;
38. Thence North 75°11'00" East, 224.80 feet;
39. Thence North, 1448.40 feet to the centerline of the south levee of the Yuba River;
40. Thence North 40°32'34" East, 775.00 feet to the line that divides Section 15, Township 15 North, Range 4 East, Mount Diablo Meridian into north and south halves;
41. Thence East, 884.90 feet to the center of said Section 15;
42. Thence, along the line that divides said Section 15 into east and west halves, North 00°05'05" East, 1013.91 feet to the centerline of the south levee of the Yuba River;
43. Thence, along said centerline of the south levee of the Yuba River, North 40°32'34" East, 1820.65 feet;
44. Thence North 43°54'32" East, 747.05 feet;
45. Thence North 47°04'36" East, 540.73 feet;
46. Thence North 49°29'20" East, 637.34 feet;
47. Thence North 53°45'28" East, 101.14 feet;
48. Thence North 53°47'10" East, 718.20 feet;
49. Thence North 54°20'50" East, 788.71 feet;
50. Thence North 57°33'58" East, 700.56 feet;
51. Thence North 63°04'20" East, 691.64 feet;
52. Thence North 63°04'20" East, 282.28 feet to the line that divides Section 11, Township 15 North, Range 4 East, Mount Diablo Meridian into east and west halves and end of said south levee of the Yuba River;
53. Thence, along the line that divides said Section 11 into east and west halves, South 00°16'18" West, 192.60 feet to the line that divides said Section 11 into north and south halves;
54. Thence, along the line that divides said Section 11 into north and south halves, East, 2640.00 feet to the centerline of Brophy Road;
55. Thence, along said centerline of Brophy Road, South, 4883.22 feet to the south sideline of Hammonton-Smartsville Road;
56. Thence, along said southerly sideline of Hammonton-Smartsville Road, North 65°14'25" East, 5911.90' feet to the west boundary of Beale Air Force Base;
57. Thence following the westerly boundary of Beale Air Force Base, South 00°14'52" West, 765.45 feet;
58. Thence South 00°16'04" West, 1451.37 feet;
59. Thence South 00°01'31" West, 2639.78 feet to the northeast corner of Section 24, Township 15 North, Range 4 East, Mount Diablo Meridian;
60. Thence along the north line of said Section 24, South 88°34′32″ West, 2663.64 feet to the north one-quarter corner of said Section 24;

61. Thence along the line that divides said Section 24 into east and west halves and westerly line of said Beale Air Force Base, South 00°06′53″ West, 2630.98 feet to the center of said Section 24;

62. Thence, leaving the westerly boundary of said Beale Air Force Base and along the line that divides said Section 24 into north and south halves, South 88°18′31″ West, 2623.96 feet to the east one-quarter corner of Section 23, Township 15 North, Range 4 East, Mount Diablo Meridian;

63. Thence, along the line that divides said Section 23 into north and south halves, North 88°33′52″ East, 5286.12 feet to the west one-quarter corner of said Section 23;

64. Thence, South, 9880.57 feet to the centerline of Erle Road;

65. Thence, along the centerline of said Erle Road, South 15°47′30″ East, 643.03 feet;

66. Thence South 23°09′53″ East, 3351.51 feet to a point in the centerline of Virginia Road, said point also being on the southerly line of Parcel Map No. 3.28 as filed in Book 15 of Maps, at page 41, Yuba County Records;

67. Thence, leaving the centerline of said Virginia Road and along the south and east lines of said Parcel Map No. 3.28, North 89°52′38″ West, 604.48 feet;

68. Thence South 24°28′20″ East, 244.10 feet;

69. Thence East, 228.41 feet;

70. Thence North, 636.00 feet to the centerline of Erle Road;

71. Thence along said centerline, North 87°46′36″ East, 4253.20 feet;

72. Thence, leaving said centerline, South, 1650.00 feet;

73. Thence, East, 1320.00 feet;

74. Thence South, 990.00 feet to the centerline of Avenue 2227;

75. Thence along said centerline, West, 2640.00 feet;

76. Thence, leaving said centerline, South, 1471.58 feet to the center of Hutchinson Creek;

77. Thence along the center of said Hutchinson Creek, North 84°11′55″ West, 563.92 feet;

78. Thence South 71°32′00″ West, 142.86 feet;

79. Thence South 45°41′09″ West, 767.97 feet;

80. Thence South 14°27′50″ East, 690.64 feet;

81. Thence South 41°16′00″ West, 317.63 feet;

82. Thence North 86°49′30″ West, 645.49 feet;

83. Thence South 60°41′25″ West, 779.83 feet;

84. Thence South 24°19′39″ West, 549.82 feet;

85. Thence South 64°21′51″ West, 992.72 feet;

86. Thence South 80°30′19″ West, 434.96 feet;

87. Thence South 39°24′55″ West, 432.33 feet;

88. Thence South 67°11′00″ West, 246.27 feet;

89. Thence North 75°19′33″ West, 283.24 feet;

90. Thence South 74°42′45″ West, 272.13 feet;

91. Thence South 45°04′00″ West, 151.85 feet;

92. Thence South 23°50′21″ East, 117.53 feet;

93. Thence South 35°43′24″ West, 394.78 feet to the west line of Section 11, Township 14 North, Range 4 East, Mount Diablo Meridian;

94. Thence along the west line of said Section 11, North, 1066.31 feet;
95. Thence leaving said west line, West, 1279.80 feet;
96. Thence South, 660.00 feet;
97. Thence West, 1320.00 feet;
98. Thence South, 662.71 feet;
99. Thence West, 1320.00 feet;
100. Thence South, 1320.00 feet to the centerline of the Union Pacific Railroad right of way;
101. Thence along said centerline, North 47°13’00” West, 1385.51 feet to the east line of Lot
1 of Ostrom Tract Acres as filed in Book 4 of Maps, page 9, Yuba County Records;
102. Thence along the easterly line of Lots 1 and 5 of said Ostrom Tract Acres, South
12°27’00” West, 857.34 feet;
103. Thence South 33°41’24” West, 139.72 feet;
104. Thence South 73°07’44” West, 63.74 feet to the easterly right of way of State Highway
65;
105. Thence leaving said easterly right of way, North 85°12’06” East, 481.19 feet to the
westerly right of way of said Highway 65;
106. Thence South, 16.50 feet;
107. Thence West, 54.31 feet;
108. Thence South, 200.00 feet to the centerline of Mage Avenue;
109. Thence along the centerline of said Mage Avenue, West, 455.00 feet;
110. Thence leaving said centerline, South, 660.00 feet;
111. Thence West, 1729.00 feet;
112. Thence South, 1545.00 feet;
113. Thence West, 2068.39 feet to the westerly right of way of State Highway 70 to the
beginning of a non-tangent curve, concave to the northwest, having a radius of 4910.00
feet, a radial bearing of North 82°34’41” West and a central angle of 15°24’09” the
chord of which bears South 15°07’24” West, 1315.96 feet;
114. Thence, along the arc of said curve, 1319.93 feet;
115. Thence South 23°44’00” West, 402.65 feet to the beginning of a tangent curve, concave
to the southeast, having a radius of 4090.00 feet, a radial bearing of South 66°16’00”
East and a central angle of 21°30’33” the chord of which bears South 12°58’43” West,
1526.41 feet;
116. Thence, along the arc of said curve, 1535.41 feet;
117. Thence, leaving said westerly right of way, North 88°22’29” East, 400.87 feet;
118. Thence South 00°22’02” West, 1277.40 feet to the south line of the Ostrom Tract, as
filed in Book 1 of Maps, at page 22, Yuba County Records;
119. Thence along the south line of said Ostrom Tract, West, 1330.43 feet;
120. Thence North, 33.64 feet;
121. Thence West, 1005.32 feet to the westerly right of way of the Union Pacific Railroad;
122. Thence, leaving the south line of said Ostrom Tract and along said westerly right of
way, North 08°36’12” West, 5263.51 feet;
123. Thence, leaving said right of way, West, 145.84 feet;
124. Thence North 08°36’12” West, 616.94 feet;
125. Thence East, 145.84 feet to the westerly right of way of the Union Pacific Railroad;
126. Thence, along said right of way, North 08°36’12” West, 1998.72 feet to the south
sideline of McGowan Parkway;
127. Thence, along said south sideline, West, 901.20 feet;
128. Thence, leaving said south sideline, South, 585.00 feet to the north line of Tract Map 03-26 as filed in Book 85 of Maps, at page 33, Yuba County Records;
129. Thence, along said north line, West, 840.90 feet to the centerline of Arboga Road;
130. Thence, along said centerline, North 00°32'00" East, 195.47 feet to the south line of the parcel of land shown on Record of Survey 2008-0012 filed in Book 91 of Maps, at page 23, Yuba County Records;
131. Thence, along the southerly and easterly boundary of said Record of Survey 2008-0012 East, 222.60 feet;
132. Thence North, 195.00 feet;
133. Thence West, 28.48 feet;
134. Thence North, 195.00 feet to the centerline of McGowan Parkway;
135. Thence, along said centerline, West, 194.12 feet to the centerline of Arboga Road;
136. Thence, along said centerline of Arboga Road, North, 2640.00 feet to the south line of Lot 41 of the Olivehurst Tract, as filed in Book 2 of Maps, at page 5, Yuba County Records;
137. Thence, along said south line, East, 1340.79 feet to the westerly right of way of the Union Pacific Railroad;
138. Thence, along said right of way, North 08°36'12" West, 1408.45 feet to the centerline of Eleventh Avenue;
139. Thence, along said centerline North 88°43'57" West, 423.84 feet to the centerline of a drainage canal being the westerly line of Lot 40 of said Olivehurst Tract;
140. Thence, along the westerly line of Lots 40 and 41 of said Olivehurst Tract, South 12°12'13" West, 47.29 feet;
141. Thence South 19°22'00" East, 130.00 feet;
142. Thence South 11°33'00" West, 35.00 feet;
143. Thence South 47°06'00" West, 180.00 feet;
144. Thence South 05°02'00" West, 70.00 feet;
145. Thence South 26°56'00" West, 90.00 feet;
146. Thence South 26°40'00" West, 50.00 feet;
147. Thence South 72°09'00" West, 42.75 feet;
148. Thence South 70°42'09" West, 37.37 feet;
149. Thence North 87°39'00" West, 65.00 feet;
150. Thence North 87°42'05" West, 100.02 feet;
151. Thence South 68°23'00" West, 100.00 feet;
152. Thence South 41°03'00" West, 65.00 feet;
153. Thence South 17°17'51" West, 30.34 feet;
154. Thence South 21°55'43" West, 70.54 feet;
155. Thence South 13°14'01" West, 67.47 feet;
156. Thence South 11°51'00" West, 86.90 feet;
157. Thence South 38°35'00" West, 100.00 feet;
158. Thence South 22°20'00" West, 37.56 feet;
159. Thence South 20°33'56" West, 38.37 feet;
160. Thence South 11°08'03" West, 89.22 feet;
161. Thence North 88°49'47" West, 30.00 feet to the centerline of Arboga Road;
162. Thence, along said centerline of Arboga Road and its northerly projection to Fir Road, North, 10329.08 feet to the centerline of Erle Road;
163. Thence, along said centerline of Erle Road, South 89°03'20" West, 2613.68 feet to the quarter corner common to Sections 29 and 32 Township 15 North, Range 4 East, Mount Diablo Meridian;
164. Thence, along the line that divides said Section 29 into east and west halves, the west line of Country Club Park, as filed in Book 6 of Maps, at page 17 and the Wiget Tract, as filed in Book 4, of Maps, at page 16, Yuba County Records, North, 4990.16 feet to the south line of Lot 1 of said Wiget Tract;
165. Thence, along said south line, East, 84.04 feet to the southeast corner of said Lot 1;
166. Thence, along the east line of said Lot 1 and its northerly projection North, 2720.42 feet to the centerline of Hammonton-Smartsville Road;
167. Thence, along said centerline, South 76°36'12" West, 261.26 feet to the intersection with the centerline of Simpson Lane;
168. Thence, along said centerline of Simpson Lane, North 09°43'21" West, 315.03 feet to the Point of beginning and containing 11,800.37 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.

[Signature]

10/24/17
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 1st 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 [Month], 2006, by the following vote:

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

[Signature]
YUBA COUNTY BOARD OF SUPERVISORS

[Signature]
Clerk to the Board of Supervisors

APPROVED AS TO FORM:

[Signature]
Dan Montgomery, County Counsel
ATTACHMENT 3
AMENDED - STATEMENT OF JUSTIFICATION

The reorganization of RD784’s boundaries will allow:

a. With respect to the annexations, the inclusion of this land within the District will allow the District to meet its legal obligation to assess all lands that can receive a special benefit from the flood protection and drainage services it provides, and/or are protected by levees owned, operated, or maintained by the District, continue to provide existing services to an inhabited area that has no other means of acquiring such services, and in the case of the additional area outside the District’s current Sphere of Influence, this annexation will provide new flood protection services to an inhabited area that is currently subject to flooding risk.

b. With respect to the detachments, the removal of this land from within the District is necessary because the territory within the areas to be detached either obtain no special benefit from the flood protection and drainage services the District provides to other lands, or because the areas to be detached do not receive or need District services.
NOTICE OF EXEMPTION

TO: County Clerk
    County of Yuba
    Marysville, CA

FROM: Reclamation District 784
      1594 Broadway St.
      Arboga, CA 95961

PROJECT TITLE: Application to LAFCO for Annexation of Approximately 13,635 acres and Detachment of 4,467.57 acres within Reclamation District 784

PROJECT LOCATION: Yuba County, south and east of Marysville

DESCRIPTION OF PROJECT: The proposed project involves a Sphere of Influence amendment, the annexation of approximately 13,635 acres more or less to Reclamation District 784, and the detachment of 4,467.57 acres from Reclamation District 784. Of the 13,635 acres, approximately 11,676 are within the District’s existing Sphere of Influence and approximately 1,959 acres are outside the District’s existing Sphere of Influence.

NAME OF PUBLIC AGENCY APPROVING PROJECT: Reclamation District 784

NAME OF PERSON OR AGENCY CARRYING OUT THE PROJECT: Steve Fordice, 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: (a) the annexation of lands that are either already being provided services through existing facilities; (b) the annexation of lands that may be provided with services by the District after new levees are constructed by a separate agency, the environmental impacts of which have already been examined in an EIR (SCH#2014062045); and (c) the detachment of lands that are not receiving services. 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: Steve Fordice
                RD784 General Manager

By: [Signature] Rick Brown, President

TELEPHONE NUMBER: (530) 742-0520

Date: August 1, 2017
BEFORE THE BOARD OF TRUSTEES
OF RECLAMATION DISTRICT 784

RESOLUTION 2017-8-01

AMENDED - Resolution of Application of the Board requesting the
Yuba Local Agency Formation Commission
take proceedings for a reorganization of RD 784,
which reorganization consists of detachments and annexations

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

WHEREAS, by letter dated December 6, 2016, the District submitted a Resolution of Application
to the County of Yuba Local Agency Formation Commission (“LAFCO”) to commence a
reorganization of the District boundaries (the “Application”); and

WHEREAS, the Application would have matched the District’s political boundary to its existing
sphere of influence, which would have involved some annexations and detachments; and,

WHEREAS, since submitting the Application, the District has learned another agency, the Three
Rivers Levee Improvement Authority (“TRLIA”), has proposed a levee extension project that will
construct a new levee east of Marysville that increase the area protected by levees in and adjacent to
Marysville; and,

WHEREAS, once constructed, TRLIA desires to transfer operation and maintenance
responsibilities of the new levee to the District; and,

WHEREAS, the District desires now to amend its Application to include the area that will be
protected by the TRLIA project as an additional annexation; and,

WHEREAS, Water Code section 8370 obligates the District, with certain exceptions, to operate
and maintain those portions of the Sacramento River Flood Control Project (the “Project”) within its
jurisdiction; and,

WHEREAS, Department of Water Resources and Central Valley Flood Protect Board maps show
Project levees that are within the District’s jurisdiction in Exhibit A; and,

WHEREAS, the District does not currently assess all the lands protected by or within these Project
levees; and,

WHEREAS, Water Code sections 50902 and 51200 et seq. authorize the District to collect funds
and levy assessments on all lands protected by or within levees within its jurisdiction to fund,
among other things, its operation and maintenance expenses; and,

WHEREAS, Article 13D, section 4 of the California Constitution requires the District to identify
all parcels which will have a special benefit, such as flood protection and/or drainage, conferred on them; and,

WHEREAS, in order to meet these legal requirements, the District finds it necessary to modify its jurisdictional boundaries so that it may properly assess all and only those lands protected by or within Project levees within its jurisdiction; 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, for the reorganization of certain lands within Yuba County; 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 and detached 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 amended proposal is not consistent with the District’s sphere of influence; and

WHEREAS, it is desired to provide that the proposed reorganization 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 born by the property owner(s) and (or) District.

2. All impact mitigation fees will be applied to any construction on this 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 reorganization of the property illustrated in Attachment 3 and described in Attachment 4 will allow the District to meet its legal obligation to assess all lands within levees owned, operated, or maintained by the District that can receive a special benefit from the flood protection and drainage services it provides and continue to provide existing services to an inhabited area that has no other means of acquiring such services. The annexation of the additional area outside the existing Sphere of Influence will provide that area with additional flood protection benefits.
WHEREAS, the reasons for the proposed detachment are as follows:

The detachment of the property illustrated in Attachment 3 and described in Attachment 4 is necessary because the territory within the areas to be detached: (a) is not within levees owned, operated, or maintained by the District; (b) obtains no special benefit from the flood protection and drainage services the District provides to other lands, or (c) because the areas to be detached do not receive or need District services.

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 annexation/detachment and minor Sphere of Influence amendment attached hereto as Exhibit B; 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 1st day of August, 2017 by the following vote:

AYES: 5 Brown, Goethow, Atwell, Danna, Read

NOES: 0

ABSENT: 0

ABSTAIN: 0

RICK BROWN, PRESIDENT OF THE BOARD OF TRUSTEES

[Signature]

ATTEST: STEVE FORDICE, SECRETARY OF THE BOARD OF TRUSTEES

[Signature]
Exhibit B
AMENDED - 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. Three changes are sought in this application: (1) Annexations within the existing Sphere of Influence; (2) Annexations outside the existing Sphere of Influence, and (3) detachments. The annexations within the existing Sphere of Influence are already being supplied with the enumerated services by the District. The annexations outside the existing Sphere of Influence are expected to receive enumerated services after levee construction. The area within the detachments being sought by this application is not receiving enumerated services by the District.

4) Proposed Service Infrastructure:
   a. With respect to the annexations within the existing Sphere of Influence, no new service infrastructure will be required as a result of this application. As discussed above, this area is already being supplied with the enumerated services by the District. With respect to the annexations outside the existing Sphere of Influence, the infrastructure will include a new levee extending approximately 3.6 miles from the Yuba Goldfields easterly along the Hammonton-Smartville Road. RD784 will not construct the new levee and associated improvements. The Three Rivers Levee Improvement Authority will construct the levee. 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. Once constructed, RD784 will take over operation and maintenance.

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 annexations and detachments, the District does anticipate preparing a new assessment roll that will more equitably allocate the costs of its services on all of those who benefit from those 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.