CALL TO ORDER: Welcome to the Three Rivers Levee Improvement Authority (TRLIA) meeting. As a courtesy to others, please turn off cell phones or other electronic devices which might disrupt the meeting. Thank you.

I ROLL CALL – Directors Atwal, Brown, Lofton, Vasquez

II PUBLIC COMMUNICATIONS: Any person may speak about any subject of concern within the jurisdiction of TRLIA which is not on today’s agenda. The total amount of time allotted shall be limited to a total of 15 minutes and each individual or group will be limited to no more than 5 minutes. Prior to this time, speakers are requested to fill out a “Request to Speak” card and submit it to the secretary.

III AGENDA ITEMS

A. Approve minutes of the meeting of January 16, 2018.

B. Approve Amendment No. 7 in the amount of $28,650 to SCI Consulting Group extending contract for an additional two years to June 30, 2020, and authorize Executive Director to execute upon review and approval of Counsel.

C. Adopt Resolution of Necessity for acquisition of certain property interests constituting a portion of Dunning Avenue for the Upper Yuba Levee Improvement project.

IV BOARD AND STAFF MEMBER REPORTS

V CLOSED SESSION


VII ADJOURN

The complete agenda, including backup material, is available at the Yuba County Government Center, 915 8th Street, Suite 109, the County Library at 303 Second Street, Marysville, and www.trlia.org. Any disclosable public record related to an open session item on the agenda and distributed to all or a majority of the Board of Directors less than 72 hours prior to the meeting are available for public inspection at Suite 109 during normal business hours.

In compliance with the Americans with Disabilities Act, the meeting room is wheelchair accessible and disabled parking is available. If you have a disability and need disability-related modifications or accommodations to participate in this meeting, please contact the Clerk of the Board's office at (530) 749-7510 or (530) 749-7353 (fax). Requests must be made one full business day before the start of the meeting.
THREE RIVERS LEVEE IMPROVEMENT AUTHORITY

JANUARY 16, 2018

MINUTES

Call to order 2:00 p.m. with a quorum being present as follows: Directors Sarbdeep Atwal, Rick Brown, Doug Lofton, and Andy Vasquez. Also present were Executive Director Paul Brunner, Counsel Andrea Clark, and Secretary/Clerk of the Board of Supervisors Donna Stottlemyer. Chair Brown presided.

I ROLL CALL – Directors Atwal, Brown, Lofton, Vasquez – All present.

II ELECTION OF 2018 CHAIR AND VICE CHAIR

MOTION: Move to appoint Director Atwal Chair
MOVED: Andy Vasquez SECOND: Doug Lofton
AYES: Sarbdeep Atwal, Rick Brown, Doug Lofton, Andy Vasquez
NOES: None ABSTAIN: None ABSENT: None

MOTION: Move to appoint Director Vasquez Vice Chair
MOVED: Sarbdeep Atwal SECOND: Doug Lofton
AYES: Sarbdeep Atwal, Rick Brown, Doug Lofton, Andy Vasquez
NOES: None ABSTAIN: None ABSENT: None

III PUBLIC COMMUNICATIONS: None.

IV AGENDA ITEMS

A. Approve minutes of the meeting of December 19, 2017.

MOTION: Move to approve
MOVED: Andy Vasquez SECOND: Doug Lofton
AYES: Sarbdeep Atwal, Rick Brown, Doug Lofton, Andy Vasquez
NOES: None ABSTAIN: None ABSENT: None

V BOARD AND STAFF MEMBER REPORTS

Clerk Donna Stottlemyer: Two applications received for At-large Director vacancy

Chairman Atwal formed an advisory committee appointing Directors Vasquez and Brown to review/meet with applicants and recommendation for appointment

Executive Director Paul Brunner:
- Speaker at Marysville Rotary Club regarding TRLIA activities
- Assessment Districts

VI CLOSED SESSION: The board retired into closed session at 2:09 p.m. and returned at 4:09 p.m. There was no reportable action.
1. Conference with Legal Counsel - Anticipated Litigation Significant exposure to litigation pursuant to Government Code paragraph (2) of subdivision (d) of Section 54956.9: One Case

2. Pending litigation pursuant to Government Code §54956.9(a) - TRLIA vs. Latigo Farms LLC, et al., YCSCVED 14-0000222, APNs 014-360-011 and 014-360-013


VII ADJOURN: 4:09 p.m.

______________________________
Chair

ATTEST: DONNA STOTTFLEMEYER
CLERK OF THE BOARD OF SUPERVISORS
AND SECRETARY OF THE PUBLIC AUTHORITY

______________________________
Approved: _______________________

01/16/2018 – TRLIA
February 20, 2018

TO: Three Rivers Levee Improvement Authority Board
FROM: Paul Brunner, Executive Director
SUBJECT: Consider Approval of 7th Contract Amendment with SCI for TRLIA Assessment District Administration

**Recommended Action**

Approve $28,650 Amendment No. 7 (Attached) with SCI for additional two years consulting services, and authorize TRLIA’s Executive Director to sign and execute the amendment once Counsel has reviewed.

**Background**

Following approval by property owners, the TRLIA Board adopted a resolution to form the TRLIA Benefit Assessment District in June 2009 to improve 29 miles of urban levees in South Yuba County. Better flood protection comes at a higher cost – currently approximately $1.1 to 1.2 million each year is needed to maintain the improved urban levees to meet the stringent state 200-yr Urban Levee Design Criteria and federal 100-yr FEMA requirements. The TRLIA Benefit Assessment revenues are in addition to the existing RD784 benefit assessment revenues used for routine urban levee O&M.

SCI prepared the Engineers Report for the TRLIA Benefit Assessment in 2009 and has performed the general assessment administrative duties each year since the formation of the TRLIA assessment district. The current SCI contract covers the FY 17/18 general assessment duties.

**Discussion**

During the past several years RD784 has expanded its district boundaries to include the area TRLIA is currently assessing. RD784 is now developing options for a new Benefit Assessment District that would replace RD784’s current Assessment District which includes Internal Drainage, and both Urban and Rural levees. TRLIA is participating in the RD784 effort, and it is not known at this time if the new RD784 Assessment will affect the TRLIA Assessment District.

This seventh amendment to SCI’s contract continues the effort by SCI to perform TRLIA Benefit Assessment administrative tasks required to provide general assessment administrative duties, and provide projected revenues for use in preparing the assessment budget for FY 18/19, and FY 19/20. These ongoing tasks are required to update the assessment roll and provide information on projected assessment amounts to be used in preparing the next three fiscal year budgets for the TRLIA Assessment District. SCI has
the experience with the TRLIA Assessment District and expertise to perform these tasks efficiently with high quality.

The SCI contract/amendment is a time and expenses contract that can be terminated at any time either party.

**Fiscal Impact**
This amendment would increase the contract by $28,650 for services on a time and expenses basis, to a maximum amount not exceeding $305,400 ($276,750 previous contract amount + $28,650) without prior authorization by TRLIA. These expenses for the ongoing administration of the Assessment District will be paid from assessment revenues.

Attachments:
1. SCI Amendment 7
2. SCI Scope of Services and Fee Schedule, dated February 2018
SEVENTH AMENDMENT
TO
AGREEMENT BETWEEN
THREE RIVERS LEVEE IMPROVEMENT AUTHORITY
AND
SCI CONSULTING GROUP

THIS SEVENTH AMENDATORY AGREEMENT is made and entered into this ___ day of February 2018, by and between the THREE RIVERS LEVEE IMPROVEMENT AUTHORITY, a Joint Powers Authority, ("TRLIA") and SCI Consulting Group, ("CONSULTANT").

RECITALS:

WHEREAS, TRLIA and CONSULTANT entered into an agreement to provide Professional Services dated September 25, 2006 ("AGREEMENT");

WHEREAS, TRLIA and CONSULTANT entered into the first Amendatory Agreement May 15, 2007;

WHEREAS, TRLIA and CONSULTANT entered into a second Amendatory Agreement January 29, 2008;

WHEREAS, TRLIA and CONSULTANT entered into a third Amendatory Agreement November 17, 2009;

WHEREAS, TRLIA and CONSULTANT entered into a fourth Amendatory Agreement March 1, 2011;

WHEREAS, TRLIA and CONSULTANT entered into a fifth Amendatory Agreement November 12, 2013

WHEREAS, TRLIA and CONSULTANT entered into a sixth Amendatory Agreement November 17, 2015

WHEREAS, Article C.24 of the AGREEMENT, states that modifications or amendments to the terms of the AGREEMENT shall be in writing and executed by both parties;

WHEREAS, TRLIA and CONSULTANT desire to amend the AGREEMENT;

NOW, THEREFORE, TRLIA and CONSULTANT agree as follows:

1. Operative Provision 2 – TERM – shall be revised to change the Termination Date to June 30, 2020.

2. Attachment B - PAYMENT - B.1 BASE CONTRACT FEE of the AGREEMENT shall be revised to increase the maximum contract fee from $276,750 to $305,400.
3. Exhibit A – Proposal and Scope of Services –
   a. The attached Exhibit A, Proposal and Scope of Services, describes the tasks that are
      being added to the contract with this amendment.

All other terms and conditions contained in the Agreement shall remain in full force and effect.

This AMENDED AGREEMENT is hereby executed on this ___ day of February 2018.

TRLIA

__________________________________________
Paul G. Brunner
Executive Director

CONSULTANT

__________________________________________
John Bliss
President

ATTEST:
DONNA STOTTLEMEYER
CLERK OF THE BOARD

APPROVED AS TO FORM:
ANDREA P. CLARK
THREE RIVERS LEVEE IMPROVEMENT
GENERAL COUNSEL

________________________
Andrea P. Clark
PROPOSAL FOR THE

THREE RIVERS LEVEE IMPROVEMENT AUTHORITY

to provide

PROFESSIONAL CONSULTING, ENGINEER OF WORK AND LEVY ADMINISTRATION

for the

LEVEE AND FLOOD CONTROL FACILITIES ASSESSMENT DISTRICT

FEBRUARY 2018

SUBMITTED BY

SCI Consulting Group
4745 MANGELS BOULEVARD
FAIRFIELD, CA 94534
PHONE 707.430.4300
FAX 707.430.4319
www.sci-cg.com
Paul Brunner, P.E., Executive Director
Three Rivers Levee Improvement Authority
Yuba County 1-Stop Center
1114 Yuba Street, Suite 218
Marysville, CA 95901

Re: Proposal for providing Professional Consulting, Engineer of Work and Levy Administration Services

Dear Mr. Brunner,

SCIConsultingGroup ("SCI") is pleased to submit, for your review, the enclosed proposal and services agreement to serve as the Engineer of Work to provide professional consulting and levy administration services for the Three Rivers Levee Improvement Authority's Levee and Flood Control Facilities Assessment District.

The scope of services within this proposal includes all tasks required for the year-round administration of the assessment, as well as other value-added services.

Several recent court decisions have provided important legal guidance for benefit assessments and Proposition 218. In addition to the proposed assessment administration services, SCI will utilize our professional expertise and the collective input from numerous Proposition 218 specialized attorneys throughout the State to review and, if necessary, recommend updates to the Engineer’s Report and assessment methodology to be responsive to recent legal direction for benefit assessments.

Enclosed is an electronic copy of the Agreement. If the Agreement meets with your approval, please sign and return a copy to us and retain a copy for your records.

Sincerely,

John W. Bliss, P.E.
Senior Engineer
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SCIConsultingGroup ("SCI") is pleased to offer our professional consulting, engineering and levy administration services to the Three Rivers Levee Improvement Authority for the Levee and Flood Control Facilities Assessment District. SCI understands that the assessment revenues need to be annually reauthorized and collected in a manner that is legally compliant, accurate and efficient. We also have witnessed that if such assessment administration services are not performed with a comprehensive, intensive and professional approach that includes annually identifying every parcel that should be subject to the assessments and recalculating and verifying the specific amount of assessment for each parcel in the Assessment, the assessment revenues received by the Authority will not be maximized.

Specifically, our annual scope of services, which will maximize the revenues from the assessments, minimize the Authority’s time and resources needed, and maximize the legal defensibility of the assessments, will include:

- Initial planning, property research and assistance with preparation of improvement/service plans and budgets.
- Acquisition of current property data from the County Assessor, other real property information vendors and title companies, comparison of the Assessor data with other property data sources and data accuracy validation services.
- Maximizing assessment revenues and accuracy with custom, hands-on identification of all parcels within the Assessment boundaries and determination of the updated and current property characteristics for each parcel within the Assessment boundaries.
- Maximizing assessment revenues and accuracy by using advanced Geographical Information System (GIS) software and current parcel layers to confirm that all parcels are included within the assessment rolls.
- Maximizing assessment revenues through comprehensive research and confirmation of all levies on a parcel-by-parcel basis. These services have proven to maximize revenues for every public agency for which we have provided levy administration services.
- Minimizing Authority time and resources by handling most tasks related to the administration and collection of the assessments.
- Periodic meetings and conferences with Authority staff to review findings, property base, budgets, and other relevant items.
- Preparation of legal notices, resolutions, staff reports and Authority Board of Directors review items.
- Acquisition of the final lien date Tax Collector’s property roll for all parcels to be included on the tax roll for the upcoming fiscal year.
- Each year, a full second round of research, identification and validation of all new and existing parcels within the Assessment boundaries to conform with the final Tax Collector's parcel roll for all parcels to be included on the upcoming fiscal year tax roll.
- A full second round of identification of all parcels for which the property characteristics have changed (such as newly developed properties).
- Each year, a full second round of recalculation and confirmation of the final upcoming fiscal year's assessment amount for every parcel within the Assessment boundaries.
- Submittal of the final assessment rolls to the County Auditor/Tax Collector and verification of the final assessment amounts for each parcel to be included on tax bills.
- Levy collection reports and confirmation of the accuracy of the Auditor's Tax Roll for each levy.
- Directly responding on our toll-free taxpayer assistance line to property owner inquiries year round regarding the assessments for their property, the basis for the assessments, the services funded or other questions.
- Providing a program developed specifically for the Authority that provides easy access and reporting of special assessment and property information.
- Assistance with the administration and collection of the assessment revenues.
**Scope of Work**

This section outlines the services and other responsibilities SCI would perform as the assessment levy administrator for the Three Rivers Levee Improvement Authority.

**Overview of the Scope of Work**

This Section shall serve to highlight our approach towards levy administration services and other value added services included within this Proposal.

One of the service elements that distinguishes SCI is our comprehensive approach for levy preparation. On a twice-yearly basis, we recalculate and confirm all of the Authority’s assessments on a parcel-by-parcel basis for all properties within the assessment. SCI has developed over fifty unique levy validation/checking queries that we run on each parcel. This approach, while more time consuming than simply relying on Assessor property characteristics and previous levy amounts has consistently proven to result in more accurate levies and higher overall assessment revenues.

The starting point for calculating and confirming the parcel levies for all parcels within the levy district is the current County Assessor’s data. However, we do not simply rely on the County Assessor data alone. Rather, we utilize the County data as the initial basis for establishing the property information and parcel listings for property that will be subject to the assessments. As a next step, we acquire, compare and incorporate additional data and property information from other real property vendors, title company information vendors and other sources. More importantly, we extend and enhance this external property data with our internal proprietary Statewide parcel attribute and ownership data sets, including over ten years of parcel maps and historical parcel information.

The second foundation block for accurate assessment levies is the identification and verification of every parcel that should be included in the Authority’s assessment roll. SCI has consistently found that the County Assessor’s data often contains inaccurate information to identify parcels and property characteristics. Consequently, our approach begins with the County Assessor and State Board of Equalization information regarding parcels within the Assessment’s boundaries. However, we extend, enhance and confirm this information with several layers of other verification and parcel identification approaches. These approaches, which have consistently been proven to identify other parcels that should be included in the assessment rolls, include using updated and historical parcel maps, GIS layers and a comprehensive parcel-by-parcel research to identify all “child” parcels that were created from a source “parent” parcel after a subdivision or parcel reconfiguration.

Only after a comprehensive evaluation and confirmation of data from multiple sources will we begin calculating and confirming assessment levies. This multi-source
approach has proven to maximize the annual benefit assessment proceeds by uncovering inaccuracies and outdated information.

After we have carefully identified and verified each parcel that should be included in the assessments and have calculated and determined the levies for each parcel, we will compare our calculated levies for each parcel with the previous year's levy rolls. Every discrepancy and variance with the historical levy data will be researched and confirmed. After this comprehensive research and assessment rate determination work is completed, SCI will develop reports listing each parcel with their upcoming year's assessment amounts.

Furthermore, our proposed scope of services includes periodic on-site meetings, preparation of notices and resolutions, periodic reports for levy submittals and collections, in person attendance at public meetings and the hearing, and taxpayer point of contact services via a toll-free phone number.
QUALIFICATIONS AND EXPERTISE

ABOUT SCI CONSULTING GROUP

SCI provides a broad range of planning, research, engineering, special district administration, revenue measure formation and financing services for local agencies. Experts have the expertise to assist in every phase of the assessment administration process, including inception, research and analysis, evaluation of assessment factors, documentation of findings, development of tax reports to meet all current legal requirements for annual assessment continuation, identification of all parcels that should be assessed, calculation and verification of the specific assessment amount for each parcel and levy collection and verification.

With 25 years of benefit assessment, special tax, civil engineering and planning experience, SCI also offers extensive expertise with the important legal and procedural issues involving benefit assessments, special taxes and fees. The principals at SCI are acknowledged experts on benefit assessments, special taxes and fees and were involved with the cleanup legislation for Proposition 218.

In addition, SCI is a frequent presenter and columnist on ballot proceedings and special tax elections for the American Public Works Association, League of California Cities, California Special Districts Association, California Fire Chiefs Association, California Stormwater Quality Association, Coalition for Adequate School Housing, California Parks and Recreation Society, Mosquito and Vector Control Association of California, Institute for Local Self Government, California Association of Public Information Officers, Floodplain Management Association, Bay Area Open Space Coalition, California Conference of Directors of Environmental Health and other organizations.
ABOUT SCI SERVICES

SCI has been effectively serving the needs of public agencies, non-profits and private organizations for over 25 years. Our commitment to quality services is attested by the satisfaction of our clients, the long-term relationships we have developed, and that most of our new business comes through word-of-mouth from current clients.

Following is a summary of our services:

REVENUE MEASURES
- Assessment District Formation / Ballot Proceedings
- Property Related Fee Determination / Ballot Proceedings
- Mello-Roos Community Facilities District Formation / Ballot Proceedings
- Parcel Tax / Special Tax Measures

OPINION RESEARCH AND REVENUE MEASURE FEASIBILITY ANALYSIS

SPECIAL TAX / ASSESSMENT LEVY ADMINISTRATION SERVICES

PUBLIC FINANCE PROGRAMS AND ALTERNATIVES
- LAFCo Annexations and New District Formations
- Compliance with Proposition 218
- Continuing Disclosure & Dissemination Services
- Administrative Systems and Custom Software Solutions
- Parcel Audits and Tax Base Certification

PLANNING SERVICES
- School Facility Fee Justification Reports (Level 1)
- School Facility Needs Analysis (Level 2)
- Developer Fee Nexus Studies
- Developer Negotiations and Full Mitigation Fees
- Facilities Master Plans
- Financing Plans
- Attendance Boundary Studies
- Demographic Studies
- Quimby Land Dedication and In-Lieu Fee Studies
- Cost of Service Analysis and Fee Justification
- Utility Rate Studies
- Land Planning and Real Estate Services

For more information, please visit www.sci-cg.com
CONSULTANT SERVICES AGREEMENT

THIS AGREEMENT is made on ______________, 2018, between Three Rivers Levee Improvement Authority, a public agency, ("Authority") and SCI Consulting Group ("Consultant" or "SCI"), a California Corporation, who agree as follows:

1. Scope of Work. Consultant shall perform the work and render the services described in the attached Exhibit A and incorporated herein (the "Work"). Consultant shall provide all labor, equipment, material and supplies required or necessary to properly and competently perform the Work, and determine the method, details and means of doing the Work.

2. Payment.

   a. In exchange for the Work, Authority shall pay to Consultant a fee for completed phases of Work as described in Exhibit B. The total fee for the Work shall not exceed amounts set forth in Exhibit B. There shall be no compensation for extra or additional work or services by Consultant unless approved in advance in writing by Authority. Consultant's fee shall include all of Consultant's costs and expenses related to the Work.

   b. At the completion of each phase of Work, Consultant shall submit to Authority an invoice for the Work performed during the preceding month. If the Work is satisfactorily completed and the invoice is accurately computed, Authority shall pay the invoice within 30 days of its receipt.

3. Term. This Agreement shall take effect on the above date and shall continue in effect until completion of the Work.

4. Conflict of Interest. Consultant (including principals, associates and professional employees) represents and acknowledges that (a) it does not now have any investment or interest in real property and shall not acquire any interest, direct or indirect, in the area covered by this Agreement or any other source of income, interest in real property or investment that would be affected in any manner or degree by the performance of Consultant's services under this agreement, and (b) in the performance of the Work under this Agreement no person having any such interest shall perform any portion of the Work.

5. Insurance.

   a. Types & Limits. Consultant at its sole cost and expense shall procure and maintain for the duration of this Agreement the following types and limits of insurance:

<table>
<thead>
<tr>
<th>Insurance Type</th>
<th>Limits</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial General Liability</td>
<td>$2,000,000 per occurrence $4,000,000 aggregate</td>
</tr>
<tr>
<td>Automobile Liability</td>
<td>$2,000,000 per accident</td>
</tr>
<tr>
<td>Workers' Compensation</td>
<td>Statutory limits</td>
</tr>
<tr>
<td>Professional Liability</td>
<td>$2,000,000 per claim</td>
</tr>
</tbody>
</table>
b. **Other Requirements.** The general liability policy(ies) shall be endorsed to name Authority, its officers and employees as additional insureds regarding liability arising out of the Work.

c. **Proof of Insurance.** Upon request, Consultant shall provide to Authority proof of insurance.

6. **Indemnification.** Consultant shall indemnify, defend, protect, and hold harmless Authority, and its officers and employees from and against any and all liability, losses, claims, damages, expenses, demands, and costs (including, but not limited to, attorney, expert witness and consultant fees, and litigation costs) arising out of Consultant’s performance of the Work and caused by any negligent act or omission, willful misconduct of or by Consultant or its employees, agents and subcontractors.

7. ** Entire Agreement.** This writing represents the sole, final, complete, exclusive and integrated expression and statement of the terms of this contract between the parties concerning the Work, and supersedes all prior oral and/or written negotiations, representations or contracts. This Agreement may be amended only by a subsequent written contract approved and executed by both parties.

8. **Independent Contractor.** Consultant’s relationship to Authority is that of an independent contractor.

9. **Successors and Assignment.** This Agreement shall bind and inure to the benefit of the heirs, successors and assigns of the parties; however, Consultant shall not subcontract, assign or transfer this Agreement or any part of it without the prior written consent of Authority.

10. **No Waiver of Rights.** Any waiver at any time by either party of its rights as to a breach or default of this Agreement shall not be deemed to be a waiver as to any other breach or default.

11. **Severability.** If any part of this Agreement is held to be void, invalid or unenforceable, then the remaining parts will nevertheless continue in full force and effect.

12. **Governing Law and Venue.** This Agreement will be governed by and construed in accordance with the laws of the State of California.

13. **Default.** In the event that Consultant defaults in the obligations of Consultant under this Agreement, or Consultant defaults in the performance of the terms and conditions of this Agreement, Authority may, at its option, declare this Agreement to be in default and, at any time thereafter, may do any one or more of the following: a.) enforce performance of the Agreement by Consultant; or b.) terminate this Agreement. In the event that this Agreement is terminated, payment shall still be due for all Work performed by Consultant through the date of the termination.
14. Cancellation. Authority or Consultant may cancel this Agreement without cause. The party desiring to cancel this Agreement shall notify the other party in writing. In the event that this Agreement is cancelled, payment shall still be due for all Work performed by Consultant through the date of the notification of cancellation.

15. Attorney's Fees. In the event any legal action is brought to enforce or construe this Agreement, the prevailing party shall be entitled to an award of reasonable attorney's fees, expert witness and consulting fees, and litigation costs.

16. Notice. Any notice, invoice or other communication that is required or permitted to be given under this Agreement shall be in writing and either served personally or sent by prepaid, first class U.S. mail addressed as follows:

Public Agency:  
Paul Brunner, P.E., Executive Director  
Three Rivers Levee Improvement Authority  
Yuba County 1-Stop Center  
1114 Yuba Street, Suite 218  
Marysville, CA 95901

Consultant:  
John Bliss, President  
SCI Consulting Group  
4745 Mangels Boulevard  
Fairfield, CA 94534

Any party may change its address by notifying the other party of the change in the manner provided above.

Accepted:  

Signed:  

[Signature]

Paul Brunner, P.E., Executive Director  
Three Rivers Levee Improvement Authority  

John Bliss, President  
SCI Consulting Group

Date  

Date
EXHIBIT A - WORK TASKS

This section outlines the engineering services and other responsibilities SCI would perform as the Engineer of Work and assessment levy administrator for the Three Rivers Levee Improvement Authority.

Definitions

Authority: Three Rivers Levee Improvement Authority, its staff and the authority Board of Directors.

District: Levee and Flood Control Facilities Assessment District

SCI or Consultant: SCI Consulting Group, and any and all employees and subcontractors.

Administration: Services related to the determination, levy and collection of tax or assessment revenues.

TASK 1 - CONFIRMATION OF ASSESSABLE PARCELS AND LEVY CALCULATION

1. Meet with Authority staff, Authority Board of Directors, legal counsel and other individuals as needed to establish timeline, assist with development of budgets, review assessment data, and accomplish other tasks related to administration of the Assessments.

2. Utilize SCI’s statewide data, including current parcel attributes and historical information for every parcel in the District.

3. Obtain current assessor data from the County Assessor and other sources for all parcels within the District and merge with SCI’s internal parcel data.

4. Perform a comprehensive audit to identify each parcel that is physically located within the boundaries of the Assessments. Research and reconcile any parcels that we find to be within the District’s boundary, but to be inaccurately identified by the County Assessor.

5. Create a complete and highly accurate database including every parcel in the boundaries of the Assessment District, including the parcel attributes necessary for calculating the Assessments.

6. Determine the number of parcels in each land use category.

7. SCI maintains complete files of Assessor Parcel Maps for all parcels in the District. Obtain recently updated or revised maps as necessary. Utilize the maps to confirm current parcel attributes and research newly created parcels.

8. Meet with or contact Authority staff and contact property owners, County Assessor staff and other parties as needed to obtain information or verify Assessments.

9. Research and obtain all property characteristics that are needed to properly calculate the correct assessment amount, including location, property type and land area.
10. Update and maintain a database for each parcel within the Assessment. The data for each parcel will include the owner name(s), site address, property values, parcel number, assessment factors, assessment amount, mailing address, site address, parcel type, notes and other useful or relevant data.

11. On a parcel-by-parcel basis, calculate the specific assessment amount for each parcel.

12. Obtain the assessment files for the previous fiscal year and structure this historical levy submittal data so it can be used to help compare and analyze the Assessments. Reconcile the assessment data for last year with the Authority's assessment collections to confirm the accuracy of the data.

13. Research changes in property data, property usage, property valuations and assessment changes from the previous year for all parcels within the District. Flag all parcels that require property research to determine the appropriate assessment.

14. Research all flagged parcels as well as those parcels or areas designated by Authority staff as requiring further research.

15. Research or field check those properties that are flagged for research and for which additional information is needed.

16. Project costs based on prior year estimates, actual costs, new or modified services and improvements and other factors. Establish budgets for the Assessments based on information provided by the Authority.

17. Review the budgets and cost estimates with the Authority and finalize the budget after incorporating Authority input.

18. Using the established assessment methodology, allocate the estimated cost of services, improvements and expenses to all assessed parcels within the boundaries of each zone of benefit within the assessment district.

19. Run custom-developed queries on the Assessment Roll to verify and check assessment accuracy for all parcels.

20. Prepare the preliminary Assessment Roll for the Assessment District.

**Task 2 – Direct Assessment Procedural Requirements and Levy Submittal**

1. Work with Authority's legal counsel to review the Assessment District's compliance with the recent court decisions such as Silicon Valley Taxpayers Association v. Santa Clara County Open Space Authority, Dahms v. City of Pomona, and Greene v. Marin County Flood Control and Water Conservation District. SCI anticipates that the Authority's assessments are fully compliant with these decisions and the requirements of Proposition 218. However, this additional review may result in some revisions and upgrades to the findings and determinations in the Engineer's Report to more fully comply with recent court decisions and legal requirements for benefit assessments.

2. Prepare any needed resolutions and staff reports for the Assessments as required by California state law.

3. Prepare and assist with the publication of any notices for the continuation of the Assessments.

4. Attend Authority Board of Directors meetings, including those at which the Resolution of Update is approved and the public hearing is held.
5. Present the Assessment Roll to Authority Board of Directors, summarize the assessment methodology, answer all questions raised and assist in finalizing the project for Board approval.

6. Submit finalized levy roll in accordance with all requirements set by the Yuba County Auditor.

**TASK 3 – QUALITY CONTROL AND LEVY RE-VERIFICATION**

1. After the close of each fiscal year on June 30, obtain the final lien-date Assessor and Tax Roll from the County.

2. Identify all parcels that are in the Assessment district and subject to the Assessments. Create a new Parcel Roll based upon the final County lien roll data.

3. Identify all new or changed parcels that may require an updated or new assessment calculation.

4. Utilize other real property data information services to obtain additional property information, and to verify and confirm Assessments.

5. Research and update all property characteristics that may affect the assessment amounts for each parcel.

6. Recalculate the final Assessments on a parcel-by-parcel basis.

7. Perform all additional parcel research as necessary.

8. Compare the assessment amount calculated for each parcel with the Assessment Roll for the previous fiscal year and re-verify Assessments for all parcels for which the assessment amount has changed.

9. Prepare reports of parcels with usecode changes from the previous fiscal year to the current fiscal year, and verify the Assessments for such parcels.

10. Prepare reports of new and deleted parcels from the previous fiscal year to the current fiscal year, and verify the Assessments for new parcels.

11. Finalize the Assessment Roll, other documents and supporting materials for the Assessments.

12. After the Assessments and supporting documents have been finalized, another special levy administrator at SCI will perform a comprehensive peer review of all assessment calculations, all documentation and reports and project schedule and deliverables. Any questions or issues raised are fully researched and resolved.

13. Next, a manager at SCI will perform another full review and quality assurance audit of each assessment district to ensure the highest level of accuracy and that all documents and materials needed for collection of the Assessments are in proper order.

14. After all reviews have been performed and all questions resolved, prepare the final Assessment Roll listing parcel number, owner name, property address, and assessment amount for each Assessor Parcel within the Assessment District. Print Assessment Roll sorted by Assessor Parcel Number and owner’s name.

**TASK 4 – DISTRICT INFORMATION, LEVY CONFIRMATION AND DELINQUENCY MONITORING**

1. Develop and make available to the Authority an Internet based website or computer program that will allow Authority staff to quickly locate parcel data by owner name, parcel number, street address or other requested search criteria.
2. Meet Yuba County assessment roll submission requirements and perform tasks needed to submit the assessment levies.
3. File approved Assessment Roll with the County Auditor for inclusion of Assessments on current fiscal year tax bills.
4. Verify and validate Auditor's levy data prior to the printing of tax bills.

**TASK 5 – MANUAL BILLING FOR CERTAIN PROPERTIES (IF REQUESTED)**
1. For any parcels that cannot be collected on County tax bills, prepare a listing of property owners, addresses, property information, current assessment amount and delinquent Assessments.
2. Directly invoice any such property owners for the assessment amounts due for their property.
3. Record payments received in a payment tracking database.
4. Assist the Authority with collection of delinquent Assessments from these properties.
5. Produce periodic reports for the Authority of bills paid and those still outstanding.

**TASK 6 – RESPONDING TO PUBLIC INQUIRIES AND APPEALS**
1. Provide the County Auditor/Tax Collector and the Authority with our toll-free 800 phone lines so property owners can directly contact SCI Consulting Group throughout the fiscal year regarding any questions that arise, a review of specific levies, description of procedures and any other issues.
2. Provide the County Auditor/Tax Collector with our web site address to be used as another resource for property owner inquiries and information dissemination.
3. Provide the County Auditor/Tax Collector with a summary and overview of the Assessments and each zone of benefit for Auditor/Tax Collector staff use.
4. Directly and promptly respond to any property owner, staff or other agency inquiries on our toll free assessment assistance phone lines reached by the number: (800) 273-5167.
5. Throughout the fiscal year, research and, if necessary, revise any Assessments which property owners consider to be based upon incorrect information being used to apply the method of assessment. (It should be noted that, due to our comprehensive levy validation procedures, actual revisions are very minimal, if at all.)
6. If any property owners appeal the Assessments for their property, SCI shall investigate the assessment amount and basis for appeal and shall make a recommendation and finding for the Authority. In the event that the Authority finds that the Assessments or assessment rate should be adjusted, SCI will adjust the Assessments according to the Authority's final determination. (Such appeals are very rare.)
7. For any property owner appeals, SCI will coordinate with the Authority and property owners as appropriate.
**Task 7 - Defense and Support of the Assessments**

1. Provide a full response, support of the assessments and basis for the assessments to any person who questions the assessments or the legal basis for the assessments.
2. Provide a full response to any questions or issues raised about the assessments.
3. In the event of any legal challenge or petition against the assessments, provide any and all professional, assessment engineering and technical support and defense of the assessments. If such services are required, they would be provided in close collaboration with the Authority.

**Additional Services Included**

1. Computer services to convert and compile Assessor data into database format and computer services to format and submit levy data for the County Auditor.
2. Computer services to convert assessment data into format required by the County Auditor.

**Deliverables**

1. Updated Assessment Boundary Diagram and maps, as needed.
2. A review of the cost estimates, budgets and proposed services and improvements for the upcoming fiscal year.
3. Preliminary Assessment Roll.
4. Final Assessment Roll.
5. Resolutions, notices, draft staff reports and other supporting documents for the continuation of the Assessments.
6. Assistance with the public meetings and hearings for the continuation of the Assessments.
7. Final Assessment Roll.
8. Forms and certifications required by the County Auditor/Tax Collector.
9. An electronic copy of the assessment data submitted to the County Auditor/Tax Collector.
10. Confirmation of the final Assessments prior to the issuance of tax bills.
11. A report confirming the final assessment levy amounts.
12. Toll free taxpayer assistance telephone number to be provided to the Authority, the County Auditor and Tax Collector.
13. Prompt and direct response to taxpayer questions throughout the term of this proposal.
14. Summary information about the Assessments and services funded, to be provided to the County Auditor and Tax Collector.
15. Periodic reports to the Authority regarding the Assessments, assessment collections and other developments that may affect the Assessments.
EXHIBIT B – FEE SCHEDULE / MANNER OF PAYMENT

In consideration for the performance of the Scope of Work, SCI shall be compensated as follows:

1. **Compensation for performance of Tasks 1 thru 7 listed in the Exhibit A for Fiscal Year 2018-19, shall be a fixed fee in the amount of $14,150, paid as follows:**
   a. Upon submittal of the special assessment levies to the County Auditor, the sum of $7,075 shall be due.
   b. On January 15, the sum of $7,075 shall be due.

2. **Compensation for performance of Tasks 1 thru 7 listed in the Exhibit A for Fiscal Year 2019-20, shall be a fixed fee in the amount of $14,500, paid as follows:**
   a. Upon submittal of the special assessment levies to the County Auditor, the sum of $7,250 shall be due.
   b. On January 15, the sum of $7,250 shall be due.

3. For the creation, mailing, collection and administration of hand-billed service charges (to public agencies and other owners that cannot be collected by the County Auditor), for assessment bills below the amount of $25 SCI shall be compensated at the rate of $25 per assessment bill mailed by SCI. (Note that one bill can contain multiple parcels owned by the same agency/owner).

4. Incidental costs incurred by SCI for the purchase of property data, maps, travel and other out-of-pocket expenses incurred in performing the scope of work shall be reimbursed at actual cost by the Authority with total cost not to exceed $750 per year, without prior authorization from the Authority.

*Note: All costs associated with this proposal and the scope of services can be financed or refunded by the levy proceeds.*
February 20, 2018

TO: Three Rivers Levee Improvement Authority Board

FROM: Paul Brunner, Executive Director
       Kelly Pope, Legal Counsel

SUBJECT: Consider Adopting Resolution of Necessity for Acquisition of Property Interests from Unknown Owners in Property Constituting a Portion of Dunning Avenue for the Upper Yuba Levee Improvement Project

Recommendation

Staff recommends that the Board of Directors of the Three Rivers Levee Improvement Authority ("TRLIA") adopt the attached proposed Resolution of Necessity for the acquisition of certain property interests in property constituting a portion of Dunning Avenue along the South Bank Yuba River Levee for the Upper Yuba Levee Improvement Project (the "Project").

Following a reasonably diligent search, the current property owners could not be located or identified, and are considered unknown. As described and depicted in Exhibits A and B to the attached proposed Resolution, the property interest proposed for acquisition is 3,287 square feet in fee.

Required Findings for Adoption of a Resolution of Necessity

The attached proposed Resolution of Necessity lists the findings required by California Eminent Domain Law. Importantly, the Board is recommended to find:

1. The public interest and necessity require the Project;
2. The proposed Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
3. The property interests are necessary for the proposed Project; and
4. TRLIA is exempt from making the offer of just compensation required by Government Code section 7267.2 because the owner cannot be located with reasonable diligence.
Support for Findings

Finding 1: The Public Interest And Necessity Require The Project.

The Project is necessary to carry out improvement and repair work along an approximately 3.9-mile section of the South Bank Yuba River flood protection levee from Simpson Lane to the Yuba Goldfields in Yuba County. The levee improvements include geometry corrections, a seepage berm, and several miles of seepage cutoff wall varying in depth from approximately 45 to 70 feet below existing ground level. The Project is also necessary to provide TRLIA with sufficient right of way to operate and maintain this section of the levee, and in order to provide a 200-year level of flood protection as defined by the California Department of Water Resources.

Through the Project TRLIA can acquire fee title to the levee and the necessary operation and maintenance (“O&M”) corridors alongside the levee in order to (1) provide a 15-foot vegetation free zone from the land side levee toe required by the Army Corps; and (2) provide necessary room for maintenance, inspection, patrolling during high water, and flood fighting using the most efficient and cost-effective methods.

TRLIA’s goal for the Project is to obtain both a 100-year level of flood protection as defined by FEMA, and a 200-year level of flood protection as defined by the California Department of Water Resources.


In order to meet TRLIA’s goals for the Project, the Project must comply at a minimum with the Urban Levee Design Criteria (“ULDC”), released by DWR in May 2012 pursuant to Senate Bill No. 5. SB 5 calls for 200-year flood protection to be the minimum level of protection for urban and urbanizing areas in the Sacramento-San Joaquin Valley. SB 5 will ultimately limit the conditions for approval of development by local governments if adequate progress towards achieving 200-year protection is not met. That is, the land use agency will have to make a finding that an area protected by levees has made adequate progress towards 200-year protection before it can approve development plans or permits. SB 5 requires that the 200-year level of flood protection be consistent with criteria established by DWR. Thus, DWR developed the ULDC pursuant to SB 5 to set forth the minimum criteria that must be met for an area to meet a 200-year level of flood protection.

The ULDC provides that in order to allow adequate room for maintenance, inspection, patrolling during high water, and flood-fighting, fee title or an easement for the entire levee prism extending to a minimum of 15 feet beyond the waterside toe of the levee and a minimum of 20 feet beyond the landside toe of the levee needs to be acquired in undeveloped areas. The ULDC notes that from a levee encroachment control perspective, an easement is less desirable than fee title. The ULDC also notes that these are minimum right of way requirements and that the facts and circumstances for a specific levee system may require the acquisition of additional property.

TRLIA staff therefore recommends that TRLIA acquire the following for the Project where possible: (1) fee title to the entire levee prism, (2) a 15-foot O&M corridor on the waterside of the levee, and (3) a minimum of 20 feet for an O&M corridor on the landside of the levee in order to maintain the visibility and access that is necessary to enable inspection of the levee and flood-fighting. Ownership of the levee and the O&M corridors is also necessary for maintenance activities such as managing animal burrows
that can damage levees, maintaining firebreaks, and maintaining healthy groundcover (i.e., grasses) in order to prevent erosion of the levee.

Staff recommends that TRLIA acquire the levee and the O&M corridors in fee, rather than easement, because fee title will give TRLIA, and any agencies that ultimately own and/or maintain the levee, the rights needed to prevent damage to the levee and interference with maintenance that could occur if TRLIA does not acquire fee. For example, holding fee title rather than easement will give TRLIA the rights it needs to prevent the following types of activities that are harmful to levees:

- Cattle grazing by property owners;
- Farming activities by property owners that damage the levee and the maintenance corridors;
- Unauthorized pedestrian, motorcycle, and motor vehicle traffic over the levee, creating erosion sites that threaten the integrity of the levee and necessitate emergency repairs;
- Installation of gates into fences abutting the levee, and cutting steps into the levee;
- Piling of garbage, tree trimmings and other debris near the levee that interfere with maintenance activities and create rodent habitats that lead to rodent damage which can threaten the integrity of the levee, and increase maintenance costs;
- Construction of unpermitted encroachments.

Acquiring fee title to the levee and the maintenance corridors is necessary to give TRLIA the control over the levee and the O&M corridors it needs in order to maintain levee stability and decrease maintenance costs. It also eliminates any potential dispute as to the rights of the public entity that is charged with operating and maintaining the levees. Fee ownership gives TRLIA exclusive property rights necessary to assure public safety.

**Finding 3: The Property Interests Are Necessary For The Proposed Project.**

The property proposed to be acquired consists of 3,287 square feet located on the land side of the Yuba River South Levee. The property is necessary for the Project because it consists of the levee prism and the O&M corridors.

**Finding 4: TRLIA Is Exempt From Making The Offer Required By Government Code Section 7267.2.**

TRLIA is exempt from making the offer of just compensation required by Government Code section 7267.2 because the owner cannot be located with reasonable diligence. Since the current owners, if any, are unknown, TRLIA is not required to give special notice of the Board Hearing to any party.

**Fiscal Impact**

TRLIA is in the process of having a valuation prepared for the property. Once the valuation is completed, Staff anticipates that the appraised amount will be within the TRLIA cash flow and available to be deposited to the State Treasurer’s Condemnation Fund. The State will pay 70% of this expense as part of the Upper Yuba Levee Improvement Project EIP funding agreement.
Documents Incorporated Into This Report

Attachment A – Draft Resolution of Necessity

Environmental documentation in compliance with CEQA is available for review on TRLIA’s website, http://www.trlia.org/EnvironmentalDocs.asp.
RESOLUTION NO. 2018-

A RESOLUTION OF THE THREE RIVERS LEVEE IMPROVEMENT AUTHORITY DECLARING THE PUBLIC NECESSITY FOR THE TAKING OF CERTAIN PROPERTY FOR THE UPPER YUBA LEVEE IMPROVEMENT PROJECT (CODE CIV. PROC. § 1245.230)

Property Owner: Unknown

WHEREAS, Three Rivers Levee Improvement Authority ("TRLIA") has determined that it needs to acquire certain property interests in property constituting a portion of Dunning Avenue along the South Bank Yuba River Levee for the Upper Yuba Levee Improvement Project (the "Project"); and

WHEREAS, The property interests that TRLIA needs to acquire for the Project are more specifically described and depicted in Exhibits "A" and "B" attached hereto; and

WHEREAS, following a diligent search by TRLIA, it is unable to identify or locate the property owners, if any, of the Property; and

WHEREAS, because the persons whose property interests are to be acquired by eminent domain cannot be located in the exercise of reasonable diligence, TRLIA is not required to give any party notice and a reasonable opportunity to appear and be heard this date on the matters referred to in California Code of Civil Procedure section 1240.030 in accordance with California Code of Civil Procedure section 1245.235; and

WHEREAS, TRLIA is authorized to acquire property for the Project pursuant to, among other statutes, the California Constitution and California Eminent Domain Law, Code of Civil Procedure section 1240.410, Government Code section 25350.5, and Water Code section 50930; and

WHEREAS, the Board of Directors of TRLIA adopts this resolution in compliance with Section 1245.230 of the Code of Civil Procedure.

NOW, THEREFORE, BE IT RESOLVED THAT:

Based upon the evidence presented, the Board of Directors by vote of two-thirds or more of its members hereby finds and determines each of the following:

1. The public interest and necessity require the Project.

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

3. The property interests described and depicted in Exhibits "A" and "B" attached hereto are necessary for the proposed Project.
4. TRLIA is exempt from making the offer of just compensation required by Government Code Section 7267.2 because the owner cannot be located with reasonable diligence.

5. All conditions and statutory requirements necessary to exercise the power of eminent domain to acquire the property interests described and depicted in Exhibits “A” and “B” attached hereto have been complied with by TRLIA.

6. TRLIA possesses the statutory authority to acquire the Property by eminent domain.

The Board of Directors hereby authorizes and empowers legal counsel retained or employed by TRLIA to take the following actions:

1. To acquire in the name of TRLIA, by condemnation, the property interests described and depicted in Exhibits “A” and “B” attached hereto in accordance with the provisions of the Constitution of California and the Eminent Domain Law of California;

2. To prosecute in the name of TRLIA such proceedings in the proper court as necessary for such acquisition; and

3. To deposit the probable amount of compensation, based on an appraisal, and to apply to the court for an order permitting TRLIA to take possession of the property for public uses and purposes.

PASSED AND ADOPTED by the Board of Directors of the Three Rivers Levee Improvement Authority this 20th day of February, 2018, by a two-thirds (2/3) or greater vote as follows:

AYES:
NOES:
ABSTAIN:
ABSENT:

__________________________
CHAIRPERSON

ATTEST:

_____________________________
Donna Stottemeyer, Secretary

APPROVED AS TO FORM
ANDREA CLARK
GENERAL COUNSEL

By: _______________________

EXHIBIT A

Portion of Dunning Avenue

All that real property situate in the County of Yuba, State of California, lying within Section 20, Township 15 North, Range 4 East, M.D.M., being a portion of the County Road (now known as and hereinafter referred to as Dunning Avenue) as shown on the plat of “Dunning Subdivision”, filed in the office of the County Recorder of Yuba County in Book 3 of Maps, Page 14 and being more particularly described as follows:

BEGINNING at the Northeast corner of said Dunning Avenue, being also the Northwest corner of Lot 6, as shown on the plat of “Yuba County Tract No. 80-291”, filed in the office of the County Recorder of Yuba County in Book 35 of Maps, Page 45, and being also the Northwest corner of that certain parcel of land described in the Final Order of Condemnation in favor of Three Rivers Levee Improvement Authority, filed in the office of the County Recorder of Yuba County as Document No. 2013-007014, and from which a brass cap in a standard County monument well located at the intersection of Trevor Drive and Rick Drive bears South 82°44'57” East, 2012.41 feet, and from which a similar brass cap in a standard County monument well located at the intersection of Dunning Avenue and Hammondton- Smartville Road bears South 02°52'23” West, 476.21 feet; thence from said POINT OF BEGINNING, along the East line of said Dunning Avenue, South 00°37'03” East, 34.89 feet to the Northwest corner of that certain parcel of land as described in the deed to Three Rivers Levee Improvement Authority, filed in the office of the County Recorder of Yuba County in Document No. 2011-004475; thence continuing along the East line of said Dunning Avenue, South 00°37'03” East, 19.77 feet to the Southwest corner of said Three Rivers Levee Improvement Authority parcel; thence leaving the East line of said Dunning Avenue, South 61°56'00” West, 56.04 feet; thence South 61°30'02” West, 5.60 feet to the West line of said Dunning Avenue, being also the Southeast corner of that certain parcel of land as described in the deed to Three Rivers Levee Improvement Authority, filed in the office of the County Recorder of Yuba County in Document No. 2011-004475; thence along the West line of said Dunning Avenue, North 00°37'03” West, 55.06 feet to the Northwest corner of said Dunning Avenue, being also the Northeast corner of the last said Three Rivers Levee Improvement Authority parcel; thence along the North line of said Dunning Avenue, being also the South line of the lands described as Parcel 1 in that certain Quitclaim Deed to Western Aggregates LLC, filed in the office of the County Recorder of Yuba County in Document No. 2007-007862; thence along said North and South line the following two (2) courses:

1. North 62°16'57” East, 64.70 feet; thence
2. North 60°16'57” East, 2.75 feet to the POINT OF BEGINNING, containing 3,287 square feet.

The Basis of Bearings for this description is the California Coordinate System, CCS83 (2007.00), Zone 2, based on observations between NGS Stations Rio Oso, Algondon and HPGN D CA 03 GH. Distances contained herein are ground distances. Multiply the ground distances by 0.99991703 to obtain grid distances.

End of Description
Prepared by CTA Engineering & Surveying under the supervision of the undersigned

Kevin A. Heeney, PLS 5914

07/26/2016

Date
EXHIBIT B

018-220-034
PEACH TREE GOLF & COUNTRY CLUB
SIMPSON - DANTONI ROAD
80 O.R. 363

POR. 018-220-056

POR. 018-220-056

DOC. 2011-004475

S60°16'57"E
N62°31'02"W

6.70'

56'56"50'00"W

N52°24'57"E

2.75

021-042-014
GILBERT, STEVE & DENISE

021-042-014
GILBERT, STEVE & DENISE

54
DUNNING SUB.

3,287 S.F.

TRACT 80-29
RS 55-45

FND. BRASS CAP IN
STANDARD CO. MON.
WELL INTX. TREVOR
DR. AND RICK DR.
PER RS 60-50

FND. BRASS CAP IN
STANDARD CO. MON.
WELL INTX. DUNNING AVE. AND
HAMMONTON-SMARTSVILLE RD.

Portion of
DUNNING AVENUE

Upper Yuba Levee
Improvement Project

cta Engineering & Surveying

Three Rivers Levee Improvement Authority

COUNTY OF YUBA
STATE OF CALIFORNIA

DATE: 07/23/2018
DRAWN BY: KAN
JOB NO.: 06-008-004
SCALE: 1"=100'

1 OF 1