PLACE: West Sacramento Chamber of Commerce Meeting Room
1420 Merkley Avenue, Suite 6
West Sacramento, CA

DATE: Thursday, March 10, 2011

TIME: 10:30 AM

Meeting Agenda

1. Agenda Approval
2. Public Comment
3. February 10, 2011 Minutes
5. Consideration and Adoption of Resolution 11-03-01 Certifying the WSLIP 408 Permission EIS/EIR and Adopting the Findings of Fact and Statement of Overriding Considerations, and Mitigation Monitoring & Reporting Plan for the CHP Academy and the Rivers EIP’s; and Consideration and Approval of Plans and Specifications and Authorization to Solicit Bids for the CHP Academy and the Rivers EIP’s
6. Consideration of Resolution 11-03-02 Concerning the Acquisition of Real Property Interest from Certain Parcels Within the Rivers Early Implementation Project Area, and Authorizing and Directing the General Manager to Make Such Offers and Acquire the Property Rights for the Project
7. Consideration of Adoption of Amendment #2 to the LPCA
8. WSAFCA Project Updates
9. Informational Items
10. Adjourn

** In accordance to the Brown Act, any documents related to agenda items that are made available to the Board before the meeting will be available for review by the public at 1420 Merkley Ave., Suite 4, West Sacramento, CA 95691, 8:00 am to 4:00 pm, Monday through Friday.
MEETING DATE: March 10, 2011

SUBJECT:
CONSIDERATION AND ADOPTION OF RESOLUTION 11-03-01 CERTIFYING THE WEST SACRAMENTO LEVEE IMPROVEMENTS PROGRAM 408 PERMISSION ENVIRONMENTAL IMPACT STATEMENT/ENVIRONMENTAL IMPACT REPORT AND ADOPTING THE FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS, AND MITIGATION MONITORING & REPORTING PLAN FOR THE CHP ACADEMY AND THE RIVERS EARLY IMPLEMENTATION PROJECTS; AND CONSIDERATION AND APPROVAL OF PLANS AND SPECIFICATIONS AND AUTHORIZATION TO SOLICIT BIDS FOR THE CHP ACADEMY AND THE RIVERS EARLY IMPLEMENTATION PROJECTS

INITIATED OR REQUESTED BY: [ ] JPA Board [ ] Other [X] Staff

REPORT COORDINATED OR PREPARED BY:
John Powderly, Associate Planner

Michael W. Bessette, Flood Protection Manager

ATTACHMENT [X] Yes [ ] No [ ] INFORMATION [ ] DIRECTION [X] ACTION

OBJECTIVE
Obtain the JPA Board’s approval of the environmental impact analysis documents, approval of the Plans and Specifications, and authorization to solicit bids for the CHP Academy and The Rivers EIP’s.

RECOMMENDED ACTION
It is respectfully recommended that the JPA Board:
1. Adopt Resolution 11-03-01, and by doing so:
   - Find that the West Sacramento Levee Improvements Program 408 Permission Environmental Impact Statement/Environmental Impact Report ("EIS/EIR") for the CHP Academy and The Rivers Early Implementation Projects ("EIP’s") reflects WSAFCA’s independent judgment and analysis as the lead agency under the California Environmental Quality Act;
   - Find that the public health, safety, and general welfare warrant the certification of the EIS/EIR, Findings of Fact and Statement of Overriding Considerations, and Mitigation Monitoring & Reporting Plan for the EIP’s;
   - Certify EIS/EIR for the EIP’s; and
   - Adopt the Findings of Fact and Statement of Overriding Considerations and the Mitigation Monitoring & Reporting Plan for the CHP Academy and The Rivers EIP’s.
2. Approve the Plans and Specifications and authorize staff to solicit bids for the CHP Academy and The Rivers EIP’s.

BACKGROUND
The JPA Board authorized staff to proceed with design, environmental analysis, and permitting for the CHP Academy and The Rivers EIP’s on August 15, 2007 with the approval of a contract with HDR Engineering, Inc. to provide professional services for the EIP’s. The contract was amended three times, on July 8, 2009, May 13, 2010, and Jan 14, 2011 to account for additional work necessary to comply with State and Federal requirements.

HDR has produced the complete design plans and specifications for both the CHP Academy and The Rivers EIP’s. The CHP Academy EIP is approximately 6,500 feet long and is located on the Sacramento Bypass Levee (Attachment 1A, Figure 2-4). Deficiencies at this site are through-seepage, geometry, and under-seepage, along with short reaches of instability. To address these deficiencies, the CHP Academy EIP design calls for a combination of a slurry cutoff wall and slope flattening. In addition, a paved bicycle trail would be constructed on the crown of the levee for recreational use. The bicycle trail would be funded by the City of West Sacramento.
Consideration and Adoption of EIS/EIR and Authorization to Bid for EIP's
March 10, 2011
Page 2

The Rivers EIP is approximately 3,000 feet long and is located on the Sacramento River North Levee, just north of the confluence of the Sacramento and American Rivers, (Attachment 1A, Figure 2-6). Deficiencies at this site include geometry, stability, through-seepage, and under-seepage. To address these deficiencies, the Rivers EIP design calls for a combination of slurry cutoff wall and landside slope flattening. In addition, recreation improvements would be constructed as part of this project. These improvements include a paved bicycle & pedestrian trail on the levee crown, ramps on the landside of the levee to provide access to the trail from Riverbank Road, paved trails on the waterside of the levee crown providing access through the vegetation and to the river, as well as access controls & signage. The recreation improvements would be funded by the City of West Sacramento.

The Rivers EIP levee improvements initially were approximately 4,500 feet long and included approximately 1,500 feet along River Crest Drive, in The Rivers residential development. As the project design was developed, engineering analysis revealed that levee improvements other than a seepage cut-off wall may be preferable along River Crest Drive. To determine the best solution, further analysis is required. The time required for that analysis would have delayed the entire project. Instead of delaying the project, the decision was made to remove the portion along River Crest Drive from the project. The eastern 1/3rd, approximately 1,500 feet, was truncated from the project. The project is now approximately 3,000 feet long and the eastern edge of the project is now at the intersection of River Crest Drive and Westlake Drive.

The Rivers EIP recreational improvements initially included a bicycle & pedestrian gate in the Rivers’ fence near the intersection of River Crest Drive and Westlake Drive. Residents of the Rivers voiced strong opposition to the gate during the EIS/EIR public comment period. In response to that opposition, the gate has been removed from the project.

The EIS/EIR addresses the impacts of both the CHP Academy EIP and The Rivers EIP. Public Scoping for the EIS/EIR occurred in January and February of 2009. The Draft EIS/EIR was released for public review and comment on May 28, 2010. The public comment period was initially scheduled to last 45 days but, in response to several requests, WSAFCA filed a Notice of Extension with the State Clearinghouse extending the comment period by 21 days, until August 2, 2010. Forty-six comment letters were received from the public and state and Federal agencies on the Draft EIS/EIR. The Draft EIS/EIR contained a program-level analysis of the entire West Sacramento Levee Improvements Program. This program-level analysis attracted the scrutiny of multiple government natural resource agencies as well as several environmental advocacy groups. In response to the public comments and subsequent discussions with the agencies and groups, the decision was made to defer the program-level analysis to future civil works processes of the US Army Corps of Engineers (USACE). The Final EIS/EIR was released for public review on February 18, 2011.

ANALYSIS

The EIS/EIR indicates that the CHP Academy EIP will have several potentially significant impacts. With mitigations and other adjustments to the project, all of these impacts can be reduced to less-than-significant except for four: the project will cause a temporary new source of light or glare due to construction; the project could disturb a currently-unknown archaeological resource; the project could disturb currently-unknown human remains; and the project could have cumulatively considerable air quality impacts greenhouse gas emission impacts.

The Rivers EIP will also have several potentially significant impacts. With mitigations and other adjustments to the project, all of these impacts are can be reduced to less-than-significant except for five: local residents may request to be temporarily relocated due to the effects of construction; the project will cause a temporary new source of light or glare due to construction; the project could disturb a currently-unknown archaeological resource; the project could disturb currently-unknown human remains; and the project could have cumulatively considerable air quality impacts greenhouse gas emission impacts.

Pursuant to the California Environmental Quality Act (CEQA), an agency certifying an EIR and approving a project with significant-and-unavoidable impacts must make specific findings. The required findings are contained in the Findings of Fact and Statement of Overriding Considerations for each EIP (Attachments 1B, 1 & 2). CEQA also requires an agency to adopt a mitigation monitoring plan to track compliance with the
various mitigations and environmental commitments in a project (Attachments 1C, 1 & 2). Adoption of both the Findings of Fact and Statement of Overriding Considerations as well as the Mitigation Monitoring & Reporting Plan is part of the recommended action. Upon certification of the EIS/EIR and adoption of the Findings of Fact and Statement of Overriding Considerations and Mitigation Monitoring & Reporting Plan by the Board, a Notice Of Determination will be filed with Yolo County, Sacramento County, and Solano County for this project.

WSAFCA’s goal is to achieve a minimum of 200-year flood protection for the city by improving the levees protecting West Sacramento. The purpose of these EIP’s is to incrementally implement improvements to meet that goal in manageable elements based on ability to address the levee deficiencies, available funding, minimizing environmental effects, and similar considerations. By approving these EIP’s, WSAFCA is taking proactive measures to reduce risk and improve the level of flood protection for the city. Specifically, the EIP’s are proposed in advance of federal authorization of the West Sacramento General Re-evaluation Report. In combination, the EIP’s and actions under the GRR will achieve WSAFCA’s flood protection goal.

Alternatives
The Board may elect not to proceed with the EIP’s at this time; however, such action would delay flood protection improvements for the city.

Coordination and Review
This project has been coordinated with the US Army Corps of Engineers, California Department of Water Resources, the Central Valley Flood Protection Board, California Department of Fish & Game, as well as other affected agencies.

Budget/Cost Impact
Certification and adoption of the EIS/EIR, Findings of Fact and Statements of Overriding Considerations, and Mitigation Monitoring & Reporting Plans, in itself, will not have any fiscal impacts.

The estimated cost for the CHP Academy EIP is $10,000,000. The estimated cost of The Rivers EIP is $18,000,000.

ATTACHMENTS
1. Resolution 11-3-1, with Exhibits:
   A. West Sacramento Levee Improvements Program 408 Permission Environmental Impact Statement/Environmental Impact Report for the CHP Academy and The Rivers Early Implementation Projects (Previously delivered to the Board on or about February 18th 2011; also available at the City of West Sacramento Civic Center (City Hall), Arthur F. Turner (Yolo County) Library, Sacramento County Library, Solano County Library, and on the internet at http://www.cityofwestsacramento.org/city/flood/final_eis_eir/default.asp.)
   B1. Findings of Fact and Statement of Overriding Considerations for CHP Academy EIP
   B2. Findings of Fact and Statement of Overriding Considerations for The Rivers EIP
   C1. Mitigation Monitoring & Reporting Plan for CHP Academy EIP
   C2. Mitigation Monitoring & Reporting Plan for The Rivers EIP
RESOLUTION 11-03-0 1

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE WEST SACRAMENTO AREA FLOOD CONTROL AGENCY ("WSAFCA") CERTIFYING THE WEST SACRAMENTO LEVEE IMPROVEMENTS PROGRAM 408 PERMISSION ENVIRONMENTAL IMPACT STATEMENT/ENVIRONMENTAL IMPACT REPORT ("EIS/EIR"), FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS, AND MITIGATION MONITORING & REPORTING PLAN FOR THE CHP ACADEMY AND THE RIVERS EARLY IMPLEMENTATION PROJECTS (collectively, "EIP's")

WHEREAS, WSAFCA is a Joint Powers Authority comprised of the City of West Sacramento, Reclamation District (RD) 900 and RD 537 for the purposes of constructing the improvements necessary to enhance the West Sacramento Levee System, including the levees along the Sacramento River, and

WHEREAS, in 2005 the US Army Corps of Engineers promulgated new Federal criteria for the design of levees and other flood protection structures, and

WHEREAS, WSAFCA commissioned a levee study to evaluate the entire West Sacramento Levee System,

WHEREAS, the study determined that substantial improvements to the system must be made to meet the new Federal criteria and protect the lives and livelihoods of those living and working in West Sacramento, and

WHEREAS, in August of 2007, the City Council of the City of West Sacramento approved contracts with HDR Engineering, Inc. for environmental, design and permitting to prepare criteria to guide the first phase of improvements, selecting the sites based primarily on those improvements providing the greatest public safety, with the least negative effects, and

WHEREAS, based on that criteria, HDR identified a series of necessary improvements along the two EIP's, and

WHEREAS, HDR has completed the construction plans for the levee improvements for the two EIP's, and

WHEREAS, WSAFCA has had an EIS/EIR prepared which evaluates the project specific impacts of the two EIP's, and

WHEREAS, the EIS/EIR addressing the impacts of the EIP's has been prepared and circulated for comments in accordance with the California Environmental Quality Act ("CEQA"), CEQA Guidelines, and all other applicable laws and regulations; and

WHEREAS, a public comment meeting regarding the EIP's and the draft EIS/EIR was held on June 29, 2010; and

WHEREAS, the initial public and agency comment period on the draft EIS/EIR was completed on August 2, 2010, and both public and agency comments have been incorporated into the final EIS/EIR, and
WHEREAS, the Board of Directors of WSAFCA have reviewed the EIP’s and the EIS/EIR.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the West Sacramento Area Flood Control Agency that:

Section 1: WSAFCA hereby finds that the recitals set forth above are true and correct, and incorporate these recitals herein by reference.

Section 2: the EIS/EIR reflects WSAFCA’s independent judgment and analysis.

Section 3: WSAFCA hereby finds that the public health, safety, and general welfare warrant the certification of the EIS/EIR, Findings of Fact and Statement of Overriding Considerations, and Mitigation Monitoring & Reporting Plan for the EIP’s.

Section 4: WSAFCA hereby certifies the EIS/EIR (Exhibit A) and adopts the Findings of Fact and Statement of Overriding Considerations (Exhibits B1 and B2), and the Mitigation Monitoring and Reporting Plan (Exhibits C1 and C2).

PASSED AND ADOPTED by the Board of Directors of WSAFCA this 10th day of March, 2011, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

______________________________
William Denton, President

ATTEST:

______________________________
Kenneth A. Ruzich, General Manager

APPROVED AS TO FORM:

______________________________
WSAFCA Attorney
James Day, Jr.
MEETING DATE:  March 10, 2011

SUBJECT:
CONSIDERATION OF RESOLUTION 11-03-02 CONCERNING THE ACQUISITION OF REAL PROPERTY INTEREST FROM CERTAIN PARCELS WITHIN THE RIVERS EARLY IMPLEMENTATION PROJECT (EIP) AREA, AND AUTHORIZING AND DIRECTING THE GENERAL MANAGER TO MAKE SUCH OFFERS AND ACQUIRE THE PROPERTY RIGHTS FOR THE PROJECT

INITIATED OR REQUESTED BY:  [ ] JPA Board  [X ] Staff  
[ ] Other

REPORT COORDINATED OR PREPARED BY:  Katie Yancey, Administrative Analyst

[Signature]

Michael W. Bessette, Flood Protection Manager

ATTACHMENT  [X ] Yes  [ ] No [ ] Information  [ ] Direction  [X ] Action

OBJECTIVE
The objective of the report is to obtain the West Sacramento Area Flood Control Agency's (WSAFCA) approval to make offers to purchase certain property rights from private owners within the boundary of the Rivers EIP area, based on appraised value, and to delegate authority to the General Manager to conduct all business as appropriate and necessary to acquire the property rights. The proposed Resolution will formalize the contingent offers that were approved via the adoption of Resolution 11-01-01.

RECOMMENDED ACTION
It is respectfully recommended that the JPA Board:
1. Adopt Resolution 11-03-02

BACKGROUND
In late 2005, the City of West Sacramento adopted a comprehensive flood control strategy for the purposes of improving the City's flood protection system, thereby meeting new Federal standards for evaluating levee integrity. By the fall of 2006, the WSAFCA had begun funding the initial stages of a levee study. In August of 2007, upon completion of the study, the City Council hired HDR Engineering, Inc. to facilitate the environmental, design and permitting for the first phase of improvements. The result of this process identified the first round of construction sites.

In the levee improvement program, outlined in WSAFCA's Draft Alternatives Analysis report dated November 13, 2009, three reaches of the City's levee system were identified as priorities for immediate improvement. One of those reaches was the Sacramento River North levee. In October of 2010, HDR completed 100% construction drawings for the Rivers EIP, a portion of the Sacramento River North levee.

WSAFCA has prepared an environmental impact report (EIR) under CEQA, and an environmental impact statement (EIS) under NEPA for the Rivers EIP which includes an evaluation of the project's specific impacts of the Rivers EIP Project. On January 13, 2011 the board adopted Resolution 11-01-01 which gave the General Manager authority to make offers for five parcels within the Rivers EIP project area, contingent on the certification of the project's environmental documents. Staff anticipates that the board will consider certification of the EIR/EIS on March 10, 2011.

ANALYSIS
Construction of the Rivers EIP improvements is scheduled to begin in July of this year. In order to complete the improvements during the dry season, all real property interests needed for construction must be acquired by June. With the certification of the environmental documents WSAFCA can formalize its offers to acquire the necessary property that were approved with conditions on January 13, 2011 via Resolution 11-01-01. Resolution 11-03-02 sets just compensation for the properties and authorizes the General Manager to proceed with making offers to the property owners, to conduct negotiations, execute a right of way contract, close escrow and accept any property interest in the properties. It is WSAFCA's obligation pursuant to Civil Code § 1263.025 to pay up to $5,000 toward a qualified independent appraisal. The proposed Resolution delegates the authority to the General Manager to meet the obligations as required by Civil Code § 1263.025(a), to allow the owner his/her right to obtain an independent appraisal at WSAFCA's expense.
Resolution 11-01-01 established compensation based on appraised value for the Rivers Community Association's (Rivers) parcels, APNs 014-690-091, 014-720-002, and 014-720-057 and Williams Portfolio 2's (Williams) parcels, APNs 014-580-009 and 014-580-010. Resolution 11-03-02 establishes compensation based on appraised value for parcel 014-580-002 owned by the Washington Unified School District of Yolo County (WUSD) for a right-of-way easement for levee improvements at $7,550.

Strategic Plan Integration
Strategic flood control planning supports the city strategic planning principles of providing a place where people feel safe and secure, provides for a financially sound city government, and is a top priority of the 2008, 2009 and 2010 Policy Agenda.

Alternatives
1. WSAFCA adopts Resolution 11-03-02. The General Manager is authorized to proceed with making offers to the property owners consistent with the summary appraisal reports, to conduct negotiations, execute a right of way contract, close escrow and accept any property interest in the properties.

2. WSAFCA may choose to make modifications to the Resolution or its attachments. WSAFCA may direct staff to make those changes in conjunction with legal counsel. This is not recommended as it reduces the amount of time for the property owners to review the offer by a minimum of 30 days.

3. WSAFCA may choose not to adopt this resolution. This is not recommended because it will prevent the timely acquisition of the property rights needed for the project.

Alternative 1 is the staff recommendation. Staff does not recommend the alternative approaches because they could potentially delay or even prevent construction from occurring this year.

Coordination and Review
This report was coordinated with WSAFCA, the City's Finance Department, and legal counsel for WSAFCA and the City.

Budget/Cost Impact
The total value of the offers formalized and approved for the proposed permanent rights for the Rivers, Williams and WUSD properties is $198,155. Appropriations for these acquisitions were included in the current Capital Improvements Project Budget, funded by a combination of property flood assessment revenue, bond proceeds, and the City of West Sacramento. Ninety-five percent of the costs are eligible for reimbursement through the State-Federal Flood Control Systems Modification Program's Land Acquisition Process.

ATTACHMENT
Resolution 11-03-02
RESOLUTION 11-03-02

A RESOLUTION OF THE WEST SACRAMENTO AREA FLOOD CONTROL AGENCY ("WSAFCA") CONSIDERATION OF RESOLUTION 11-03-02 CONCERNING THE ACQUISITION OF REAL PROPERTY INTEREST FROM CERTAIN PARCELS WITHIN THE RIVERS EARLY IMPLEMENTATION PROJECT (EIP) AREA, AND AUTHORIZING AND DIRECTING THE GENERAL MANAGER TO MAKE SUCH OFFERS AND ACQUIRE THE PROPERTY RIGHTS FOR THE PROJECT

WHEREAS, WSAFCA is a Joint Powers Authority comprised of the City of West Sacramento, Reclamation District (RD) 900 and RD 537 for the purposes of constructing the improvements necessary to enhance the levee system along the Sacramento River, and

WHEREAS, WSAFCA commissioned a levee study to evaluate the entire West Sacramento Levee System,

WHEREAS, the study determined that substantial improvements to the system must be made to meet the new Federal criteria and protect the lives and livelihoods of those living and working in West Sacramento; and

WHEREAS, in August of 2007, the City Council of the City of West Sacramento approved a contract with HDR Engineering, Inc. for environmental, design and permitting to prepare an EIP to guide the first phase of improvements, selecting the sites based on the primarily on those providing the greatest public safety, with the least negative effects; and

WHEREAS, based on that criterion HDR identified a series of necessary improvements along Reach 2; and

WHEREAS, in October 2010, HDR completed its 100% construction drawings for the levee improvements for a portion of Reach 2, known as the Rivers EIP, which included the geometry for the extent of the real property interest to be acquired in support of the levee improvements, and

WHEREAS, Resolution 11-01-01 approved contingent offers for parcel owned in fee by the Rivers Community Association, Inc. and the Williams Portfolio within the Rivers EIP ("the Properties"); and

WHEREAS, the Washington Unified School District of Yolo County (WUSD) is the fee title owner of parcel, APN 014-580-002 ("the Properties"), within the Rivers EIP, as generally shown on the plat maps attached hereto as Exhibit "A"; and

WHEREAS, WSAFCA has had an environmental impact report (EIR) under CEQA, and an environmental impact statement (EIS) under NEPA, prepared for the Rivers EIP which includes evaluation of the project specific impacts of the Rivers EIP Project, and

WHEREAS, the initial public and agency comment period was completed on August 2, 2010 but due to the nature of the comments received WSFCA is modifying the report before it certifies the document, and
WHEREAS, Bender Rosenthal, Inc. (BRI) finalized their opinion of value of the rights, identified by HDR and the City as necessary for flood protection, recreation, open space and environmental enhancement, for the Properties, in three summary appraisal reports, and

WHEREAS, WSAFCA has certified the environmental impact report (EIR) under CEQA, and an environmental impact statement (EIS) under NEPA, prepared for the Rivers EIP which includes evaluation of the project specific impacts of the Rivers EIP Project,

NOW, THEREFORE, BE IT RESOLVED by West Sacramento Area Flood Control Agency that:

Section 1: WSAFCA hereby finds that the recitals set forth above are true and correct, and incorporate these recitals herein by reference.

Section 2: WSAFCA's General Manager or his/her designee is hereby authorized to execute and deliver any and all documents, do any and all things, and take any and all actions that may be necessary or advisable, in their discretion, in order to make contingent offers to purchase the necessary real property rights shown on Exhibits "B" and "C" of Resolution 11-01-01 and Exhibit "A" of this resolution to the above listed private property owners. The offers shall not exceed the appraised fair market value as determined by the summary appraisal reports prepared by BRI. For APNs 014-580-009 and 014-580-010, the General Manager is authorized to make an offer for fee title.

Section 3: WSAFCA's General Manager is hereby authorized to execute a right of way contract, close escrow or accept any property interest of the Properties (or any portion thereof).

PASSED AND ADOPTED by the West Sacramento Area Flood Control on this 10th day of March, 2011, by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:  

_____________________________  
William Denton, President

ATTEST:  

_____________________________  
Kenneth A. Ruzich, General Manager  
WSAFCA Attorney  
James Day, Jr.
Exhibit A
BRASS DISK IN MONUMENT WELL
STAMPED LS 3013
AS SHOWN ON MB 17 PG. 1
NORTHING: 1981686.82
EASTING: 6697210.62

DISK IN MONUMENT WELL
STAMPED LS 3013
SHOWN ON MB 17 PG. 1
NORTHING: 1981686.82
EASTING: 6697210.62

BEARINGS AND DISTANCES ARE
BASED ON THE CALIFORNIA
COORDINATE SYSTEM, ZONE 2,
NORTH AMERICAN DATUM OF
1983. MULTIPLY GRID
DISTANCES BY 1.00003115 TO
OBTAIN GROUND DISTANCES.
ALL DISTANCES ARE IN US
SURVEY FEET

BEING A PORTION OF LAND
SHOWN ON THE RECORD OF
SURVEY FILED IN MAPS AND
SURVEYS IN BOOK 08 AT
PAGE 112 AND DESCRIBED IN
GRANT DEED RECORDED IN
OFFICIAL RECORDS BOOK 606
AT PAGE 618, YOLO COUNTY
RECORDS. LOCATED IN THE
CITY OF WEST SACRAMENTO,
YOLO COUNTY, STATE OF
CALIFORNIA.
BEARINGS AND DISTANCES ARE
BASED ON THE CALIFORNIA
COORDINATE SYSTEM, ZONE 2,
NORTH AMERICAN DATUM OF
1983. MULTIPLY GRID
DISTANCES BY 1.00003115 TO
OBTAIN GROUND DISTANCES.
ALL DISTANCES ARE IN US
SURVEY FEET

LOT 294
S1'13'47"E
8.75'

N82'32'20"E
225.05'

S82'11'16"W
1222.84'

S80'47'13"W
223.49'

FEE PARCEL
OR 606–618
WASHINGTON SCHOOL
DISTRICT
APN 014–580–002

POINT OF BEGINNING

S73'22'01"W
212.98'

MS 08–112

PERMANENT LEVEE
ROW 1.16 ACRES

NORTH BOUNDARY OF
MS 08–112 AND
GRANT DEED OR 606–618

S76'46'32"W
452.35'

N76'37'00"E
668.46'

BEING A PORTION OF LAND
SHOWN ON THE RECORD OF
SURVEY FILED IN MAPS AND
SURVEYS IN BOOK 08 AT
PAGE 112 AND DESCRIBED IN
GRANT DEED RECORDED IN
OFFICIAL RECORDS BOOK 606
AT PAGE 618, YOLO COUNTY
RECORDS. LOCATED IN THE
CITY OF WEST SACRAMENTO,
YOLO COUNTY, STATE OF
CALIFORNIA.

MATCH LINE
SEE PAGE 4
BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE 2, NORTH AMERICAN DATUM OF 1983. MULTIPLY GRID DISTANCES BY 1.00003115 TO OBTAIN GROUND DISTANCES. ALL DISTANCES ARE IN US SURVEY FEET.

MATCH LINE
SEE PAGE 3

N76°37'00"E
668.46'

S76°46'32"W
452.35'

FEE PARCEL
OR 1056-107
WILLIAMS GW COMPANY
APN 014-580-100

FEE PARCEL
OR 606-618
WASHINGTON SCHOOL
DISTRICT
APN 014-580-002

NORTH BOUNDARY OF
MS 08-112 AND
GRANT DEED OR-606-618

PERMANENT LEVEE
ROW 1.16 ACRES

S81°38'50"W
540.14'

N81°43'00"E
570.23'

MS 08-112

BEING A PORTION OF LAND SHOWN ON THE RECORD OF SURVEY FILED IN MAPS AND SURVEYS IN BOOK 08 AT PAGE 112 AND DESCRIBED IN GRANT DEED RECORDED IN OFFICIAL RECORDS BOOK 606 AT PAGE 618, YOLO COUNTY RECORDS. LOCATED IN THE CITY OF WEST SACRAMENTO, YOLO COUNTY, STATE OF CALIFORNIA.