

# Staff Report

for the Regular Meeting of the Board of Directors, September 13, 2017

**TO:** Board of Directors

**FROM:** Gary D. King, PE, PhD, Engineering Manager  
Matthew Crowe, Senior Right of Way Agent

**DATE:** September 6, 2017

**SUBJECT:** Meade Canal Encasement Project #1071 – Easement Acquisition  
Yuba County Assessor Parcel Numbers: 006-260-026-000 (Blue Point Partners) and 006-260-035-000 (Brady)

## ***ENGINEERING***

---

---

### **RECOMMENDATION:**

Adopt Resolution No. 2017-26 Declaring necessity and authorizing eminent domain proceedings for the acquisition of real property for a public project known as the *Meade Canal Encasement Project* - on Yuba County Assessor Parcel Number: 006-260-026-000 owned by Blue Point Partners, and authorizing the General Manager to execute the appropriate documents.

Adopt Resolution No. 2017-27 Declaring necessity and authorizing eminent domain proceedings for the acquisition of real property for a public project known as the *Meade Canal Encasement Project* – on Yuba County Assessor Parcel Number: 006-260-035-000 owned by Shaun Brady, and authorizing the General Manager to execute the appropriate documents.

### **BACKGROUND:**

The Nevada Irrigation District (NID) Meade Canal is located on the north east side of Smartsville and is the primary water source to the NID Smartsville Treatment Plant. The canal extends from Mooney Flat Road at Highway 20 to the treatment plant intake.

The *Meade Canal Encasement Project* will enable NID to better serve some 42 treated water customers and 17 irrigation water customers. The project addresses several issues which impact water quality and operations.

The initial project work will involve canal encasement and facilities rehabilitation across three parcels, including the two subject parcels and a third property that NID recently

obtained easements across. NID intends to encase the upstream balance of the canal over the next few years.

The Meade Canal is part of the water system that NID purchased from Excelsior Water and Power Company (Excelsior) in the 1920s. The water system transferred to NID included Excelsior's facilities, water rights, and property interests associated with operating the system. The transfer from Excelsior to NID was approved, in 1926, by California Railroad Commission (CRC) - Order No. 15926. NID continues operations under authority of the CRC Order.

The proposed easements are needed to perfect NID's rights for operation, maintenance and improvements of the canal and appurtenant facilities to preserve NID's ability to meet its obligations for water delivery.

The specific areas and property interests which NID seeks to acquire are described in the attached resolutions and deed exhibits.

**Resolution 2017-26** (Blue Point Partners) APN 006-260-026-000

On July 19, 2017, NID staff mailed the first written offer to the owner of record. NID's offer is based upon, an appraisal report prepared by Daniel R. Ketcham & Associates. Staff reached a member of the ownership and had a brief telephone conversation in which the owner acknowledged they received and were reviewing NID's offer. They expressed no specific reply, objection or counter proposal.

**Resolution 2017-27** (Brady) APN 006-260-035-000

On July 19, 2017, NID staff mailed the first written offer to the owner of record. NID's offer is based upon, an appraisal report prepared by Daniel R. Ketcham & Associates. Subsequently, staff has received no response from the property owner.

Presently, negotiations for each of these acquisitions are at an impasse, as no ownership representatives have responded to NID's offers. Therefore, staff recommends that the Board adopt the attached resolutions of necessity to enable NID staff and legal counsel to proceed via the courts to acquire the necessary easements.

In adopting each of the resolutions and authorizing the initiation of eminent domain proceedings, the NID Board must find the following four items:

1. The public interest and necessity require the *Project*.
2. The *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 sought to be acquired is necessary for the *Project*.
4. The offer required by section 7267.2 of the California Government Code has been made to the owner of record of the property to be acquired or directed to the persons whose name and address appear on the last equalized county assessment roll.

The request from staff is a finding regarding the necessity for these acquisitions, approval to seek order(s) from the court for possession of the real property interests and judgments by the court of fair value.

GK/MC

attachments:

- Resolution 2017-26 with Exhibits 1, A and B (Blue Point Partners)
- Offer Letter dated July 19, 2017 (Blue Point Partners)
- Notice of Intent dated August 24, 2017 (Blue Point Partners)
- Resolution 2017-27 with Exhibits 1, A and B (Brady)
- Offer Letter dated July 18, 2017 (Brady)
- Notice of Intent dated August 24, 2017 (Brady)
- Project Improvement Plans
- Presentation Slides



## **RESOLUTION No.** 2017-26

### OF THE BOARD OF DIRECTORS OF THE NEVADA IRRIGATION DISTRICT

DECLARING NECESSITY AND AUTHORIZING EMINENT DOMAIN PROCEEDINGS FOR THE ACQUISITION OF REAL PROPERTY FOR A PUBLIC PROJECT KNOWN AS THE **Meade Canal Encasement Project** – on Yuba County APNs 006-260-026-000 owned by Blue Point Partners

After duly convened public hearing on the matter of the acquisition by eminent domain of property interests for the **Meade Canal Encasement Project (Project)**, the Board of Directors determines and declares as follows:

1. The Nevada Irrigation District (District) owns and operates the Meade Canal and appurtenant facilities as integral parts of the District's Irrigation and Treated Water Conveyance Systems and Facilities.
2. The public improvement project entitled the **Meade Canal Encasement Project**, includes the encasement and rehabilitation of an existing earthen canal and appurtenances along the alignment of the existing District facilities.

The *Project* consists of the following activities:

- Installation of approximately 3,000 feet of 18-inch diameter water pipeline within the existing canal footprint.
  - Improvements of access roadway along the canal and pipeline.
  - Rehabilitation, repairs and improvements on canal sections, culverts and access.
  - Perfecting District's easement rights related to District's ongoing operations.
3. The **Meade Canal Encasement Project** provides needed improvements to accomplish the following public purposes:
    - Improve the quality and reliability of delivery of District's irrigation and treated water to the consumers in the Smartsville area.
    - Enhance public health, safety and welfare by protecting the primary source for water delivery into the Smartsville Water Treatment Plant.
    - Improve reliability of irrigation water deliveries from the Meade Canal, and as a supplementary conveyance into the Town Canal.
    - Correcting chronic issues with the open canal will facilitate more efficient ongoing operations and maintenance activities.
    - Further District's water efficiency efforts by eliminating leakage and evaporation.

4. The **Meade Canal Encasement Project** is a public use authorized by law.
5. The **Meade Canal Encasement Project** is planned and located in a manner that would be most compatible with the greatest public good and least private injury, in that it follows the alignment and is within the footprint of existing District facilities.
6. The public interest and necessity require the **Meade Canal Encasement Project**.
7. The property sought to be acquired is necessary for the **Meade Canal Encasement Project**.
8. The District's water conveyance systems and facilities are and will continue to be necessary to the District's beneficial use of water for consumptive purposes and to otherwise carry out the District's purposes.
9. The District is authorized to exercise the right of eminent domain to acquire property necessary to carry out its purposes, including the furnishing of water for consumptive use (Division 11, Part 5, Chapter 1, Article 1 of the California Water Code) under California Water Code section 22456.
10. The property interests to be acquired are situated in the county of Yuba.
11. The property interests to be acquired are situated outside of the Nevada Irrigation District boundaries.
12. The **Meade Canal Encasement Project** involves negligible or no expansion of an existing use of the property to be acquired and will not result in a direct or reasonably foreseeable indirect physical change in the environment. The District's use of the easement will comply with the California Environmental Quality Act, and all applicable local, state and federal laws and regulation.
13. The Nevada Irrigation District is authorized to acquire property by eminent domain outside of the territorial limits of the District for water supply purposes, under California Code of Civil Procedure section 1240.125.
14. The extent and location of the property interests to be acquired for the **Meade Canal Encasement Project** are set forth in the easement deed attached to this resolution as Exhibit "1" and are more particularly described and depicted in Exhibits "A" and "B", attached hereto.
15. No person, business or farm operation shall be displaced by reason of the acquisition of the real property interest described herein for a public use.
16. The District acquired the Meade Canal and related facilities and property interests from the Excelsior Water and Power Company in the 1920's.

17. The District's ownership and continued operation of the Meade Canal and related systems and facilities are conducted under authority and terms of California Railroad Commission (CRC) Decision No. 15926.
18. The property interests to be acquired will be used for activities, facilities and appurtenances related to and necessary for water conveyance purposes, including but not limited to the following:
  - Operation, maintenance, installation, construction, repair, replacement, patrolling, and accessing District's lands, facilities and improvements;
  - Transporting people, tools, equipment, materials, debris, sediment, aggregate, and deposits.
19. Blue Point Partners are the owners of the property to be acquired whose names and address appear on the last equalized county assessment roll.
20. Notice has been given each person or entity whose property is to be acquired by eminent domain and whose name and address appears on the last equalized county assessment roll notice and a reasonable opportunity to appear and be heard on the matters referred to in Section 1240.030, in accordance with California Code of Civil Procedure section 1245.235.
21. The offer required by section 7267.2 of the California Government Code to acquire the property interests for the amount established as just compensation was directed to the person or entity whose name and address appear on the last equalized county assessment roll; and

BE IT RESOLVED by this Board of Directors that Nevada Irrigation District be, and is, authorized and empowered as follows:

1. To acquire in the name of Nevada Irrigation District property interests referred to hereinabove and described in Exhibits "1", "A" and "B" attached hereto, pursuant to the provisions of Division 11 of the California Water Code, Section 22456, and the provisions of Title 7 of the California Code of Civil Procedure commencing with Section 1230.010, et seq., and the Constitution of the State of California relating to eminent domain.
2. To prepare and prosecute in the name of Nevada Irrigation District such proceeding or proceedings in the proper court having jurisdiction thereof as are necessary for such adjudication.
3. To move the Court for an order for possession prior to judgment, pursuant to Code of Civil Procedure sections 1255.410 and following.
4. To deposit the probable amount of compensation based on an appraisal, which will be awarded in the proceeding, pursuant to Code of Civil Procedure sections 1255.010 and following

5. To make deposits of security out of proper funds under the control of Nevada Irrigation District, in such amounts so fixed and determined and in such a manner as the Nevada Irrigation District General Manager or his designee may direct.

**PASSED AND ADOPTED** by the Board of Directors of the Nevada Irrigation District at a regular meeting of said Board, held on the 13th day of September, 2017 by the following vote of said Board:

AYES: Directors  
NOES: Directors  
ABSENT: Directors  
ABSTAINING: Directors

---

President of the Board of Directors

**Attest:**

---

Secretary to the Board of Directors

**Exhibit 1**  
**Res. No. 2017-26**

RECORDING REQUESTED BY:

Nevada Irrigation District

WHEN RECORDED MAIL TO:

Nevada Irrigation District  
1036 W. Main Street  
Grass Valley, CA 95945

Yuba County APN: 006-260-026-000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Project: 1071 Meade Canal Encasement

Map No. 151  
Index No. 11

Documentary Transfer Tax: \$ -0-

( ) Computed on full value of property conveyed

(X) Unincorporated area ( ) City of \_\_\_\_\_

(X) Recordation requested by Nevada Irrigation District,  
a political Subdivision of the State of California,  
pursuant to Government Code Section 6103.

\_\_\_\_\_  
Signature of Agent Determining Tax

**EASEMENT DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged

**BLUE POINT PARTNERS, A CALIFORNIA GENERAL PARTNERSHIP,**

hereinafter called GRANTOR, hereby grants to **NEVADA IRRIGATION DISTRICT**, hereinafter called DISTRICT, a permanent easement for rights stated herein, on, over, under and across those certain lands, hereinafter called Easement Area, which are situated in the unincorporated area, County of Yuba, State of California, described in Exhibit "A" and shown on Exhibit "B" attached hereto.

GRANTOR hereby grants to DISTRICT the rights, privilege and authority to excavate for, install, replace, relocate (of the initial or any other size or flow), inspect, remove, operate, patrol, maintain and use such facilities as the DISTRICT shall from time to time elect for conveying water, with necessary and proper valves and other appurtenances and fittings including telemetry or electrical lines, measuring, recording, and monitoring devices, aboveground vaults, valve boxes, fire hydrants, blow offs or manholes, and other directly related apparatus, and devices for controlling electrolysis for use in connection with said facilities, together with adequate protection therefore, and also together with a right of way within said Easement Area, or along a route as hereinafter set forth;

Together with the following rights:

- a) the right of grading said Easement Area for the full width thereof;
- b) the right to ingress to and egress from said Easement Area for persons, equipment, materials and vehicles over and across GRANTOR's property by means of roads and lanes thereon, if such there be, otherwise by such route or routes as shall occasion the least practicable damage and inconvenience to GRANTOR;
- c) the right from time to time to trim, remove, cut down and clear away any and all trees, brush, and debris now or hereafter on said Easement Area;



- d) the right to install, maintain and use gates in all fences which now or hereafter cross said Easement Area;
- e) the right to mark the location of pipelines by suitable markers set in the ground.

OBLIGATIONS OF THE DISTRICT

DISTRICT hereby covenants and agrees:

- a) DISTRICT shall repair any damage it shall do to GRANTOR's private roads or lanes on said Easement Area;
- b) DISTRICT shall indemnify GRANTOR against any claims for loss and damage arising out of the exercise of rights granted hereby.

Failure by DISTRICT to perform its obligations described herein would constitute a breach of contract and be subject to action for damages. DISTRICT non-performance would not constitute a condition subsequent or a basis for an extinguishment, forfeiture or reversion of this Easement.

GRANTOR'S USE OF EASEMENT AREA

GRANTOR may use said Easement Area for purposes and in a manner that will not interfere with DISTRICT's full enjoyment of the rights granted hereby; provided that GRANTOR shall first apply for and receive from DISTRICT an encroachment permit authorizing the use. GRANTOR's application will be processed and determined in accordance with DISTRICT's rules and regulations regarding encroachments upon areas subject to DISTRICT easements, as they now exist or as hereafter duly adopted. DISTRICT will not unreasonably condition or deny the encroachment permit, or delay acting upon GRANTOR's application.

Typical GRANTOR uses that may meet DISTRICT approval include utility facilities (e.g. private service conduits), walkways, driveways, fencing, low impact landscaping, or cattle grazing.

Typical GRANTOR uses that do not meet DISTRICT approval include erecting or constructing any structure or other obstruction, drilling or operating any well, constructing any reservoir, diminishing or substantially adding to the ground cover, storing or using materials that pose a hazard to water quality.

BINDING EFFECT

This Easement shall be binding upon and inure to the benefit of the parties successors and assigns, heirs, beneficiaries and personal representatives.

Blue Point Partners

Date: \_\_\_\_\_

X \_\_\_\_\_  
 Print Name:  
 Title:

Date: \_\_\_\_\_

X \_\_\_\_\_  
 Print Name:  
 Title:

ACCEPTANCE

This is to certify that the interest in real property conveyed by this document to the Nevada Irrigation District, a governmental agency, is hereby accepted by the undersigned on behalf of the Board of Directors of the Nevada Irrigation District pursuant to authority conferred by Resolution No. 2015-07 of said Board adopted on March 11, 2015.

Date: \_\_\_\_\_

\_\_\_\_\_  
Matthew Crowe, Senior Right-of-Way Agent

EXHIBIT "A"

Strips of land, being 50 (fifty) and 55 (fifty-five) feet in width, over and across a portion of the parcel of land described in Document Number 2005-025782, recorded on October 21, 2005 in the Office of the Yuba County Recorder, State of California, said parcel being a portion of the North one-half of Section 34 and the South one-half of Section 27, Township 16 North, Range 6 East, M.D.M., the sidelines of said strips of land lying 25.00 feet, as measured at right angles from the centerline described herein as Strip "A" and 25.00 feet northerly and 30.00 feet southerly, as measured at right angles, from the centerline described herein as Strip "B".

Strip "A"

Commencing at the northwest corner of Parcel 23 as shown on that certain Record of Survey for Victor Klein recorded in Book 10 of Maps at Page 44 in the office of the Yuba County Recorder, thence along the north property boundary line of said parcel South  $57^{\circ}46'25''$  East 442.71 feet to the **True Point of Beginning**; thence leaving said north property boundary line and across the lands described in said Document Number 2005-025782 the following five (5) courses:

South  $21^{\circ}45'30''$  East 134.77;

Thence South  $14^{\circ}47'08''$  East 222.99 feet to the beginning of a curve to the left, concave to the east, having a radius of 350.00 feet and a central angle of  $37^{\circ}26'07''$ ;

Thence along said curve for an arc distance of 228.68 feet;

Thence South  $52^{\circ}13'16''$  East 58.90 feet to the beginning of a curve to the left, concave to the north, having a radius of 450.00 feet and a central angle of  $5^{\circ}04'37''$ ;

Thence along said curve for an arc distance of 39.87 feet to a point on the south property boundary line of said Parcel 23.

Strip "B"

Commencing at a the southeast corner of said Parcel 23 as shown on said Record of Survey recorded in Book 10 of Maps at Page 44; thence along the south property line of said parcel South  $89^{\circ}14'20''$  West 690.15 feet, to the **True Point of Beginning** said point also being the beginning of a curve, concave to the northwest, having a radial bearing of North  $30^{\circ}47'13''$  West, a radius of 690.00 feet and a central angle of  $14^{\circ}15'33''$ ; Thence leaving said south property boundary line and across the lands described in said Document Number 2005-025782 the following eight (8) courses:

Along said curve for an arc distance of 171.72 feet to the beginning of a compound curve having a radius of 429.00 feet and a central angle of  $32^{\circ}13'52''$ ;

Thence along said curve for an arc distance of 241.33 feet;

Thence North  $12^{\circ}43'21''$  East 239.07 feet;

Thence North  $18^{\circ}59'27''$  East 196.46 feet;

Thence North 27°54'01" East 176.61 feet;

Thence North 40°27'03" East 104.06 feet;

Thence South 69°14'08" East 119.86 feet;

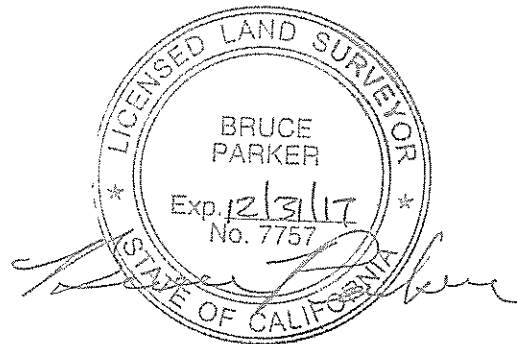
Thence South 80°07'00" East 62.20 feet to a point on the east property boundary line of said Parcel 23 as described in said Document Number 2005-025782.

The sidelines of the strips of land described herein shall be lengthened or shortened as necessary to terminate on the property boundary lines of the parcel of land described in said Document Number 2005-025782

The herein described strips of land contain an area of 106,403 square feet, or 2.44 acres, more or less.

The herein described strips of land are shown on Exhibit "B" attached hereto and made a part hereof.

The herein described strips affect a portion of APN 006-260-026 Yuba County.



Bruce E. Parker, PLS 7757

End of Description

# NEVADA IRRIGATION DISTRICT

NEVADA AND PLACER COUNTIES, CALIFORNIA

## EXHIBIT B

PROJECT FOR MEADE CANAL  
THROUGH LAND OF BLUE POINT PARTNERS

DATE June 29, 2017

SCALE: 1"=400'

Sec. 34, T.16N., R.06E. M.D.M.

1"=400'



APN 006-260-035

APN 006-270-042

EXISTING  
MEADE  
CANAL

55'

BLUE POINT PARTNERS  
APN 006-260-026  
DOC. # 2005-025782

EASEMENT  
LOCATION AREA =  
71,838 Sq.Ft. +/-

APN 006-260-025

APN 006-270-045

EXISTING DIRT ROAD

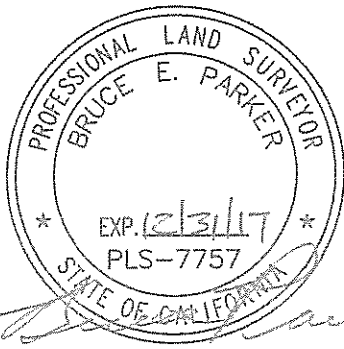
50'

EXISTING  
MEADE  
CANAL

EASEMENT  
LOCATION AREA =  
34,565 Sq.Ft. +/-

APN 006-270-021

BLUE POINT PARTNERS APN  
006-260-026  
DOC. # 2005-025782



# NEVADA IRRIGATION DISTRICT

NEVADA, PLACER AND YUBA COUNTIES, CALIFORNIA

## EXHIBIT B

PROJECT FOR MEADE CANAL  
THROUGH LAND OF BLUE POINT PARTNERS

DATE June 29, 2017

SCALE: 1"=200'

SEC. 34, T.16N., R.06E. M.D.M.  
1"=200'



SHEET 3

BLUE POINT PARTNERS  
006-260-026  
DOC. # 2005-025782  
PARCEL 23 BK. 10 MAPS  
PG. 44

APN 006-270-045

EXISTING DIRT ROAD

$\Delta=5^{\circ}04'37''$   
R=450.00  
L=39.87

APN 006-260-025

$\Delta=37^{\circ}26'07''$   
R=350.00  
L=228.68

APN 006-270-022

APN 006-260-024

50'

S52° 13' 16"E  
58.90'

P.O.B.  
STRIP "A"

S14° 47' 108"E  
222.99'

STRIP "A" EASEMENT  
LOCATION AREA =  
34,565 Sq.Ft. +/-

S57° 46' 25"E (Tie)  
442.71'

S21° 45' 30"E  
134.77'

APN 006-270-021

N.I.D. EASEMENT  
DOC. # 1990-01429

BASIS OF BEARINGS:  
RECORD OF SURVEY FILED IN BOOK 10 OF  
MAPS AT PAGE 44, YUBA COUNTY RECORDS

# NEVADA IRRIGATION DISTRICT

NEVADA, PLACER AND YUBA COUNTIES CALIFORNIA

## EXHIBIT B

PROJECT FOR MEADE CANAL  
THROUGH LAND OF BLUE POINT PARTNERS

DATE June 29, 2017

SCALE: 1"=200'

Sec. 34, T.16N., R.06E. M.D.M.

1"=200'

APN 006-260-035

S80° 07' 00"E  
62.20'

1469.44'

N00° 00' 00"W

S69° 14' 08"E  
119.86'

N27° 54' 01"E  
176.61'

N18° 59' 27"E  
196.46'

N12° 43' 21"E  
239.07'

N40° 27' 03"E  
104.06'

STRIP "B" EASEMENT  
LOCATION AREA =  
71,838 Sq.Ft. +/-

EXISTING DIRT ROAD

55'

30'

BLUE POINT PARTNERS  
006-260-026  
DOC. # 2005-025782  
PARCEL 23 BK. 10  
MAPS PG. 44

$\Delta=32^{\circ}13'52''$   
R=429.00  
L=241.33

$\Delta=14^{\circ}15'33''$   
R=690.00  
L=171.72

N30° 47' 13"W  
Radial

APN 006-260-025

P.O.B.  
STRIP "B"

APN 006-270-042

S89° 14' 20"W 690.15' (TIE)

APN 006-270-045



# NEVADA IRRIGATION DISTRICT

1036 W. Main Street, Grass Valley, CA 95945-5424  
(530) 273-6185 ~ Fax: (530) 477-2646 ~ [www.nidwater.com](http://www.nidwater.com)

July 19, 2017

Brian Bisnett  
BLUE POINT PARTNERS  
16046 Bear Court  
Grass Valley, CA 95949-8516

**RE: Meade Canal Encasement Project #1071 –Proposed Easement Acquisition  
(Yuba County APN: 006-260-026-000)**

Dear Mr. Bisnett:

Nevada Irrigation District (NID) is proposing to acquire right-of-way for the Meade Canal Encasement Project and ongoing NID maintenance and operation activity. A copy of the proposed Easement Deed, describing the area to be utilized as it affects your property, has been included for your review.

As a public agency, NID is required to offer “just compensation” or the fair market value for any easement rights it acquires. NID hired Daniel R. Ketcham and Associates (DRKA), an appraisal consulting firm, to provide an independent opinion of “just compensation” for the proposed easement rights to be acquired. A copy of the DRKA report is included for your review.

This letter and the enclosed documents constitutes NID’s offer of \$6,400.00 for the proposed easement rights covering the Meade Canal on your property, consistent with DRKA’s opinion of value, and includes the following documents:

- **Easement Deed** including Exhibits “A” and “B”
- **Right of Way Agreement**
- **Escrow Instructions** to First American Title Co., a “Seller’s Estimated Settlement Statement Form,” “FIRPTA Form,” FATCO Lender’s Consent Forms,” and a copy of the Preliminary Title Report, dated June 28, 2017
- **Meade Canal Encasement Plans**, Sheets 1 through 11, latest date signed June 27, 2017
- **NID Informational Pamphlet** entitled “Acquisition of Real Property”
- **DRKA Appraisal Report, dated March 31, 2017**

To assist you in evaluating NID’s offer, you may order an independent appraisal and receive reimbursement from NID for reasonable appraisal fees<sup>1</sup>. NID will consider your report and may adjust its offer based on the additional information.

<sup>1</sup> Pursuant to Civil Code of Procedure Section §1263.025 and to ensure that appraisal costs are reasonable (not to exceed \$5,000) and process payment appropriately, the District will need a full copy of your appraisal report, the owner-appraiser contract (if any), and the appraiser’s invoice with a W-9. In accord with Civil Code of Procedure Section §1263.025, your selected appraiser must be licensed by the Bureau of Real Estate Appraiser’s (BREA). The BREA carries a listing of licensed appraisers on their website at <http://www.orea.ca.gov/>.



Page 2

If you find NID's offer herein satisfactory and your questions have all been addressed, I can provide notary service and step you through the signing process (note that the signatures on the ***Easement Deed*** must be acknowledged before a notary).

Once NID has the signed documents, they will be forwarded to First American Title Company for processing as outlined in the escrow instructions.

Please find enclosed, a copy of the signing documents to keep in your records.

You are welcome to contact me at (530) 273-6185 ext 234, by email at [crowe@nidwater.com](mailto:crowe@nidwater.com), or by mail at the address above to discuss any questions or comments you may have. Thank you for your consideration of this matter.

Sincerely,



Matthew Crowe  
Senior Right-of-Way Agent

Enclosures

cc:  
Bruce Parker, PLS  
Brian Powell, PE



# NEVADA IRRIGATION DISTRICT

---

1036 W. Main Street, Grass Valley, CA 95945-5424  
(530) 273-6185 ~ Fax: (530) 477-2646 ~ [www.nidwater.com](http://www.nidwater.com)

August 24, 2017 U.S.P.S. Mail Receipt: 7009 2250 0001 9123 6124

Brian Bisnett  
BLUE POINT PARTNERS  
16046 Bear Court  
Grass Valley, CA 95949-8516

**RE: Meade Canal Encasement Project #1071 –Proposed Easement Acquisition  
(Yuba County APN: 006-260-026-000)**

Dear Mr. Bisnett:

This letter follows-up the Nevada Irrigation District (NID) easement offer mailed to you on July 18, 2017. The easement is being sought to facilitate NID's project on the Meade Canal, which is presently under way, to protect water quality going to the Smartsville Water Treatment Plant and to address maintenance issues along the canal. NID plans on completing phase one of the project this fall.

NID staff is very interested to meet with you to discuss the matter, so that we may address your questions or concerns and, hopefully, reach an agreement for the easement acquisition.

Up to this point, NID has received no response from you to the easement offer or other contact attempts. Since the proposed acquisition negotiations have not taken place, on **September 13, 2017** the governing body of NID will consider for adoption, and may adopt, a resolution of necessity authorizing eminent domain proceedings to be commenced against you for the acquisition of certain real property for NID facilities and activities related to its Meade Canal water conveyance system. Please read the enclosed notice regarding the NID Board's consideration of this matter at the upcoming public meeting on September 13, 2017.

Although the matter is scheduled for Board consideration on September 13, 2017, NID invites you to discuss the project and offer with staff, at your earliest convenience, in advance of the September 13 meeting. Please do not hesitate to contact me with any questions or comments. I can be reached by phone at (530) 273-6185, via extension 234, or by email at [crowe@nidwater.com](mailto:crowe@nidwater.com)

Sincerely,

Matthew Crowe  
Senior Right-of-Way Agent

Enclosure

---

SERVING PORTIONS OF NEVADA, PLACER & YUBA COUNTIES



# NEVADA IRRIGATION DISTRICT

1036 W. Main Street, Grass Valley, CA 95945-5424  
(530) 273-6185 ~ Fax: (530) 477-2646 ~ [www.nidwater.com](http://www.nidwater.com)

August 24, 2017 U.S.P.S. Mail Receipt: 7009 2250 0001 9123 6124

YUBA COUNTY ASSESSOR PARCEL NUMBER: 006-260-026-000

Brian Bisnett  
BLUE POINT PARTNERS  
16046 Bear Court  
Grass Valley, CA 95949-8516

This letter is being sent to provide you with an invitation to address your project related items of concern before the Nevada Irrigation District Board of Directors. Your comments to the Board are most welcome and appreciated. The following is a formal notice to inform you of the important opportunity to participate in this process.

## NOTICE

YOU ARE HEREBY NOTIFIED that on **September 13, 2017** the governing body of Nevada Irrigation District will consider for adoption, and may adopt, a resolution of necessity authorizing eminent domain proceedings to be commenced against you for the acquisition of certain real property for Nevada Irrigation District facilities and activities related to its Meade Canal water conveyance system. The real property owned by you, which is the proposed subject of eminent domain proceedings, is more particularly described in the Easement Deed and Exhibits "A" and "B", attached hereto and incorporated by reference herein.

YOU ARE FURTHER NOTIFIED that the governing body of Nevada Irrigation District will be considering all of these matters set forth and referred to in California Code of Civil Procedure, 1240.030 consisting of the following:

1. The public interest and necessity require the project.
2. The 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 sought to be acquired is necessary for the project.

The Nevada Irrigation District Board of Directors meeting is scheduled for 9:00 a.m., **September 13, 2017**. The Board of Directors will consider and may adopt said resolution of necessity at this meeting. There is no set time for this agenda item, so it will be heard in the course of business during the meeting.

You have the right to appear and be heard on the matters referred to in Section 1240.030, restated above, and Section 1240.610 et seq. Your failure to file a written

Blue Point Partners  
Meade Canal - Notice  
August 24, 2017

request to appear and be heard within 15 days after this notice was mailed (the date of this notice) will result in waiver of the right to appear and be heard.

Please direct any inquiries in this matter to Nevada Irrigation District, 1036 W. Main Street, Grass Valley, CA 95945.



Matthew Crowe, Senior Right-of-Way Agent  
Nevada Irrigation District

Aug 24, 2017  
Date

Attachments

cc:

Kris Stepanian  
M. Anthony Soares, Esq



## **RESOLUTION No.** 2017-27

OF THE BOARD OF DIRECTORS OF THE NEVADA IRRIGATION DISTRICT

DECLARING NECESSITY AND AUTHORIZING EMINENT DOMAIN PROCEEDINGS FOR THE ACQUISITION OF REAL PROPERTY FOR A PUBLIC PROJECT KNOWN AS THE **Meade Canal Encasement Project** – on Yuba County APNs 006-260-035-000 owned by Shaun Brady

After duly convened public hearing on the matter of the acquisition by eminent domain of property interests for the **Meade Canal Encasement Project (Project)**, the Board of Directors determines and declares as follows:

1. The Nevada Irrigation District (District) owns and operates the Meade Canal and appurtenant facilities as integral parts of the District's Irrigation and Treated Water Conveyance Systems and Facilities.
2. The public improvement project entitled the **Meade Canal Encasement Project**, includes the encasement and rehabilitation of an existing earthen canal and appurtenances along the alignment of the existing District facilities.

The *Project* consists of the following activities:

- Installation of approximately 3,000 feet of 18-inch diameter water pipeline within the existing canal footprint.
  - Improvements of access roadway along the canal and pipeline.
  - Rehabilitation, repairs and improvements on canal sections, culverts and access.
  - Perfecting District's easement rights related to District's ongoing operations.
3. The **Meade Canal Encasement Project** provides needed improvements to accomplish the following public purposes:
    - Improve the quality and reliability of delivery of District's irrigation and treated water to the consumers in the Smartsville area.
    - Enhance public health, safety and welfare by protecting the primary source for water delivery into the Smartsville Water Treatment Plant.
    - Improve reliability of irrigation water deliveries from the Meade Canal, and as a supplementary conveyance into the Town Canal.

- Correcting chronic issues with the open canal will facilitate more efficient ongoing operations and maintenance activities.
  - Further District's water efficiency efforts by eliminating leakage and evaporation.
4. The **Meade Canal Encasement Project** is a public use authorized by law.
  5. The **Meade Canal Encasement Project** is planned and located in a manner that would be most compatible with the greatest public good and least private injury, in that it follows the alignment and is within the footprint of existing District facilities.
  6. The public interest and necessity require the **Meade Canal Encasement Project**.
  7. The property sought to be acquired is necessary for the **Meade Canal Encasement Project**.
  8. The District's water conveyance systems and facilities are and will continue to be necessary to the District's beneficial use of water for consumptive purposes and to otherwise carry out the District's purposes.
  9. The District is authorized to exercise the right of eminent domain to acquire property necessary to carry out its purposes, including the furnishing of water for consumptive use (Division 11, Part 5, Chapter 1, Article 1 of the California Water Code) under California Water Code section 22456.
  10. The property interests to be acquired are situated in the county of Yuba.
  11. The property interests to be acquired are situated outside of the Nevada Irrigation District boundaries.
  12. The **Meade Canal Encasement Project** involves negligible or no expansion of an existing use of the property to be acquired and will not result in a direct or reasonably foreseeable indirect physical change in the environment. The District's use of the easement will comply with the California Environmental Quality Act, and all applicable local, state and federal laws and regulation.
  13. The Nevada Irrigation District is authorized to acquire property by eminent domain outside of the territorial limits of the District for water supply purposes, under California Code of Civil Procedure section 1240.125.
  14. The extent and location of the property interests to be acquired for the **Meade Canal Encasement Project** are set forth in the easement deed attached to this resolution as Exhibit "1" and are more particularly described and depicted in Exhibits "A" and "B", attached hereto.
  15. No person, business or farm operation shall be displaced by reason of the acquisition of the real property interest described herein for a public use.

16. The District acquired the Meade Canal and related facilities and property interests from the Excelsior Water and Power Company in the 1920's.
17. The District's ownership and continued operation of the Meade Canal and related systems and facilities are conducted under authority and terms of California Railroad Commission (CRC) Decision No. 15926.
18. The property interests to be acquired will be used for activities, facilities and appurtenances related to and necessary for water conveyance purposes, including but not limited to the following:
  - Operation, maintenance, installation, construction, repair, replacement, patrolling, and accessing District's lands, facilities and improvements;
  - Transporting people, tools, equipment, materials, debris, sediment, aggregate, and deposits.
19. Shaun Brady is the owner of the property to be acquired whose name and address appear on the last equalized county assessment roll.
20. Notice has been given each person or entity whose property is to be acquired by eminent domain and whose name and address appears on the last equalized county assessment roll notice and a reasonable opportunity to appear and be heard on the matters referred to in Section 1240.030, in accordance with California Code of Civil Procedure section 1245.235.
21. The offer required by section 7267.2 of the California Government Code to acquire the property interests for the amount established as just compensation was directed to the person or entity whose name and address appear on the last equalized county assessment roll; and

BE IT RESOLVED by this Board of Directors that Nevada Irrigation District be, and is, authorized and empowered as follows:

1. To acquire in the name of Nevada Irrigation District property interests referred to hereinabove and described in Exhibits "1", "A" and "B" attached hereto, pursuant to the provisions of Division 11 of the California Water Code, Section 22456, and the provisions of Title 7 of the California Code of Civil Procedure commencing with Section 1230.010, et seq., and the Constitution of the State of California relating to eminent domain.
2. To prepare and prosecute in the name of Nevada Irrigation District such proceeding or proceedings in the proper court having jurisdiction thereof as are necessary for such adjudication.
3. To move the Court for an order for possession prior to judgment, pursuant to Code of Civil Procedure sections 1255.410 and following.

- 4. To deposit the probable amount of compensation based on an appraisal, which will be awarded in the proceeding, pursuant to Code of Civil Procedure sections 1255.010 and following
- 5. To make deposits of security out of proper funds under the control of Nevada Irrigation District, in such amounts so fixed and determined and in such a manner as the Nevada Irrigation District General Manager or his designee may direct.

**PASSED AND ADOPTED** by the Board of Directors of the Nevada Irrigation District at a regular meeting of said Board, held on the 13th day of September, 2017 by the following vote of said Board:

AYES: Directors  
NOES: Directors  
ABSENT: Directors  
ABSTAINING: Directors

---

President of the Board of Directors

**Attest:**

---

Secretary to the Board of Directors



**Exhibit 1**  
**Res. No. 2017-27**

RECORDING REQUESTED BY:

Nevada Irrigation District

WHEN RECORDED MAIL TO:

Nevada Irrigation District  
1036 W. Main Street  
Grass Valley, CA 95945

Yuba County APN: 006-260-035-000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Project: 1071 Meade Canal Encasement

Map No. 151  
Index No. 11

Documentary Transfer Tax: \$ -0-

( ) Computed on full value of property conveyed

(X) Unincorporated area ( ) City of \_\_\_\_\_  
(X) Recordation requested by Nevada Irrigation District,  
a political Subdivision of the State of California  
pursuant to Government Code Section 6103.

\_\_\_\_\_  
Signature of Agent Determining Tax

**EASEMENT DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged

**SHAUN BRADY, AN UNMARRIED MAN,**

hereinafter called GRANTOR, hereby grants to **NEVADA IRRIGATION DISTRICT**, hereinafter called DISTRICT, a permanent easement for rights stated herein, on, over, under and across those certain lands, hereinafter called Easement Area, which are situated in the unincorporated area, County of Yuba, State of California, described in Exhibit "A" and shown on Exhibit "B" attached hereto.

GRANTOR hereby grants to DISTRICT the rights, privilege and authority to excavate for, install, replace, relocate (of the initial or any other size or flow), inspect, remove, operate, patrol, maintain and use such facilities as the DISTRICT shall from time to time elect for conveying water, with necessary and proper valves and other appurtenances and fittings including telemetry or electrical lines, measuring, recording, and monitoring devices, aboveground vaults, valve boxes, fire hydrants, blow offs or manholes, and other directly related apparatus, and devices for controlling electrolysis for use in connection with said facilities, together with adequate protection therefore, and also together with a right of way within said Easement Area, or along a route as hereinafter set forth;

Together with the following rights:

- a) the right of grading said Easement Area for the full width thereof;
- b) the right to ingress to and egress from said Easement Area for persons, equipment, materials and vehicles over and across GRANTOR's property by means of roads and lanes thereon, if such there be, otherwise by such route or routes as shall occasion the least practicable damage and inconvenience to GRANTOR;
- c) the right from time to time to trim, remove, cut down and clear away any and all trees, brush, and debris now or hereafter on said Easement Area;

- d) the right to install, maintain and use gates in all fences which now or hereafter cross said Easement Area;
- e) the right to mark the location of pipelines by suitable markers set in the ground.

OBLIGATIONS OF THE DISTRICT

DISTRICT hereby covenants and agrees:

- a) DISTRICT shall repair any damage it shall do to GRANTOR's private roads or lanes on said Easement Area;
- b) DISTRICT shall indemnify GRANTOR against any claims for loss and damage arising out of the exercise of rights granted hereby.

Failure by DISTRICT to perform its obligations described herein would constitute a breach of contract and be subject to action for damages. DISTRICT non-performance would not constitute a condition subsequent or a basis for an extinguishment, forfeiture or reversion of this Easement.

GRANTOR'S USE OF EASEMENT AREA

GRANTOR may use said Easement Area for purposes and in a manner that will not interfere with DISTRICT's full enjoyment of the rights granted hereby; provided that GRANTOR shall first apply for and receive from DISTRICT an encroachment permit authorizing the use. GRANTOR's application will be processed and determined in accordance with DISTRICT's rules and regulations regarding encroachments upon areas subject to DISTRICT easements, as they now exist or as hereafter duly adopted. DISTRICT will not unreasonably condition or deny the encroachment permit, or delay acting upon GRANTOR's application.

Typical GRANTOR uses that may meet DISTRICT approval include utility facilities (e.g. private service conduits), walkways, driveways, fencing, low impact landscaping, or cattle grazing.

Typical GRANTOR uses that do not meet DISTRICT approval include erecting or constructing any structure or other obstruction, drilling or operating any well, constructing any reservoir, diminishing or substantially adding to the ground cover, storing or using materials that pose a hazard to water quality.

BINDING EFFECT

This Easement shall be binding upon and inure to the benefit of the parties successors and assigns, heirs, beneficiaries and personal representatives.

Date: \_\_\_\_\_

\_\_\_\_\_  
Shaun Brady

ACCEPTANCE

This is to certify that the interest in real property conveyed by this document to the Nevada Irrigation District, a governmental agency, is hereby accepted by the undersigned on behalf of the Board of Directors of the Nevada Irrigation District pursuant to authority conferred by Resolution No. 2015-07 of said Board adopted on March 11, 2015.

Date: \_\_\_\_\_

\_\_\_\_\_  
Matthew Crowe, Senior Right-of-Way Agent

EXHIBIT "A"

A strip of land, fifty (50) feet in width, over and across a portion of the parcel of land described in Document Number 2013-010431, recorded on August 9, 2013 in the Office of the Yuba County Recorder, State of California, said parcel being a portion of the Northeast one-quarter of Section 34 and the Southeast one-quarter of Section 27 Township 16 North, Range 6 East, M.D.M., the sidelines of said strip lying 15.00 feet north and east and 35.00 feet south and west, as measured at right angles, from the following described line:

Commencing at the southwest corner of the parcel of land described in said Document Number 2013-010431, thence along the west property line of said parcel North 918.45 feet to the **True Point of Beginning**;

Thence leaving said west property line and across the lands described in said Document Number 2013-010413 the following twenty (20) courses:

South 80°50'03" East 152.32 feet;

North 85°15'07" East 17.33 feet;

South 49°04'47" East 6.62 feet;

South 9°02'48" East 25.70 feet;

South 23°21'40" East 21.91 feet;

South 29°24'59" East 28.23 feet;

South 6°20'55" East 26.51 feet;

South 8°54'53" East 56.61 feet;

South 1°38'07" West 48.35 feet;

South 6°41'00" East 45.53 feet;

South 15°19'31" East 38.86 feet;

South 0°53'45" East 58.56 feet;

South 8°41'23" East 44.87 feet;

South 5°36'13" East 166.37 feet;

South 2°00'44" East 89.50 feet;

South 12°21'23" East 64.22 feet;

South 0°04'22" West 42.72 feet;

South 20°15'27 "East 29.03 feet;

South 8°45'34" East 68.80 feet;

South 17°23'24" East 47.49 feet to a point on the south property line of said parcel of land described in said Document Number 2013-010431.

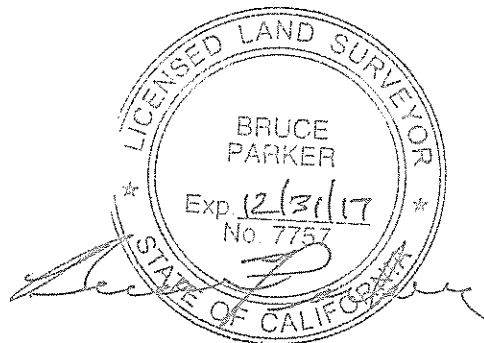
The sidelines of the strip of land described herein shall be lengthened or shortened as necessary to terminate at the west, south and east property lines of the parcel of land described in said Document Number 2013-010431.

The herein described strip contains an area of 52,682 square feet or 1.21 acres, more or less.

The herein described strip is shown on Exhibit "B" attached hereto and made a part hereof.

The herein described strip affects a portion of APN 006-260-035 Yuba County.

Bruce E. Parker, PLS 7757



End of Description

# NEVADA IRRIGATION DISTRICT

NEVADA - PLACER - YUBA COUNTIES, CALIFORNIA

## EXHIBIT 'B'

PROJECT FOR MEADE CANAL

DATE June 29, 2017

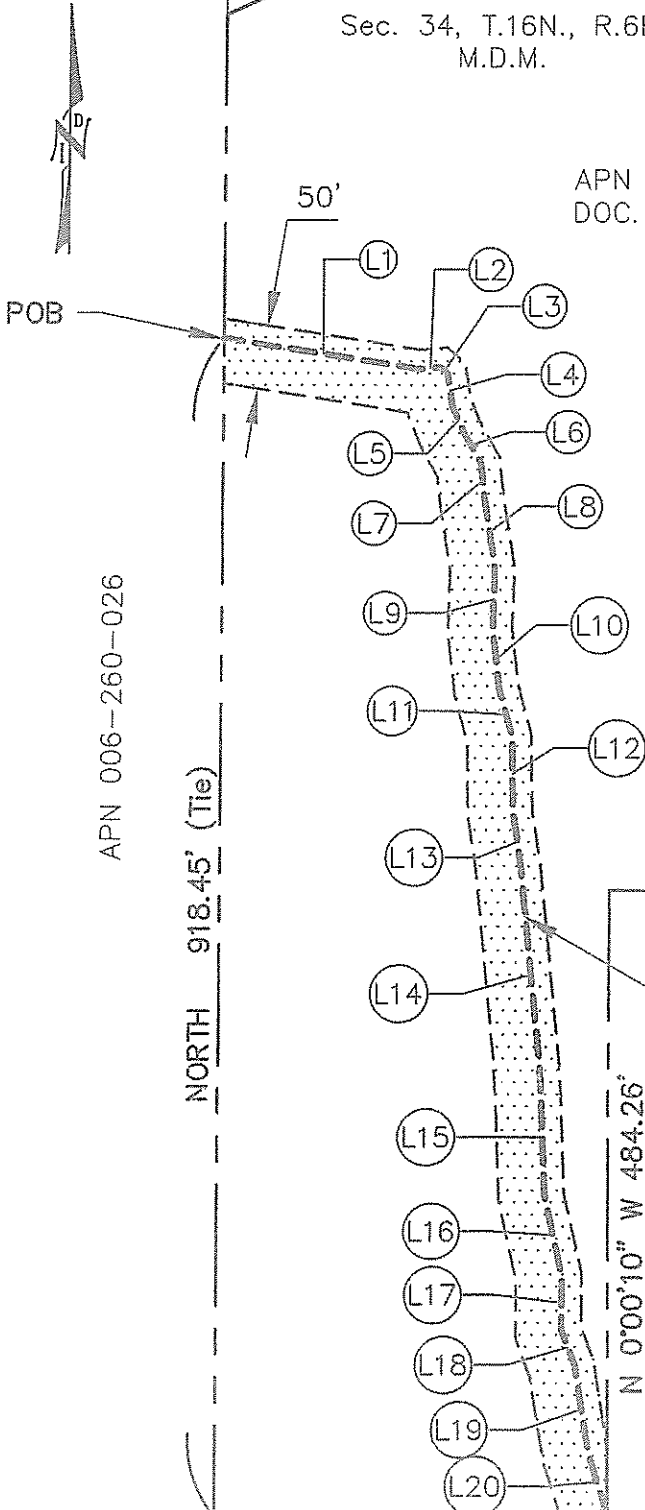
THROUGH LAND OF BRADY

SCALE: 1"=150'

1"=150'  
Sec. 34, T.16N., R.6E.  
M.D.M.

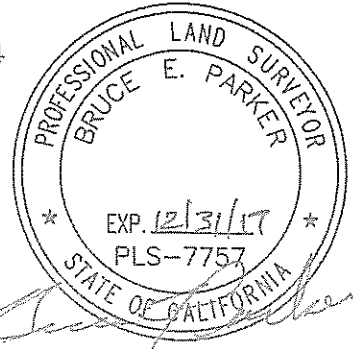
**BRADY**  
APN 006-260-035  
DOC. # 2013-010431

Parcel Line Table		
Line #	Length	Direction
L1	152.32	S80° 50' 03"E
L2	17.33	N85° 15' 07"E
L3	6.62	S49° 04' 47"E
L4	25.70	S9° 02' 48"E
L5	21.91	S23° 21' 40"E
L6	28.23	S29° 24' 59"E
L7	26.51	S6° 20' 55"E
L8	56.61	S8° 54' 53"E
L9	48.35	S1° 38' 07"W
L10	45.53	S6° 41' 00"E
L11	38.86	S15° 19' 31"E
L12	58.56	S0° 53' 45"E
L13	44.87	S8° 41' 23"E
L14	166.37	S5° 36' 13"E
L15	89.50	S2° 00' 44"E
L16	64.22	S12° 21' 23"E
L17	42.72	S0° 04' 22"W
L18	29.03	S20° 15' 27"E
L19	68.80	S8° 45' 34"E
L20	47.49	S17° 23' 24"E



EASEMENT LOCATION  
AREA = 52,682 Sq. Ft. +/-  
1.21 ACRES

APN 006-260-034



BASIS OF BEARING: N 89°14'30" E 300.97'  
PARCEL MAP FILED IN BOOK 92 OF PARCEL  
MAPS AT PAGE 49, YUBA COUNTY RECORDS

APN 006-270-042



# NEVADA IRRIGATION DISTRICT

1036 W. Main Street, Grass Valley, CA 95945-5424  
(530) 273-6185 ~ Fax: (530) 477-2646 ~ [www.nidwater.com](http://www.nidwater.com)

July 19, 2017

Shaun Brady  
14469 Rattlesnake Road  
Grass Valley, CA 95945-8818

**RE: Meade Canal Encasement Project #1071 –Proposed Easement Acquisition  
(Yuba County APN: 006-260-035-000)**

Dear Mr. Brady:

Nevada Irrigation District (NID) is proposing to acquire right-of-way for the Meade Canal Encasement Project and ongoing maintenance and operation activity. A copy of the proposed Easement Deed, describing the area to be utilized as it affects your property, has been included for your review.

As a public agency, NID is required to offer “just compensation” or the fair market value for any easement rights it acquires. NID hired Daniel R. Ketcham and Associates (DRKA), an appraisal consulting firm, to provide an independent opinion of “just compensation” for the proposed easement rights to be acquired. A copy of the DRKA report is included for your review.

This letter and the enclosed documents constitutes NID’s offer of \$4,400.00 for the proposed easement rights covering the Meade Canal on your property, consistent with DRKA’s opinion of value, and includes the following documents:

- **Easement Deed** including Exhibits “A” and “B”
- **Right of Way Agreement**
- **Escrow Instructions** to First American Title Co. a “Seller’s Estimated Settlement Statement Form,” “FIRPTA Form,” FATCO Lender’s Consent Forms,” and a copy of the Preliminary Title Report, dated June 28, 2017
- **Meade Canal Encasement Plans**, Sheets 1 through 11, latest date signed June 27, 2017
- **NID Informational Pamphlet** entitled “Acquisition of Real Property”
- **DRKA Appraisal Report, dated March 24, 2017**

To assist you in evaluating NID’s offer, you may order an independent appraisal and receive reimbursement from NID for reasonable appraisal fees<sup>1</sup>. NID will consider your report and may adjust its offer based on the additional information.

<sup>1</sup> Pursuant to Civil Code of Procedure Section §1263.025 and to ensure that appraisal costs are reasonable (not to exceed \$5,000) and process payment appropriately, the District will need a full copy of your appraisal report, the owner-appraiser contract (if any), and the appraiser’s invoice with a W-9. In accord with Civil Code of Procedure Section §1263.025, your selected appraiser must be licensed by the Bureau of Real Estate Appraiser’s (BREA). The BREA carries a listing of licensed appraisers on their website at <http://www.oreca.ca.gov/>.

Brady - 006-260-035-000  
Meade Canal – Proposed Easement Acquisition

Page 2

If you find NID's offer herein satisfactory and your questions have all been addressed, I can provide notary service and step you through the signing process (note that the signatures on the *Easement Deed* must be acknowledged before a notary).

Once NID has the signed documents, they will be forwarded to First American Title Company for processing as outlined in the escrow instructions.

Please find enclosed, a copy of the signing documents to keep in your records.

You are welcome to contact me at (530) 273-6185 ext 234, by email at [crowe@nidwater.com](mailto:crowe@nidwater.com), or by mail at the address above to discuss any questions or comments you may have. Thank you for your consideration of this matter.

Sincerely,



Matthew Crowe  
Senior Right-of-Way Agent

Enclosures

cc:  
Bruce Parker, PLS  
Brian Powell, PE





# NEVADA IRRIGATION DISTRICT

---

1036 W. Main Street, Grass Valley, CA 95945-5424  
(530) 273-6185 ~ Fax: (530) 477-2646 ~ [www.nidwater.com](http://www.nidwater.com)

August 24, 2017 U.S.P.S. Mail Receipt: 7009 2250 0001 9123 6117

Shaun Brady  
14469 Rattlesnake Road  
Grass Valley, CA 95945-8818

**RE: Meade Canal Encasement Project #1071 –Proposed Easement Acquisition  
(Yuba County APN: 006-260-035-000)**

Dear Mr. Brady:

This letter follows-up the Nevada Irrigation District (NID) easement offer mailed to you on July 18, 2017. The easement is being sought to facilitate NID's project on the Meade Canal, which is presently under way, to protect water quality going to the Smartsville Water Treatment Plant and to address maintenance issues along the canal. NID plans on completing phase one of the project this fall.

NID staff is very interested to meet with you to discuss the matter, so that we may address your questions or concerns and, hopefully, reach an agreement for the easement acquisition.

Up to this point, NID has received no response from you to the easement offer or other contact attempts. Since the proposed acquisition negotiations have not taken place, on **September 13, 2017** the governing body of NID will consider for adoption, and may adopt, a resolution of necessity authorizing eminent domain proceedings to be commenced against you for the acquisition of certain real property for NID facilities and activities related to its Meade Canal water conveyance system. Please read the enclosed notice regarding the NID Board's consideration of this matter at the upcoming public meeting on September 13, 2017.

Although the matter is scheduled for Board consideration on September 13, 2017, NID invites you to discuss the project and offer with staff, at your earliest convenience, in advance of the September 13 meeting. Please do not hesitate to contact me with any questions or comments. I can be reached by phone at (530) 273-6185, via extension 234, or by email at [crowe@nidwater.com](mailto:crowe@nidwater.com)

Sincerely,

Matthew Crowe  
Senior Right-of-Way Agent

Enclosure

---

SERVING PORTIONS OF NEVADA, PLACER & YUBA COUNTIES



# NEVADA IRRIGATION DISTRICT

1036 W. Main Street, Grass Valley, CA 95945-5424  
(530) 273-6185 ~ Fax: (530) 477-2646 ~ www.nidwater.com

August 24, 2017 U.S.P.S. Mail Receipt: 7009 2250 0001 9123 6117

YUBA COUNTY ASSESSOR PARCEL NUMBER: 006-260-035-000

Shaun Brady  
14469 Rattlesnake Road  
Grass Valley, CA 95945-8818

This letter is being sent to provide you with an invitation to address your project related items of concern before the Nevada Irrigation District Board of Directors. Your comments to the Board are most welcome and appreciated. The following is a formal notice to inform you of the important opportunity to participate in this process.

## NOTICE

YOU ARE HEREBY NOTIFIED that on **September 13, 2017** the governing body of Nevada Irrigation District will consider for adoption, and may adopt, a resolution of necessity authorizing eminent domain proceedings to be commenced against you for the acquisition of certain real property for Nevada Irrigation District facilities and activities related to its Meade Canal water conveyance system. The real property owned by you, which is the proposed subject of eminent domain proceedings, is more particularly described in the Easement Deed and Exhibits "A" and "B", attached hereto and incorporated by reference herein.

YOU ARE FURTHER NOTIFIED that the governing body of Nevada Irrigation District will be considering all of these matters set forth and referred to in California Code of Civil Procedure, 1240.030 consisting of the following:

1. The public interest and necessity require the project.
2. The 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 sought to be acquired is necessary for the project.

The Nevada Irrigation District Board of Directors meeting is scheduled for 9:00 a.m., **September 13, 2017**. The Board of Directors will consider and may adopt said resolution of necessity at this meeting. There is no set time for this agenda item, so it will be heard in the course of business during the meeting.

You have the right to appear and be heard on the matters referred to in Section 1240.030, restated above, and Section 1240.610 et seq. Your failure to file a written

Brady  
Meade Canal - Notice  
August 24, 2017

request to appear and be heard within 15 days after this notice was mailed (the date of this notice) will result in waiver of the right to appear and be heard.

Please direct any inquiries in this matter to Nevada Irrigation District, 1036 W. Main Street, Grass Valley, CA 95945.



Matthew Crowe, Senior Right-of-Way Agent  
Nevada Irrigation District

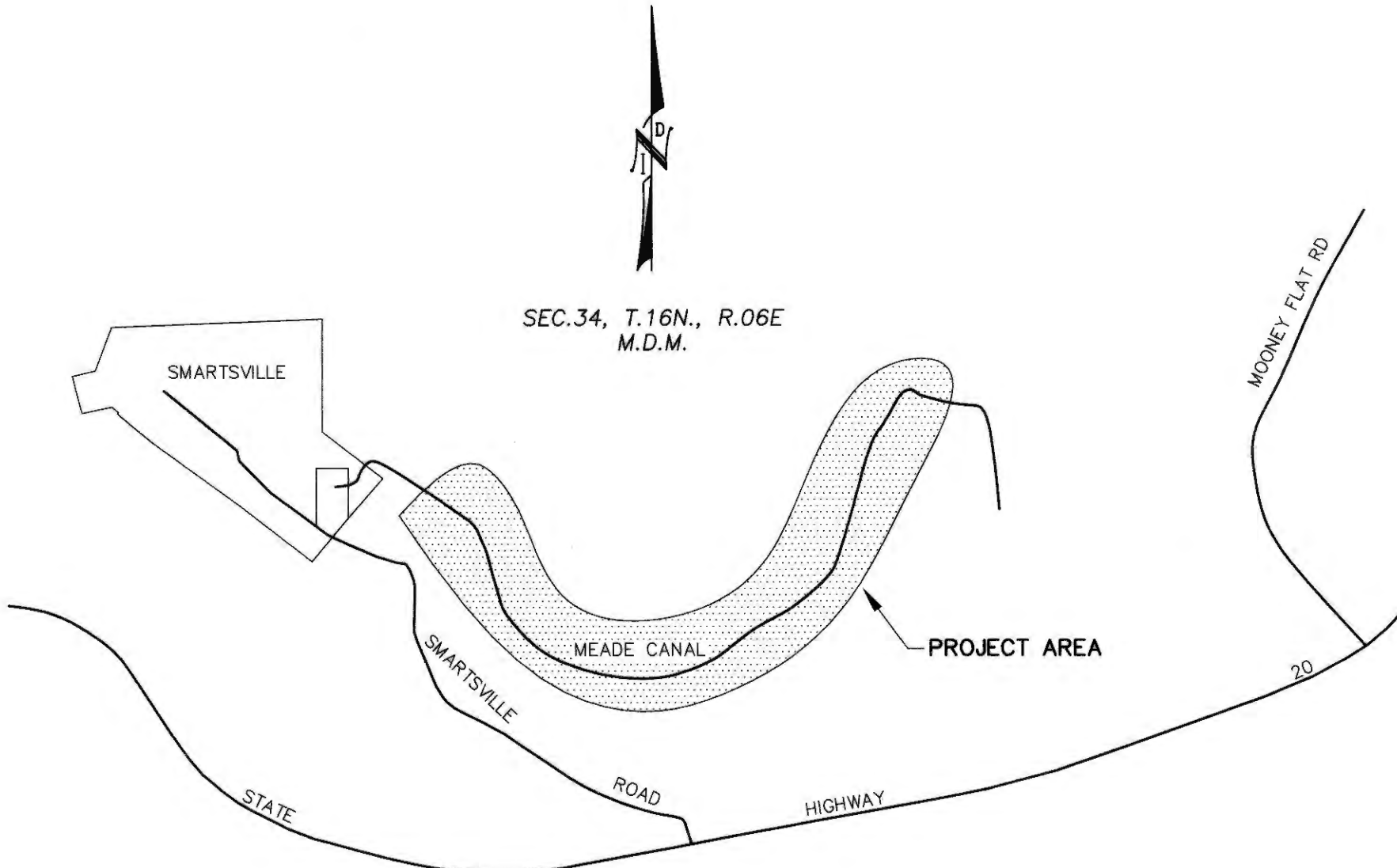
Aug 24, 2017  
Date

Attachments

cc:

Kris Stepanian  
M. Anthony Soares, Esq

# MEADE CANAL ENCASEMENT



VICINITY MAP  
NOT TO SCALE

SHEET INDEX

1. TITLE SHEET - VICINITY MAP, SITE PLAN, SHEET INDEX, LEGEND & ABBREVIATIONS
2. PLAN & PROFILE - MEADE CANAL - STA 10+00.00 To STA 15+00.00
3. PLAN & PROFILE - MEADE CANAL - STA 15+00.00 To STA 20+00.00
4. PLAN & PROFILE - MEADE CANAL - STA 20+00.00 To STA 25+00.00
5. PLAN & PROFILE - MEADE CANAL - STA 25+00.00 To STA 30+00.00
6. PLAN & PROFILE - MEADE CANAL - STA 30+00.00 To STA 35+00.00
7. PLAN & PROFILE - MEADE CANAL - STA 35+00.00 To STA 40+00.00
8. PLAN & PROFILE - MEADE CANAL - STA 40+00.00 To STA 43+84.19
9. INLET STRUCTURE
10. OUTLET STRUCTURE
11. DETAILS

NOTES:

1. BEFORE BEGINNING EXCAVATION, VERIFY THE LOCATION OF ALL UNDERGROUND FACILITIES BY CONTACTING UNDERGROUND SERVICE ALERT. (USA) 800-642-2444
2. ALL ROADS, DRIVEWAYS, FENCES, OR OTHER APPURTENANCES DISRUPTED BY THIS PROJECT MUST BE RESTORED TO ORIGINAL CONDITION OR BETTER.
3. N.I.D. STANDARD SPECIFICATIONS WERE USED TO ESTABLISH ALL DETAILS ON THESE DRAWINGS. ALL WORK MUST CONFORM TO THE SPECIFICATIONS. (EXCEPTIONS ARE SHOWN ON DRAWINGS)
4. TRENCHES LOCATED OUTSIDE OF ROADWAY AND DRAINAGE CHANNELS SHALL HAVE BACKFILL SLIGHTLY MOUNDED OVER THE TRENCH, OR AS DETERMINED NECESSARY BY THE DISTRICT'S MANAGER OF MAINTENANCE.
5. COORDINATE ANY BLOCKAGE OF DRIVEWAYS TO HOUSES WITH OWNERS.
6. REPLUMB ALL EXISTING SERVICES TO NEW PIPELINE.
7. AN EFFORT SHOULD BE MADE TO PROTECT ANY TREE ROOT LARGER THAN 3-INCHES IN DIAMETER WHICH IS ENCOUNTERED DURING TRENCHING.
8. ALL WORK IN COUNTY RIGHT OF WAY SHALL CONFORM TO THE REQUIREMENTS OF THE ENCROACHMENT PERMIT.
9. CONTACT THE RIGHT OF WAY DEPARTMENT FOR SPECIAL CONDITIONS.
10. REMOVE ALL VISIBLE APPURTENANCES ON ABANDONED PIPELINES AND IMMEDIATE AREA RETURNED TO EXISTING CONDITION.
11. DESIGN: Q = 2.44 CFS (FOR RAW WATER)
12. FOR 22.5 DEGREE ANGLE BENDS, RESTRAIN PIPE FOR 18 FT. FOR 45 DEGREE ANGLE BENDS, RESTRAIN PIPE FOR 37 FT.
13. FOR 90 DEGREE ANGLE BENDS AND TEES, USE THRUST BLOCKS
14. PLACE STANDARD BACKFILL IN CANAL FOR SMOOTH BEDDING TO LAY PIPE.

## NEVADA IRRIGATION DISTRICT

### DIRECTORS

PRESIDENT, NICK WILCOX  
 V.P., WILLIAM MOREBECK JOHN DREW  
 W. SCOTT MILLER NANCY WEBER

### GENERAL MANAGER

REMLEH SCHERZINGER, P.E.

### SECRETARY

KRIS STEPANIAN

### ENGINEERING MANAGER

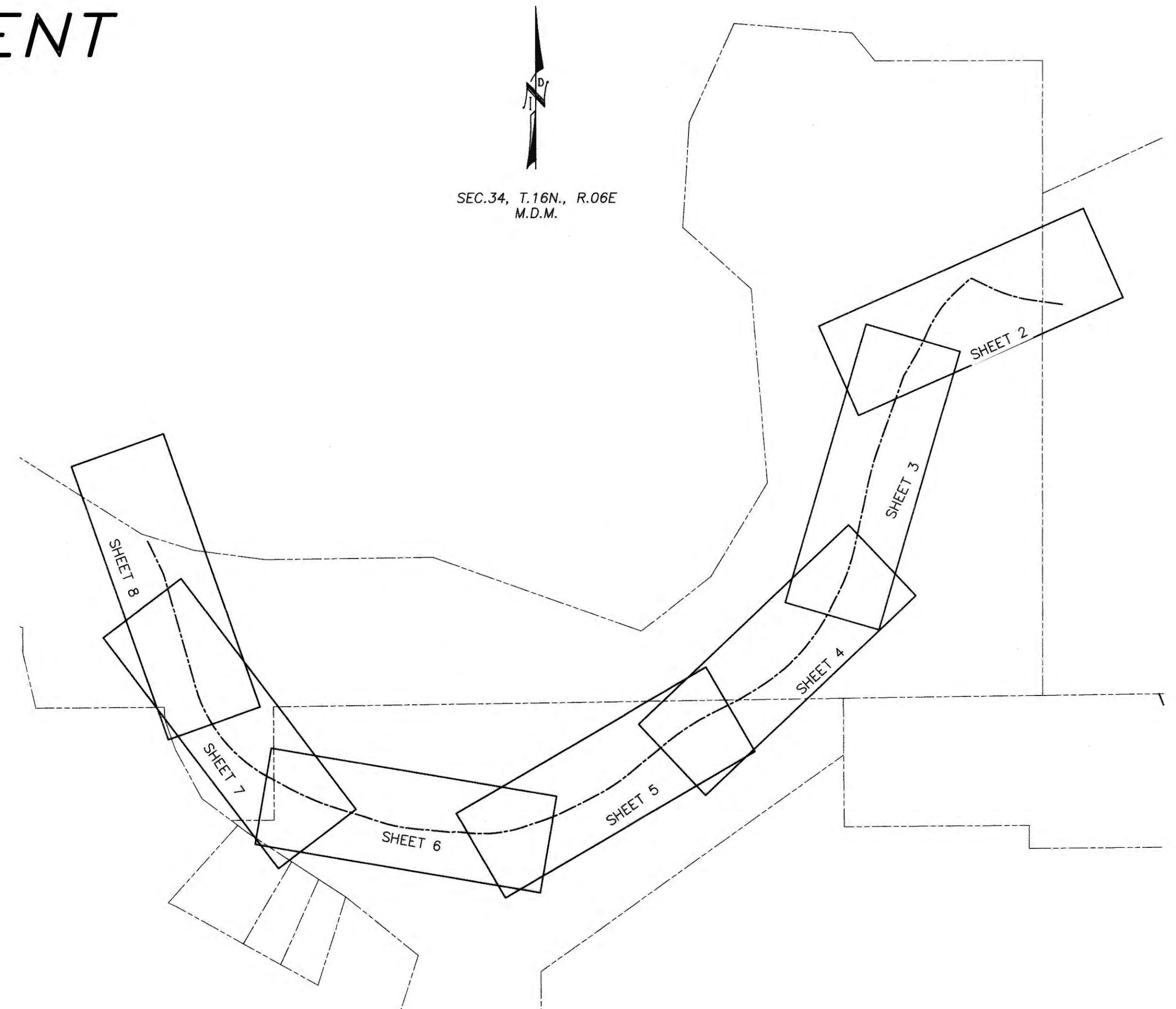
GARY D. KING, P.E.

### PROJECT ENGINEER

BRIAN POWELL, P.E.

### CONTROL POINT LIST

Point #	Northing	Easting	Elevation	Description
11	2201954.81	6763765.79	900.50	1 - CONT PT
12	2201658.58	6763689.22	899.57	1 - CONT PT
13	2201431.69	6763563.36	898.05	1 - CONT PT
14	2201286.17	6763341.87	897.33	1 - CONT PT
15	2201103.30	6763013.87	903.65	1 - CONT PT
16	2201054.92	6762807.50	905.56	1 - CONT PT
17	2201047.80	6762541.17	894.68	1 - CONT PT
18	2201165.31	6762277.03	893.00	1 - CONT PT
19	2201313.09	6762145.58	892.57	1 - CONT PT
20	2201526.94	6762081.53	890.99	1 - CONT PT
21	2202384.09	6763797.36	894.65	1 - CONT PT
22	2202349.38	6764114.55	899.93	1 - CONT PT
23	2202294.99	6764262.99	922.20	1 - CONT PT
24	2201229.20	6765943.23	957.18	1 - CONT PT
50	2201673.16	6762032.86	891.22	1 - CONT PT
51	2201665.24	6762214.98	924.61	1 - CONT PT
52	2201512.19	6762759.62	1016.44	1 - CONT PT
53	2202293.06	6763918.00	902.79	1 - CONT PT
54	2202234.30	6764144.82	905.62	1 - CONT PT



SITE PLAN  
NOT TO SCALE

### LEGEND

- CONTROL POINT W/IDENTIFICATION
- DETAIL NUMBER
- PAGE NUMBER DETAIL IS ON
- SECTION LETTER
- PAGE NUMBER SECTION IS ON
- 6" OAK
- TREE, SIZE & TYPE
- TREE TO BE REMOVED

### ABBREVIATIONS

AGG	AGGREGATE	L=	LENGTH EQUALS
ANG	ANGLE	LF	LINEAL FEET
APN	ASSESSORS PARCEL NUMBER	MH	MANHOLE
ARV	AIR RELEASE VALVE	MJ	MECHANICAL JOINT
ASSY	ASSEMBLY	MIN	MINIMUM
BC:	BEGIN CURVE	NTS	NOT TO SCALE
CLC	CENTERLINE OF CANAL	O.C., E.W.	ON CENTER, EACH WAY
CMP	CORRUGATED METAL PIPE	PC	PROPERTY CORNER
COMB	COMBINATION	PT	POINT
CONC	CONCRETE	P&T P	POWER AND TELEPHONE POLE
DBL	DOUBLE	PVC	POLYVINYL CHLORIDE
DIP	DUCTILE IRON PIPE	R=	RADIUS EQUALS
DIR	DIRECTION	REQ'D	REQUIRED
DW	DRIVEWAY	SDMH	STORM DRAIN MANHOLE
(E)	EXISTING	SERV	SERVICE
EC:	END CURVE	SGL	SINGLE
EL OR ELEV	ELEVATION	SSMH	STORM SEWER MANHOLE
EOP	EDGE OF PAVEMENT	TC	TOP OF CUT
E.W.	EACH WAY	TFL	TOE FLOW LINE
FCA	FLANGED COUPLING ADAPTOR	TP	TELEPHONE POLE
FLG OR FLG'D	FLANGE OR FLANGED	UG	UNDERGROUND
G	GAS	VERT	VERTICAL
GS	GAS SERVICE	w/	WITH
HORIZ	HORIZONTAL	XING	CROSSING
		Ø	DIAMETER
		Δ=	DELTA EQUALS



RIGHT-OF-WAY REQUIREMENTS SATISFIED. INITIALS: \_\_\_\_\_ DATE: \_\_\_\_\_

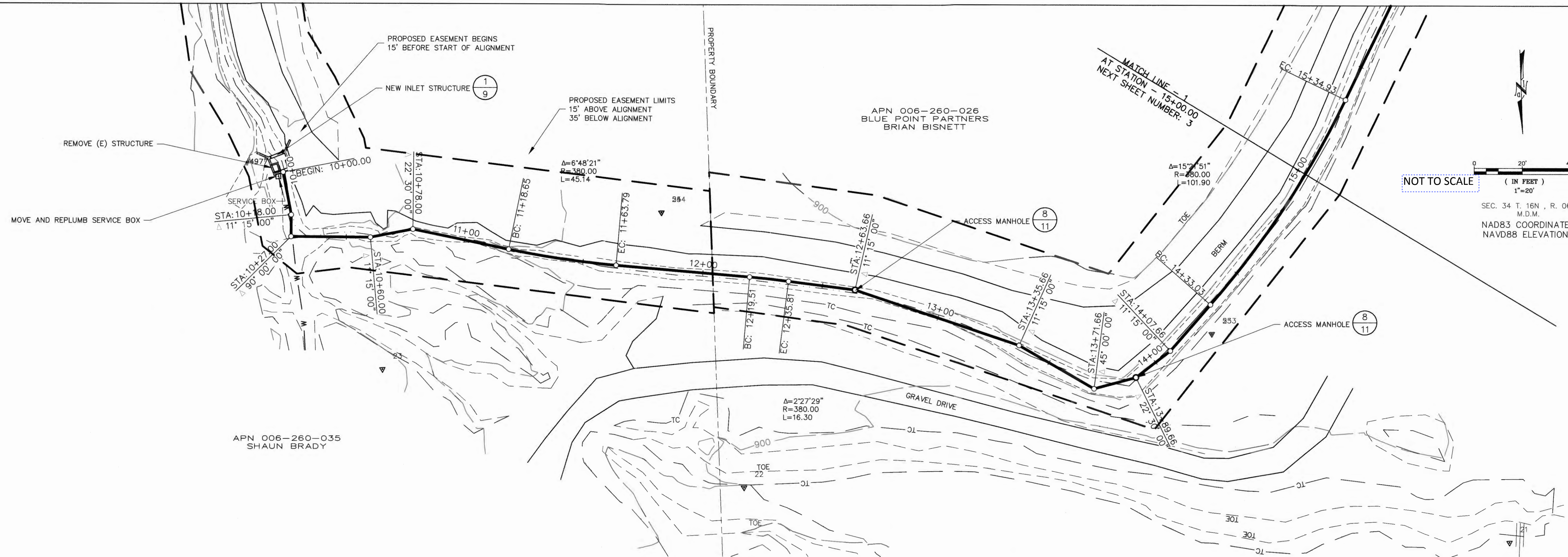
INITIALS	REVISION	DATE	REV. NO.

**N.I.D.** NEVADA IRRIGATION DISTRICT  
 NEVADA COUNTY -- PLACER COUNTY  
 GRASS VALLEY  
 CALIFORNIA

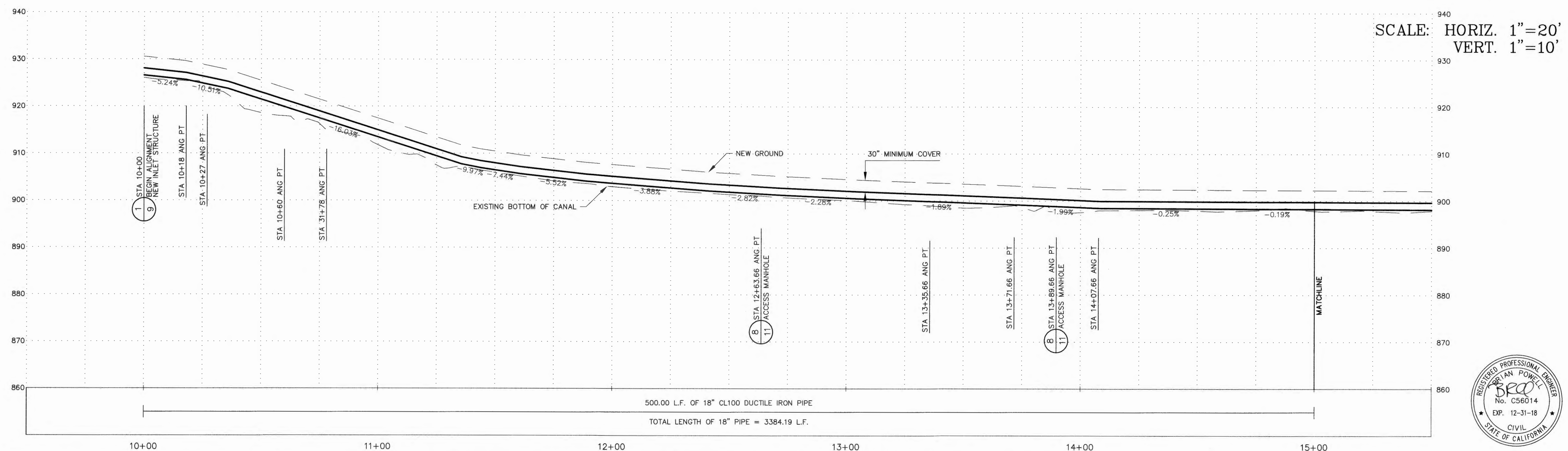
## MEADE CANAL ENCASEMENT TITLE SHEET

APPROVED BY: <i>BPO</i> 6-27-17	DESIGNED:	DATE:	JOB NO. 1071
SURVEY:	DRAWN: <i>Stu Uchida</i>	DATE: 6-20-17	SERIAL NO. 5512
	CHECKED:	DATE:	SHEET NO. 1 of 11

6/20/2017 P:\Engineering\Drafting\Civil 3D PROJECTS\1071 MEADE CANAL ENCASEMENT CANAL



NOT TO SCALE  
 ( IN FEET )  
 1"=20'  
 SEC. 34 T. 16N , R. 06E  
 M.D.M.  
 NAD83 COORDINATES  
 NAVD88 ELEVATIONS



SCALE: HORIZ. 1"=20'  
 VERT. 1"=10'

INITIALS	REVISION	DATE	REV. NO.

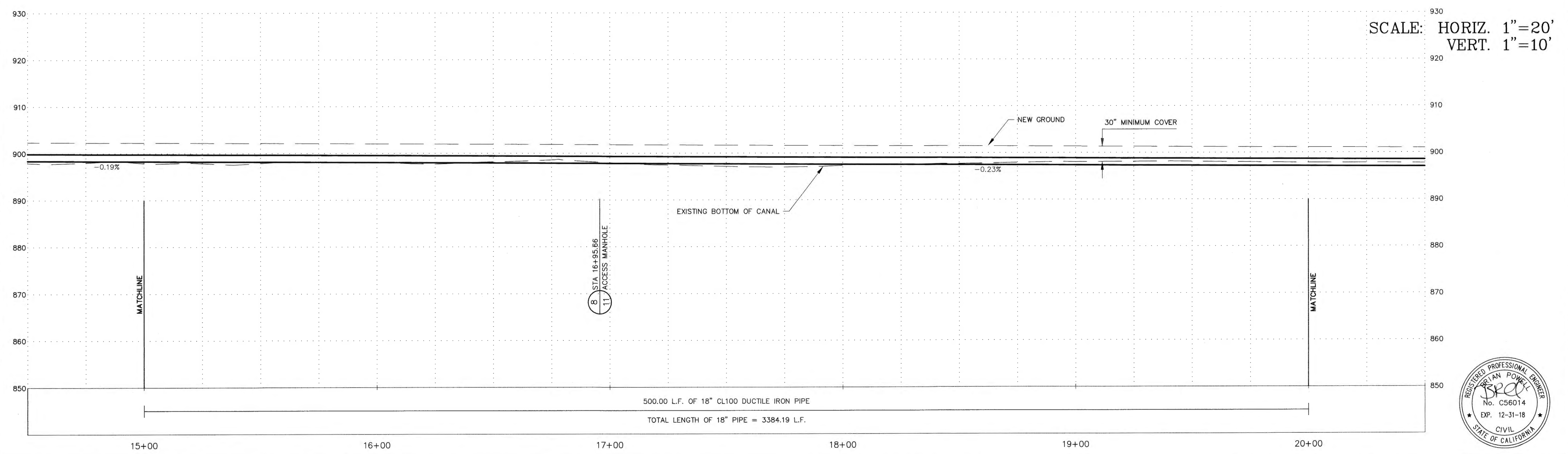
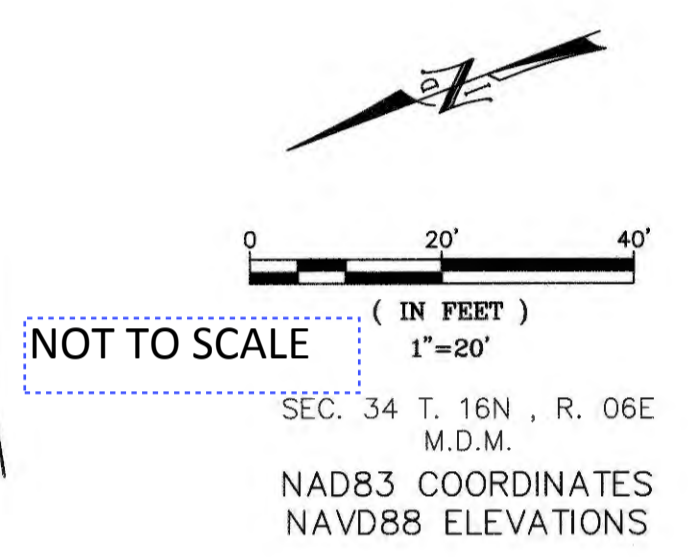
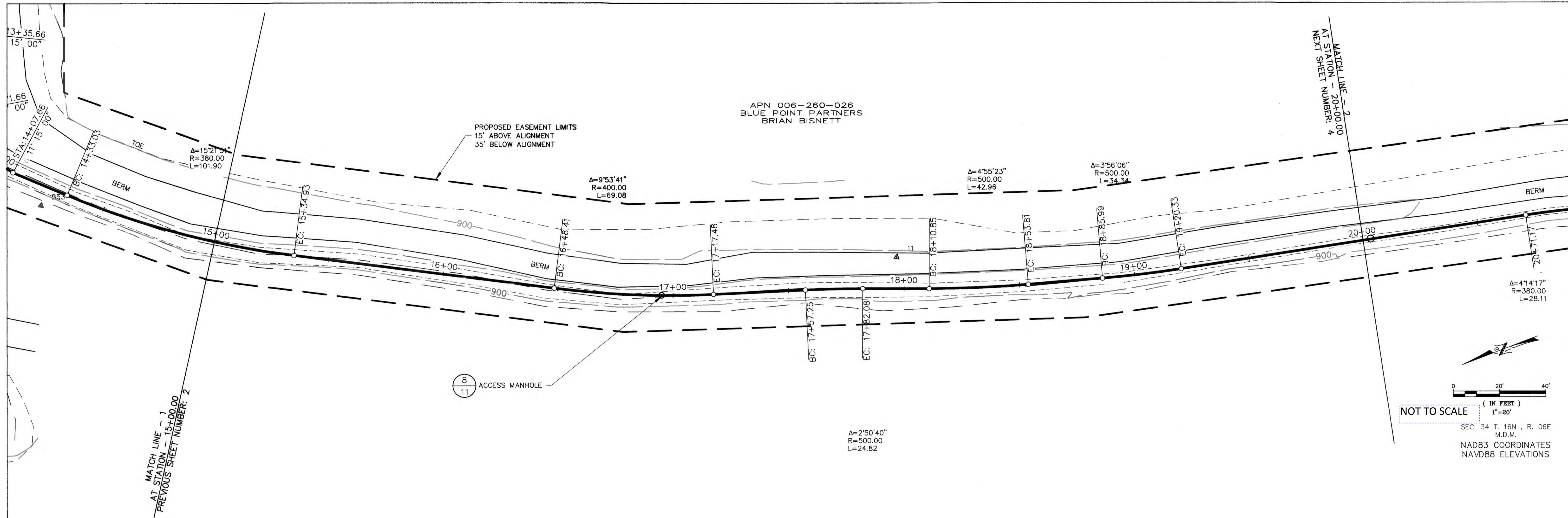
**N.I.D.**  
**NEVADA IRRIGATION DISTRICT**  
 NEVADA COUNTY -- PLACER COUNTY  
 GRASS VALLEY  
 CALIFORNIA

**MEADE CANAL ENCASUREMENT**  
**PLAN & PROFILE**  
 STA 10+00.00 To STA 15+00.00

APPROVED BY: <i>BPO</i> 6-27-17	DESIGNED:	DATE: 6-20-17	JOB NO. 1071
SURVEY:	DRAWN: <i>Stu Vohida</i>	DATE: 6-20-17	SERIAL NO. 5512
	CHECKED:	DATE:	SHEET NO. 2 of 11



DATE: 6/20/2017 11:45 AM PROJECT: 1071 MEADE CANAL MEADE CANAL



SCALE: HORIZ. 1"=20'  
VERT. 1"=10'

INITIALS	REVISION	DATE	REV. NO.

**N.I.D.**  
NEVADA IRRIGATION DISTRICT  
NEVADA COUNTY -- PLACER COUNTY  
GRASS VALLEY  
CALIFORNIA

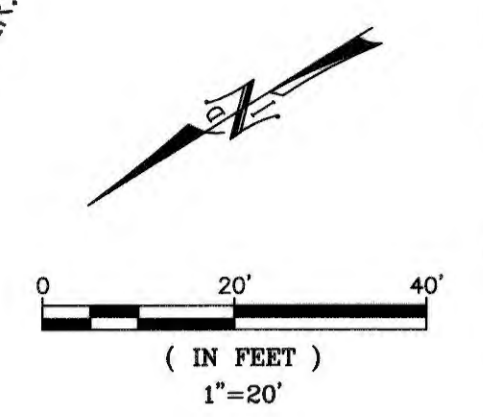
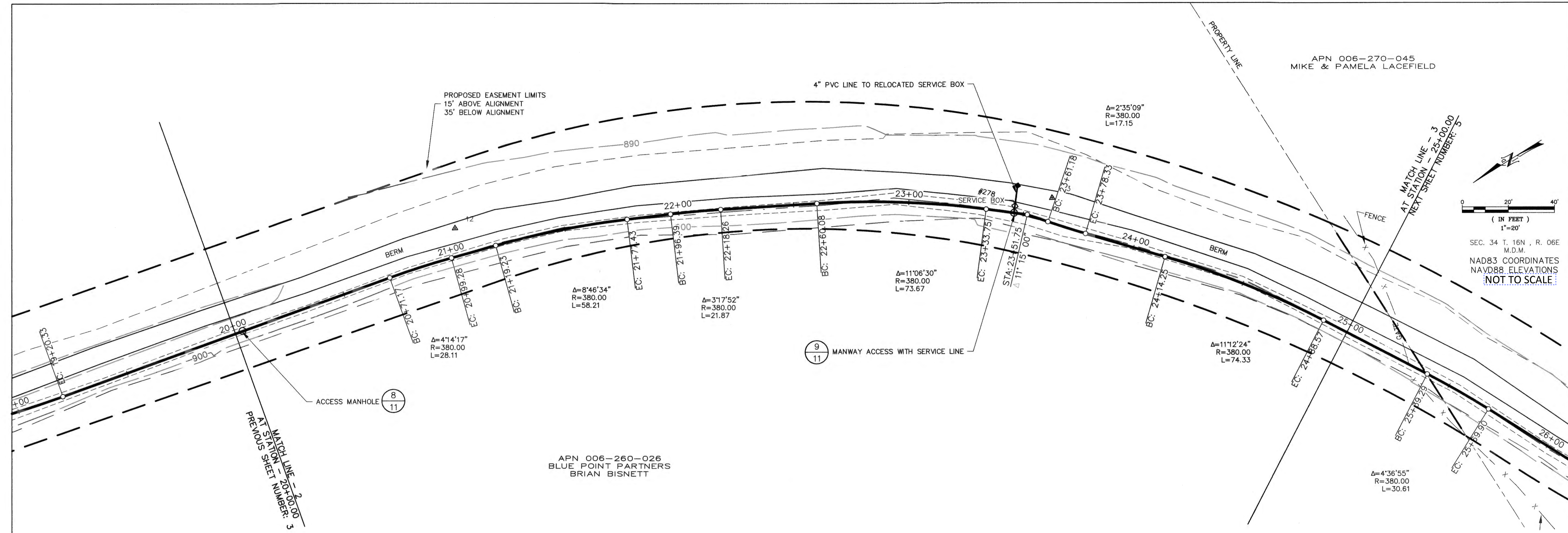
MEADE CANAL ENCASUREMENT  
PLAN & PROFILE  
STA 15+00.00 To STA 20+00.00

APPROVED BY: <i>BRO</i> 6-27-17	DESIGNED:	DATE: 6-20-17	JOB NO. 1071
SURVEY:	DRAWN: <i>Sta. Mohida</i>	DATE: 6-20-17	SERIAL NO. 5512
	CHECKED:	DATE:	SHEET NO. 3 of 11



SHEET 6 OF 20 (2017) P. ENGINEERING DRAFTING/CIVIL 3D PROJECTS/1071 MEADE CANAL ENCASEMENT CANAL

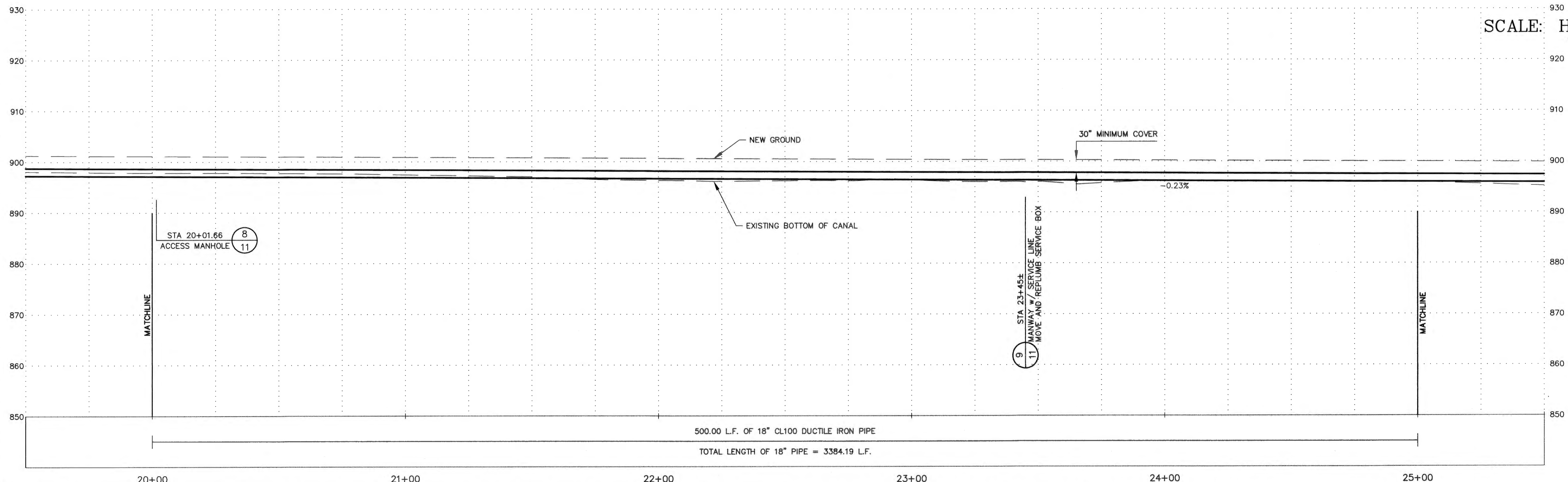
APN 006-270-045  
MIKE & PAMELA LACEFIELD



SEC. 34 T. 16N, R. 06E  
M.D.M.  
NAD83 COORDINATES  
NAVD88 ELEVATIONS  
**NOT TO SCALE**

APN 006-260-026  
BLUE POINT PARTNERS  
BRIAN BISNETT

SCALE: HORIZ. 1"=20'  
VERT. 1"=10'



500.00 L.F. OF 18" CL100 DUCTILE IRON PIPE  
TOTAL LENGTH OF 18" PIPE = 3384.19 L.F.



INITIALS	REVISION	DATE	REV. NO.

**N.I.D.**  
NEVADA IRRIGATION DISTRICT  
NEVADA COUNTY -- PLACER COUNTY  
GRASS VALLEY  
CALIFORNIA

**MEADE CANAL ENCASEMENT**  
**PLAN & PROFILE**  
STA 20+00.00 To STA 25+00.00

APPROVED BY: <i>BPO</i> 6-27-17	DESIGNED:	DATE: 6-20-17	JOB NO. 1071
SURVEY:	DRAWN: <i>Stu Uchida</i>	DATE: 6-20-17	SERIAL NO. 5512
CHECKED:		DATE:	SHEET NO. 4 of 11

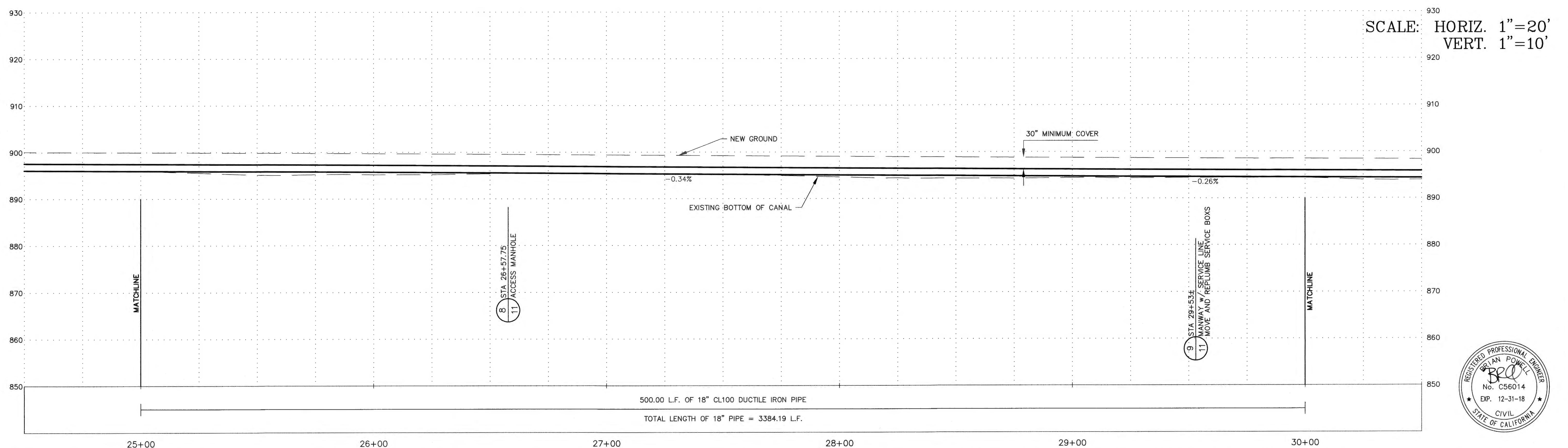
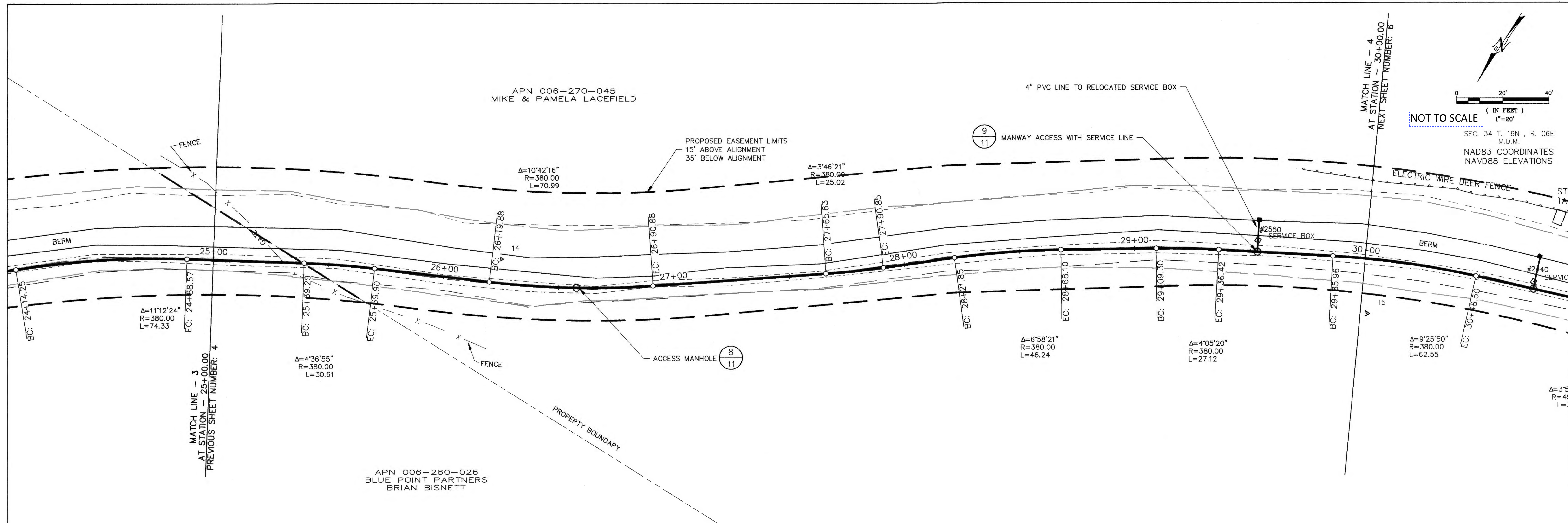
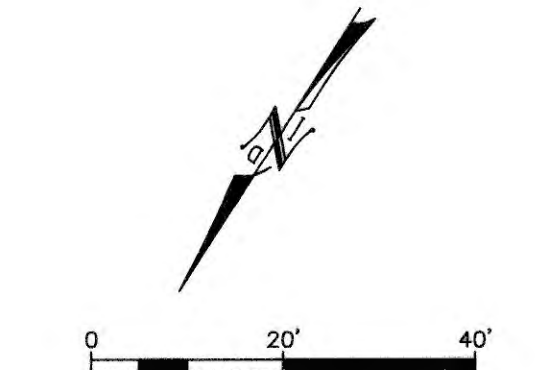
SHEET 6 OF 2017 P. ENGINEERING, INC. AND CIVIL, INC. PROJECTS 1071 MEADE CANAL ENCASEMENT

APN 006-270-045  
MIKE & PAMELA LACEFIELD

4" PVC LINE TO RELOCATED SERVICE BOX

MATCH LINE - 4  
AT STATION - 30+00.00  
NEXT SHEET NUMBER: 6

NOT TO SCALE  
(IN FEET)  
1"=20'  
SEC. 34 T. 16N., R. 06E  
M.D.M.  
NAD83 COORDINATES  
NAVD88 ELEVATIONS



SCALE: HORIZ. 1"=20'  
VERT. 1"=10'



INITIALS	REVISION	DATE	REV. NO.

**N.I.D.**  
NEVADA IRRIGATION DISTRICT  
NEVADA COUNTY -- PLACER COUNTY  
GRASS VALLEY  
CALIFORNIA

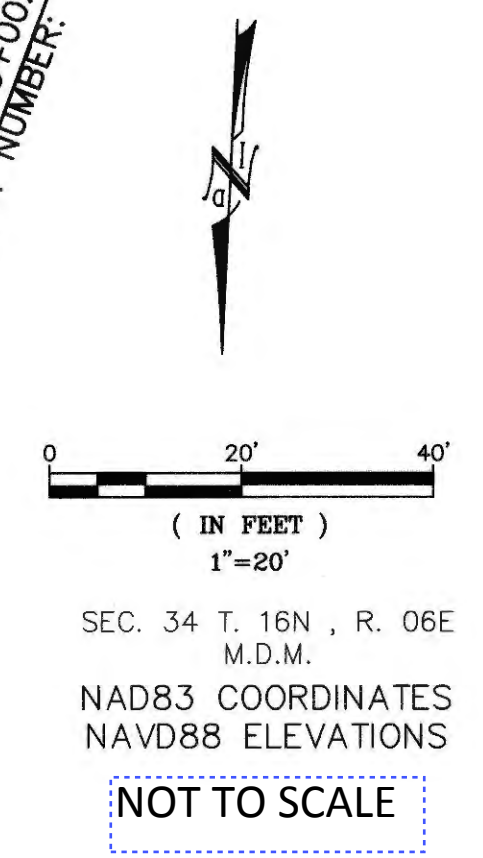
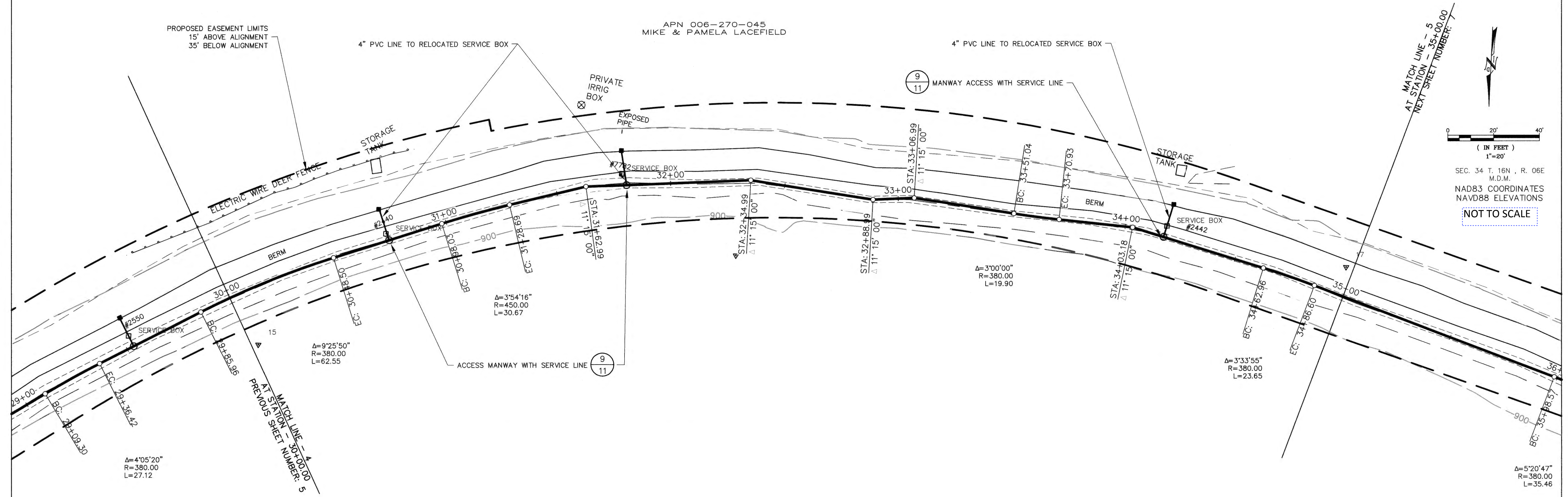
**MEADE CANAL ENCASUREMENT  
PLAN & PROFILE  
STA 25+00.00 To STA 30+00.00**

APPROVED BY: <i>BPO</i> 6-27-17	DESIGNED:	DATE: 6-20-17	JOB NO. 1071
SURVEY:	DRAWN: <i>Steve Uchida</i>	DATE: 6-20-17	SERIAL NO. 5512
	CHECKED:	DATE:	SHEET NO. 5 of 11

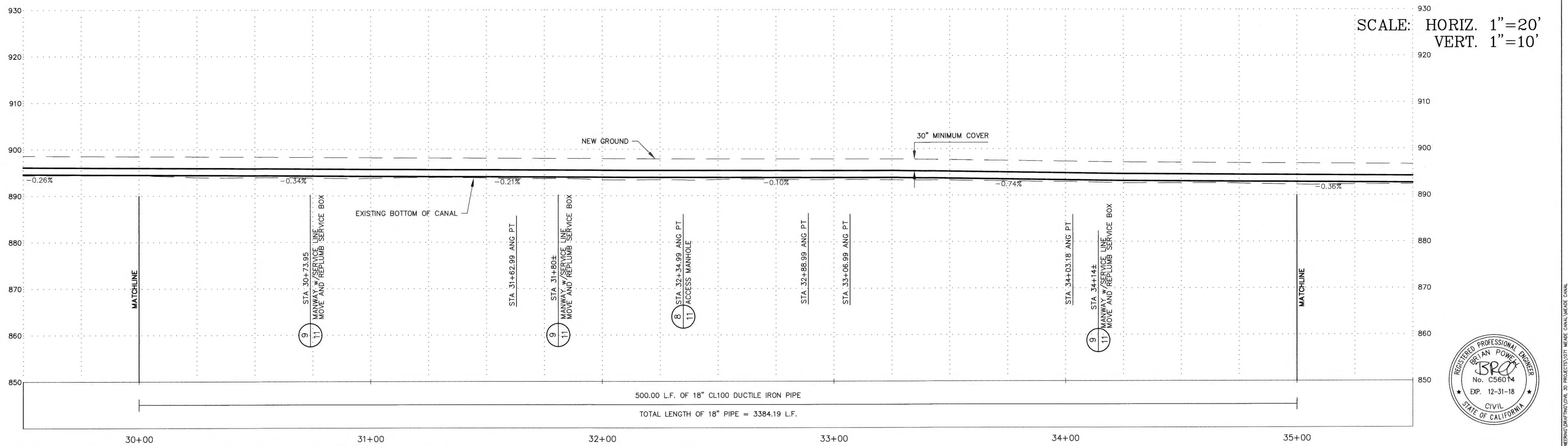
SAVED: 6/27/2017 11:58:00 AM PROJECTS\071 MEADE CANAL ENCASEMENT



APN 006-270-045  
MIKE & PAMELA LACEFIELD



SEC. 34 T. 16N, R. 06E  
M.D.M.  
NAD83 COORDINATES  
NAVD88 ELEVATIONS  
**NOT TO SCALE**



SCALE: HORIZ. 1"=20'  
VERT. 1"=10'



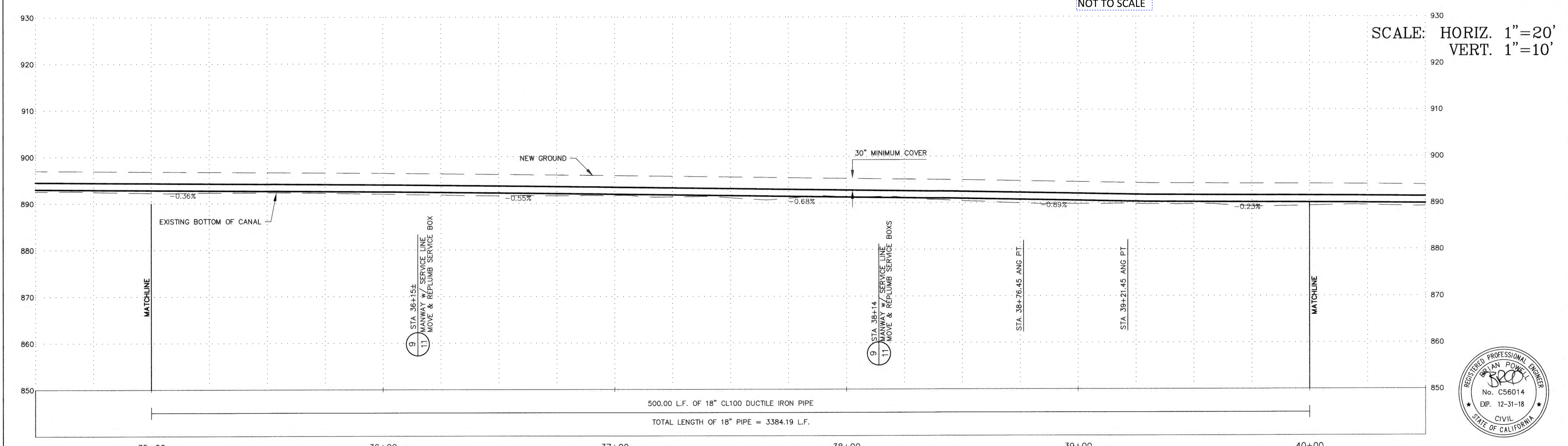
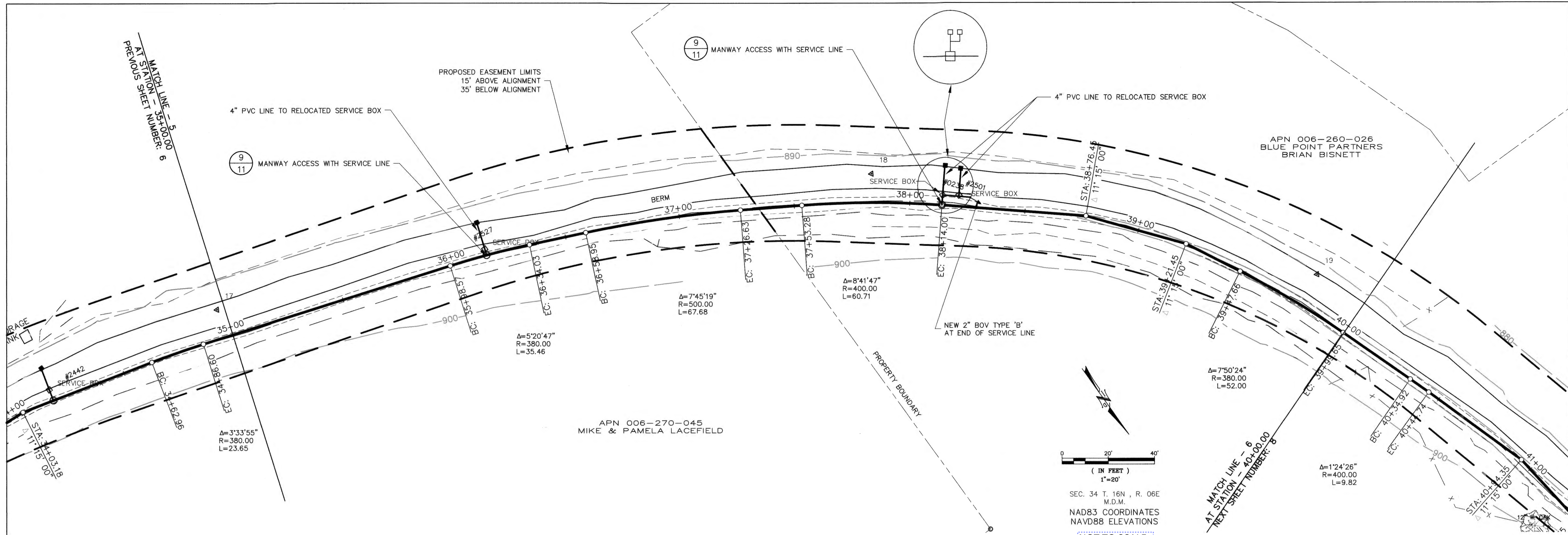
INITIALS	REVISION	DATE	REV. NO.

**N.I.D.**  
**NEVADA IRRIGATION DISTRICT**  
NEVADA COUNTY -- PLACER COUNTY  
GRASS VALLEY  
CALIFORNIA

**MEADE CANAL ENCASUREMENT**  
**PLAN & PROFILE**  
STA 30+00.00 To STA 35+00.00

APPROVED BY: <i>BPO</i>	DATE: 6-27-17	DESIGNED:	DATE:	JOB NO. 1071
SURVEY:		DRAWN: <i>Steve Whida</i>	DATE: 6-20-17	SERIAL NO. 5512
		CHECKED:	DATE:	SHEET NO. 6 of 11

SAVED: 6/25/2017 11:05:00 AM PROJECTS\071 MEADE CANAL\MEADE CANAL



SCALE: HORIZ. 1"=20'  
VERT. 1"=10'

SEC. 34 T. 16N, R. 06E  
M.D.M.  
NAD83 COORDINATES  
NAVD88 ELEVATIONS  
NOT TO SCALE



INITIALS	REVISION	DATE	REV. NO.

**N.I.D.**  
NEVADA IRRIGATION DISTRICT  
NEVADA COUNTY -- PLACER COUNTY  
GRASS VALLEY  
CALIFORNIA

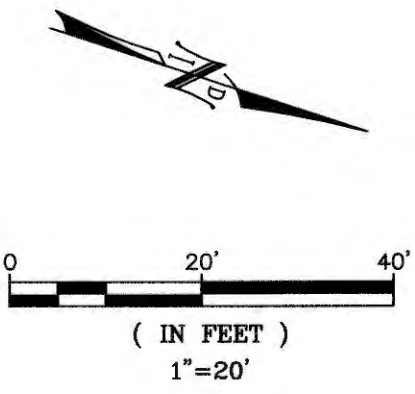
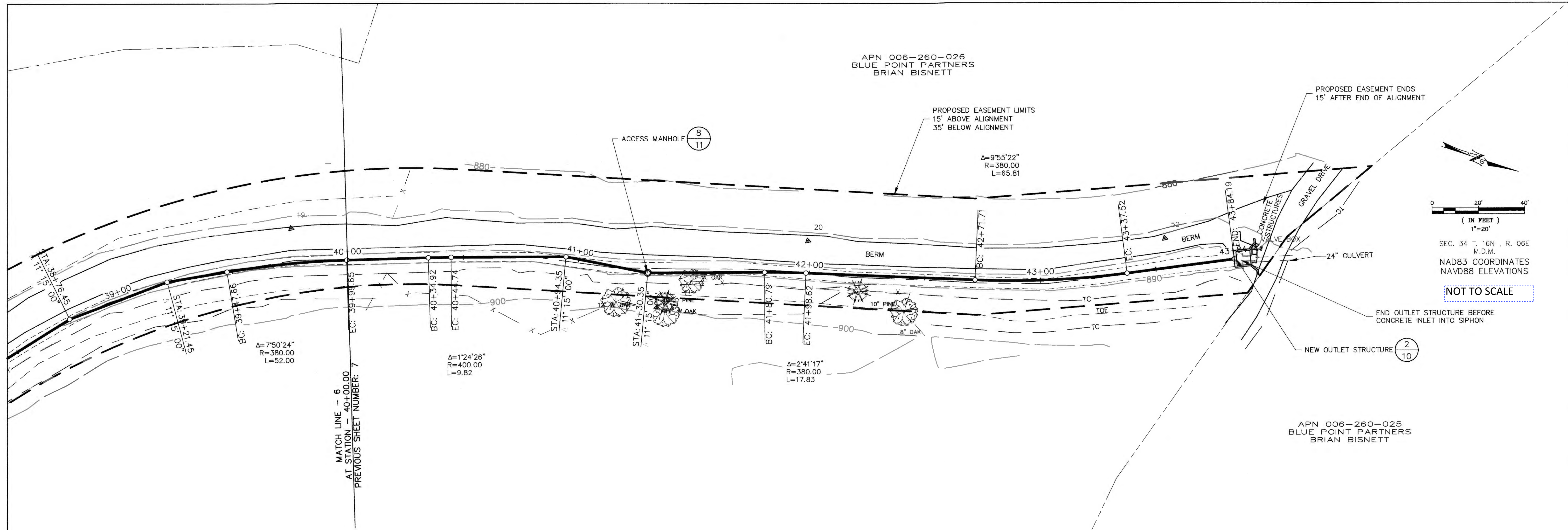
**MEADE CANAL ENCASUREMENT**  
**PLAN & PROFILE**  
STA 35+00.00 To STA 40+00.00

APPROVED BY: <i>BPO</i> 6-27-17	DESIGNED:	DATE: 6-20-17	JOB NO. 1071
SURVEY:	DRAWN: <i>Steve Cochran</i>	DATE: 6-20-17	SERIAL NO. 5512
	CHECKED:	DATE:	SHEET NO. 7 of 11

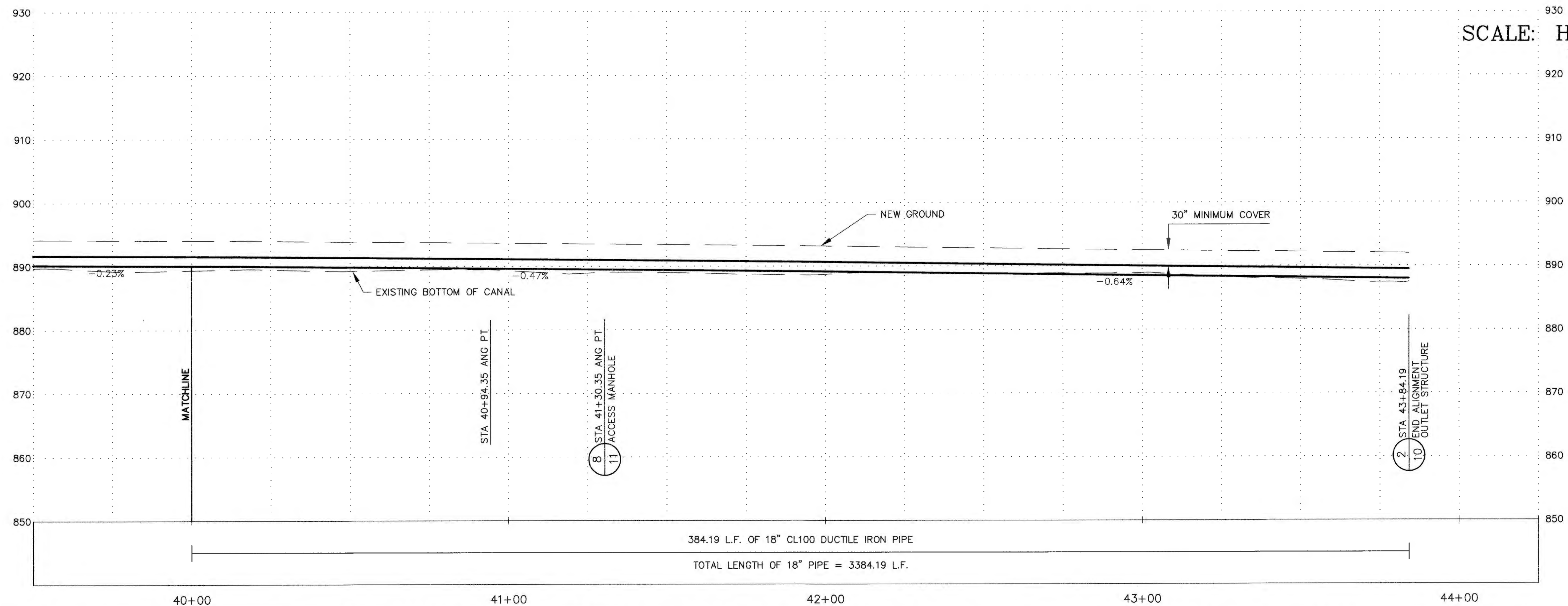
SAVED 6/17/2017 11:58:00 AM PROJECTS\1071 MEADE CANAL\MEADE CANAL

APN 006-260-026  
BLUE POINT PARTNERS  
BRIAN BISNETT

APN 006-260-025  
BLUE POINT PARTNERS  
BRIAN BISNETT



SEC. 34 T. 16N , R. 06E  
M.D.M.  
NAD83 COORDINATES  
NAVD88 ELEVATIONS  
**NOT TO SCALE**



SCALE: HORIZ. 1\"=20'  
VERT. 1\"=10'

384.19 L.F. OF 18\" CL100 DUCTILE IRON PIPE  
TOTAL LENGTH OF 18\" PIPE = 3384.19 L.F.



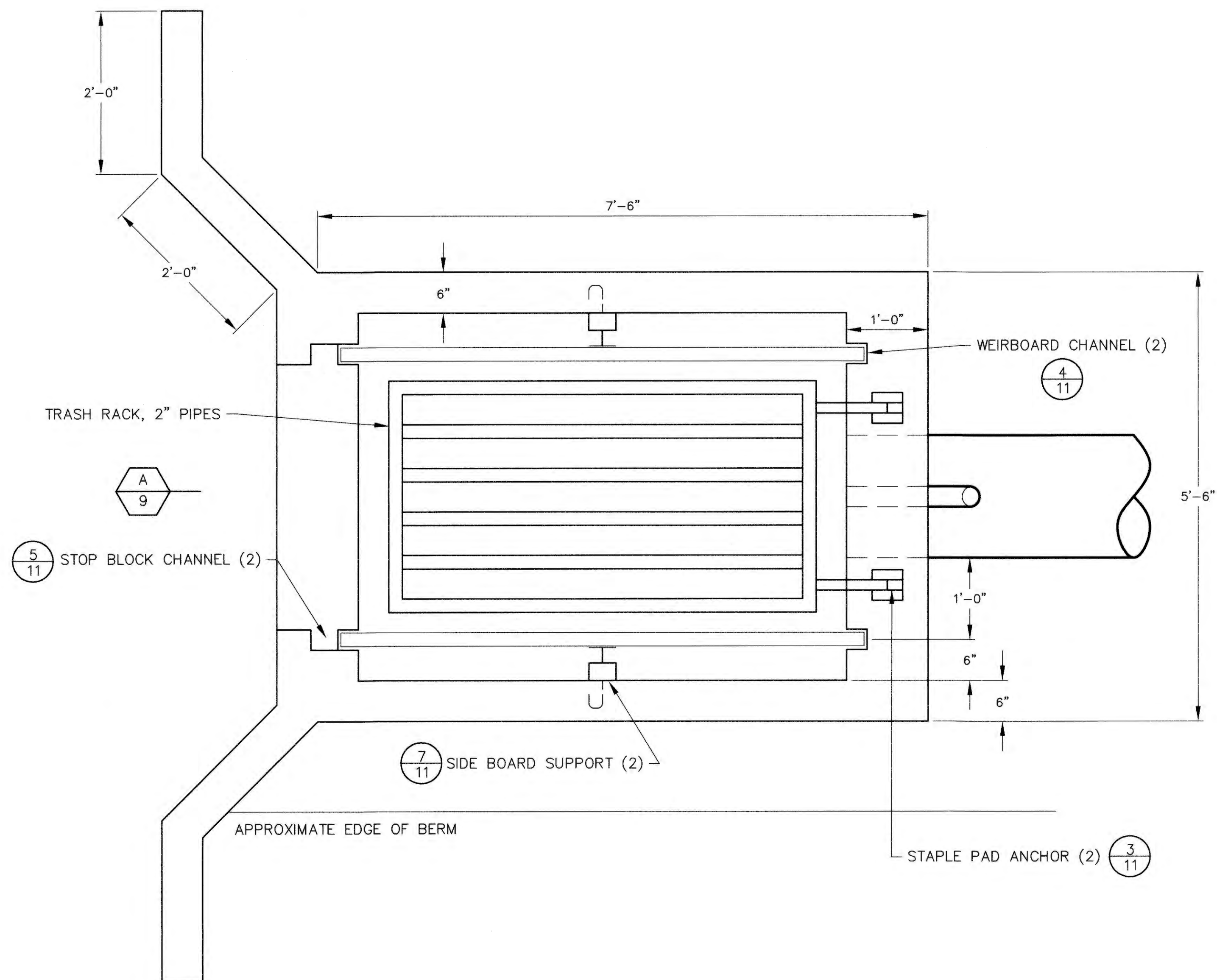
INITIALS	REVISION	DATE	REV. NO.

**N.I.D.**  
NEVADA IRRIGATION DISTRICT  
NEVADA COUNTY -- PLACER COUNTY  
GRASS VALLEY  
CALIFORNIA

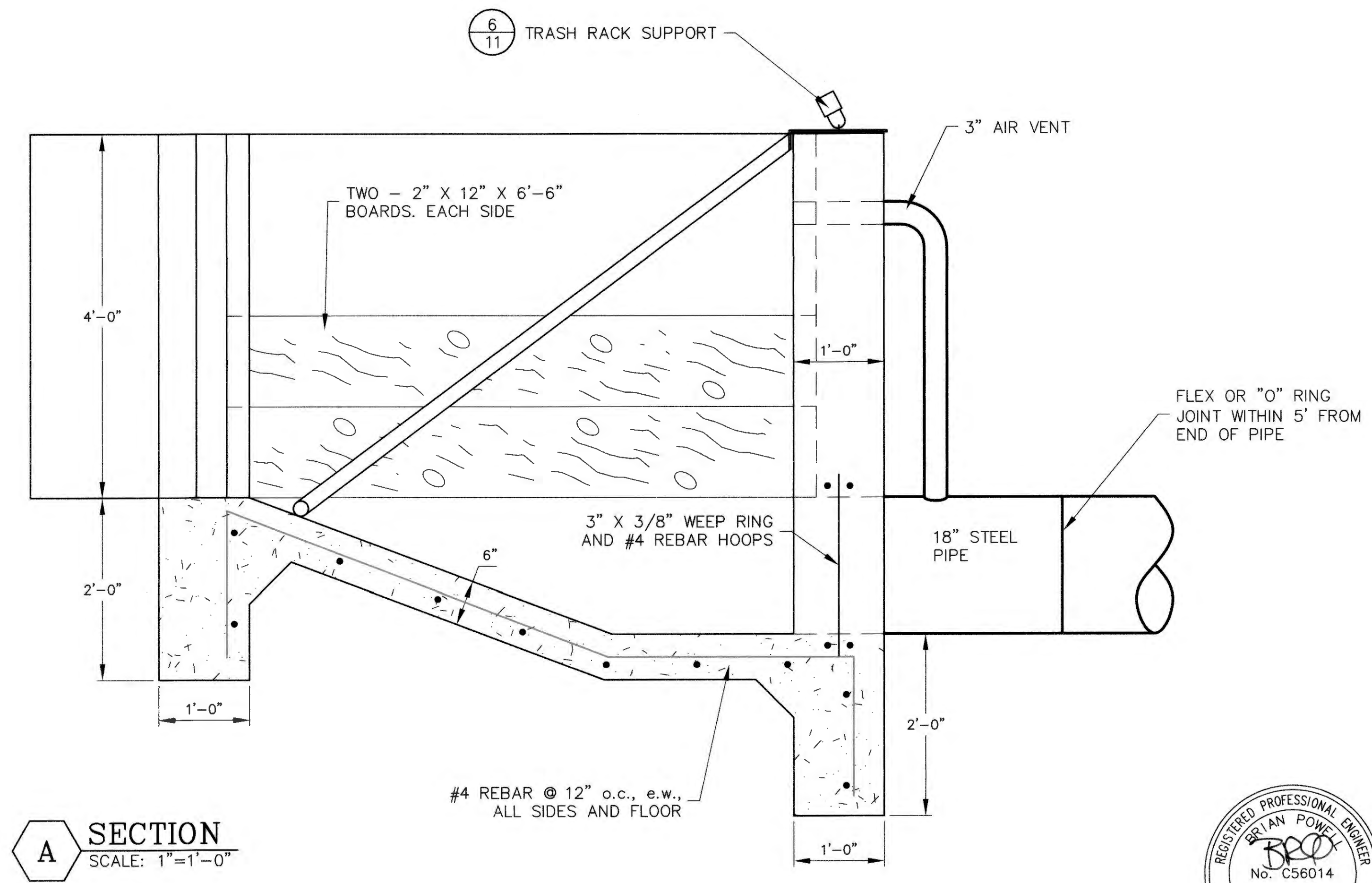
**MEADE CANAL ENCASEMENT**  
**PLAN & PROFILE**  
STA 40+00.00 To STA 43+84.19

APPROVED BY: <i>BPP</i> 6-27-17	DESIGNED:	DATE: 6-20-17	JOB NO. 1071
SURVEY:	DRAWN: <i>Stu Schida</i>	DATE: 6-20-17	SERIAL NO. 5512
CHECKED:		DATE:	SHEET NO. 8 of 11

SHEET 8 OF 11 DATE: 6/20/17



**1 INLET STRUCTURE**  
SCALE: 1"=1'-0"



**A SECTION**  
SCALE: 1"=1'-0"



INITIALS	REVISION	DATE	REV. NO.

**N.I.D.** NEVADA IRRIGATION DISTRICT  
NEVADA COUNTY -- PLACER COUNTY  
GRASS VALLEY  
CALIFORNIA

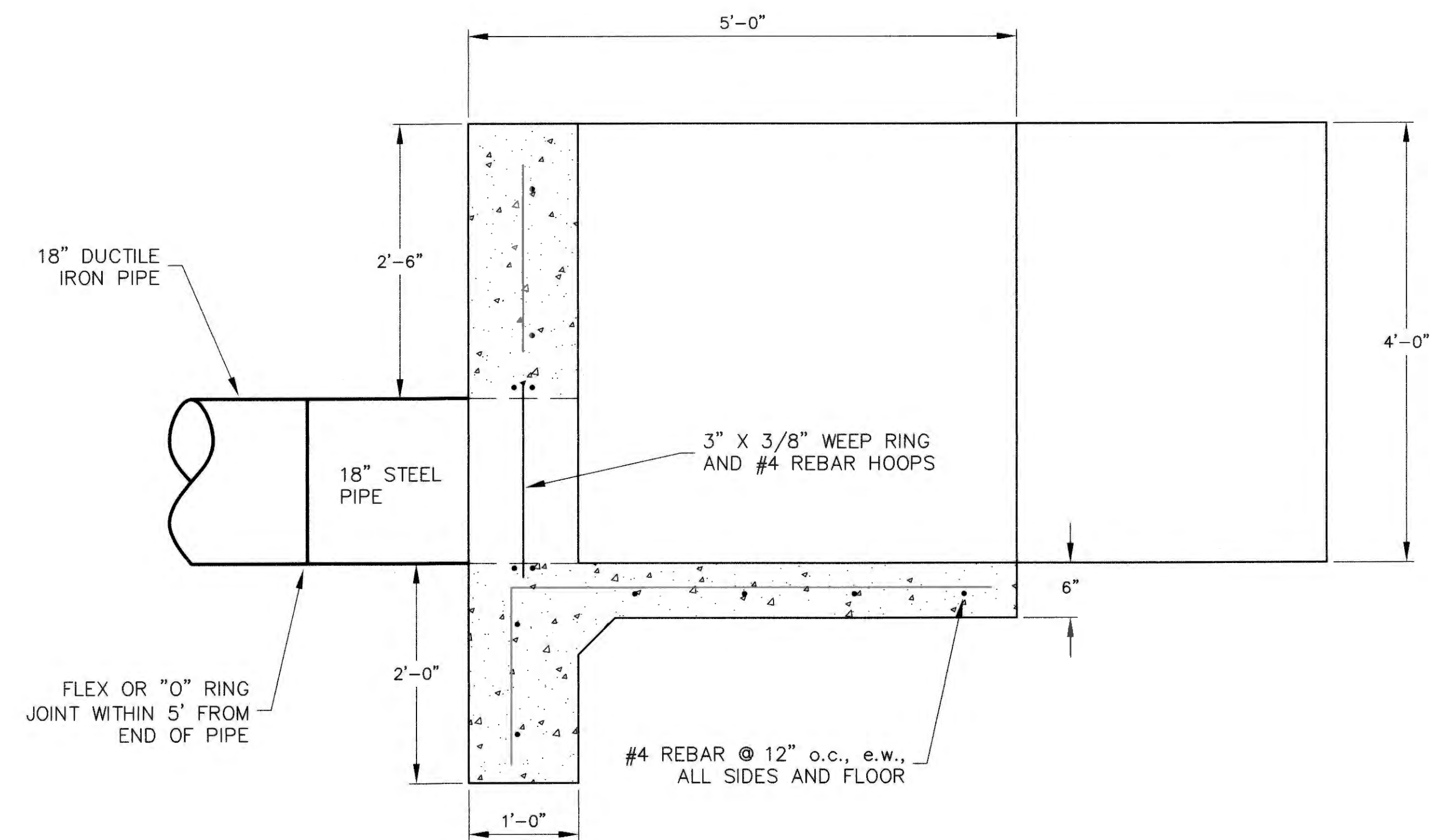
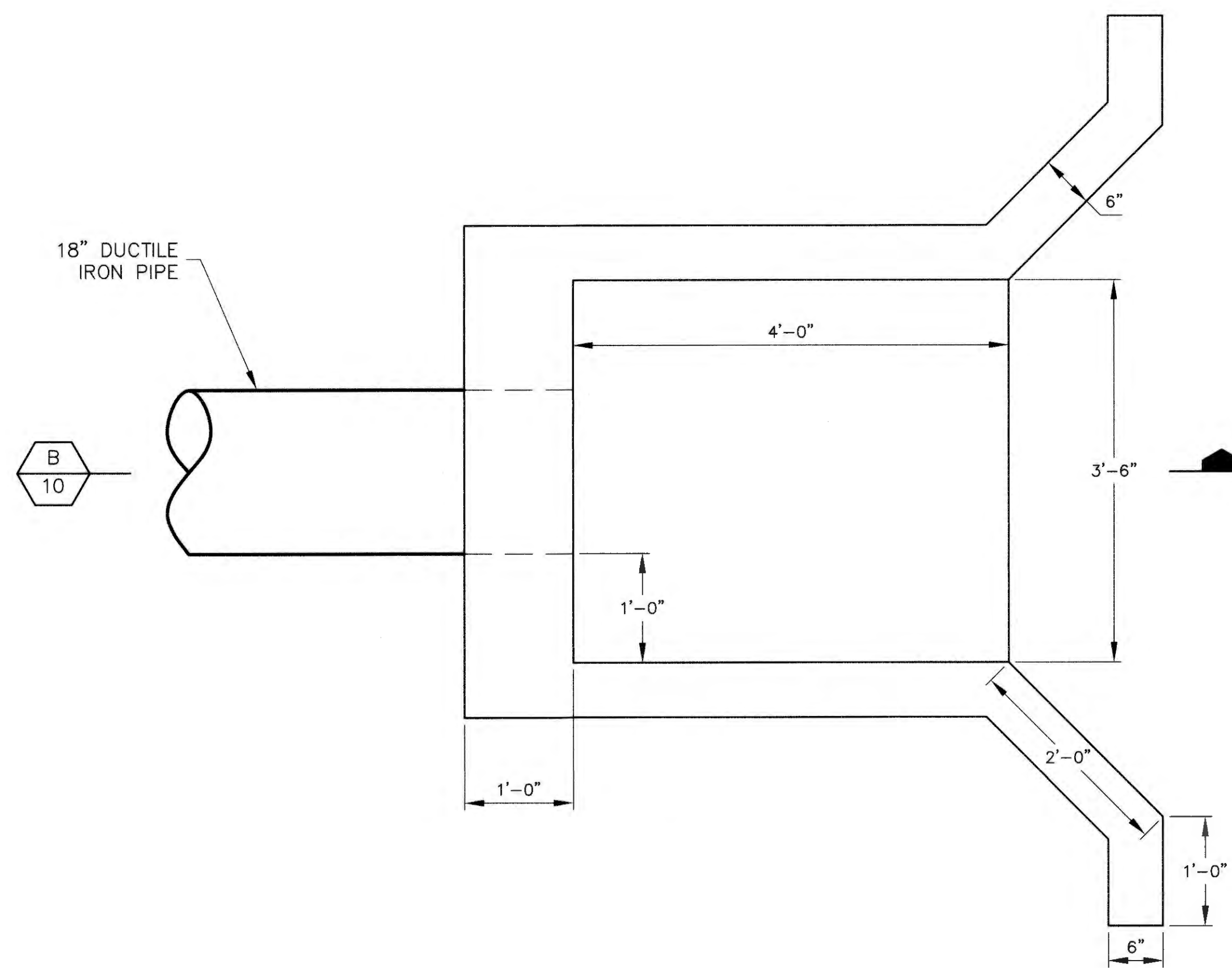
**MEADE CANAL ENCASEMENT  
INLET STRUCTURE**

APPROVED BY: <i>BPO</i> 6-27-17	DESIGNED:	DATE: 6-20-17	JOB NO. 1071
SURVEY:	DRAWN: <i>Stas Wehida</i>	DATE: 6-20-17	SHEET NO. 5512
	CHECKED:	DATE:	SHEET NO. 9 of 11

DRAWN BY: STAS WEHIDA, CIVIL ENGINEER, PROJECT NO. 1071, MEADE CANAL INLET STRUCTURE

NOTE:

1. END OUTLET BEFORE STRUCTURE INTO SIPHON TOWARDS TREATMENT PLANT



**B** SECTION  
SCALE: 1"=1'-0"

**2** OUTLET STRUCTURE  
SCALE: 1"=1'-0"



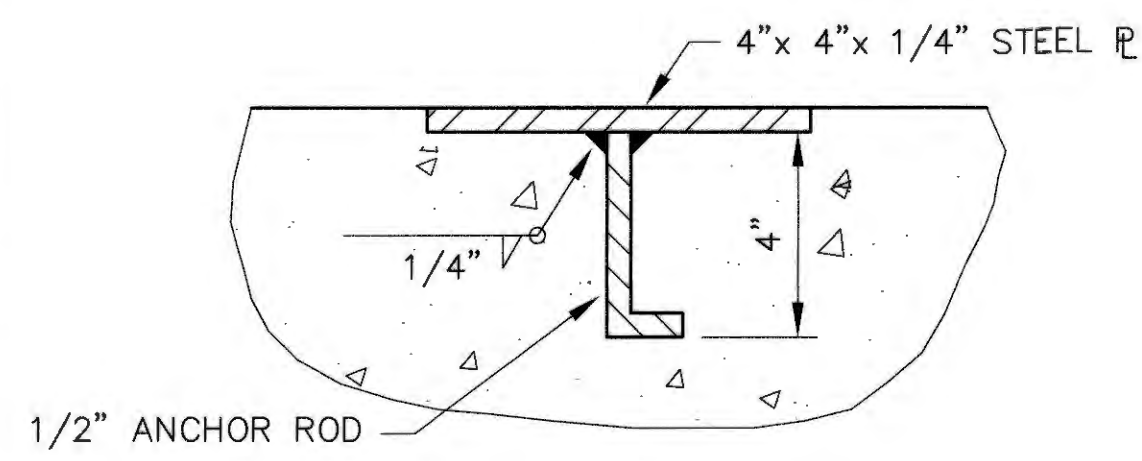
INITIALS	REVISION	DATE	REV. NO.

**N.I.D.**  
NEVADA IRRIGATION DISTRICT  
NEVADA COUNTY -- PLACER COUNTY  
GRASS VALLEY  
CALIFORNIA

MEADE CANAL ENCASEMENT  
OUTLET STRUCTURE

APPROVED BY: <i>BPO</i> 6-27-17	DESIGNED:	DATE: 6-20-17	JOB NO. 1071
SURVEY:	DRAWN: <i>Steve Nakida</i>	DATE: 6-20-17	SERIAL NO. 5512
	CHECKED:	DATE:	SHEET NO. 10 of 11

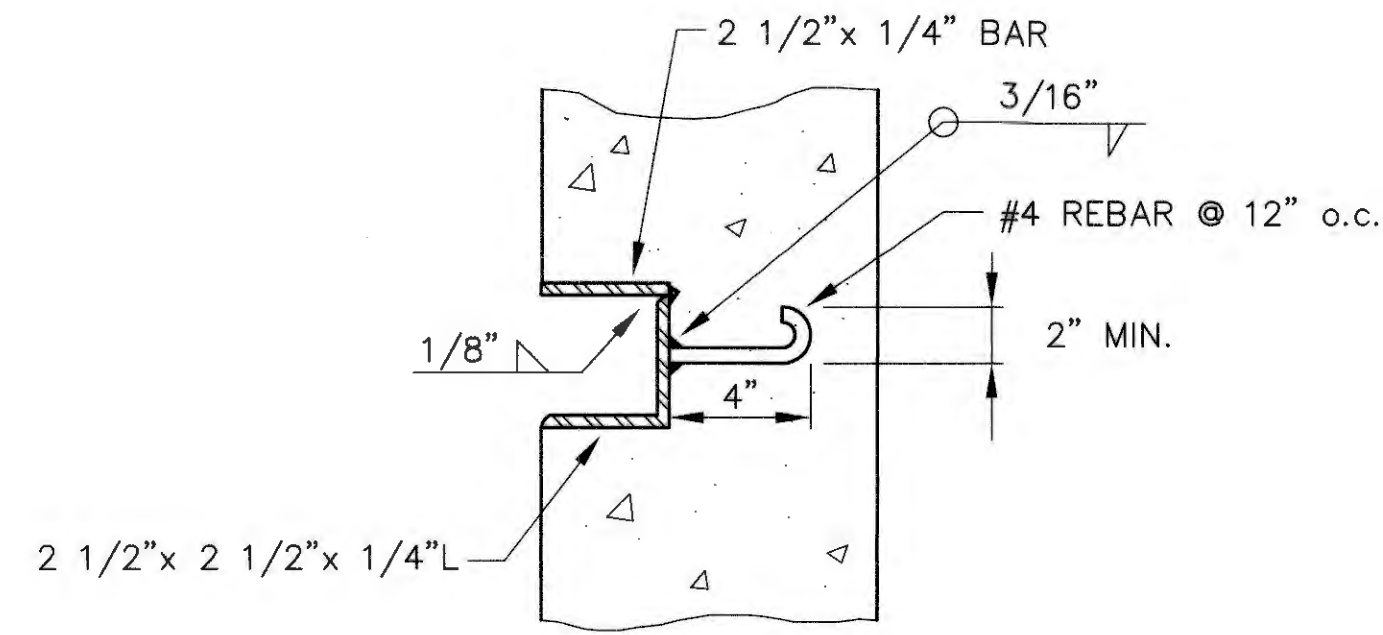
S:\REV\17\2017 F:\ENGINEERING\DRAWINGS\CIVIL - 3D PROJECTS\1071 MEADE CANAL\1071-1071-11 OUTLET STRUCTURE



**STAPLE PAD ANCHOR**

NOT TO SCALE

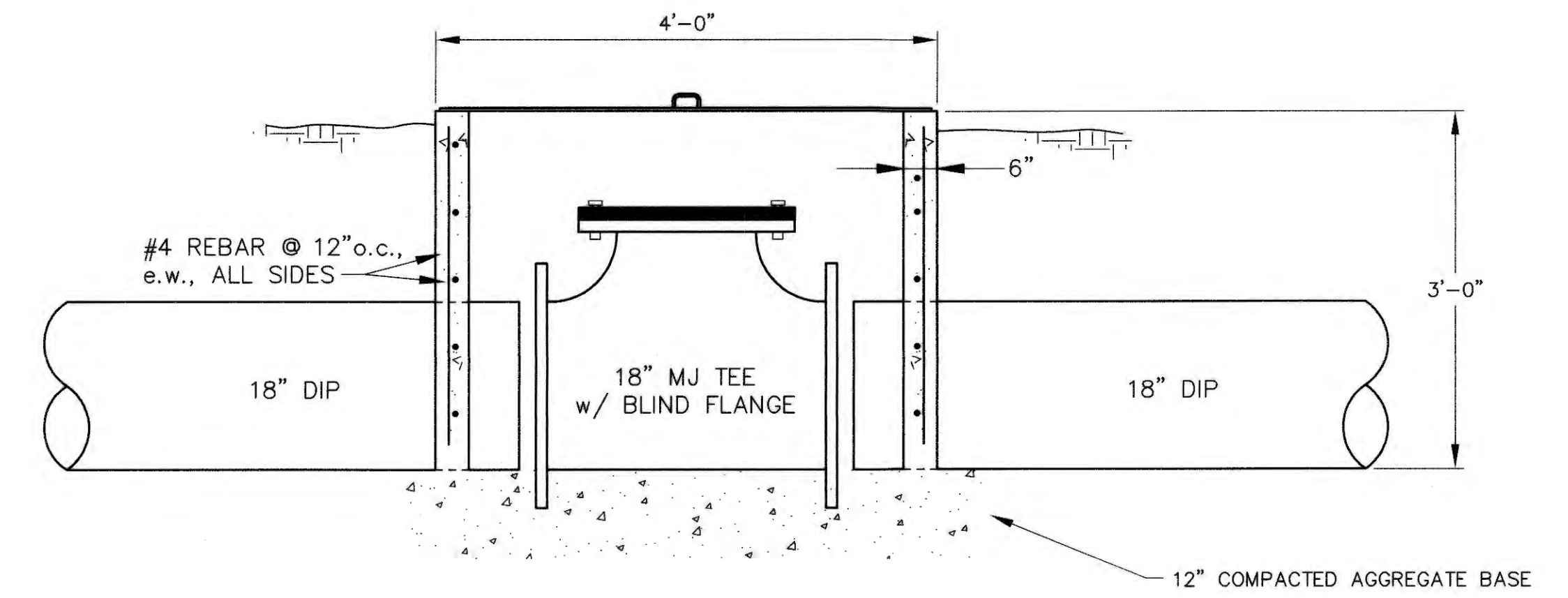
3



**WEIRBOARD CHANNEL**

NOT TO SCALE

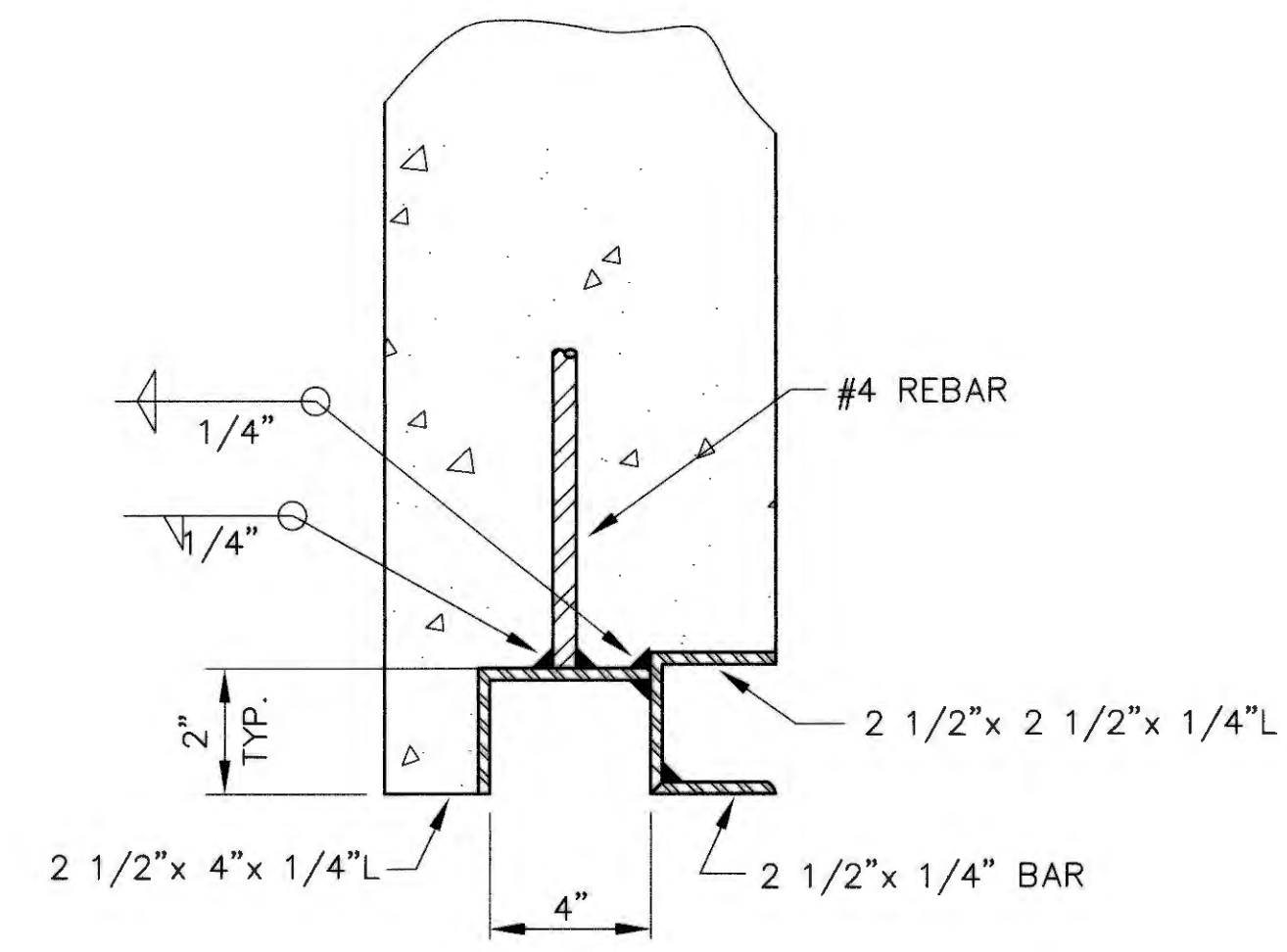
4



**8 ACCESS MANHOLE DETAIL**

NOT TO SCALE

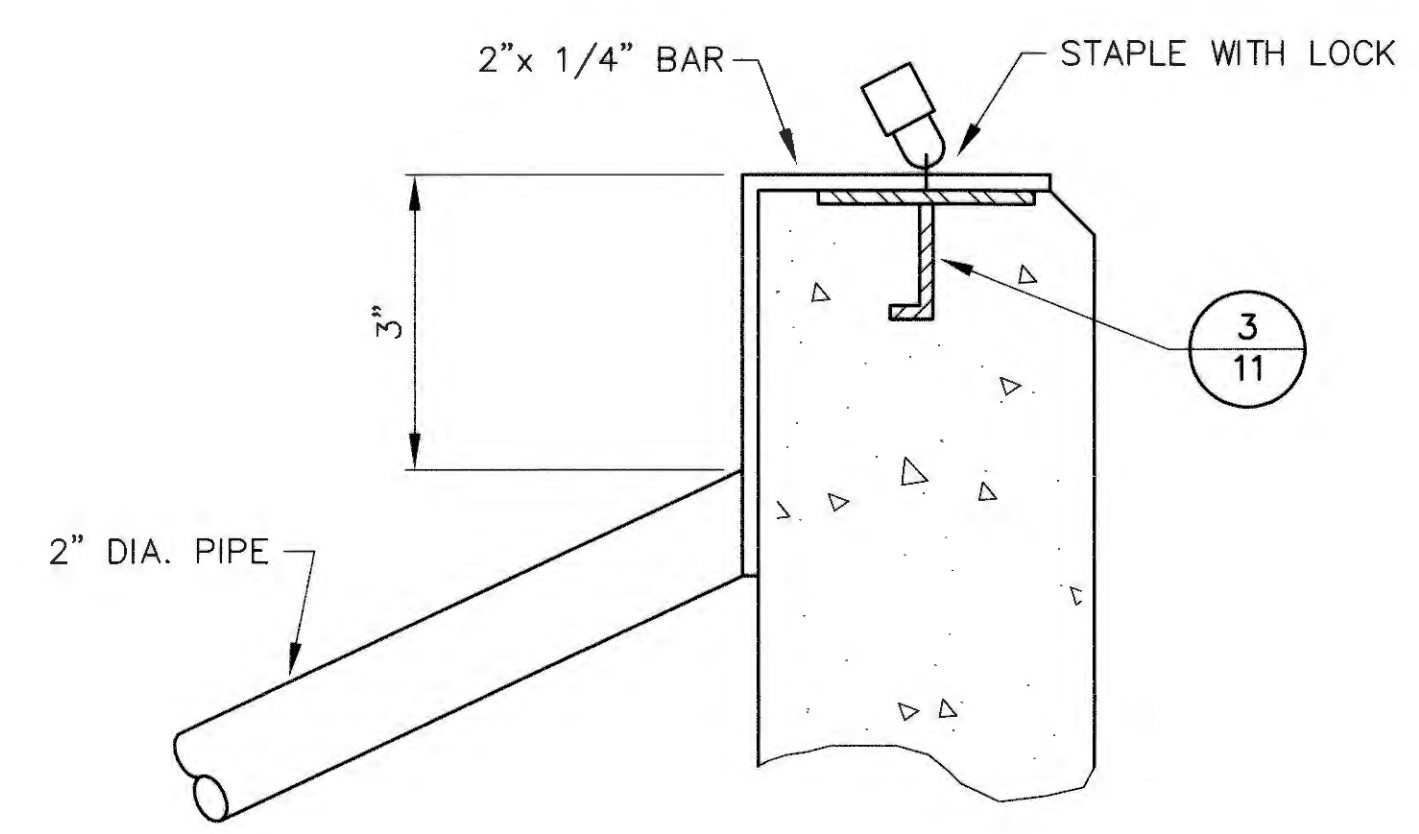
8



**STOP BLOCK CHANNEL**

NOT TO SCALE

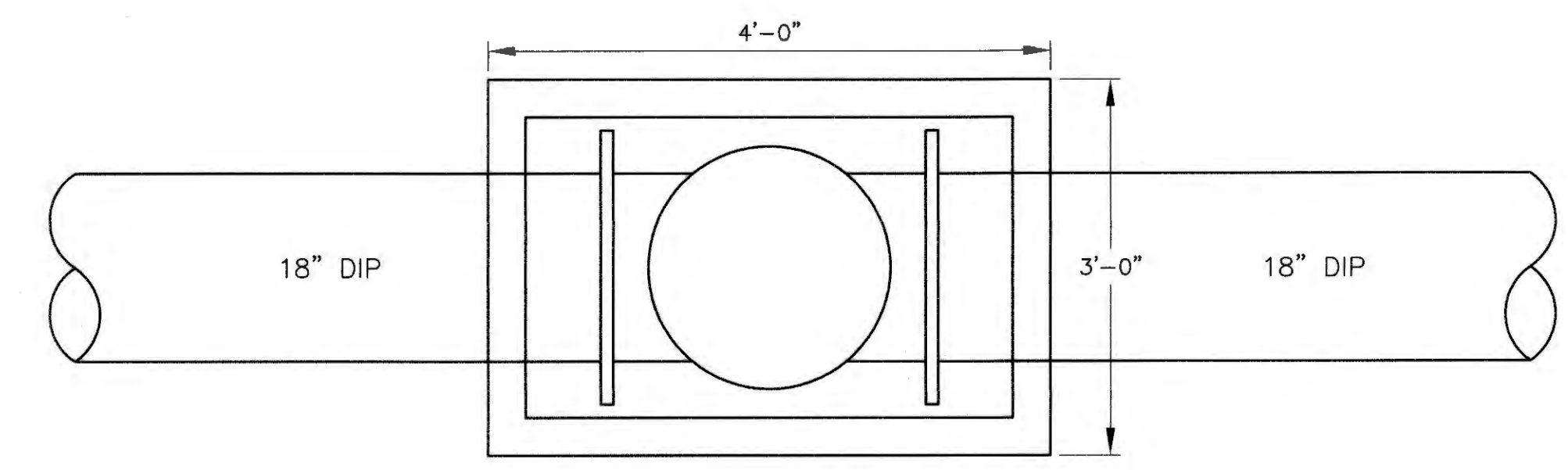
5



**TRASH RACK SUPPORT**

NOT TO SCALE

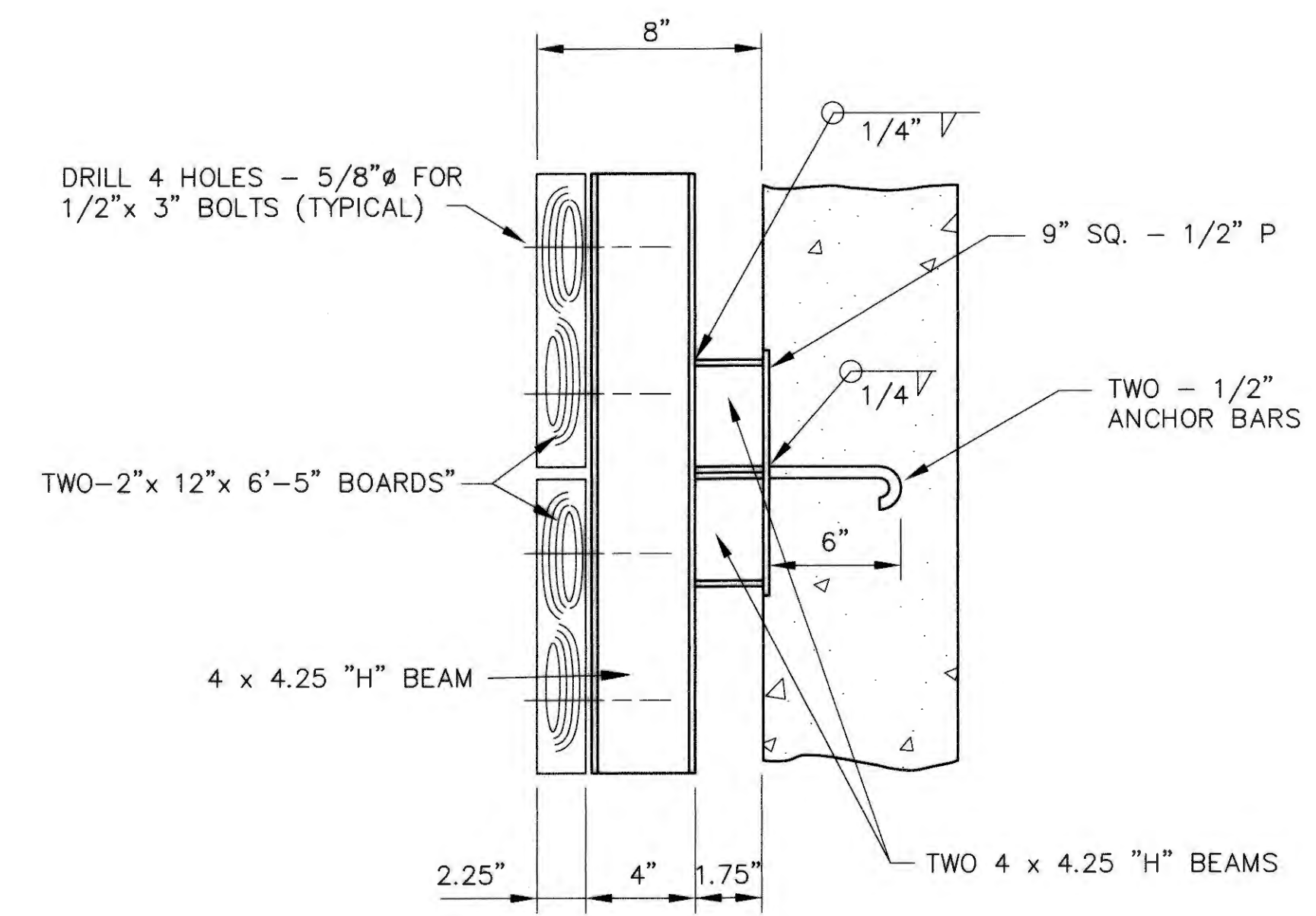
6



**9 MANWAY ACCESS WITH SERVICE LINE**

NOT TO SCALE

9



**SIDE BOARD SUPPORT**

NOT TO SCALE

7



INITIALS	REVISION	DATE	REV. NO.

**N.I.D.**  
 NEVADA IRRIGATION DISTRICT  
 NEVADA COUNTY -- PLACER COUNTY  
 GRASS VALLEY  
 CALIFORNIA

**MEADE CANAL ENCASEMENT  
 DETAILS**

APPROVED BY: <i>BPO</i> 6-27-17	DESIGNED:	DATE: 6-20-17	JOB NO. 1071
SURVEY:	DRAWN: <i>Stu Uchida</i>	DATE: 6-20-17	SERIAL NO. 5512
CHECKED:		DATE:	SHEET NO. 11 of 11

SHEET 6 OF 2017 F:\ENGINEERING\DRAWINGS\CIVIL - 3D PROJECTS\1071 MEADE CANAL\1071-MEAD STRUCTURE

# MEADE CANAL ENCASEMENT PROJECT

**RESOLUTIONS OF  
NECESSITY**

**No. 2017- 26**

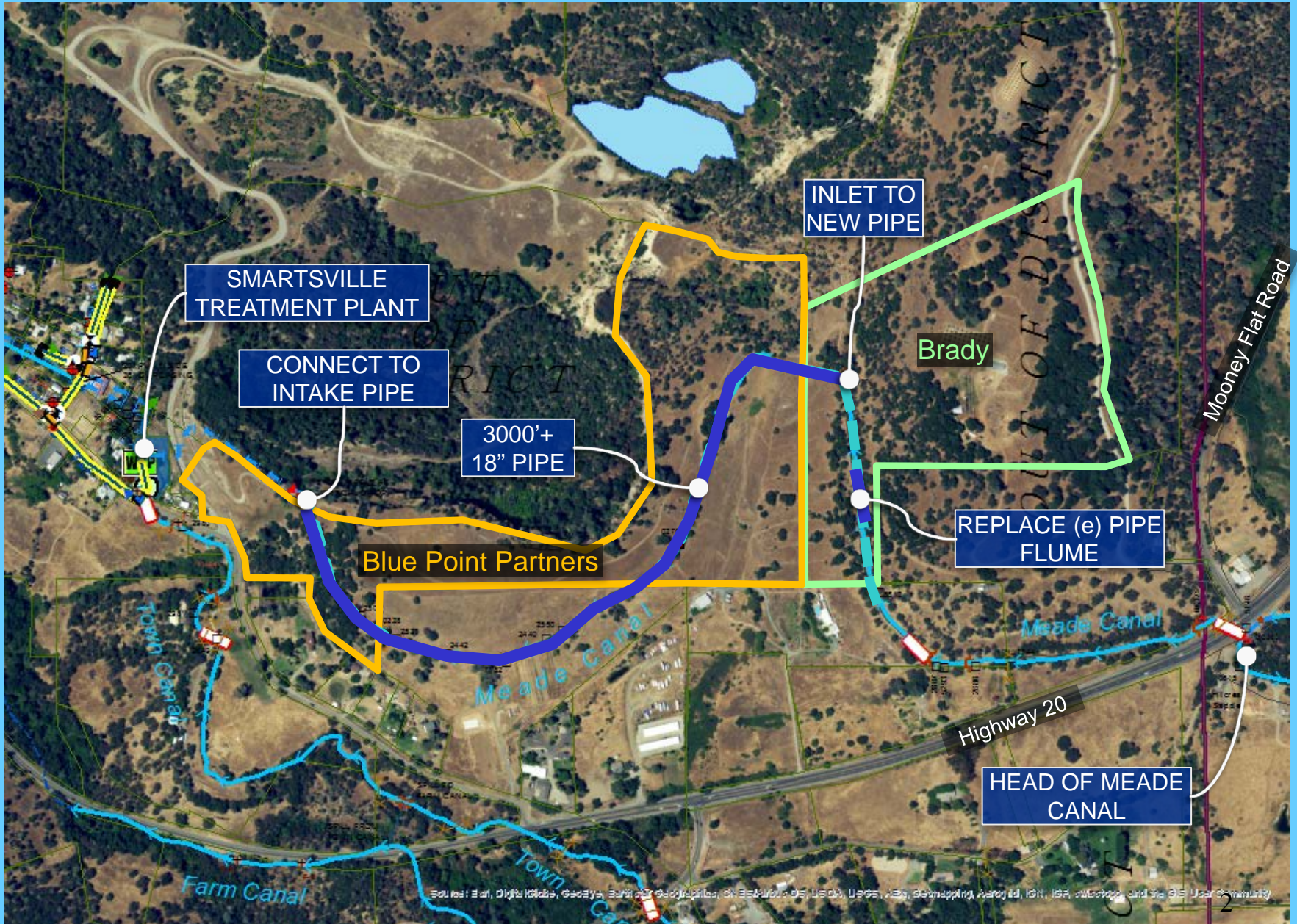
**and**

**No. 2017- 27**



**Presented at the  
Nevada Irrigation District  
Board of Directors meeting  
September 13, 2017**

# MEADE CANAL ENCASEMENT PROJECT





# **MEADE CANAL ENCASEMENT PROJECT**

## **RESOLUTION OF NECESSITY**

### **Required Board Findings**

- 1. The public interest and necessity require the Project.**
- 2. The 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 sought to be acquired is necessary for the Project.**
- 4. The offer required by section 7267.2 of the California Government Code has been made to the owner of record of the property to be acquired.**

# MEADE CANAL ENCASEMENT PROJECT

## NECESSITY FOR PROJECT

- **Meade Canal** –17± irrigation water services, water source to Smartsville Treatment Plant, supplements water into Town Canal.
- **Smartsville Treated Water System** - serves 42 treated water connections.
- Issues Project will address:
  - Improve water quality, health, safety and reliability
  - Protect canal from livestock impacts
  - Reduce or eliminate algae growth
  - Improve & rehabilitate access for operations and maintenance

# MEADE CANAL ENCASEMENT PROJECT

## PROJECT and ACQUISITION TIMELINE

- **03-2016** NID letter to property owners inviting comments on canal encasement & rehabilitation
- **06-2016** Categorical Exemption filed at Nevada County
- **09-2016** Meetings with property owners to discuss preliminary plans
- **03-13-2017** NID Appraisal Notices sent to property owners
- **03-23-2017** Onsite Appraisal Inspection – subject owners were invited but did not attend
- **06-27-2017** Project Improvement Plans completed
- **07-19-2017** NID Offers mailed to subject property owners
- **08-24-2017** NID Notices of Intent mailed to property owners

# MEADE CANAL ENCASEMENT PROJECT

## RESOLUTION No. 2017-26

### ACQUISITION SUMMARY:

Owners of Record      Blue Point Partners

Yuba County APN      006-260-026-000

Total Easement Area   2.44 Acres

- 03-23-2017   Onsite Appraisal Inspection
- 07-19-2017   NID Offer mailed to owner
- 08-24-2017   NID Notice of Intent mailed to owner
- NID has received no written response or counter proposal to offer.

# MEADE CANAL ENCASEMENT PROJECT

## BOARD OF DIRECTORS - MOTION TO ADOPT RESOLUTION No. 2017-26

**“DECLARING NECESSITY AND AUTHORIZING EMINENT DOMAIN PROCEEDINGS FOR THE ACQUISITION OF REAL PROPERTY FOR A PUBLIC PROJECT KNOWN AS THE MEADE CANAL ENCASEMENT PROJECT on Yuba County Assessor Parcel Number:**

**006-260-026-000 owned by Blue Point Partners and authorizing the General Manager to execute the appropriate documents.”**

# MEADE CANAL ENCASEMENT PROJECT

## RESOLUTION No. 2017-27

### ACQUISITION SUMMARY:

Owner of Record	Shaun Brady
Yuba County APN	006-260-035-000
Total Easement Area	1.21 Acres

- 03-23-2017 Onsite Appraisal Inspection
- 07-19-2017 NID Offer mailed to owner
- 08-24-2017 NID Notice of Intent mailed to owner
- NID has received no response or counter proposal to offer.

# MEADE CANAL ENCASEMENT PROJECT

## BOARD OF DIRECTORS - MOTION TO ADOPT RESOLUTION No. 2017-27

**“DECLARING NECESSITY AND AUTHORIZING EMINENT DOMAIN PROCEEDINGS FOR THE ACQUISITION OF REAL PROPERTY FOR A PUBLIC PROJECT KNOWN AS THE MEADE CANAL ENCASEMENT PROJECT – on Yuba County Assessor Parcel Number:**

**006-260-035-000 owned by Shaun Brady and authorizing the General Manager to execute the appropriate documents.”**