REGULAR CITY COUNCIL MEETING
Agenda

November 25, 2025 at 6:00 PM

Wheatland Community Center: 101 C Street, Wheatland, CA 95692

City Council meetings are held in-person and are no longer available via ZOOM.

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in this meeting, please contact City Hall at (530) 633-2761 or (530) 633-9102 (fax). Requests must be made as early as possible and at least one full business day before the start of the meeting.

1. OPENING MATTERS

1.1 Call to Order and Roll Call

1.2 Pledge of Allegiance to the Flag

2. PUBLIC COMMENT

At this time, the public is permitted to address the City Council on non-agendized items. COMMENTS SHOULD NOT EXCEED THREE (3) MINUTES. In accordance with State Law, however, no action or discussion may take place on any item not appearing on the posted agenda. The Council may respond to statements made or questions asked or may request Staff to report back at a future meeting concerning the matter. Any member of the public may contact the City Clerk's Office related to the proper procedure to place an item on a future City Council agenda. The exceptions under which the Council MAY discuss and/or act on items not appearing on the agenda are contained in Government Code §54954.2(b) (1) (2) (3)

3. CONSENT CALENDAR

3.1 Minutes from the October 28, 2025 Regular City Council Meeting

3.2 Minutes from the November, 10 2025, Special City Council Meeting

3.3 **Appointment of City of Wheatland Representative to Sutter-Yuba Mosquito & Vector Control District Board of Trustees**

3.4 **Consideration and Adoption of Resolution Authorizing the Purchase of a Compact Excavator and Amending the Fiscal Year 2025-26 Budget to Account for the Receipt and Expenditure of California Intergovernmental Risk Authority Grant Funding**

3.5 Adoption of Ordinance Amending Section 18.09 of the Wheatland Municipal Code Relating to On-Site Cannabis Consumption

4. PUBLIC HEARING

4.1 Consideration and Adoption of Resolution Approving Resolution of Necessity for Acquisition by Eminent Domain of Certain Real Property and Construction, Pipeline and Access Easement Interests in Certain Real Property for the Wheatland Regional Sewer Pipeline Project

5. REGULAR CALENDAR

5.1 Consideration and Adoption of Resolution Approving an Amended Wheatland Sergeants Association Memorandum of Understanding

5.2 Consideration and Adoption of Resolution Authorizing Installation of Multi-Way Stop Controls at Wheatland Road and Oakley Lane

5.3 Waiver of Second Reading and Adoption of the Ordinance Approving Amendment No. 4 to the Third Amended and Restated City of Wheatland Development Agreement Concerning the Caliterra Ranch (formerly known as Jones Ranch) Subdivision and Dale Investments, LLC.

5.4 Consideration and Adoption of Resolution Accepting Donation of Property within the Caliterra Ranch Subdivision for a Future Fire Station for the Wheatland Fire Authority and Approving a Draft Maintenance Agreement for the Property

5.5 Consideration and Adoption of Resolution Approving Contract Documents for Construction and Authorizing a Call for Bids for Construction of the Wheatland Regional Sewer Pipeline Project

6. REPORTS

7. ADJOURN

Any writings or documents provided to a majority of the Wheatland City Council after distribution of the agenda packet are available for public inspection on the City's website, www.wheatland.ca.gov

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REGULAR CITY COUNCIL MEETING
Minutes

October 28, 2025, at 6:00 PM

Wheatland Community Center: 101 C Street, Wheatland, CA 95692

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1. OPENING MATTERS

1.1 Call to Order and Roll Call

PRESENT

Mayor Angela Teter
Vice Mayor Lisa McIntosh
Council Member Bob Coe
Council Member Brian Abe
Council Member John Abe

OTHERS PRESENT

Bill Zenoni, City Manager
Tim Raney, Community Development Director
Gavin Ralphs, City Attorney
Dane Schilling, City Engineer
Kirk Rekers, Interim Police Chief
Don Scott, Public Works Director

1.2 Pledge of Allegiance to the Flag

2. PUBLIC COMMENT

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3. CONSENT CALENDAR

Motion was made by Council Member R. Coe, Seconded by B. Abe to **approve minutes from the regular City Council meeting on October 14, 2025; Investment Report for the Quarter Ended September 30, 2025; Resolution No. 49-25 Authorizing Yuba County to File for a Waste Tire Grant and Collect Tires County Wide; Resolution No. 50-25 Authorizing of a Grant Agreement with Yuba Water Agency for Development of a Stormwater Water Plan and Resolution No. 48-25 Accepting Public Improvements Constructed by the First Street Senior Apartments Project as Complete, Accepting Associated Dedications of Land and Authorizing the Filing Notice of Completion.**

Motion made by Council Member Coe, Seconded by Council Member Abe.
Voting Yea: Mayor Teter, Vice Mayor McIntosh, Council Member Coe, Council Member B. Abe, Council Member J. Abe

3.1 Minutes from the regular City Council meeting on October 14, 2025.

3.2 Investment Report for the Quarter Ended September 30, 2025

3.3 Consideration and Adoption of Resolution Authorizing Yuba County to File for a Waste Tire Grant and Collect Tires County-Wide

3.4 Consideration and Adoption of Resolution Authorizing Execution of a Grant Agreement with Yuba Water Agency for Development of a Stormwater Master Plan

3.5 Consider Adopting Resolution No. 48-25 Accepting the Public Improvements Constructed by the First Street Senior Apartments Project as Complete, Accepting the Associated Dedications of Land and Authorizing the Filing of a Notice of Completion.

4. PUBLIC HEARING

4.1 Introduce and Waive the First Reading of Ordinance Approving Amendment No. 4 to the Third Amended and Restated City of Wheatland Development Agreement Concerning the Caliterra Ranch (formerly known as Jones Ranch) Subdivision and Dale Investments, LLC.

Council Member John Abe recused himself from this agenda item due to a conflict of interest.

Community Development Director Tim Raney presented the staff report to introduce and waive the first reading of the ordinance approving Amendment No.4 to the Third Amended and Restated City of Wheatland Development Agreement Concerning the Caliterra Ranch (formerly known as Jones Ranch) Subdivision and Dale Investments, LLC. The proposed draft development agreement amendment includes: the Water System Plan shall include the dedication of a new domestic water supply well and related improvements. The Water System Plan will be prepared by a qualified engineer that includes updated water demand and usage calculations as well as technical information and calculations in order to determine the construction timing and dedication of the well, the Main Street extension is removed from the development agreement in its entirety. As described above, the Main Street extension to be constructed by the 250th building permit of the Caliterra Ranch subdivision is no longer needed, the 1.5-acre parcel intended for the future Wheatland Fire Authority station will be dedicated to the City at a time that is agreed upon by the City and property owner. The current development agreement requires the dedication of the fire station in conjunction with the development of the surrounding properties and reimbursement of the Main Street extension costs is removed from the development agreement in its entirety. With the removal of the Main

Street extension from the development agreement, the City will no longer be required to reimburse the developer for the cost of construction.

City Council Comments

Vice Mayor L. McIntosh commented on the Roddan Ranch property, Main Street, entrances and exits, road behind the Church of Latter Day Saints, and a traffic study.

Public Comment

Property owner representative Rick Landon stated he was available to answer any questions.

Motion made by Council Member B. Abe, Seconded by Council Member Cor to **Introduce and Waive the First Reading of Ordinance No. 504 Approving Amendment No. 4 to the Third Amended and Restated City of Wheatland Development Agreement Concerning the Caliterra Ranch (formerly known as Jones Ranch) Subdivision and Dale Investments, LLC.**

Voting Yea: Mayor Teter, Vice Mayor McIntosh, Council Member Coe, Council Member B. Abe

Council Member J. Abe returned to the meeting.

4.2 Introduce and Waive First Reading of Ordinance Amending Section 18.09 of the Wheatland Municipal Code Relating to On-Site Cannabis Consumption.

City Attorney Gavin Ralphs introduced the staff report to Introduce and Waive First Reading of Ordinance Amending Section 18.09 of the Wheatland Municipal Code Relating to On-Site Cannabis Consumption.The proposed amendment to Section 18.09 of the Wheatland Municipal Code would prohibit on-site cannabis consumption within the City limits, excluding on-site consumption at private residences. The amendment clarifies that on-site consumption of cannabis whether by smoking, vaporizing, ingestion, or topical application is prohibited except within private residences in accordance with state law. The prohibition applies to all commercial cannabis businesses and public properties. Violations are subject to enforcement under existing provisions.

City Council Comments

Council Member J. Abe commented on cannabis dispensaries, private commercial property and changing back ordinance if possible.
Vice Mayor L. McIntosh commented on cultivation and farming.
Council Member B. Abe commented on alcohol and cannabis.

Public Comment

H. Gilbert commented on consumption on commercial property.

Motion made by Council Member J. Abe, Seconded by Vice Mayor McIntosh to **Introduce and Waive First Reading of Ordinance No. 505 Amending Section 18.09 of the Wheatland Municipal Code Relating to On-Site Cannabis Consumption.**

Voting Yea: Mayor Teter, Vice Mayor McIntosh, Council Member Coe, Council Member B. Abe, Council Member J. Abe

5. PRESENTATIONS

Police Chief administered the Ceremonial Oath of Office to Police Officer Matias Carrazco.

City Manager Bill Zenoni provided an Update on the South County Infrastructure Project.

5.1 Ceremonial Swearing in of Police Officer Matias Carrazco

5.2 Update on South County Infrastructure Project

6. REGULAR CALENDAR

6.1 Consideration and Adoption of Resolution Authorizing Execution of an Employment Agreement with Terrence Y. Hill for the Position of Public Works Director

City Manager Bill Zenoni presented the staff report for discussion to consider adoption of a Resolution Authorizing Execution of and Employment Agreement with Terrence Y. Hill for the Position of Public Works Director. The Public Works Director position has been filled on an interim basis since June 2024, during which time staff has been evaluating alternatives for filling this position on a permanent basis. Terrence (Youa) Hill has been an employee of the City of Wheatland since October 2009 and is familiar with all aspects of the operations of the Wheatland Public Works Department.

Motion made by Council Member B. Abe, Seconded by Mayor Teter to **adopt Resolution No. 51-25 Authorizing Execution of an Employment Agreement with Terrence Y. Hill for the Position of Public Works Director.**

Voting Yea: Mayor Teter, Vice Mayor McIntosh, Council Member Coe, Council Member B. Abe, Council Member J. Abe

6.2 Consideration and Adoption of Resolution Authorizing Execution of an Employment Agreement with Michael C. Garlock for the Position of Police Chief

City Manager Bill Zenoni presented the staff report for consideration to adopt a Resolution Authorizing Execution of an Employment Agreement with Michael C. Garlock for the Position of Police Chief. The City of Wheatland has completed its recruitment process to fill the position of Police Chief. While there were several very qualified applicants for this position, the candidate recommended for consideration is Michael Garlock. Mr. Garlock's experience includes over 25 years with the City of Auburn Police Department. Mr. Garlock retired from the City of Auburn as a Police Lieutenant in 2021 and has continued to work as a Reserve Officer for the City of Auburn since his retirement. The City is currently completing the standard background investigation process for a public safety employee. It is anticipated that this process will be completed by early November.

Motion made by Council Member J. Abe, Seconded by Vice Mayor McIntosh to **adopt Resolution No. 52-25 Authoring Execution of an Employment Agreement with Michael C. Garlock for the Position of Police Chief.**

Voting Yea: Mayor Teter, Vice Mayor McIntosh, Council Member Coe, Council Member J. Abe, Council Member B. Abe

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7. REPORTS

City Engineer D. Schilling reported on Caliterra street repairs.
City Manager B. Zenoni reported on the new telephone system an update on the Bishop Pumpkin Farm Season.

8. CLOSED SESSION

The City Council meeting adjourned to Closed Session at 7:27 p.m.

The City Council meeting reconvened at 8:20 p.m. with no reportable action.

8.1 Conference with Legal Counsel - Anticipated Litigation (Government Code Section 54956.9) 1 Case

9. ADJOURN

There being no further business, Mayor Angela Teter adjourned the meeting at 8:20 p.m.

_____
Angela Teter, Mayor

ATTEST:

_____
Lisa J. Thomason, City Clerk

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SPECIAL CITY COUNCIL MEETING
Minutes

November 10, 2025, at 5:30 PM

Wheatland Community Center: 101 C Street, Wheatland, CA 95692

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1. OPENING MATTERS

1.1 Call to Order and Roll Call

PRESENT

Mayor Angela Teter
Vice Mayor Lisa McIntosh
Council Member Bob Coe
Council Member Brian Abe
Council Member John Abe

City Manager Bill Zenoni
Vice President Rod Stinson, Community Development

1.2 Pledge of Allegiance to the Flag

2. PUBLIC COMMENT

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3. REGULAR CALENDAR

3.1 Consideration and Adoption of a Resolution Adopting the Olivehurst Public Utility District's Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program as the California Environmental Quality Act Responsible Agency for the Regional Wastewater Project.

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City Manager Bill Zenoni presented the staff report for consideration and adoption Adopting the Olivehurst Public Utility District's Initial Study/Mitigated Negative Declaration and Mitigated Monitoring (IS/MND)and Reporting Program as the California Environmental Quality Act Responsible Agency for the Regional Wastewater Project. Rod Stinson with Raney Planning and Management explained that the IS/MND have been completed in compliance with CEQA and presented to council for review prior to adoption. The IS/MND and MMRP reflect the City Council's independent judgment and analysis as to the environmental effects of the Project.

Motion made by Council Member B.Abe, Seconded by Council Member Coe to **adopt Resolution No. 53-25 Adopting the Olivehurst Public Utility District's Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program as the CEQA Responsible Agency as Adequate for the Distribution of Funds From the State Water Resources Control Board Clean Water State Revolving Fund Pursuant to the California Environmental Quality Act.**

Voting Yea: Mayor Teter, Vice Mayor McIntosh, Council Member Coe, Council Member B. Abe, Council Member J. Abe

4. ADJOURN

There being no further business, Mayor Angela Teter adjourned the meeting at 5:40 p.m.

_____
Angela Teter, Mayor

ATTEST:

_____
Lisa J. Thomason, City Clerk

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City Council Meeting Staff Report

Meeting Date: November 25, 2025

Subject: Appointment of City of Wheatland Representative to Sutter-Yuba Mosquito & Vector Control District Board of Trustees

Prepared By: Bill Zenoni, City Manager

Recommendation: Staff recommends that the Wheatland City Council consider appointment of Joshua Luce as the City of Wheatland representative to serve on the Sutter-Yuba Mosquito & Vector Control District Board of Trustees.

Discussion: The Sutter-Yuba Mosquito & Vector Control District is governed by a seven member Board of Trustees. Board members are appointed by each county and city within its jurisdiction. The Board includes one representative from Yuba County, two representatives from Sutter County and one representative from the cities of Marysville, Yuba City, Live Oak and Wheatland. The City of Wheatland representative was Austin Bishop. Mr. Bishop has submitted his resignation from the Board of Trustees. The City received a letter of interest to serve on this Board from Joshua Luce, a Wheatland resident. If appointed by the City Council, Mr. Luce would serve for the remainder of Mr. Bishop's term (December 31, 2026).

Fiscal Impact: There is no fiscal impact associated with this item.

Attachments:

1. Letter from Sutter-Yuba Mosquito & Vector Control District
2. Letter of Interest from Joshua Luce

Sutter-Yuba Mosquito & Vector Control District

MANAGER
Stephen E. Abshier

GENERAL FOREMAN
Joseph E. Songer

ADMIN. MGR.
Kayla G. Valencia

October 23, 2025

City of Wheatland
111 C Street
Wheatland, CA 95692
To: Members of the City Council

I am writing to formally advise you that Mr. Austin Bishop, the City of Wheatland's representative on the Board of Trustees of the Sutter-Yuba Mosquito & Vector Control District (District), submitted his resignation on September 12, 2025.

Pursuant to the California Health and Safety Code, the Wheatland City Council serves as the appointing authority for this vacant seat. The District respectfully acknowledges that the application, selection, and appointment of a new Trustee fall under the full discretion of the City Council. However, I must note that the District's Board of Trustees meets once per month, and it is important that each appointed member is able and committed to attending regularly to help ensure a quorum and allow District business to be conducted in a timely and effective manner. For your reference, the California Health and Safety Code Division 3, Chapter 1, Article 3 provides the following guidance related to Board appointments:

Section 2024(b): A newly appointed Trustee shall serve for the balance of the unexpired term, which in this case ends December 31, 2026.

Section 2022(b): The appointee must be a voter and a resident of the City of Wheatland.

Section 2022(d): "It is the intent of the Legislature that persons appointed to boards of trustees have experience, training, and education in fields that will assist in the governance of the district."

I hope this information is helpful as you proceed with your appointment process. If you have any questions or would like to discuss this matter further, please contact me at (530) 674-5456, ext. 0.

Sincerely,

Stephen Abshier
District Manager

Post Office Box 726, 701 Bogue Road
Yuba City, California 95992
530/674-5456
Fax 530/674-5534

October 23, 2025

Members of the City Council of the City of Wheatland
111 C Street
Wheatland, CA 95692

RE: Appointment to the Sutter-Yuba Mosquito & Vector Control District Board of Trustees

Dear Members of the Wheatland City Council,

Please accept my letter of interest in serving on the Sutter-Yuba Mosquito & Vector Control District Board of Trustees as Wheatland representative. The seat vacated by Trustee Austin Bishop became open after his last meeting on September 11, 2025, where his official resignation was announced. The California Health & Safety Code division 3, chapter 1, article 3, section 2022(b) stipulates that each person appointed to a mosquito agency board, be a voter and resident of the city. Furthermore, section 2024(b) requires an appointment to fill a vacancy, on an agency board of trustees be for the balance of the unexpired term, instead of for a full, four-year term. In this case the appointment would be through December 31, 2026. You may reach out to me with any questions at Joshua.Luce@hrhcsac.com or 559-313-0304. Thank you for your consideration.

Sincerely,

Josh Luce
1133 Elm Terrace Way
Wheatland, Ca. 95692

City Council Meeting Staff Report

Meeting Date: November 25, 2025

Subject: Consideration and Adoption of Resolution Authorizing the Purchase of a Compact Excavator and Amending the Fiscal Year 2025-26 Budget to Account for the Receipt and Expenditure of California Intergovernmental Risk Authority Grant Funding

Prepared By: Bill Zenoni, City Manager

Recommendation: Staff recommends that the Wheatland City Council consider adoption of a resolution authorizing the purchase of a compact excavator and amending the Fiscal Year 2025-26 budget to account for the receipt and expenditure of California Intergovernmental Risk Authority Grant Funding.

Discussion: The Wheatland City Council adopted the Fiscal Year 2025-26 budget on June 10, 2025. Subsequent to adoption of the budget, the Public Works Department staff identified the need for additional equipment to assist with street repair work. The City does not currently have the necessary equipment to safely perform street repair work. This requires staff to either rent equipment or do the work manually which creates an employee safety issue. The equipment needed includes a compact excavator and a pavement tamper.

Quotations were received from three firms for a compact excavator. The lowest price of $47,217.56 was offered by Beeler Tractor Company of Yuba City. A pavement tamper costing $3,620.60 was also recently purchased. The California Intergovernmental Risk Authority (CIRA) has reviewed and authorized the release of grant funds totaling $50,838.16 for the purchase of these items.

As the adopted 2025-26 Fiscal Year budget did not anticipate the receipt or expenditure of this grant funding, staff is recommending that the City Council authorize the purchase of the compact excavator (which exceeds the City Manager's approval authority of $25,000) and also authorize an amendment to the budget totaling $50,838 to reflect the receipt and expenditure of the grant funds.

Fiscal Impact: The recommended action will increase budgeted revenue and expenditures in the General Fund by $50,838 with no net impact to the City's General Fund fund balance.

Attachment:

Resolution

WHEATLAND CITY COUNCIL
RESOLUTION NO. XX-25

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WHEATLAND AUTHORZING THE PURCHASE OF A COMPACT EXCAVATOR AND AMENDING THE FISCAL YEAR 2025-26 BUDGET TO ACCOUNT FOR THE RECEIPT AND EXPENDITURE OF CALIFORNIA INTERGOVERNMENTAL RISK AUTHORIITY GRANT FUNDING

WHEREAS, the Fiscal Year 2025-26 Budget was adopted by the Wheatland City Council on June 10, 2025; and

WHEREAS, subsequent to development of the Fiscal Year 2025-26 Budget, the Public Works Department has identified the need to purchase a compact excavator; and

WHEREAS, the California Intergovernmental Risk Authority has made grant funding available for the purchase of this equipment; and

WHEREAS, a budget amendment is required to appropriate the receipt and expenditure of this grant funding.

NOW, THEREFORE, BE IT RESOLVED AND DETERMINED by the City Council of the City of Wheatland that:

A. The foregoing recitals are true and correct.

B. The City Council of the City of Wheatland hereby approves the purchase of a compact excavator from Beeler Tractor in the amount of $47,217.56.

C. The Fiscal Year 2025-26 General Fund Budget is amended to include:
   1) The receipt of $50,838 in grant funds from the California Intergovernmental Risk Authority
   2) Expenditure appropriations of $50,838 allocated to the Public Works budget for the purchase of a compact excavator and other minor equipment.

PASSED AND ADOPTED by the City Council of City of Wheatland on this 25th day of November 2025, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

APPROVED:

_____
Angela Teter, Mayor

ATTEST:_____
Lisa Thomason, City Clerk

City Council Meeting Staff Report

Meeting Date: November 25, 2025

Subject: Adoption of Ordinance Amending Section 18.09 of the Wheatland Municipal Code Relating to On-Site Cannabis Consumption

Prepared By: Gavin Ralphs, Deputy City Attorney

Recommendation: Staff recommends that the Wheatland City Council waive the second reading of and consider the adoption of an ordinance amending Wheatland Municipal Code Section 18.09 relating to on-site cannabis consumption.

Discussion: Section 18.09 of the Wheatland Municipal Code addresses the prohibition of commercial marijuana land uses in all zoning districts within the City. The Department of Cannabis Control notified the City that the Wheatland Municipal Code does not discuss nor prohibit on-site cannabis consumption within the City limits. To avoid ambiguity and reinforce the City's policy direction, this Ordinance expressly prohibits on-site consumption of cannabis in any commercial or public setting.

The proposed amendment to Section 18.09 of the Wheatland Municipal Code would prohibit on-site cannabis consumption within the City limits, excluding on-site consumption at private residences. The amendment clarifies that on-site consumption of cannabis whether by smoking, vaporizing, ingestion, or topical application is prohibited except within private residences in accordance with state law. The prohibition applies to all commercial cannabis businesses and public properties. Violations are subject to enforcement under existing provisions.

A redline version showing the proposed change is provided below.

18.09.090 Prohibition of commercial marijuana land uses, including medical marijuana dispensaries.

A. Commercial marijuana land uses, including, but not limited to, medical marijuana dispensaries, are prohibited in all zoning districts within the city, including, without limitation, all planned development districts, and no conditional use permit shall be issued to any dispensary.

B. Except as provided in subsection C, the on-site consumption of cannabis or cannabis products by any method, including, but not limited to, smoking, vaporizing (also colloquially known as "vaping"), ingesting, or topical application is prohibited on any property, parcel, structure, or premises within the City of Wheatland that is not a private residence. This prohibition includes, without limitation, any commercial cannabis business or location where commercial cannabis activity occurs, such as dispensaries, delivery centers, lounges, or retail storefronts, as well as any other business, club, or location to which the public is invited or permitted, whether licensed or unlicensed.

C. This section shall not prohibit the lawful use or possession of cannabis inside a private residence in accordance with state law.

D. No commercial cannabis business, facility, or land use, including but not limited to dispensaries, retailers, microbusinesses, or any other operator, may permit or allow on-site consumption of cannabis or cannabis products.

E. Violations of this section shall be enforced pursuant to Wheatland Municipal Code Chapters 1.16 and 1.18 and Section 18.88.030 and other applicable law. Notwithstanding any provision in this code to the

contrary, ~~any~~ persons who violates this section shall not be subject to criminal liability under this code to the extent that such conduct is immune from criminal liability under the Compassionate Use Act (Health and Safety Code Section 11362.5) and the Medical Marijuana Program (Health and Safety Code Section 11362.7 et seq.), as the same exist or may hereafter be amended.

On October 7, 2025, the Wheatland Planning Commission held a public hearing related to the proposed amendment to Wheatland Municipal Code Section 18.09 and, upon closing the public hearing, adopted the attached resolution recommending that the Wheatland City Council adopt the attached ordinance amending Section 18.09.

On October 25, 2025, the Wheatland City Council conducted a properly noticed public hearing and introduced and waived the first reading of an ordinance amending Section 18.09 of the Wheatland Municipal Code relating to on-site cannabis consumption.

CEQA Review: This Ordinance is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15061(b)(3) as it can be seen with certainty that there is no possibility the activity may have a significant effect on the environment

Fiscal Impact: There is no fiscal impact associated with this recommended action.

Attachments:

Exhibit A – Proposed Ordinance
Exhibit B – Planning Commission Resolution

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WHEATLAND AMENDING CHAPTER 18.09 (GENERAL REGULATIONS) OF THE WHEATLAND MUNICIPAL CODE TO EXPRESSLY PROHIBIT ON-SITE CANNABIS CONSUMPTION

The City Council of the City of Wheatland does ordain as follows:

SECTION 1. Purpose and Authority.

The purpose of this ordinance is to amend Chapter 18.09 of the Wheatland Municipal Code to expressly prohibit the on-site consumption of cannabis in any form or manner. This ordinance is adopted pursuant to California Constitution Article XI, Section 7; Government Code Section 65800 *et seq.*; Business and Professions Code Section 26200; Chapter 18.85 of the Wheatland Municipal Code; and other applicable law.

SECTION 2. Findings.

The Wheatland City Council finds and determines as follows:

A. The City of Wheatland adopted Ordinance No. 468 to prohibit commercial cannabis use and regulate the limited personal cultivation of cannabis.

B. The City desires to protect the public health, safety, and welfare by ensuring that cannabis is not consumed on-site in any location within city limits outside of a private residence, consistent with local authority under state law.

C. This ordinance is intended to clarify that all forms of public or commercial on-site cannabis consumption, including smoking, vaping, ingestion, or topical application, are prohibited within the City of Wheatland.

SECTION 3. Ordinance.

Chapter 18.09 (General Regulations) of the Wheatland Municipal Code is hereby amended by amending Section 18.09.090 (Prohibition of commercial marijuana uses, including medical marijuana dispensaries) to read as follows:

A. Commercial marijuana land uses, including, but not limited to, medical marijuana dispensaries, are prohibited in all zoning districts within the city, including, without limitation, all planned development districts, and no conditional use permit shall be issued to any dispensary.

B. Except as provided in subsection C, the on-site consumption of cannabis or cannabis products by any method, including, but not limited to, smoking, vaporizing (also colloquially known as "vaping"), ingesting, or topical application is prohibited on any property, parcel, structure, or premises within the City of Wheatland that is not a private residence. This prohibition includes, without limitation, any commercial cannabis business or location where commercial cannabis activity occurs, such as dispensaries, delivery centers, lounges, or retail storefronts, as well as any other business, club, or location to which the public is invited or permitted, whether licensed or unlicensed.

C. This section shall not prohibit the lawful use or possession of cannabis inside a private residence in accordance with state law.

D. No commercial cannabis business, facility, or land use, including but not limited to dispensaries, retailers, microbusinesses, or any other operator, may permit or allow on-site consumption of cannabis or cannabis products.

E. Violations of this section shall be enforced pursuant to Wheatland Municipal Code Chapters 1.16 and 1.18 and Section 18.88.030 and other applicable law. Notwithstanding any provision in this code to the contrary, persons who violate this section shall not be subject to criminal liability under this code to the extent that such conduct is immune from criminal liability under the Compassionate Use Act (Health and Safety Code Section 11362.5) and the Medical Marijuana Program (Health and Safety Code Section 11362.7 et seq.), as the same exist or may hereafter be amended.

SECTION 4. Exemption from CEQA.

This ordinance will not cause a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment as compared to the existing physical environmental conditions within the City. The City Council therefore concludes that the enactment of this ordinance does not constitute the approval of a project under the California Environmental Quality Act ("CEQA"), and, even if it did qualify as a project, it would be exempt from CEQA. (Pub. Res. Code § 21065, CEQA Guidelines §§ 15060(c)(2), 15060(c)(3); 15061(b)(3); 15064(dl)(3);15878(a).)

SECTION 4. Severability.

If any section or provision of this ordinance or the imposition of such section or provision to any person, firm, organization, corporation or circumstance is held by a court of competent jurisdiction to be invalid or unenforceable, such invalidity or unenforceability shall not affect the validity of the remaining parts, which shall remain in full force and effect.

SECTION 5. Effective Date.

This ordinance shall become effective 30 days after its adoption.

SECTION 6. Posting.

Within 15 days from the date of passage of this ordinance, the City Clerk shall post a copy of it in at least three public places in the City.

* * * * * * *

I HEREBY CERTIFY that the foregoing ordinance was introduced and adopted at a regular meeting of the Wheatland City Council, held on the 28th of October, 2025, and passed and adopted at a regular meeting thereof, held on the 25th of November, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Angela Teter, Mayor
City of Wheatland

ATTEST:

_____
Lisa Thomason, City Clerk
City of Wheatland

PLANNING COMMISSION
RESOLUTION NO. 2025-06

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WHEATLAND RECOMMENDING THE WHEATLAND CITY COUNCIL APPROVE AN ORDINANCE AMENDING SECTION 18.09 OF THE WHEATLAND MUNICIPAL CODE RELATED TO CANNABIS CONSUMPTION

WHEREAS, the City of Wheatland adopted Ordinance No. 486, which prohibits commercial cannabis activities and regulates limited indoor personal cultivation within the City limits; and

WHEREAS, the Department of Cannabis Control notified the City that the Wheatland Municipal Code does not discuss nor prohibit on-site cannabis consumption within the City limits; and

WHEREAS, to reinforce the City's policy direction, the proposed amendment to Section 18.09 of the Wheatland Municipal Code prohibits on-site cannabis consumption within the City limits, excluding on-site consumption at private residences; and

WHEREAS, the City of Wheatland, as lead agency, has determined the project is determined to be exempt from environmental review pursuant to the provisions of the California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, the Wheatland Planning Commission duly gave notice of a public hearing as required by law and on October 7, 2025, duly held a public hearing, received and considered evidence, both oral and documentary.

NOW, THEREFORE, BE IT RESOLVED AND DETERMINED, that the Wheatland Planning Commission hereby makes the following findings and recommendation to the City Council for approval of the proposed amendment to Section 18.09 of the Wheatland Municipal Code related to on-site cannabis consumption, as set forth in Exhibit A, which is attached hereto and incorporated by reference:

A. The Planning Commission has conducted a duly noticed public hearing in accordance with the law and now desires to approve the proposed ordinance amending Section 18.09 of the Wheatland Municipal Code.

B. The Planning Commission has evaluated the proposed amendment and the City's General Plan and has determined that the proposed ordinance amending Section 18.09 of the Wheatland Municipal Code is consistent with the General Plan.

C. The Planning Commission has determined that, pursuant to the California Environmental Quality Act, and after full consideration of the administrative record, the proposed Ordinance amending Section 18.09 of the Wheatland Municipal Code is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines.

D. The Planning Commission finds it necessary to pass and implement the proposed amendments to Section 18.09 of the Wheatland Municipal Code which will promote and protect the public health, safety, comfort, convenience and general welfare of the residents within the city.

NOW, THEREFORE, BE IT FURTHER RESOLVED AND DETERMINED, that the Wheatland Planning Commission does hereby recommend that the Wheatland City Council APPROVE the Amendment to Section 18.09 of the Wheatland Municipal Code related to on-site cannabis consumption, as set forth in Exhibit A, which is attached hereto and incorporated by reference.

* * * * * * * *

I HEREBY CERTIFY that the foregoing recommendation was passed and adopted by the City of Wheatland Planning Commission, at a regular meeting thereof, held on the 7th day of October 2025 by following vote:

AYES: Pesenti, Epperson, Hart, Panteloglow
NOES:
ABSTAIN:
ABSENT: Thomason

APPROVED:

Planning Commission Chairperson

ATTEST:

Lisa Thomason, City Clerk

City Council Meeting Staff Report

Meeting Date: November 25, 2025

Subject: Consideration and Adoption of Resolution Approving Resolution of Necessity for Acquisition by Eminent Domain of Certain Real Property and Construction, Pipeline and Access Easement Interests in Certain Real Property for the Wheatland Regional Sewer Pipeline Project

Prepared By: Bill Zenoni, City Manager

Recommendation: Staff recommends that the Wheatland City Council conduct a public hearing to receive input from affected property owners and, upon concluding the public hearing, consider adoption of a Resolution of Necessity for acquisition by eminent domain of certain real property and temporary construction easement interests in certain real property for the Wheatland Regional Sewer Pipeline Project.

Discussion: The City of Wheatland's wastewater treatment plant (WWTP) was constructed in 1969. This facility treats wastewater to a secondary level with no disinfection, with effluent discharged to the Bear River through an infiltration field located in the floodplain directly adjacent to the Bear River. The WWTP has received only very minor upgrades since construction and has now outlived its useful life. Further, Wheatland's WWTP does not meet current environmental standards for disposal of municipal wastewater and is at risk of failure due to outdated failing equipment.

The City Council and staff began exploring options for a solution to the wastewater treatment issues approximately seven years ago. For the past five years, the Wheatland City Council and City staff have been working closely with staff and elected officials from Yuba Water Agency, Yuba County and Olivehurst Public Utility District (OPUD) to develop a cost-effective regional solution to wastewater treatment needs in South Yuba County. The project that has been developed, the South Yuba County Regional Wastewater Project (a combination of the Wheatland Regional Sewer Pipeline Project and the OPUD South County Sewer Project), will provide reliable wastewater service for Wheatland residents while protecting groundwater and surface water. Phase 1 of the project includes the construction of pipelines and pump stations to transport wastewater from Wheatland to OPUD's existing wastewater treatment plant as well as minor upgrades to the OPUD facility. The cost of this phase of the project is estimated at $155 million. This regional solution has been endorsed by the State Water Resources Control Board, which has approved a $75 million grant to fund a major portion of the project. The remaining $80 million cost will be funded by Wheatland ($3 million), OPUD ($10 million) and loans from the Yuba Water Agency to Wheatland and OPUD. The City of Wheatland and OPUD have also applied for additional grant funding from the Federal Economic Development Agency.

Phase 1 of the project will involve three construction contracts. The first contract will be Wheatland's responsibility and will transport wastewater from Wheatland up Spenceville Road, Jasper Lane and South Beale Road to Pump Station No. 3 on Rancho Road. The design of this portion of the project is 100% complete. It is anticipated that a construction contract will be awarded and construction will begin in February 2026 and be completed by December 2027. The second contract will be awarded by OPUD and will continue the pipeline from Pump Station No. 3 to the OPUD wastewater treatment plant. Work under this contract is scheduled to begin in April 2026 with a completion date of December 2027. The

final Phase 1 contract will involve improvements to the OPUD plant with construction underway from October 2026 to September 2028.

It is anticipated that the City of Wheatland will begin directing wastewater to OPUD by June 2028. After that, the City's WWTP will be decommissioned.

In order for the City's portion of the project to proceed on schedule, it is necessary for the City of Wheatland to acquire portions of real property from three landowners, and easements for construction, pipeline or access purposes from 14 property owners. The City has been in negotiations with the 17 property owners for the past several months.

The City retained Integra Realty Resources, an independent appraiser, to evaluate the fair market value for each property interest necessary for the project as required by Government Code section 7267.2. The individual appraised values were summarized and included in the offer package sent by the City to each of the landowners impacted by the project. The City's representatives spent significant time attempting to communicate and negotiate with landowners in acquiring the necessary property interests for the project.

To date, two property owners have signed their agreements. Good faith negotiations continue with the remaining property owners. However, if the City is unable to finalize agreements with these property owners, it may be necessary to proceed utilizing the eminent domain process. The power of eminent domain will be used by the City only as a last resort to obtain the needed property interests necessary for the project after negotiations have failed.

In order for the project to remain on schedule, and to avoid the risk of losing $75 million in grant funding from the State Water Resources Control Board, the City must protect its rights to continue forward with the project schedule. Adoption of the proposed Resolution will allow the City to move forward with the project while continuing to negotiate in good faith with the remaining property owners to reach a mutually acceptable settlement amount. Each of the 17 property owners were provided a notice of the November 25th public hearing, sent by US mail. The notice advised the property owners of their right to be heard at the November 25, 2025 public hearing and to speak on the following conditions that the Council will be considering:

1. Whether the public interest and necessity require the project.
2. Whether the project is planned or located in the manner that will be most compatible with the greatest public good and least private injury.
3. Whether the subject property sought to be acquired is necessary for the project.
4. Whether the offer required by Section 7267.2 of the Government Code has been made to the owners of record.

In order for the City Council to adopt a Resolution of Necessity, the Council must find (by 4/5ths vote) that these four conditions have been met.

1. <u>The Public Interest and Necessity Require the Proposed Project</u>
   The Project will protect the health and safety of the citizens of Wheatland and the surrounding region by removing a significant threat to local groundwater and surface water resources by providing a safe and reliable wastewater treatment solution to the City's substandard and failing wastewater plant.

2. <u>The Project is Planned or Located in a Manner That will be most Compatible with the Greatest Public Good and the Least Private Injury</u>
   Various alternative construction routes were considered during the design phase of this project. The selected route was determined to be the most efficient, cost effective and least disruptive alternative to the greatest number of property owners. Existing public rights-of-way were utilized to the greatest extent possible to avoid impacts to private properties.

3. The Real Property to be Acquired is Necessary for the Proposed Project
   The properties identified for fee acquisition or pipeline easements, and temporary construction/access easements are necessary or the project to proceed. Since pipelines are by definition linear and continuous, a certain amount private properties are necessary to construct a continuous pipeline. In addition, the location and size of the pump stations are dictated by engineering principals.

4. The Offer of Just Compensation Has Been Made
   Independent third-party appraisals from Integra Realty Resources, a California licensed Certified General Real Estate Appraiser, were prepared and presented to each property in order to determine the fair market value of the property, pipeline easement, access easement or temporary construction easements. The City made a settlement offer to each of the landowners based on the appraised value for each of their properties in accordance with Government Code section 7267.2. In addition, property owners who question the city-provided appraisals are offered reimbursement to engage their own certified appraiser.

It should be noted that the value of or compensation for specific properties is not at issue at this meeting. The value of a specific property will be determined by appraisals and compensation will be determined by good-faith negotiations or, if necessary, by the court.

Fiscal Impact: Funding for the necessary property and right-of-way acquisition costs at the properties' appraised values is included in the total Project cost estimate.

Attachment:

Resolution of Necessity

WHEATLAND CITY COUNCIL
RESOLUTION NO. XX-25

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WHEATLAND DECLARING THE NECESSITY FOR AND AUTHORIZING THE COMMENCEMENT OF EMINENT DOMAIN PROCEEDINGS CONCERNING REGIONAL SEWER PROJECT PROPERTY INTERESTS

WHEREAS, the City of Wheatland ("City") is authorized by Government Code section 37350.5 to acquire by eminent domain any property necessary to carry out any of its powers or functions;

WHEREAS, the real property described herein is required for the construction of the Wheatland Regional Sewer Pipeline Project (the "Project");

WHEREAS, as part of the Project, the City must construct, operate and maintain raw and treated water conveyance pipelines and related valves, fittings, facilities and appurtenances;

WHEREAS, to construct and operate the Project, it is necessary for the City to acquire fee simple, temporary easements, and permanent easement rights in private properties, which include the rights of ingress and egress from those properties sufficient to allow for the construction, operation and maintenance of the Project;

WHEREAS, the City Council finds and determines that notice of its intention to adopt this Resolution of Necessity was duly given as required by Code of Civil Procedure section 1245.235, and on the date and at the time and place fixed for the hearing, this City Council did hear and consider all of the evidence presented.

NOW, THEREFORE, BE IT RESOLVED, by at least a two-thirds vote of this City Council under Code of Civil Procedure sections 1240.030 and 1245.230, that this City Council finds and determines each 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.

4. The offer required by Government Code section 7267.2 has been made to the property owner or owners of record.

AND BE IT FURTHER RESOLVED, that the City Attorney is authorized and directed to take and prosecute to completion any action necessary or convenient for the

City of Wheatland, including, without limitation, filing and prosecuting an eminent domain action in the Superior Court of California, County of Yuba, for the City of Wheatland to acquire the fee simple, temporary easement, and permanent easement property interests in that certain real property, more particularly described as:

SEE EXHIBIT A ATTACHED

BE IT FURTHER RESOLVED, that the City Attorney is hereby authorized and directed to make an application to the Court for an Order for Possession Before Judgement in these proceedings;

BE IT FURTHER RESOLVED, the City Manager is hereby authorized to pay any deposit of City funds necessary to obtain the Order for Possession Before Judgement.

PASSED AND ADOPTED by the City Council of City of Wheatland on this 25th day of November 2025, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

APPROVED:

Angela Teter, Mayor

ATTEST:

Lisa Thomason, City Clerk

EXHIBIT A

Plat and Legal Exhibits

Attachment 1 - Lewis Investment Company, LLC
- Exhibit 1.A Lewis Investment Company, LLC Fee Area Legal Description
- Exhibit 1.B Lewis Investment Company, LLC Fee Area Plat
- Exhibit 2.A Lewis Investment Company, LLC Pipeline Easement Legal Description
- Exhibit 2.B Lewis Investment Company, LLC Pipeline Easement Plat
- Exhibit 3.A Lewis Investment Company, LLC Temporary Construction Easement Legal Description
- Exhibit 3.B Lewis Investment Company, LLC Temporary Construction Easement Plat

Attachment 2 - Bowman
- Exhibit 1.A Bowman Pipeline Easement Legal Description
- Exhibit 1.B Bowman Pipeline Easement Plat
- Exhibit 2.A Bowman Temporary Construction Easement Legal Description
- Exhibit 2.B Bowman Temporary Construction Easement Plat

Attachment 3 - AKT Ranch
- Exhibit 1.A AKT Fee Area Legal Description
- Exhibit 1.B AKT Fee Area Plat
- Exhibit 2.A AKT Landscape Easement Legal Description
- Exhibit 2.B AKT Landscape Easement Plat
- Exhibit 3.A AKT Slope Easement Legal Description
- Exhibit 3.B AKT Slope Easement Plat
- Exhibit 4.A AKT Legal Description
- Exhibit 4.B AKT Temporary Construction Easement Plat

Attachment 4 - Attachment 8 - PMF Wheatland, LLC
- Exhibit 1.A PMF Wheatland, LLC Pipeline Easement Legal Description
- Exhibit 1.B PMF Wheatland, LLC Pipeline Easement Plat
- Exhibit 2.A PMF Wheatland, LLC Temporary Construction Easement Legal Description
- Exhibit 2.B PMF Wheatland, LLC Temporary Construction Easement Plat
- Exhibit 1.A Stephenson Temporary Construction Easement Legal Description
- Exhibit 1.B Stephenson Temporary Construction Easement Plat

Attachment 5 - Myhra
- Exhibit 1.A Myhra Temporary Construction Easement Legal Description
- Exhibit 1.B Myhra Temporary Construction Easement Plat

Attachment 6 - Mauk
- Exhibit 1.A Mauk Temporary Construction Easement Legal Description
- Exhibit 1.B Mauk Temporary Construction Easement Plat

Attachment 7 - Waltz
- Exhibit 1.A Waltz Temporary Construction Easement Legal Description
- Exhibit 1.B Waltz Temporary Construction Easement Plat
- Exhibit 2.A Waltz Temporary Construction Easement Legal Description
- Exhibit 2.B Waltz Temporary Construction Easement Plat

Attachment 8 - PMF Wheatland, LLC
- Exhibit 1.A PMF Wheatland, LLC Pipeline Easement Legal Description
- Exhibit 1.B PMF Wheatland, LLC Pipeline Easement Plat
- Exhibit 2.A PMF Wheatland, LLC Temporary Construction Easement Legal Description
- Exhibit 2.B PMF Wheatland, LLC Temporary Construction Easement Plat

Attachment 9 - Four Corners Farmland Fund Tehama, LLC
- Exhibit 1.A Four Corners Farmland Fund Tehama Pipeline Easement Legal Description
- Exhibit 1.B Four Corners Farmland Fund Tehama Pipeline Easement Plat
- Exhibit 2.A Four Corners Farmland Fund Tehama Temporary Construction Easement Legal Description
- Exhibit 2.B Four Corners Farmland Fund Tehama Temporary Construction Easement Plat

Continued on next page

Continued from previous page

Attachment 10 - Royal Lands, LLC
- Exhibit 1.A Royal Lands, LLC Pipeline Easement Legal Description
- Exhibit 1.B Royal Lands, LLC Pipeline Easement Plat
- Exhibit 2.A Royal Lands, LLC Temporary Construction Easement Legal Description
- Exhibit 2.B Royal Lands, LLC Temporary Construction Easement Plat

Attachment 11 - Roberts
- Exhibit 1.A Roberts Pipeline Easement Legal Description
- Exhibit 1.B Roberts Pipeline Easement Plat
- Exhibit 2.A Roberts Temporary Construction Easement Legal Description
- Exhibit 2.B Roberts Temporary Construction Easement Plat
- Exhibit 3.A Roberts Access Easement Legal Description
- Exhibit 3.B Roberts Access Easement Plat

Attachment 12 - Garcia
- Exhibit 1.A Garcia Pipeline Easement Legal Description
- Exhibit 1.B Garcia Pipeline Easement Plat

Attachment 13 - Staas Family Trust
- Exhibit 1.A Staas Family Trust Pipeline Easement Legal Description
- Exhibit 1.B Staas Family Trust Pipeline Easement Plat
- Exhibit 2.A Staas Family Trust Temporary Construction Easement Legal Description
- Exhibit 2.B Staas Family Trust Temporary Construction Easement Plat
- Exhibit 3.A Staas Family Trust Access Easement Legal Description
- Exhibit 3.B Staas Family Trust Access Easement Plat

Attachment 14- Sohrakoff
- Exhibit 1.A Sohrakoff Grant Fee Area Legal Description
- Exhibit 1.B Sohrakoff Grant Fee Area Plat
- Exhibit 2.A Sohrakoff Temporary Construction Easement Legal Description
- Exhibit 2.B Sohrakoff Temporary Construction Easement Plat

Attachment 15 - WGKS Eureka Land LLC
- Exhibit 1.A WGKS Eureka Land LLC Access Easement Legal Description
- Exhibit 1.B WGKS Eureka Land LLC Access Easement Plat

Attachment 16 - Bishop
- Exhibit 1.A Bishop Access Easement Legal Description
- Exhibit 1.B Bishop Access Easement Plat

Attachment 17 - Sutton
- Exhibit 1. Sutton Anchor Easement Legal Description
- Exhibit 1.A Sutton Anchor Easement Plat

Attachment 1- Lewis Investment Company, LLC
- Exhibit 1.A Lewis Investment Company, LLC Fee Area Legal Description
- Exhibit 1.B Lewis Investment Company, LLC Fee Area Plat
- Exhibit 2.A Lewis Investment Company, LLC Pipeline Easement Legal Description
- Exhibit 2.B Lewis Investment Company, LLC Pipeline Easement Plat
- Exhibit 3.A Lewis Investment Company, LLC Temporary Construction Easement Legal Description
- Exhibit 3.B Lewis Investment Company, LLC Temporary Construction Easement Plat

EXHIBIT A
LEGAL DESCRIPTION
FOR
GRANT FEE AREA
OVER A PORTION OF THE LANDS OF
LEWIS INVESTMENT COMPANY LLC,
COUNTY OF YUBA, CALIFORNIA

ALL THAT PORTION OF LANDS OF LOT A, AS SHOWN ON THE MAP ENTITLED "HERITAGE OAKS ESTATES EAST LARGE LOT FINAL MAP", TRACT NO. 2006-019, IN BOOK 88 OF MAPS, AT PAGES 27 - 32, FILED FOR RECORD IN YUBA COUNTY RECORDS, BEING A PORTION OF SECTION 12, JOHNSON RANCHO, IN THE CITY OF WHEATLAND, COUNTY OF YUBA, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID LOT A, SAID POINT ALSO BEING THE SOUTH CORNER OF PARCEL 1, AS SHOWN ON PARCEL MAP NO. 83-34, IN BOOK 47 OF MAPS, AT PAGES 23, FILED FOR RECORD IN YUBA COUNTY RECORDS, THENCE FROM SAID **POINT OF BEGINNING**, CONTINUING ALONG SAID WESTERLY LINE THE FOLLOWING FIVE (5) COURSES: (1) NORTH 24° 37' 41" EAST A DISTANCE OF 22.97 FEET, MORE OR LESS, TO THE MOST WESTERLY CORNER OF THE LANDS OF THE CITY OF WHEATLAND AS DESCRIBED IN DOCUMENT NUMBER 1967-4600224, FILED FOR RECORD IN YUBA COUNTY RECORDS; (2) SOUTH 33° 53' 10" EAST A DISTANCE OF 37.87 FEET, MORE OR LESS, TO THE MOST SOUTHERLY CORNER OF SAID LANDS OF THE CITY OF WHEATLAND; (3) NORTH 54° 19' 35" EAST A DISTANCE OF 40.00 FEET, MORE OR LESS, TO THE MOST EASTERLY CORNER OF SAID LANDS OF THE CITY OF WHEATLAND; (4) NORTH 35° 40' 25" WEST A DISTANCE OF 59.99 FEET, MORE OR LESS, TO THE MOST NORTHERLY CORNER OF SAID LANDS OF THE CITY OF WHEATLAND; (5) THENCE LEAVING SAID LANDS OF THE CITY OF WHEATLAND, NORTH 24° 37' 41" EAST A DISTANCE OF 246.91 FEET; THENCE LEAVING SAID WESTERLY LINE, SOUTH 35° 44' 55" EAST A DISTANCE OF 97.35 FEET; THENCE SOUTH 37° 04' 37" WEST A DISTANCE OF 14.28 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24° 03' 11" AND AN ARC LENGTH OF 25.19 FEET; THENCE SOUTH 13° 01' 26" WEST A DISTANCE OF 123.01 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET, THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29° 30' 40" AND AN ARC LENGTH OF 30.90 FEET; THENCE SOUTH 42° 32' 06" WEST A DISTANCE OF 32.30 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43° 30' 24" AND AN ARC LENGTH OF 45.56 FEET; THENCE SOUTH 00° 58' 17" EAST A DISTANCE OF 9.91 FEET; THENCE SOUTH 50° 55' 02" WEST A DISTANCE OF 43.93 FEET, MORE OR LESS, TO SAID WESTERLY LINE, ALSO BEING A COMMON LINE WITH THE LANDS OF SARAH SUTTON AS DESCRIBED IN DOCUMENT NUMBER 2011-004802, FILED FOR RECORD IN YUBA COUNTY RECORDS, THENCE CONTINUING ALONG SAID COMMON LINE, NORTH 35° 40' 11" WEST A DISTANCE OF 94.75 FEET, MORE OR LESS, TO THE **POINT OF BEGINNING.**

THE HEREIN DESCRIBED AREA IS SHOWN ON "EXHIBIT B" ATTACHED HERE TO AND MADE A PART THERE OF.

CONTAINING 0.63 +/- ACRES

BEING A PORTION OF ASSESSOR'S PARCEL NUMBER 015-490-024.

END OF DESCRIPTION

Robert J. Lawless, P.L.S. 8928

April 10, 2025
Dated:

DUNDAS GEOMATICS
GEOMATIC ENGINEERS
Grass Valley Office
159 South Auburn Street
Grass Valley, Ca. 95945

EXHIBIT B

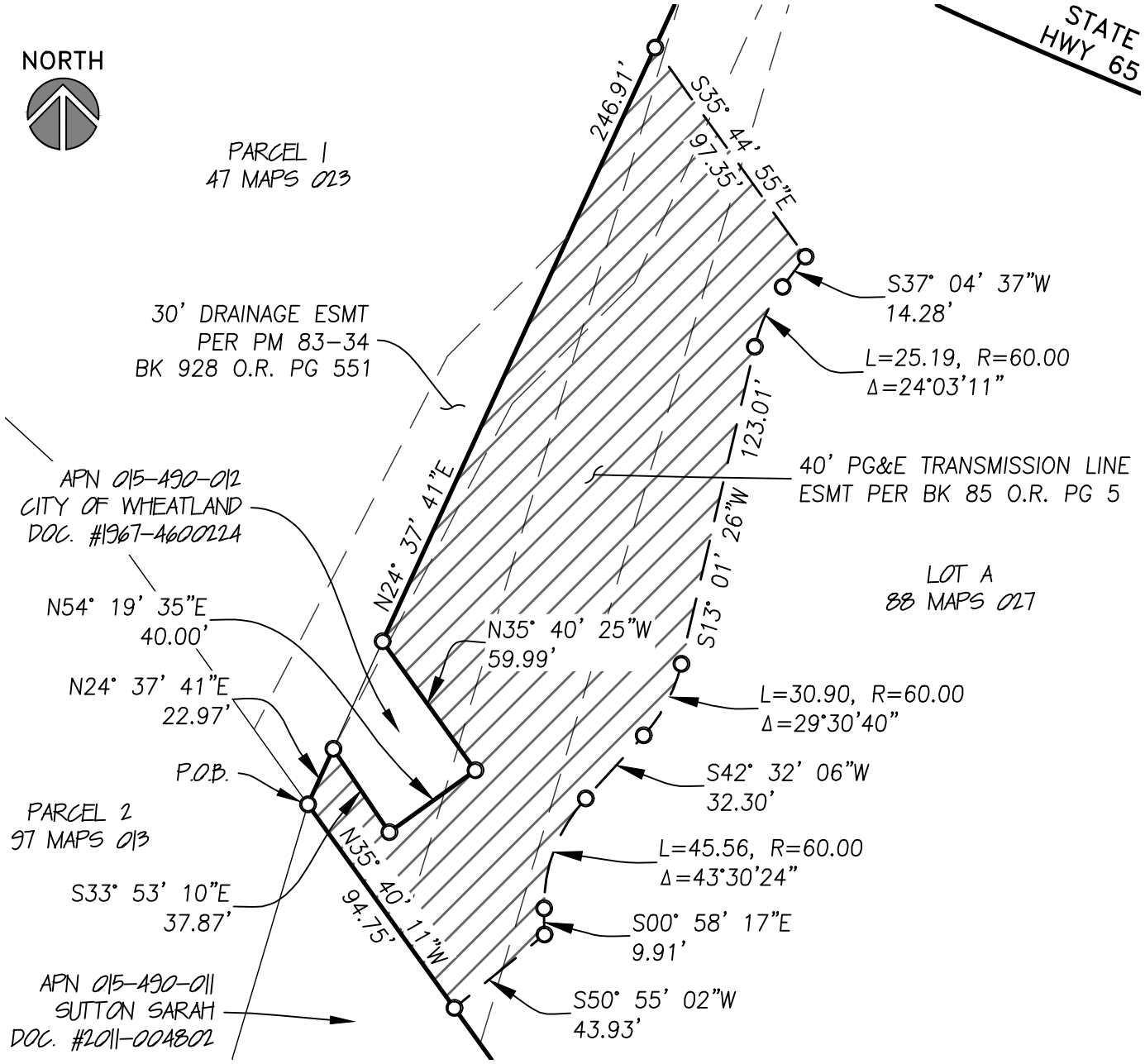
GRANT FEE AREA

BEING A PORTION OF SEC. 12, JOHNSON RANCHO, THE CITY OF WHEATLAND, COUNTY OF YUBA, IN THE STATE OF CALIFORNIA

SC

DATE: 03/27/25

SHEET: 1 OF 1



LEGEND

O	DIMENSION POINT
P.O.B.	POINT OF BEGINNING
———	PROPERTY LINE
———	ADJACENT PROPERTY LINE
— — —	EXISTING EASEMENT LINE
— — —	PROPOSED EASEMENT LINE
▨	PROPOSED EASEMENT AREA

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE II, NAD 83, EPOCH 2010.00 AS DETERMINED BY STATIC GPS OBSERVATIONS AND DERIVED FROM GEODETIC VALUES PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS).

PROFESSIONAL LAND SURVEYOR
ROBERT J. LAWLESS
No. 8928
Exp. 09/30/26
STATE OF CALIFORNIA

EXHIBIT A
LEGAL DESCRIPTION
FOR
PIPELINE EASEMENT
OVER A PORTION OF THE LANDS OF
LEWIS INVESTMENT COMPANY LLC,
COUNTY OF YUBA, CALIFORNIA

ALL THAT PORTION OF LOT A, AS SHOWN ON THE MAP ENTITLED "HERITAGE OAKS ESTATES EAST LARGE LOT FINAL MAP", TRACT NO. 2006-019, IN BOOK 88 OF MAPS, AT PAGES 27 - 32, FILED FOR RECORD IN YUBA COUNTY RECORDS, BEING A PORTION OF SECTION 12, JOHNSON RANCHO, IN THE CITY OF WHEATLAND, COUNTY OF YUBA, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID LOT A, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 65, FROM WHICH POINT THE NORTH CORNER OF SAID LOT A BEARS NORTH 63° 11' 20" WEST A DISTANCE OF 27.14 FEET; THENCE FROM THE SAID **POINT OF BEGINNING**, SOUTH 25° 57' 19" WEST A DISTANCE OF 74.52 FEET; THENCE SOUTH 35° 44' 55" EAST A DISTANCE OF 68.14 FEET; THENCE NORTH 25° 57' 19" EAST A DISTANCE OF 107.20 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 2050.00 FEET AND A CHORD THAT BEARS NORTH 64° 24' 21" WEST A DISTANCE OF 60.00 FEET; THENCE ALONG SAID TROUGH A CENTRAL ANGLE OF 01° 40' 38" AND AN ARC LENGTH OF 60.00 FEET, MORE OR LESS, TO THE **POINT OF BEGINNING.**

THE HEREIN DESCRIBED AREA IS SHOWN ON "EXHIBIT B" ATTACHED HERE TO AND MADE A PART THERE OF.

CONTAINING 0.12 +/- ACRES

BEING A PORTION OF ASSESSOR'S PARCEL NUMBER 015-490-024.

END OF DESCRIPTION

Robert J. Lawless, P.L.S. 8928

PROFESSIONAL LAND SURVEYOR
ROBERT J. LAWLESS
No. 8928
Exp. 09/30/26
STATE OF CALIFORNIA

April 10, 2025
Dated:

DUNDAS GEOMATICS
GEOMATIC ENGINEERS
Grass Valley Office
159 South Auburn Street
Grass Valley, Ca. 95945

EXHIBIT B

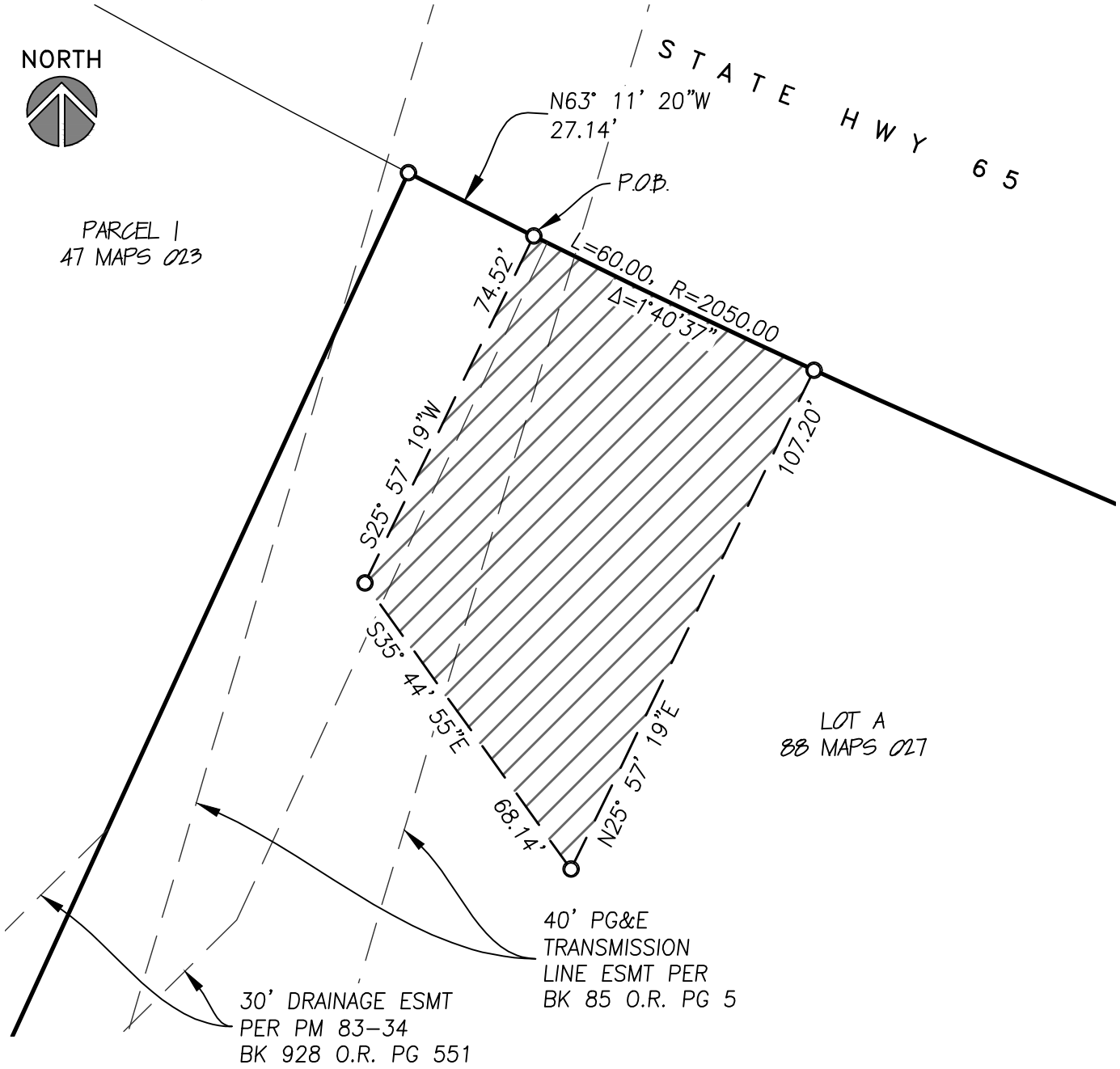
PIPELINE EASEMENT

BEING A PORTION OF SEC. 12, JOHNSON RANCHO, THE CITY OF WHEATLAND, COUNTY OF YUBA, IN THE STATE OF CALIFORNIA

SC

DATE: 03/27/25

SHEET: 1 OF 1



LEGEND

O	DIMENSION POINT
P.O.B.	POINT OF BEGINNING
———	PROPERTY LINE
———	ADJACENT PROPERTY LINE
— — —	EXISTING EASEMENT LINE
— — —	PROPOSED EASEMENT LINE
▨	PROPOSED EASEMENT AREA

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE II, NAD 83, EPOCH 2010.00 AS DETERMINED BY STATIC GPS OBSERVATIONS AND DERIVED FROM GEODETIC VALUES PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS).

PROFESSIONAL LAND SURVEYOR
ROBERT J. LAWLESS
No. 8928
Exp. 09/30/26
STATE OF CALIFORNIA

EXHIBIT A
LEGAL DESCRIPTION
FOR
TEMPORARY CONSTRUCTION EASEMENT
OVER A PORTION OF THE LANDS OF
LEWIS INVESTMENT COMPANY LLC,
COUNTY OF YUBA, CALIFORNIA

ALL THAT PORTION LOT A, AS SHOWN ON THE MAP ENTITLED "HERITAGE OAKS ESTATES EAST LARGE LOT FINAL MAP", TRACT NO. 2006-019, IN BOOK 88 OF MAPS, AT PAGES 27 - 32, FILED FOR RECORD IN YUBA COUNTY RECORDS, BEING A PORTION OF SECTION 12, JOHNSON RANCHO, IN THE CITY OF WHEATLAND, COUNTY OF YUBA, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID LOT A, SAID POINT ALSO BEING THE EAST CORNER OF THE LANDS OF SARAH SUTTON AS DESCRIBED IN DOCUMENT NUMBER 2011-004802, FILED FOR RECORD IN YUBA COUNTY RECORDS, THENCE FROM SAID **POINT OF BEGINNING**, CONTINUING ALONG SAID WESTERLY LINE AND ALONG THE NORTHEASTERLY LINE OF SAID LANDS OF SARAH SUTTON, NORTH 35° 40' 11" WEST A DISTANCE OF 86.70 FEET; THENCE LEAVING SAID WESTERLY AND NORTHEASTERLY LINES NORTH 50° 55' 47" EAST A DISTANCE OF 43.92 FEET; THENCE SOUTH 35° 40' 11" EAST A DISTANCE OF 38.24 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91° 05' 41" AND AN ARC LENGTH OF 79.50 FEET; THENCE NORTH 53° 14' 08" EAST A DISTANCE OF 125.03 FEET; THENCE SOUTH 35° 40' 02" EAST A DISTANCE OF 99.98 FEET; THENCE SOUTH 53° 12' 45" WEST A DISTANCE OF 219.85 FEET; THENCE NORTH 35° 40' 11" WEST A DISTANCE OF 100.80 FEET, MORE OR LESS, TO THE **POINT OF BEGINNING.**

THE HEREIN DESCRIBED AREA IS SHOWN ON "EXHIBIT B" ATTACHED HERE TO AND MADE A PART THERE OF.

CONTAINING 0.61 +/- ACRES

BEING A PORTION OF ASSESSOR'S PARCEL NUMBER 015-490-024.

END OF DESCRIPTION

Robert J. Lawless, P.L.S. 8928

PROFESSIONAL LAND SURVEYOR
ROBERT J. LAWLESS
No. 8928
Exp. 09/30/26
STATE OF CALIFORNIA

April 10, 2025
Dated:

DUNDAS GEOMATICS
GEOMATIC ENGINEERS
Grass Valley Office
159 South Auburn Street
Grass Valley, Ca. 95945

EXHIBIT B

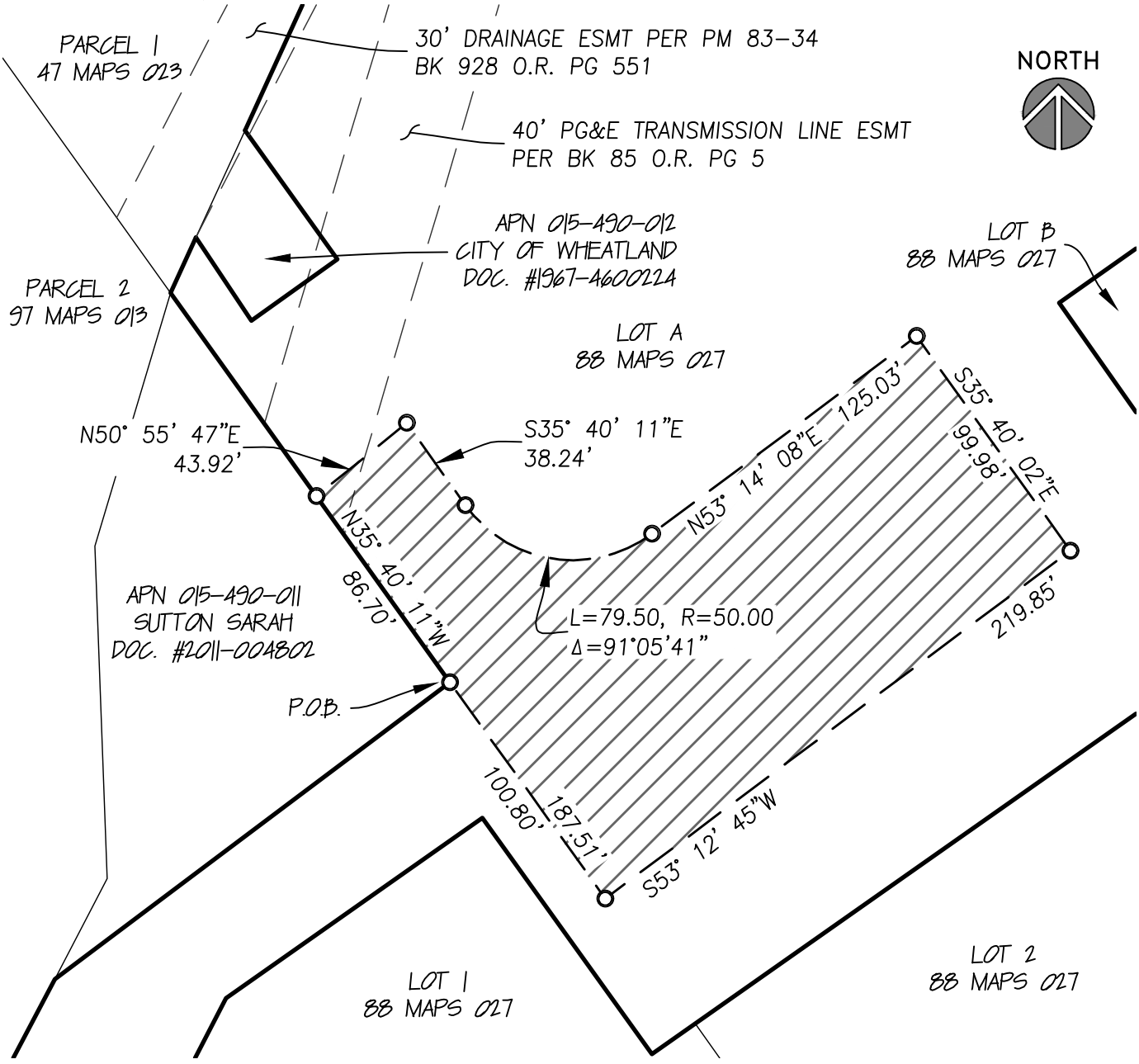
TEMPORARY CONSTRUCTION EASEMENT

BEING A PORTION OF SEC. 12, JOHNSON RANCHO, THE CITY OF WHEATLAND, COUNTY OF YUBA, IN THE STATE OF CALIFORNIA

SC

DATE: 03/27/25

SHEET: 1 OF 1



LEGEND

O	DIMENSION POINT
P.O.B.	POINT OF BEGINNING
———	PROPERTY LINE
———	ADJACENT PROPERTY LINE
— — —	EXISTING EASEMENT LINE
— — —	PROPOSED EASEMENT LINE
▨	PROPOSED EASEMENT AREA

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE II, NAD 83, EPOCH 2010.00 AS DETERMINED BY STATIC GPS OBSERVATIONS AND DERIVED FROM GEODETIC VALUES PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS).

PROFESSIONAL LAND SURVEYOR
ROBERT J. LAWLESS
No. 8928
Exp. 09/30/26
STATE OF CALIFORNIA

Attachment 2- Bowman

- Exhibit 1.A Bowman Pipeline Easement Legal Description
- Exhibit 1.B Bowman Pipeline Easement Plat
- Exhibit 2.A Bowman Temporary Construction Easement Legal Description
- Exhibit 2.B Bowman Temporary Construction Easement Plat

EXHIBIT A
LEGAL DESCRIPTION
FOR
PIPELINE EASEMENT
OVER A PORTION OF THE LANDS OF BOWMAN
COUNTY OF YUBA, CALIFORNIA

ALL THAT PORTION OF LANDS OF JAMES BOWMAN AS DESCRIBED IN DOCUMENT NUMBER 2017-004756, FILED FOR RECORD IN YUBA COUNTY RECORDS ALSO BEING A PORTION OF PARCEL 2, AS SHOWN IN BOOK 46 OF MAPS, AT PAGE 48, FILED FOR RECORD IN YUBA COUNTY RECORDS, BEING A PORTION OF SECTION 12, JOHNSON RANCHO, IN THE CITY OF WHEATLAND, COUNTY OF YUBA, STATE OF CALIFORNIA, BEING A 20.00 FEET WIDE STRIP OF LAND LYING 10 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED LINE;

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID PARCEL 2, ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HWY 65 FROM WHICH THE SOUTH CORNER OF SAID PARCEL 2, BEARS SOUTH 66° 28' 40" EAST 112.27 FEET; THENCE, FROM SAID **POINT OF BEGINNING**, LEAVING SAID PROPERTY LINE AND RIGHT-OF-WAY LINE NORTH 37° 23' 15" EAST A DISTANCE OF 6.32 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09° 16' 48" AND AN ARC LENGTH OF 40.49 FEET; THENCE NORTH 28° 06' 27" EAST A DISTANCE OF 236.26 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET; THENCE ALONG SAID CURVE TROUGH A CENTRAL ANGLE OF 04° 49' 44" AND AN ARC LENGTH OF 4.21 FEET MORE OR LESS TO THE NORTHERLY LINE OF SAID PARCEL 2.

THE SIDELINES OF SAID STRIP SHALL BE LENGTHENED OR SHORTENED AS TO COMMENCE AND TERMINATE AT THE SOUTHERLY AND NORTHERLY LINE OF SAID PARCEL 2.

THE HEREIN DESCRIBED AREA IS SHOWN ON "EXHIBIT B" ATTACHED HERE TO AND MADE A PART THERE OF.

CONTAINING 0.13 +/- ACRES

BEING A PORTION OF ASSESSOR'S PARCEL NUMBER 015-490-016 & 017.

END OF DESCRIPTION

Robert J. Lawless, P.L.S. 8928

April 10, 2025
Dated:

DUNDAS GEOMATICS
GEOMATIC ENGINEERS
Grass Valley Office
159 South Auburn Street
Grass Valley, Ca. 95945

EXHIBIT B

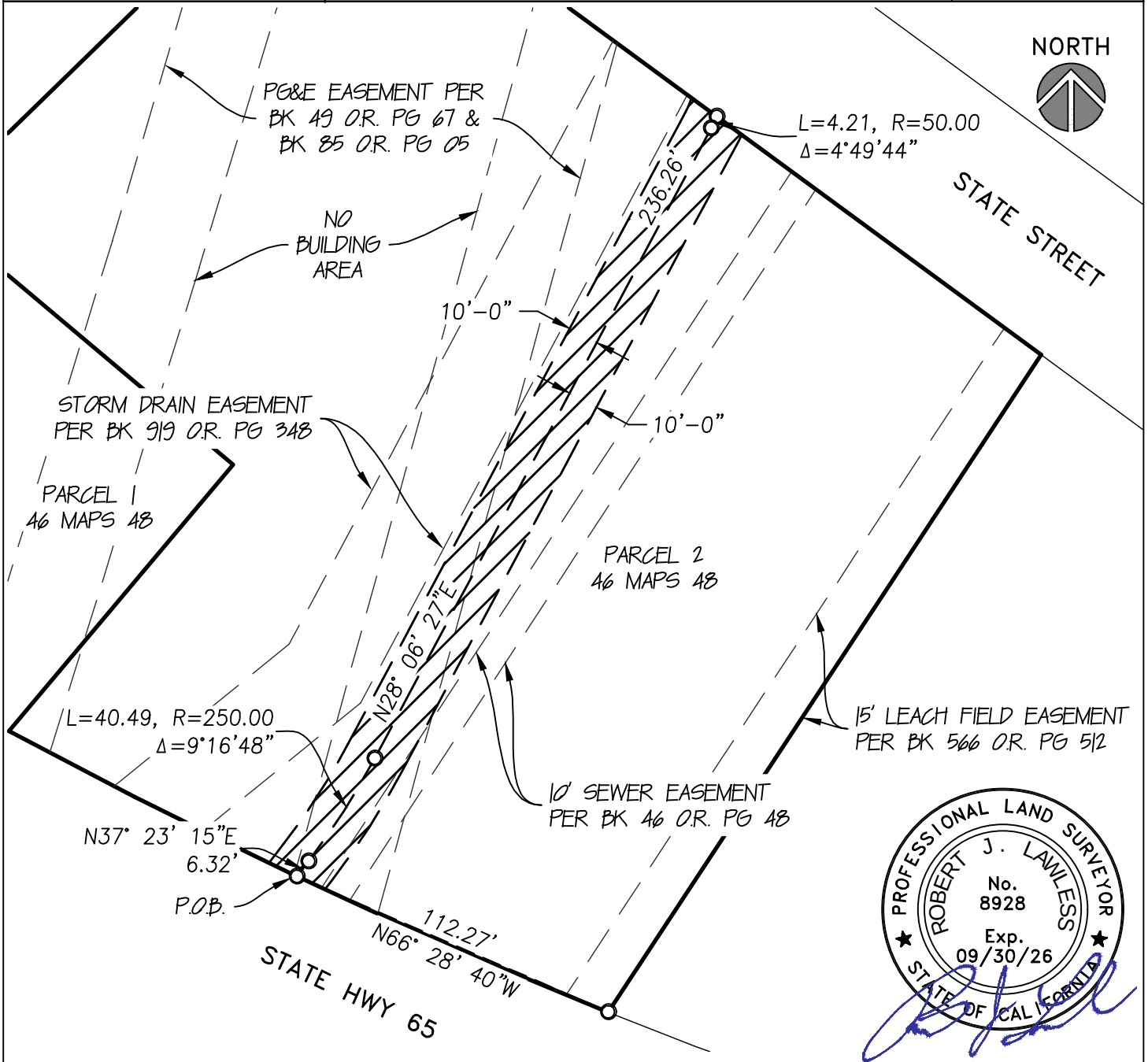
PIPELINE EASEMENT

BEING A PORTION OF SEC. 12, JOHNSON RANCHO, THE CITY OF WHEATLAND, YUBA COUNTY, IN THE STATE OF CALIFORNIA

SC

DATE: 11/10/24

SHEET: 1 OF 1



PROFESSIONAL LAND SURVEYOR
ROBERT J. LAWLESS
No. 8928
Exp. 09/30/26
STATE OF CALIFORNIA

LEGEND

O	DIMENSION POINT
P.O.B.	POINT OF BEGINNING
———	PROPERTY LINE
———	ADJACENT PROPERTY LINE
— — —	EXISTING EASEMENT LINE
— — —	PROPOSED EASEMENT LINE
▨	PROPOSED EASEMENT AREA

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE II, NAD 83, EPOCH 2010.00 AS DETERMINED BY STATIC GPS OBSERVATIONS AND DERIVED FROM GEODETIC VALUES PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS).

EXHIBIT A
LEGAL DESCRIPTION
FOR
TEMPORARY CONSTRUCTION EASEMENT
OVER A PORTION OF THE LANDS OF BOWMAN,
COUNTY OF YUBA, CALIFORNIA

ALL THAT PORTION OF LANDS OF JAMES BOWMAN AS DESCRIBED IN DOCUMENT NUMBER 2017-004756, FILED FOR RECORD IN YUBA COUNTY RECORDS ALSO BEING A PORTION OF PARCEL 2, AS SHOWN IN BOOK 46 OF MAPS, AT PAGE 48, FILED FOR RECORD IN YUBA COUNTY RECORDS, BEING A PORTION OF SECTION 12, JOHNSON RANCHO, IN THE CITY OF WHEATLAND, COUNTY OF YUBA, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID PARCEL 2 ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE STREET FROM WHICH THE EAST CORNER OF SAID PARCEL 2, BEARS SOUTH 53° 42’ 23” EAST A DISTANCE OF 15.02 FEET; THENCE, FROM SAID **POINT OF BEGINNING**, LEAVING SAID NORTHERLY LINE AND SAID RIGHT-OF-WAY LINE SOUTH 33° 18’ 30” WEST A DISTANCE OF 263.98 FEET MORE OR LESS TO THE SOUTHWEST PROPERTY BOUNDARY OF SAID PARCEL 2 ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1950.00 FEET AND A CHORD THAT BEARS NORTH 66° 21’ 39 WEST A DISTANCE OF 87.07 FEET; THENCE CONTINUING ALONG THE SAID SOUTHWEST PROPERTY BOUNDARY AND SAID CURVE TROUGH A CENTRAL ANGLE OF 02° 33’ 31” AND AN ARC LENGTH OF 87.07 FEET; THENCE LEAVING SAID SOUTHWEST PROPERTY BOUNDARY NORTH 37° 23’ 15” EAST A DISTANCE OF 4.14 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 260.00 FEET, THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09° 16’ 48” AND AN ARC LENGTH OF 42.11 FEET; THENCE NORTH 28° 06’ 27” EAST A DISTANCE OF 236.26 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 59.81 FEET, THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 38’ 22” AND AN ARC LENGTH OF 2.75 FEET TO THE NORTHEAST PROPERTY BOUNDARY AND SAID RIGHT-OF-WAY LINE; THENCE ALONG SAID NORTHEAST PROPERTY BOUNDARY SOUTH 53° 42’ 23” EAST A DISTANCE OF 107.82 FEET TO THE **POINT OF BEGINNING.**

THE HEREIN DESCRIBED AREA IS SHOWN ON “EXHIBIT B” ATTACHED HERE TO AND MADE A PART THERE OF.

CONTAINING 0.60 +/- ACRES

BEING A PORTION OF ASSESSOR’S PARCEL NUMBER 015-490-017.

END OF DESCRIPTION

Robert J. Lawless, P.L.S. 8928

April 10, 2025
Dated:

DUNDAS GEOMATICS
GEOMATIC ENGINEERS
Grass Valley Office
159 South Auburn Street
Grass Valley, Ca. 95945

EXHIBIT B

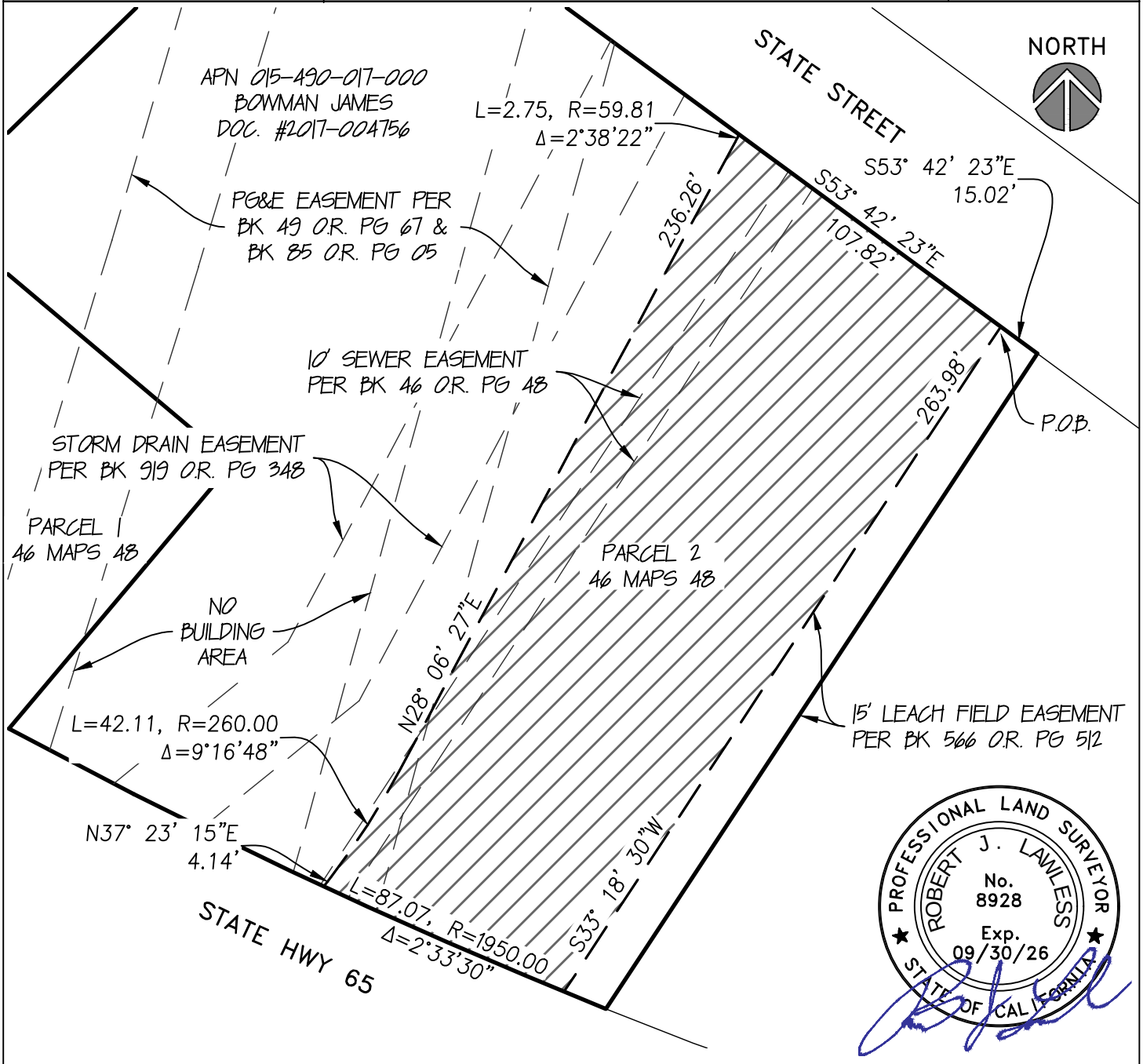
TEMPORARY CONSTRUCTION EASEMENT

BEING A PORTION OF SEC. 12, JOHNSON RANCHO, THE CITY OF WHEATLAND, YUBA COUNTY, IN THE STATE OF CALIFORNIA

SC

DATE: 11/10/24

SHEET: 1 OF 1



PROFESSIONAL LAND SURVEYOR
ROBERT J. LAWLESS
No. 8928
Exp. 09/30/26
STATE OF CALIFORNIA

LEGEND

O	DIMENSION POINT
P.O.B.	POINT OF BEGINNING
———	PROPERTY LINE
———	ADJACENT PROPERTY LINE
— — —	EXISTING EASEMENT LINE
— — —	PROPOSED EASEMENT LINE
▨	PROPOSED EASEMENT AREA

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE II, NAD 83, EPOCH 2010.00 AS DETERMINED BY STATIC GPS OBSERVATIONS AND DERIVED FROM GEODETIC VALUES PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS).

Attachment 3 - AKT Ranch

- Exhibit 1.A AKT Fee Area Legal Description
- Exhibit 1.B AKT Fee Area Plat
- Exhibit 2.A AKT Landscape Easement Legal Description
- Exhibit 2.B AKT Landscape Easement Plat
- Exhibit 3.A AKT Slope Easement Legal Description
- Exhibit 3.B AKT Slope Easement Plat
- Exhibit 4.A AKT Temporary Construction Easement Legal Description
- Exhibit 4.B AKT Temporary Construction Easement Plat

EXHIBIT A
LEGAL DESCRIPTION
OVER A PORTION OF THE LANDS OF AKT WHEATLAND RANCH LLC
COUNTY OF YUBA, CALIFORNIA

ALL THAT PORTION OF LANDS OF AKT WHEATLAND RANCH LLC, DESCRIBED IN DOCUMENT NUMBER 2013-000529 FILED FOR RECORD IN YUBA COUNTY RECORDS, ALSO BEING A PORTION OF SECTION 20, JOHNSON RANCHO, IN THE COUNTY OF YUBA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SPENCEVILLE ROAD FROM WHICH THE WEST CORNER OF SAID SECTION 20 BEARS THE FOLLOWING THREE (3) CONSECUTIVE COURSES: ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 38° 50’ 22” WEST 353.75 FEET DISTANT; (2) SOUTH 54° 00’ 22” WEST, 227.90 FEET MORE OR LESS TO THE SOUTHWEST EDGE OF SAID SECTION 20; (3) ALONG SAID SOUTHWEST LINE NORTH 25° 54’ 12” WEST 1955.14 FEET MORE OR LESS; THENCE FROM SAID **POINT OF BEGINNING** NORTH 38° 50’ 22” EAST A DISTANCE OF 260.00 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 51° 09’ 38” EAST A DISTANCE OF 605.00 FEET; THENCE SOUTH 38° 50’ 22” WEST A DISTANCE OF 260.00 FEET; THENCE NORTH 51° 09’ 38” WEST A DISTANCE OF 605.00 FEET TO THE **POINT OF BEGINNING.**

THE HEREIN DESCRIBED AREA IS SHOWN ON “EXHIBIT B” ATTACHED HERE TO AND MADE A PART THERE OF.

CONTAINING 3.61 +/- ACRES

BEING A PORTION OF ASSESSOR’S PARCEL NUMBERS 015-360-031 AND 015-360-032.

END OF DESCRIPTION

Robert J. Lawless, P.L.S. 8928

April 10, 2025
Dated:

DUNDAS GEOMATICS
GEOMATIC ENGINEERS
Grass Valley Office
159 South Auburn Street
Grass Valley, Ca. 95945

EXHIBIT B

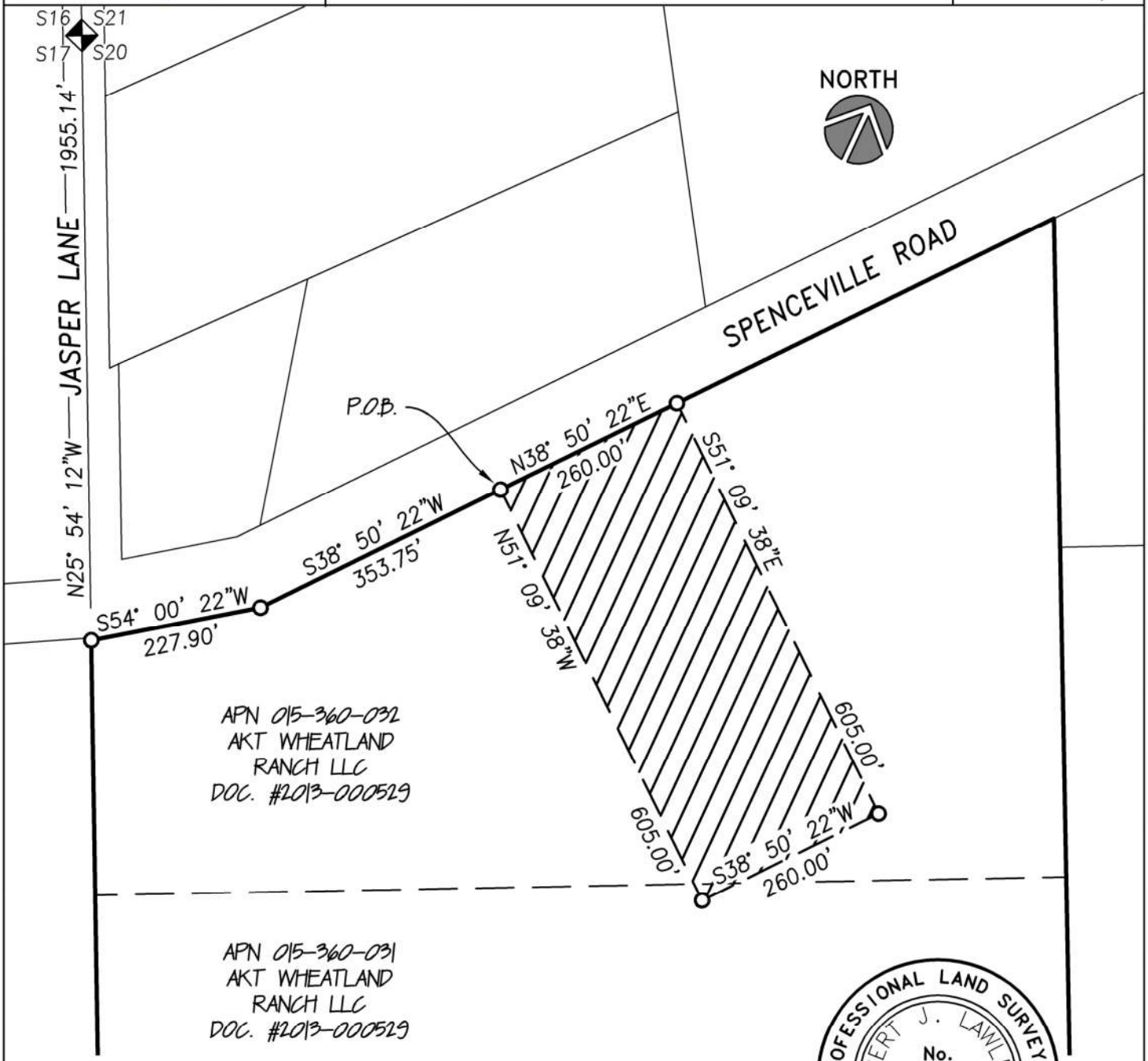
GRANT FEE AREA

BEING A PORTION OF SEC. 20, JOHNSON RANCHO, COUNTY OF YUBA, IN THE STATE OF CALIFORNIA

SC

DATE: 11/05/24

SHEET: 1 OF 1



PROFESSIONAL LAND SURVEYOR
ROBERT J. LAWLESS
No. 8928
Exp. 09/30/26
STATE OF CALIFORNIA

LEGEND

O	DIMENSION POINT
P.O.B.	POINT OF BEGINNING
———	PROPERTY LINE
———	ADJACENT PROPERTY LINE
— — —	PROPOSED EASEMENT LINE
▨	PROPOSED EASEMENT AREA

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE II, NAD 83, EPOCH 2010.00 AS DETERMINED BY STATIC GPS OBSERVATIONS AND DERIVED FROM GEODETIC VALUES PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS).

EXHIBIT A
LEGAL DESCRIPTION
FOR
LANDSCAPE EASEMENT
OVER A PORTION OF THE LANDS OF AKT WHEATLAND RANCH LLC
COUNTY OF YUBA, CALIFORNIA

ALL THAT PORTION OF LANDS OF AKT WHEATLAND RANCH LLC, DESCRIBED IN DOCUMENT NUMBER 2013-000529 FILED FOR RECORD IN YUBA COUNTY RECORDS, ALSO BEING A PORTION OF SECTION 20, JOHNSON RANCHO, IN THE COUNTY OF YUBA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SPENCEVILLE ROAD FROM WHICH THE WEST CORNER OF SAID SECTION 20 BEARS THE FOLLOWING THREE (3) CONSECUTIVE COURSES: ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 38° 50’ 22” WEST 333.75 FEET DISTANT; (2) SOUTH 54° 00’ 22” WEST, 227.90 FEET MORE OR LESS TO THE SOUTHWEST EDGE OF SAID SECTION 20; (3) ALONG SAID SOUTHWEST LINE NORTH 25° 54’ 12” WEST 1955.14 FEET MORE OR LESS; THENCE FROM SAID **POINT OF BEGINNING** NORTH 38° 50’ 22” EAST A DISTANCE OF 20.00 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 51° 09’ 38” EAST A DISTANCE OF 613.00 FEET; THENCE SOUTH 38° 50’ 22” WEST A DISTANCE OF 20.00 FEET; THENCE NORTH 51° 09’ 38” WEST A DISTANCE OF 613.00 FEET TO THE **POINT OF BEGINNING.**

THE HEREIN DESCRIBED AREA IS SHOWN ON “EXHIBIT B” ATTACHED HERE TO AND MADE A PART THERE OF.

CONTAINING 0.28 +/- ACRES

BEING A PORTION OF ASSESSOR’S PARCEL NUMBERS 015-360-031 AND 015-360-032.

END OF DESCRIPTION

Robert J. Lawless, P.L.S. 8928

PROFESSIONAL LAND SURVEYOR
ROBERT J. LAWLESS
No. 8928
Exp. 09/30/26
STATE OF CALIFORNIA

April 10, 2025
Dated:

DUNDAS GEOMATICS
GEOMATIC ENGINEERS
Grass Valley Office
159 South Auburn Street
Grass Valley, Ca. 95945

EXHIBIT B

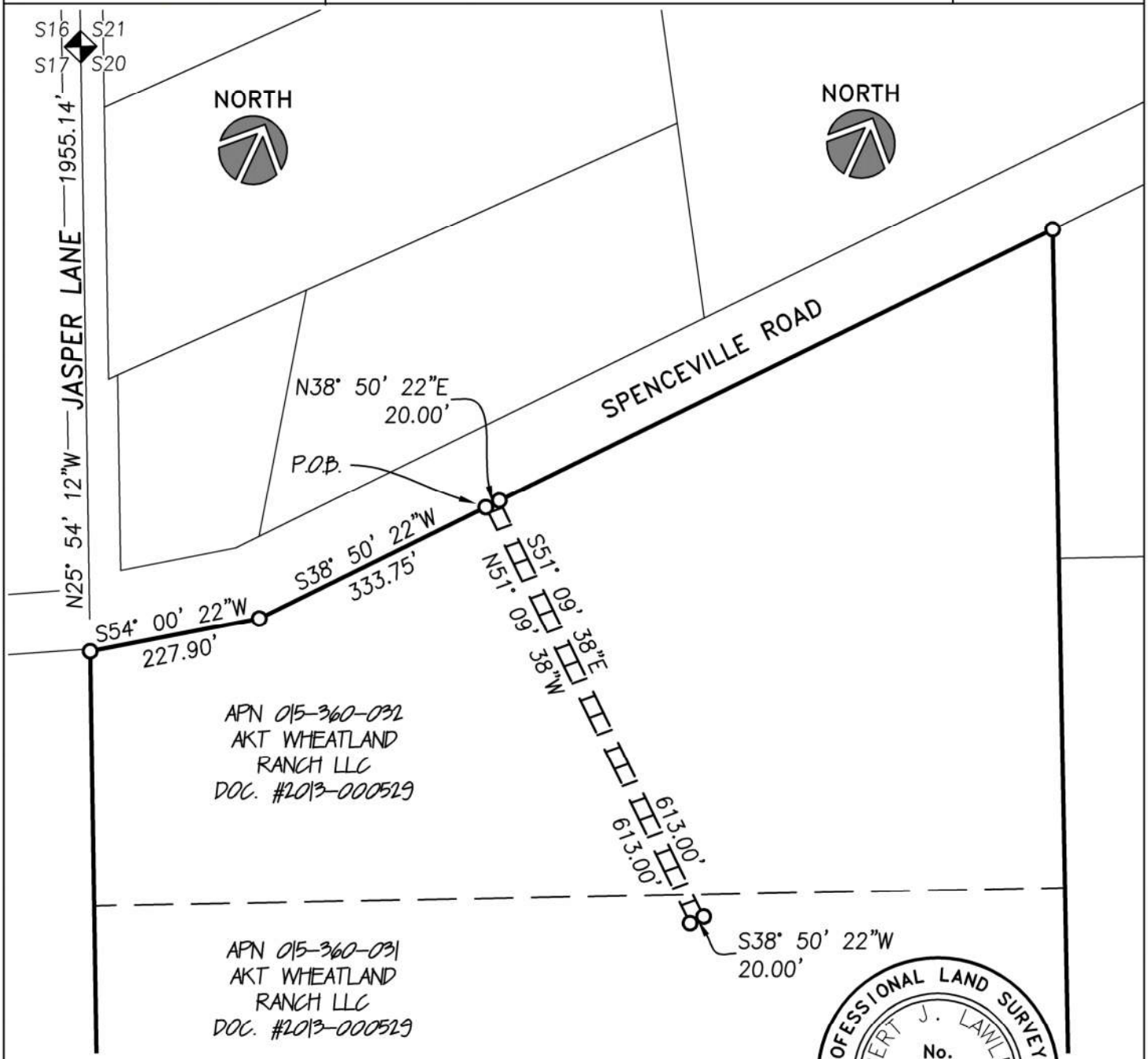
LANDSCAPE EASEMENT

BEING A PORTION OF SEC. 20, JOHNSON RANCHO, COUNTY OF YUBA, IN THE STATE OF CALIFORNIA

SC

DATE: 11/05/24

SHEET: 1 OF 1



PROFESSIONAL LAND SURVEYOR
ROBERT J. LAWLESS
No. 8928
Exp. 09/30/26
STATE OF CALIFORNIA

LEGEND

O	DIMENSION POINT
P.O.B.	POINT OF BEGINNING
———	PROPERTY LINE
———	ADJACENT PROPERTY LINE
— — —	PROPOSED EASEMENT LINE
▨	PROPOSED EASEMENT AREA

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE II, NAD 83, EPOCH 2010.00 AS DETERMINED BY STATIC GPS OBSERVATIONS AND DERIVED FROM GEODETIC VALUES PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS).

EXHIBIT A
LEGAL DESCRIPTION
FOR
SLOPE EASEMENT
OVER A PORTION OF THE LANDS OF AKT WHEATLAND RANCH LLC
COUNTY OF YUBA, CALIFORNIA

ALL THAT PORTION OF LANDS OF AKT WHEATLAND RANCH LLC, DESCRIBED IN DOCUMENT NUMBER 2013-000529 FILED FOR RECORD IN YUBA COUNTY RECORDS, ALSO BEING A PORTION OF SECTION 20, JOHNSON RANCHO, IN THE COUNTY OF YUBA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SPENCEVILLE ROAD FROM WHICH THE WEST CORNER OF SAID SECTION 20 BEARS THE FOLLOWING THREE (3) CONSECUTIVE COURSES: ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 38° 50’ 22” WEST 613.75 FEET DISTANT; (2) SOUTH 54° 00’ 22” WEST, 227.90 FEET MORE OR LESS TO THE SOUTHWEST EDGE OF SAID SECTION 20; (3) ALONG SAID SOUTHWEST LINE NORTH 25° 54’ 12” WEST 1955.14 FEET MORE OR LESS; THENCE FROM SAID **POINT OF BEGINNING** NORTH 38° 50’ 22” EAST A DISTANCE OF 30.00 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 51° 09’ 38” EAST A DISTANCE OF 613.00 FEET; THENCE SOUTH 38° 50’ 22” WEST A DISTANCE OF 290.00 FEET; THENCE NORTH 51° 09’ 38” WEST A DISTANCE OF 8.00 FEET; THENCE NORTH 38° 50’ 22” EAST A DISTANCE OF 260.00 FEET; THENCE NORTH 51° 09’ 38” WEST A DISTANCE OF 605.00 FEET TO THE **POINT OF BEGINNING.**

THE HEREIN DESCRIBED AREA IS SHOWN ON “EXHIBIT B” ATTACHED HERE TO AND MADE A PART THERE OF.

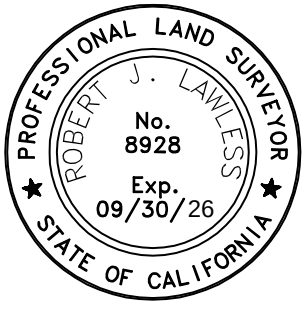
CONTAINING 0.47 +/- ACRES

BEING A PORTION OF ASSESSOR’S PARCEL NUMBERS 015-360-031 AND 015-360-032.

END OF DESCRIPTION

Robert J. Lawless, P.L.S. 8928

April 10, 2025
Dated:



DUNDAS GEOMATICS
GEOMATIC ENGINEERS
Grass Valley Office
159 South Auburn Street
Grass Valley, Ca. 95945

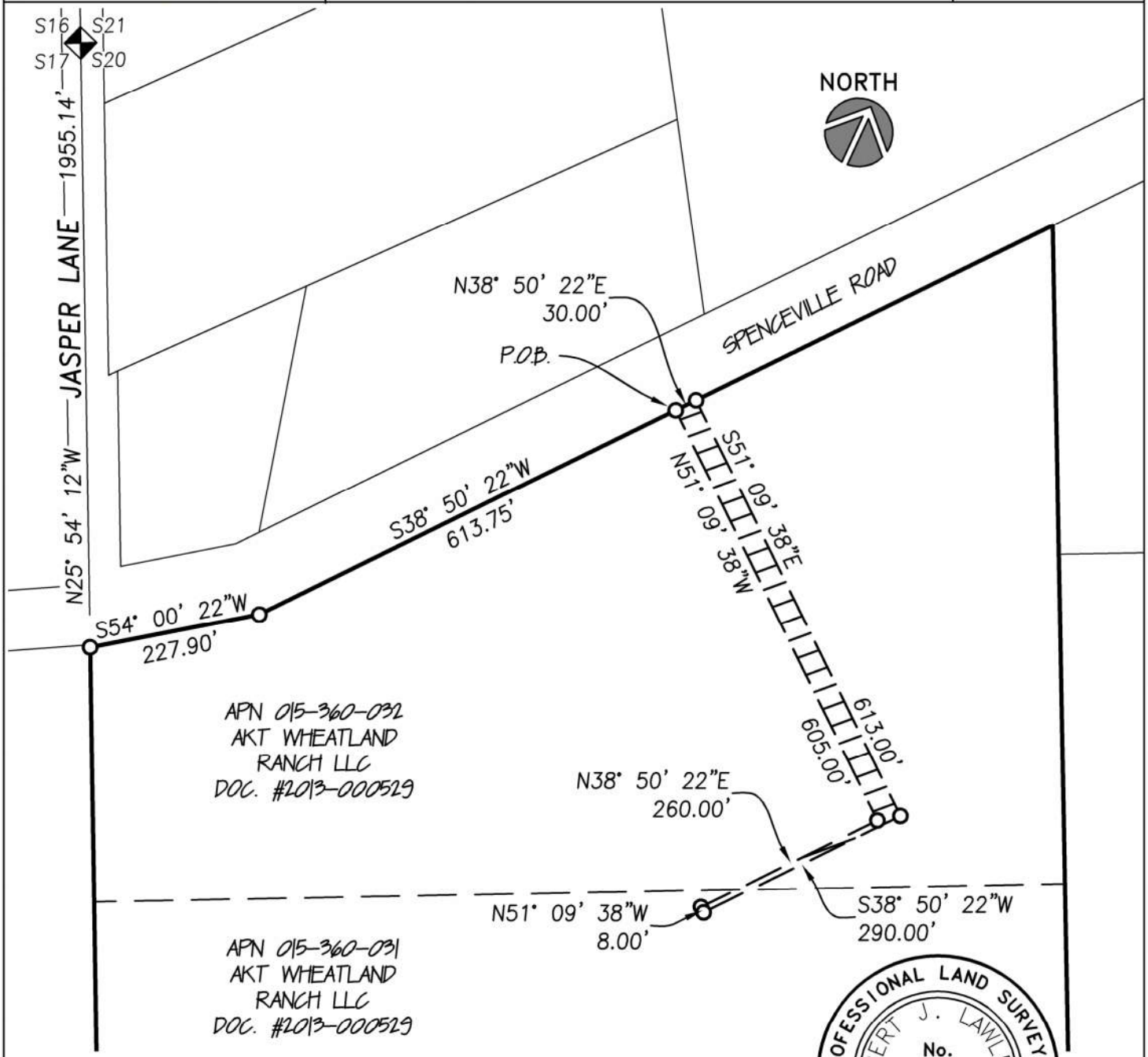
EXHIBIT B
SLOPE EASEMENT

BEING A PORTION OF SEC. 20, JOHNSON RANCHO, COUNTY OF YUBA, IN THE STATE OF CALIFORNIA

SC

DATE: 11/05/24

SHEET: 1 OF 1



PROFESSIONAL LAND SURVEYOR
ROBERT J. LAWLESS
No. 8928
Exp. 09/30/26
STATE OF CALIFORNIA

LEGEND

O	DIMENSION POINT
P.O.B.	POINT OF BEGINNING
———	PROPERTY LINE
———	ADJACENT PROPERTY LINE
— — —	PROPOSED EASEMENT LINE
▨	PROPOSED EASEMENT AREA

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE II, NAD 83, EPOCH 2010.00 AS DETERMINED BY STATIC GPS OBSERVATIONS AND DERIVED FROM GEODETIC VALUES PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS).

EXHIBIT A
LEGAL DESCRIPTION
FOR
TEMPORARY CONSTRUCTION EASEMENT
OVER A PORTION OF THE LANDS OF AKT WHEATLAND RANCH LLC
COUNTY OF YUBA, CALIFORNIA

ALL THAT PORTION OF LANDS OF AKT WHEATLAND RANCH LLC, DESCRIBED IN DOCUMENT NUMBER 2013-000529 FILED FOR RECORD IN YUBA COUNTY RECORDS, ALSO BEING A PORTION OF SECTION 20, JOHNSON RANCHO, IN THE COUNTY OF YUBA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SPENCEVILLE ROAD FROM WHICH THE WEST CORNER OF SAID SECTION 20 BEARS THE FOLLOWING THREE (3) CONSECUTIVE COURSES: ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 38° 50’ 22” WEST 313.75 FEET DISTANT; (2) SOUTH 54° 00’ 22” WEST, 227.90 FEET MORE OR LESS TO THE SOUTHWEST EDGE OF SAID SECTION 20; (3) ALONG SAID SOUTHWEST LINE NORTH 25° 54’ 12” WEST 1955.14 FEET MORE OR LESS; THENCE FROM SAID **POINT OF BEGINNING** SOUTH 51° 09’ 38” EAST A DISTANCE OF 625.00 FEET; THENCE NORTH 38° 50’ 22” EAST A DISTANCE OF 350.00 FEET; THENCE NORTH 51° 09’ 38” WEST A DISTANCE OF 625.00 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 38° 50’ 22” WEST A DISTANCE OF 20.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 51° 09’ 38” EAST A DISTANCE OF 613.00 FEET; THENCE SOUTH 38° 50’ 22” WEST A DISTANCE OF 310.00 FEET; THENCE NORTH 51° 09’ 38” WEST A DISTANCE OF 613.00 FEET TO THE SAID RIGHT-OF-WAY LINE; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 38° 50’ 22” WEST A DISTANCE OF 20.00 FEET TO THE **POINT OF BEGINNING.**

THE HEREIN DESCRIBED AREA IS SHOWN ON “EXHIBIT B” ATTACHED HERE TO AND MADE A PART THERE OF.

CONTAINING 0.66 +/- ACRES

BEING A PORTION OF ASSESSOR’S PARCEL NUMBERS 015-360-031 AND 015-360-032.

END OF DESCRIPTION

Robert J. Lawless, P.L.S. 8928

PROFESSIONAL LAND SURVEYOR
ROBERT J. LAWLESS
No. 8928
Exp. 09/30/26
STATE OF CALIFORNIA

April 10, 2025
Dated:

DUNDAS GEOMATICS
GEOMATIC ENGINEERS
Grass Valley Office
159 South Auburn Street
Grass Valley, Ca. 95945

EXHIBIT B

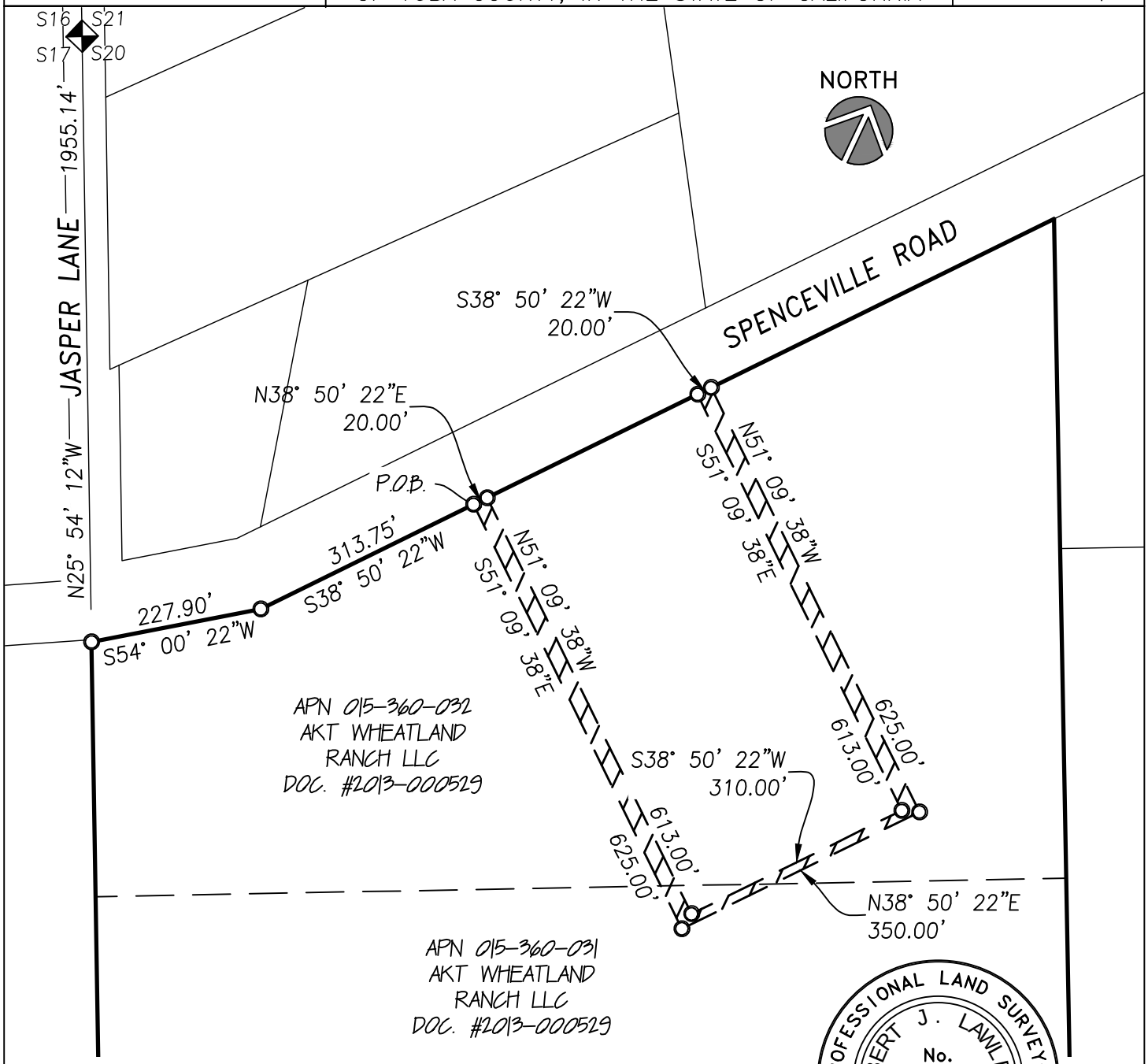
TEMPORARY CONSTRUCTION EASEMENT

BEING A PORTION OF SEC. 20, T. 16 N., R. 5 E., M.D.B. & M. IN THE UNINCORPORATED TERRITORY OF YUBA COUNTY, IN THE STATE OF CALIFORNIA

SC

DATE: 11/05/24

SHEET: 1 OF 1



PROFESSIONAL LAND SURVEYOR
ROBERT J. LAWLESS
No. 8928
Exp. 09/30/26
STATE OF CALIFORNIA

LEGEND

○	DIMENSION POINT
P.O.B.	POINT OF BEGINNING
———	PROPERTY LINE
———	ADJACENT PROPERTY LINE
— — —	PROPOSED EASEMENT LINE
▨	PROPOSED EASEMENT AREA

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE II, NAD 83, EPOCH 2010.00 AS DETERMINED BY STATIC GPS OBSERVATIONS AND DERIVED FROM GEODETIC VALUES PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS).

Attachment 4- Stephenson

Exhibit 1.A Stephenson Temporary Construction Easement Legal Description

Exhibit 1.B Stephenson Temporary Construction Easement Plat

EXHIBIT A
LEGAL DESCRIPTION
FOR
TEMPORARY CONSTRUCTION EASEMENT
OVER A PORTION OF THE LANDS OF STEPHENSON, COUNTY OF YUBA, CALIFORNIA

ALL THAT PORTION OF LANDS OF CHRISTOPHER CHARLES STEPHENSON AS DESCRIBED IN DOCUMENT NUMBER 2019-015498, FILED FOR RECORD IN YUBA COUNTY RECORDS, BEING A PORTION OF LOTS 35 – 39 , AS SHOWN ON THE MAP ENTITLED "MAP OF BANK TRACT", IN BOOK 1 OF MAPS, AT PAGE 33, FILED FOR RECORD IN YUBA COUNTY RECORDS, ALSO BEING A PORTION OF SECTIONS 20 AND 21, JOHNSON RANCHO, IN THE UNINCORPORATED TERRITORY OF YUBA COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SOUTH AREA:
BEGINNING AT A POINT ON THE NORTHEAST RIGHT-OF-WAY LINE OF JASPER LANE, AND THE WESTERNMOST CORNER OF PARCEL 1, OF PARCEL MAP NO. 6.23, IN BOOK 20 OF MAPS, AT PAGE 49, FILED FOR RECORD IN YUBA COUNTY RECORDS, THENCE FROM THE **POINT OF BEGINNING**, CONTINUING ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 40° 44' 22" WEST A DISTANCE OF 5.45 FEET; (2) NORTH 25° 54' 20" WEST A DISTANCE OF 1116.11 FEET, MORE OR LESS, TO THE SOUTHERNMOST CORNER OF THE LANDS OF EDWIN L MYHRA, AS DESCRIBED IN DOCUMENT NUMBER 2019-015048, FILED FOR RECORD IN YUBA COUNTY RECORDS; THENCE LEAVIND SAID RIGHT-OF-WAY LINE AND CONTINUING ALONG THE SOUTHEAST LINE OF SAID LANDS OF EDWIN L MYHRA, NORTH 64° 05' 35" EAST A DISTANCE OF 100.00 FEET; THENCE LEAVING SAID SOUTHEAST LINE, SOUTH 25° 54' 25" EAST A DISTANCE OF 200.00 FEET; THENCE SOUTH 64° 05' 35" WEST A DISTANCE OF 90.00 FEET; THENCE SOUTH 25° 54' 29" EAST A DISTANCE OF 911.77 FEET, MORE OR LESS, TO THE NORTHWEST LINE OF SAID PARCEL 1; THENCE CONTINUING ALONG SAID NORTHWEST LINE, SOUTH 40° 44' 22" WEST A DISTANCE OF 5.50 FEET, MORE OR LESS, TO THE **POINT OF BEGINNING.**

THE HEREIN DESCRIBED AREA IS SHOWN ON "EXHIBIT B" ATTACHED HERE TO AND MADE A PART THERE OF.

CONTAINING 0.67 +/- ACRES

NORTH AREA:
BEGINNING AT A POINT ON THE NORTHEAST RIGHT-OF-WAY LINE OF JASPER LANE, AND THE SOUTHERNMOST CORNER OF PARCEL 1, OF PARCEL MAP NO. 88-50, IN BOOK 50 OF MAPS, AT PAGE 34, FILED FOR RECORD IN YUBA COUNTY RECORDS, THENCE FROM THE **POINT OF BEGINNING**, LEAVING SAID RIGHT-OF-WAY AND CONTINUING ALONG THE SOUTHEAST LINE OF SAID PARCEL 1, NORTH 64° 05' 35" EAST A DISTANCE OF 55.00 FEET; THENCE LEAVING SAID SOUTHEAST LINE, SOUTH 25° 54' 25" EAST A DISTANCE OF 473.41 FEET, MORE OR LESS, TO THE NORTHWEST LINE OF THE LANDS OF MICHAEL & KRISTEN MAUK, AS DESCRIBED IN DOCUMENT NUMBER 2020-013438, FILED FOR RECORD IN YUBA COUNTY RECORDS; THENCE CONTINUING ALONG SAID NORTHWEST LINE, SOUTH 64° 05' 35" WEST A DISTANCE OF 60.00 FEET, MORE OR LESS, TO SAID RIGHT-OF-WAY LINE, THENCE LEAVING SAID NORTHWEST LINE AND CONTINUING ALONG SAID RIGHT-OF-

WAY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 25° 54’ 25” WEST A DISTANCE OF 473.41 FEET; (2) NORTH 64° 05’ 35” EAST A DISTANCE OF 5.00 FEET, MORE OR LESS, TO THE **POINT OF BEGINNING.**

THE HEREIN DESCRIBED AREA IS SHOWN ON “EXHIBIT B” ATTACHED HERE TO AND MADE A PART THERE OF.

CONTAINING 0.65 +/- ACRES

BEING A PORTION OF ASSESSOR’S PARCEL NUMBER 015-550-001.

END OF DESCRIPTION

Robert J. Lawless, P.L.S. 8928

April 10, 2025
Dated:

DUNDAS GEOMATICS
GEOMATIC ENGINEERS
Grass Valley Office
159 South Auburn Street
Grass Valley, Ca. 95945

EXHIBIT B

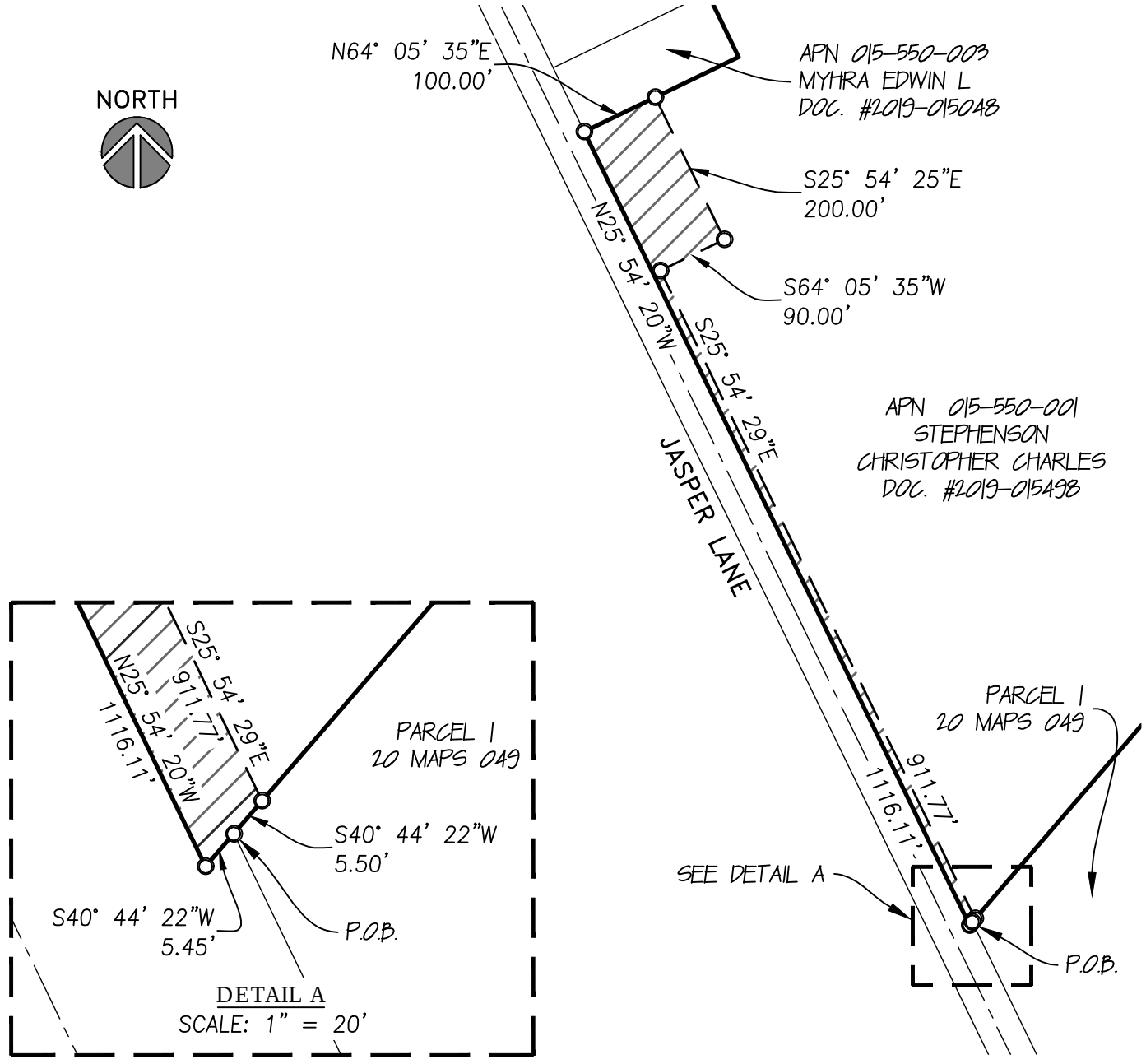
TEMPORARY CONSTRUCTION EASEMENT

BEING A PORTION OF SECTIONS 20 & 21, JOHNSON RANCHO, IN THE UNINCORPORATED TERRITORY OF YUBA COUNTY, IN THE STATE OF CALIFORNIA

SC

DATE: 03/27/25

SHEET: 1 OF 2

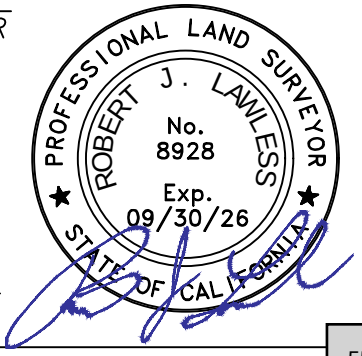


LEGEND

O	DIMENSION POINT
P.O.B.	POINT OF BEGINNING
———	PROPERTY LINE
———	ADJACENT PROPERTY LINE
— — —	EXISTING EASEMENT LINE
— — —	PROPOSED EASEMENT LINE
▨	PROPOSED EASEMENT AREA

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE II, NAD 83, EPOCH 2010.00 AS DETERMINED BY STATIC GPS OBSERVATIONS AND DERIVED FROM GEODETIC VALUES PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS).



DUNDAS GEOMATICS
GEOMATIC ENGINEERS
Grass Valley Office
159 South Auburn Street
Grass Valley, Ca. 95945

EXHIBIT B

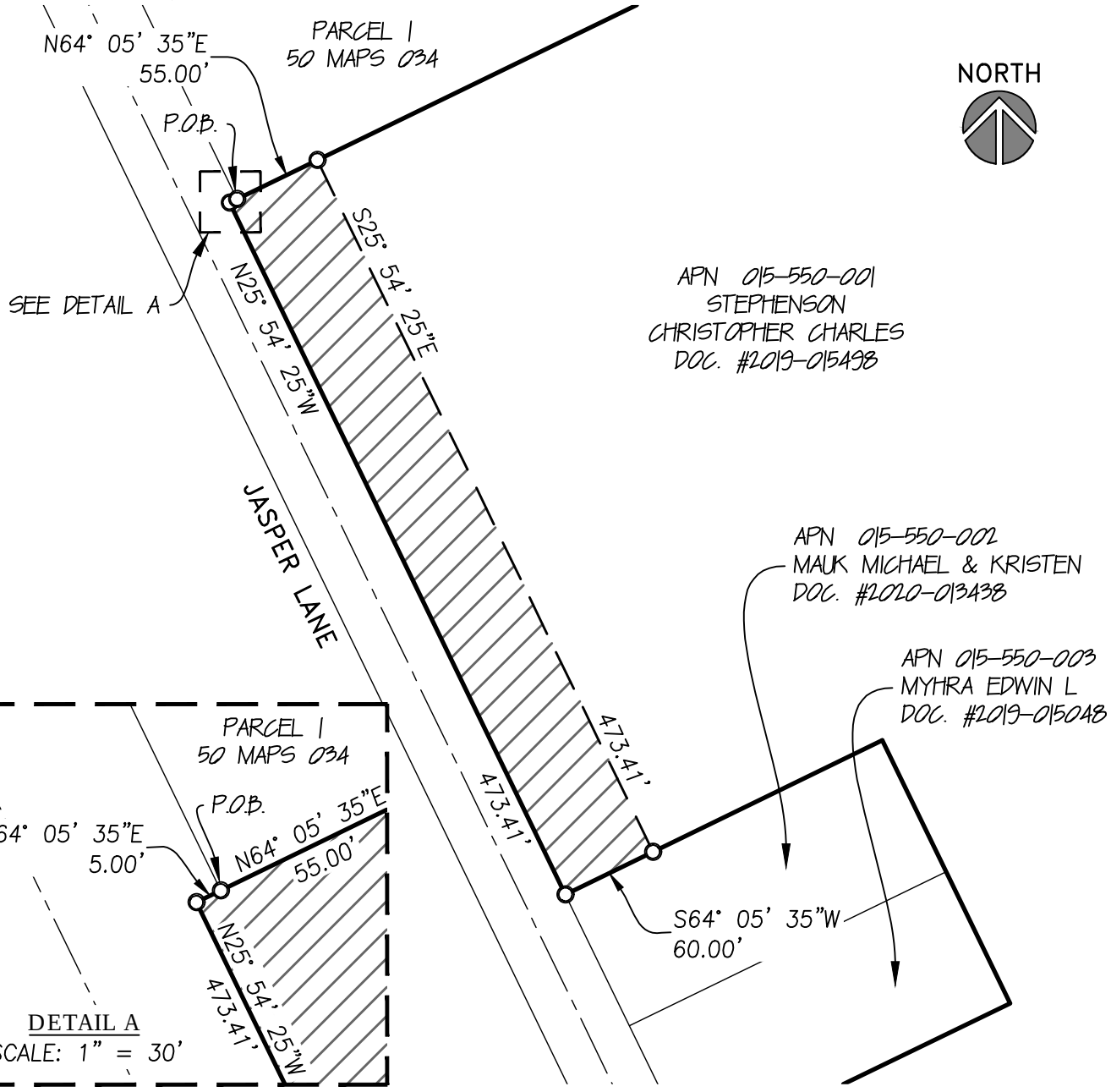
TEMPORARY CONSTRUCTION EASEMENT

BEING A PORTION OF SECTIONS 20 & 21, JOHNSON RANCHO, IN THE UNINCORPORATED TERRITORY OF YUBA COUNTY, IN THE STATE OF CALIFORNIA

SC

DATE: 03/27/25

SHEET: 2 OF 2



LEGEND

O	DIMENSION POINT
P.O.B.	POINT OF BEGINNING
———	PROPERTY LINE
———	ADJACENT PROPERTY LINE
— — —	EXISTING EASEMENT LINE
— — —	PROPOSED EASEMENT LINE
▨	PROPOSED EASEMENT AREA

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE II, NAD 83, EPOCH 2010.00 AS DETERMINED BY STATIC GPS OBSERVATIONS AND DERIVED FROM GEODETIC VALUES PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS).

PROFESSIONAL LAND SURVEYOR
ROBERT J. LAWLESS
No. 8928
Exp. 09/30/26
STATE OF CALIFORNIA

Attachment 5 - Myhra

Exhibit 1.A Myhra Temporary Construction Easement Legal Description

Exhibit 1.B Myhra Temporary Construction Easement Plat

EXHIBIT A
LEGAL DESCRIPTION
FOR
TEMPORARY CONSTRUCTION EASEMENT
OVER A PORTION OF THE LANDS OF MYHRA,
COUNTY OF YUBA, CALIFORNIA

ALL THAT PORTION OF LANDS OF EDWIN L MYHRA AS DESCRIBED IN DOCUMENT NUMBER 2019-015048, FILED FOR RECORD IN YUBA COUNTY RECORDS, BEING A PORTION OF LOT 36, AS SHOWN ON THE MAP ENTITLED "MAP OF BANK TRACT", IN BOOK 1 OF MAPS, AT PAGE 33, FILED FOR RECORD IN YUBA COUNTY RECORDS, ALSO BEING A PORTION OF SECTION 21, JOHNSON RANCHO, IN THE UNINCORPORATED TERRITORY OF YUBA COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHWESTERLY 5.00 FEET OF SAID LANDS OF EDWIN L MYHRA.

THE HEREIN DESCRIBED AREA IS SHOWN ON "EXHIBIT B" ATTACHED HERE TO AND MADE A PART THERE OF.

CONTAINING 0.01 +/- ACRES

BEING A PORTION OF ASSESSOR'S PARCEL NUMBER 015-550-003.

END OF DESCRIPTION

Robert J. Lawless, P.L.S. 8928

April 10, 2025
Dated:

DUNDAS GEOMATICS
GEOMATIC ENGINEERS
Grass Valley Office
159 South Auburn Street
Grass Valley, Ca. 95945

EXHIBIT B

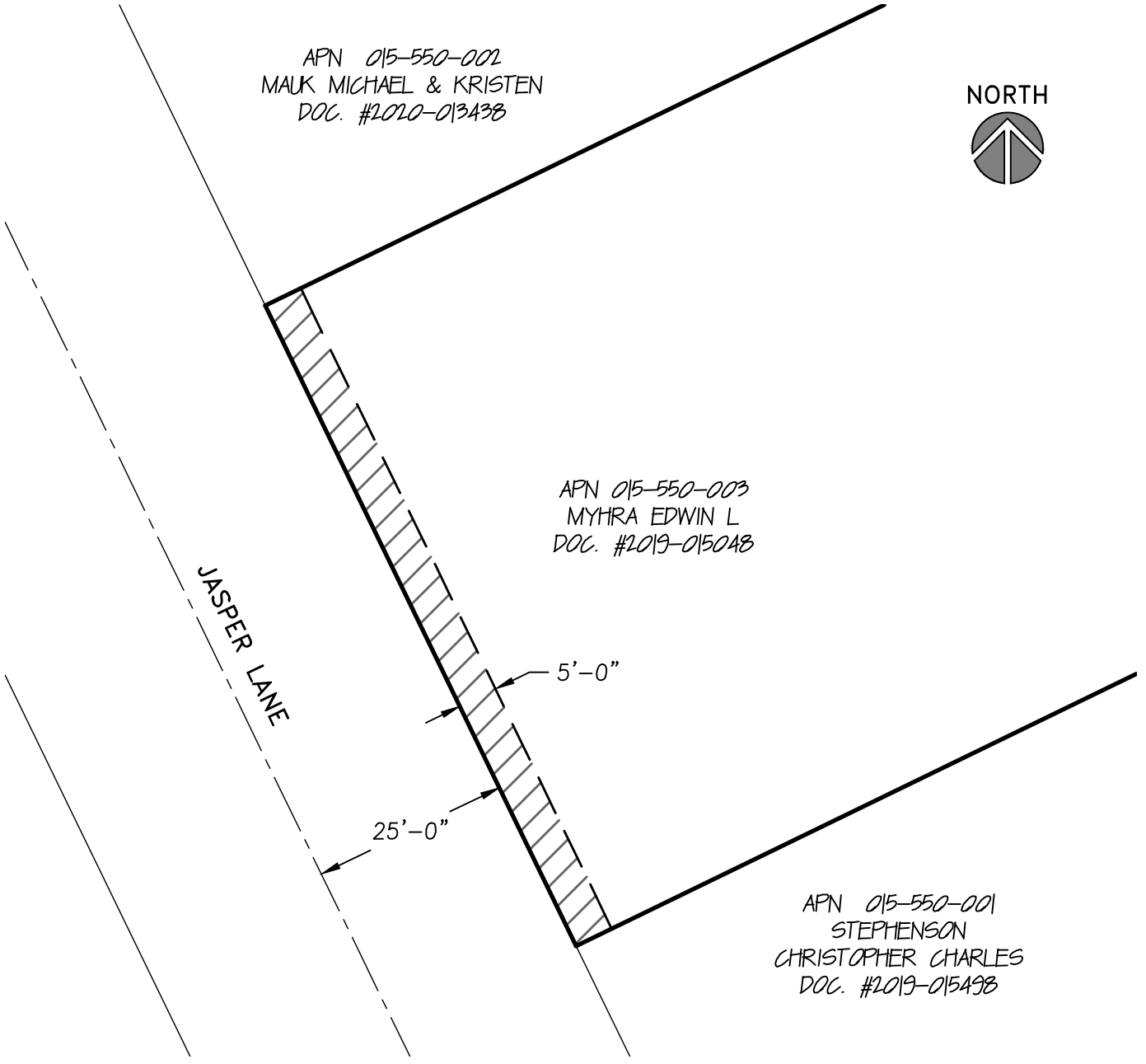
TEMPORARY CONSTRUCTION EASEMENT

BEING A PORTION OF SECTION 21, JOHNSON RANCHO,
IN THE UNINCORPORATED TERRITORY OF
YUBA COUNTY, IN THE STATE OF CALIFORNIA

SC

DATE: 03/27/25

SHEET: 1 OF 1



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED EASEMENT LINE
- PROPOSED EASEMENT AREA

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE II, NAD 83, EPOCH 2010.00 AS DETERMINED BY STATIC GPS OBSERVATIONS AND DERIVED FROM GEODETIC VALUES PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS).

PROFESSIONAL LAND SURVEYOR
ROBERT J. LAWLESS
No. 8928
Exp. 09/30/26
STATE OF CALIFORNIA

Attachment 6 - Mauk

Exhibit 1.A Mauk Temporary Construction Easement Legal Description

Exhibit 1.B Mauk Temporary Construction Easement Plat

EXHIBIT A
LEGAL DESCRIPTION
FOR
TEMPORARY CONSTRUCTION EASEMENT
OVER A PORTION OF THE LANDS OF MAUK,
COUNTY OF YUBA, CALIFORNIA

ALL THAT PORTION OF LANDS OF MICHAEL & KRISTEN MAUK AS DESCRIBED IN DOCUMENT NUMBER 2020-013438, FILED FOR RECORD IN YUBA COUNTY RECORDS, BEING A PORTION OF LOT 36, AS SHOWN ON THE MAP ENTITLED "MAP OF BANK TRACT", IN BOOK 1 OF MAPS, AT PAGE 33, FILED FOR RECORD IN YUBA COUNTY RECORDS, ALSO BEING A PORTION OF SECTION 21, JOHNSON RANCHO, IN THE UNINCORPORATED TERRITORY OF YUBA COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

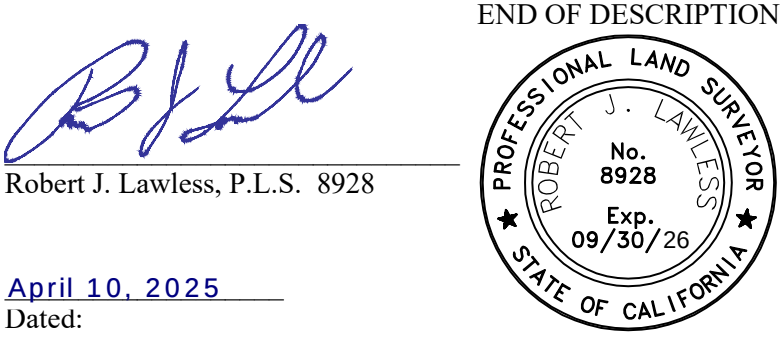
THE SOUTHWESTERLY 5.00 FEET OF SAID LANDS OF MICHAEL & KRISTEN MAUK.

THE HEREIN DESCRIBED AREA IS SHOWN ON "EXHIBIT B" ATTACHED HERE TO AND MADE A PART THERE OF.

CONTAINING 0.01 +/- ACRES

BEING A PORTION OF ASSESSOR'S PARCEL NUMBER 015-550-002.

END OF DESCRIPTION



Robert J. Lawless, P.L.S. 8928

April 10, 2025
Dated:

DUNDAS GEOMATICS
GEOMATIC ENGINEERS
Grass Valley Office
159 South Auburn Street
Grass Valley, Ca. 95945

EXHIBIT B

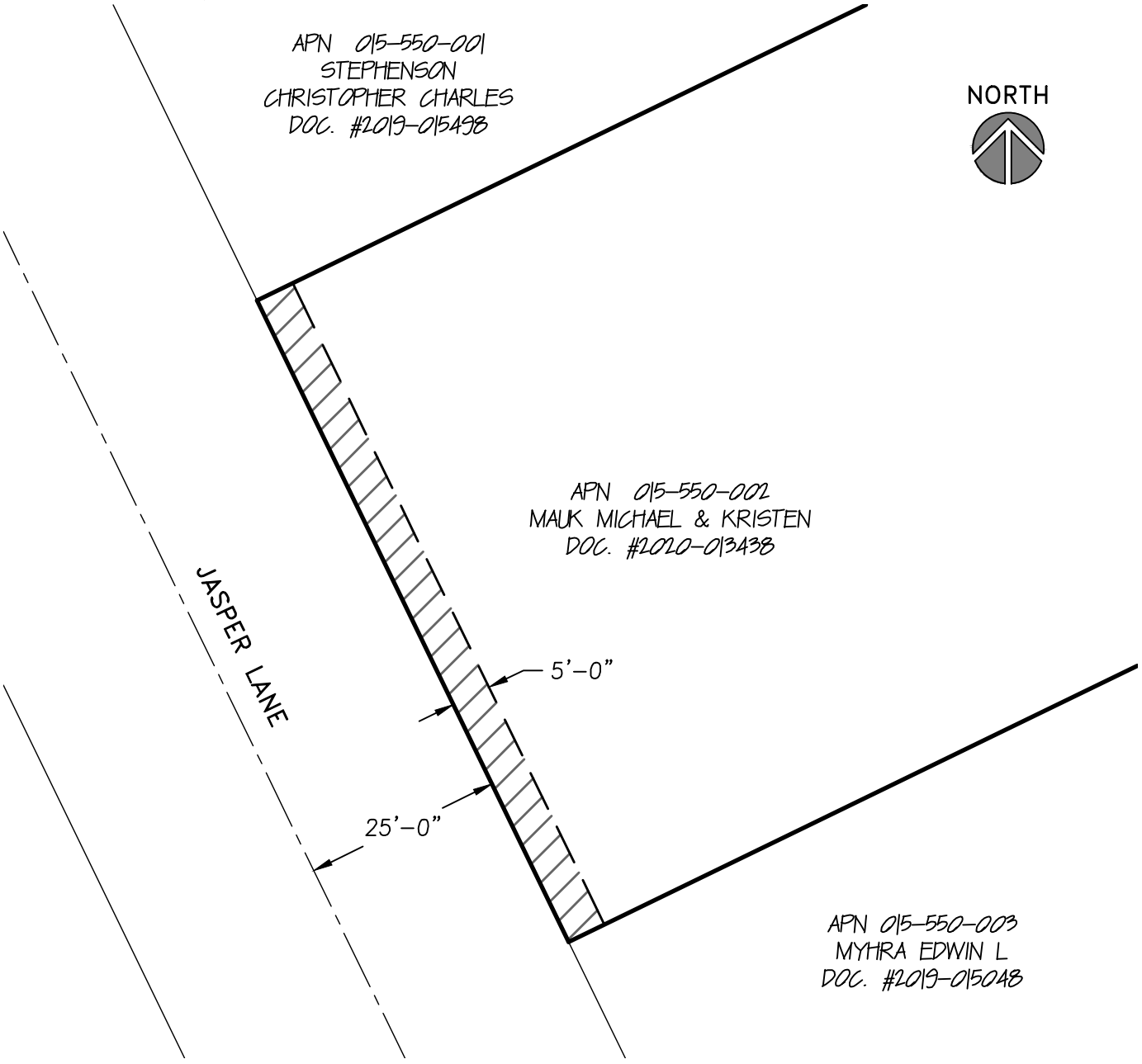
TEMPORARY CONSTRUCTION EASEMENT

BEING A PORTION OF SECTION 21, JOHNSON RANCHO,
IN THE UNINCORPORATED TERRITORY OF
YUBA COUNTY, IN THE STATE OF CALIFORNIA

SC

DATE: 03/27/25

SHEET: 1 OF 1



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED EASEMENT LINE
- PROPOSED EASEMENT AREA

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE II, NAD 83, EPOCH 2010.00 AS DETERMINED BY STATIC GPS OBSERVATIONS AND DERIVED FROM GEODETIC VALUES PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS).

PROFESSIONAL LAND SURVEYOR
ROBERT J. LAWLESS
No. 8928
Exp. 09/30/26
STATE OF CALIFORNIA

Attachment 7 - Waltz

- Exhibit 1.A Waltz Temporary Construction Easement Legal Description
- Exhibit 1.B Waltz Temporary Construction Easement Plat
- Exhibit 2.A Waltz Temporary Construction Easement Legal Description
- Exhibit 2.B Waltz Temporary Construction Easement Plat

April 11, 2025

EXHIBIT "A"
LEGAL DESCRIPTION
FOR
A TEMPORARY CONSTRUCTION EASEMENT (T.C.E.)
OVER A PORTION OF THE LANDS OF WALTZ
COUNTY OF YUBA, CALIFORNIA

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE UNINCORPORATED AREA OF THE COUNTY OF YUBA, STATE OF CALIFORNIA, SAID REAL PROPERTY BEING A PORTION OF LOT 33, AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "MAP OF BANK TRACT," FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE SAID COUNTY OF YUBA IN BOOK 1 OF MAPS AT PAGE 33, SAID REAL PROPERTY ALSO BEING A PORTION OF LAND, OVER AND UNDER A PORTION OF THE LANDS OF WALTZ, DESCRIBED AND DEPICTED AS LOT "B," IN THAT CERTAIN GRANT DEED, BEING LOT LINE ADJUSTMENT 2019-0005, RECORDED SEPTEMBER 12, 2019 AS DOCUMENT NO. 2019-011990 IN THE OFFICIAL RECORDS OF YUBA COUNTY, SAID REAL PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWESTERLY CORNER OF ABOVE-MENTIONED, LOT "B" (DOC. NO. 2019-011990 O.R.), SAID CORNER BEING COMMON WITH THE SOUTHWESTERLY CORNER OF THE LANDS OF WALTZ, DESCRIBED AND DEPICTED AS LOT "A," IN THAT SAID CERTAIN GRANT DEED, (DOC. NO. 2019-011990 O.R.), SAID CORNER ALSO BEING A POINT ON THE NORTHEASTERLY LINE OF JASPER LANE AS SHOWN ON THE ABOVE-MENTIONED, "MAP OF BANK TRACT," (BK. 1 OF MAPS, PG. 33);

THENCE FROM SAID **POINT OF BEGINNING**, ALONG THE NORTHWESTERLY LINE OF SAID LOT "B;" SAID LINE BEING COMMON WITH THE SOUTHEASTERLY LINE OF ABOVE-MENTIONED LOT "A," **NORTH 64°05'35" EAST, A DISTANCE OF 60.00 FEET** (NORTH 64°00'00" WEST PER DOC. No. 2019-011990 O.R.);

THENCE LEAVING SAID COMMON LINE AND TRAVERSING THROUGH SAID LOT "B," THE FOLLOWING TWO COURSES:

SOUTH 25°54'25" EAST, A DISTANCE OF 77.00 FEET AND,

SOUTH 64°05'35" WEST, A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT "B;" SAID LINE BEING COMMON WITH THE SAID NORTHEASTERLY LINE OF JASPER LANE;

THENCE ALONG LAST SAID COMMON LINE, **NORTH 25°54'25" WEST, A DISTANCE OF 77.00 FEET** (NORTH 26°00'00" WEST PER DOC. No. 2019-011990 O.R.) **TO THE POINT OF BEGINNING.**

CONTAINING 4620 SQUARE FEET, GRID, MORE OR LESS.

END OF DESCRIPTION

BEING A PORTION OF ASSESSOR'S PARCEL NUMBER 015-540-017.

A PLAT, EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION, ATTACHED HERETO AND MADE A PART THEREOF.

THE DIMENSIONS STATED IN THIS DESCRIPTION AND ACCOMPANYING PLAT (EXHIBIT "B") ARE MEASURED IN GRID DISTANCES. MULTIPLY DISTANCES DEPICTED WITHIN THIS LEGAL DESCRIPTION BY 1.00011343 TO OBTAIN GROUND DIMENSIONS.

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION IN SEPTEMBER OF 2021 PURSUANT TO SECTIONS 8725, 8726(3), AND 8726(7) OF THE PROFESSIONAL LAND SURVEYORS ACT OF THE STATE OF CALIFORNIA (BUSINESS AND PROFESSIONS CODE SECTIONS 8700-8805).

John T May

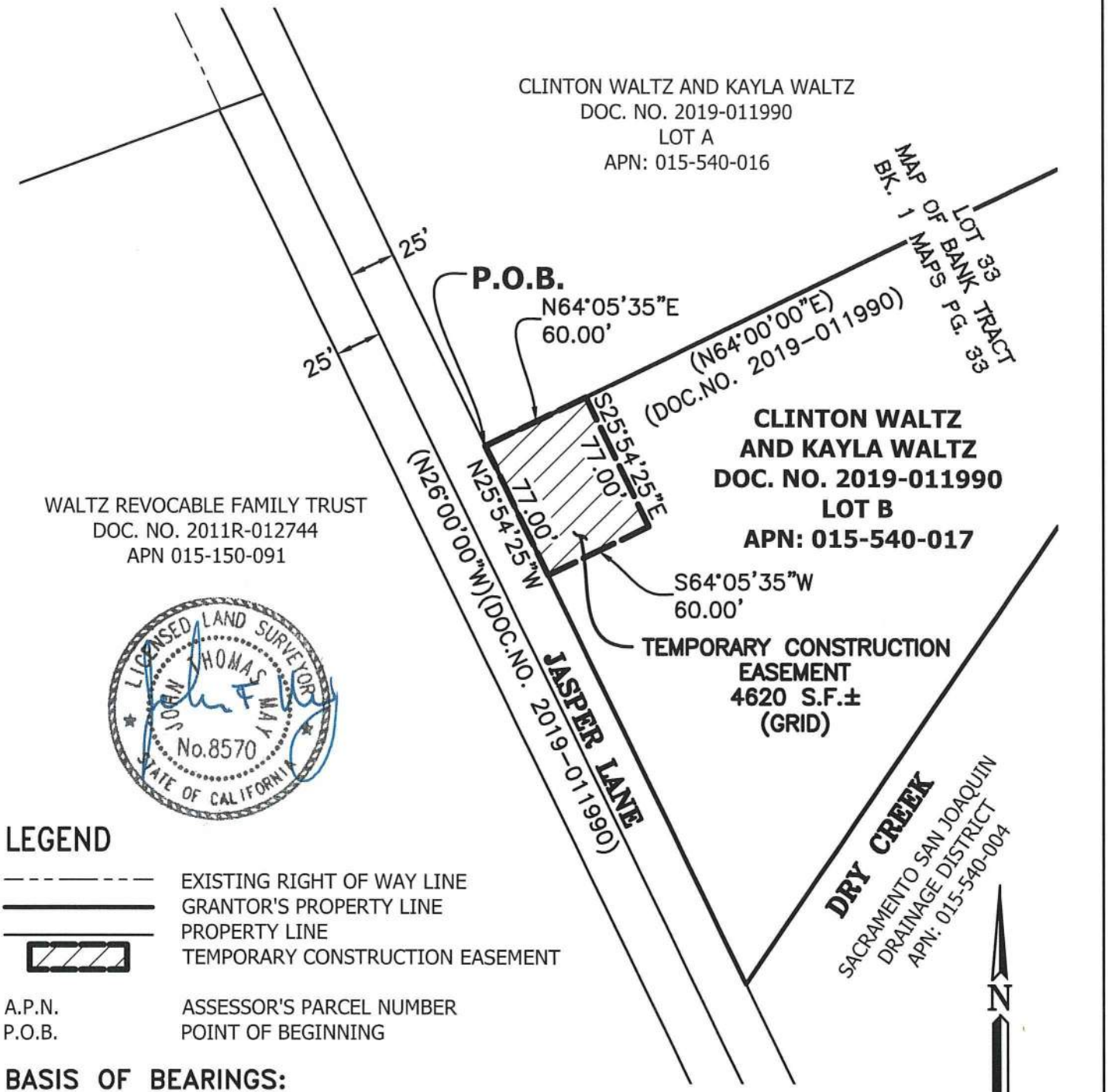
April 11, 2025

JOHN T. MAY
LICENSED LAND SURVEYOR No. 8570
(EXP. 03/31/2027)
STATE OF CALIFORNIA

DATE:

J:\CONJobs1\16697 - Wheatland\Deliverables\Outgoing\PHASE- Priority One\16697- Wheatland_WALTZ-TCE2- LEGAL.pdf

EXHIBIT "B"



LEGEND

— — — — — —	EXISTING RIGHT OF WAY LINE
———————	GRANTOR'S PROPERTY LINE
———————	PROPERTY LINE
▨	TEMPORARY CONSTRUCTION EASEMENT
A.P.N.	ASSESSOR'S PARCEL NUMBER
P.O.B.	POINT OF BEGINNING

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE 2 (NAD 83, HPGN), AND SPECIFICALLY N73°03'36.8"W BETWEEN CALIFORNIA HIGH PRECISION GEODETIC NETWORK MONUMENTS "CA 03-FH" AND "WHEATLAND USE 1939", AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 80 OF MAPS, AT PAGE 18 - 26, YUBA COUNTY RECORDS. DISTANCES SHOWN HEREON ARE GRID DISTANCES. MULTIPLY DISTANCES BY 1.00011343 TO OBTAIN GROUND DISTANCES.

SHEET 1 OF 1

PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR TEMPORARY CONSTRUCTION EASEMENT

COUNTY OF YUBA, STATE OF CALIFORNIA

TOWILL | Surveying, Mapping and GIS Services
2300 Clayton Road, Suite 1200
Concord, CA 94520-2176
(925) 682-6976 - www.towill.com

J:\CONJobs1\16697 - Wheatland\Office\CAD\PLATS\16697-Wheatland_APN 015-540-017_WALTZ-TCE.dwg; Apr 11, 2025 - 12:25pm

April 11, 2025

EXHIBIT "A"
LEGAL DESCRIPTION
FOR
A TEMPORARY CONSTRUCTION EASEMENT (T.C.E.)
OVER A PORTION OF THE LANDS OF WALTZ
COUNTY OF YUBA, CALIFORNIA

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE UNINCORPORATED AREA OF THE COUNTY OF YUBA, STATE OF CALIFORNIA, SAID REAL PROPERTY BEING A PORTION OF LOT 33, AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "MAP OF BANK TRACT," FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE SAID COUNTY OF YUBA IN BOOK 1 OF MAPS AT PAGE 33, SAID REAL PROPERTY ALSO BEING A PORTION OF LAND, OVER AND UNDER A PORTION OF THE LANDS OF WALTZ, DESCRIBED AND DEPICTED AS LOT "A," IN THAT CERTAIN GRANT DEED, BEING LOT LINE ADJUSTMENT 2019-0005, RECORDED SEPTEMBER 12, 2019 AS DOCUMENT NO. 2019-011990 IN THE OFFICIAL RECORDS OF YUBA COUNTY, SAID REAL PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWESTERLY CORNER OF ABOVE-MENTIONED, LOT "A" (DOC. NO. 2019-011990 O.R.), SAID CORNER BEING COMMON WITH THE NORTHWESTERLY CORNER OF THE LANDS OF WALTZ, DESCRIBED AND DEPICTED AS LOT "B," IN THAT SAID CERTAIN GRANT DEED, (DOC. NO. 2019-011990 O.R.), SAID CORNER ALSO BEING A POINT ON THE NORTHEASTERLY LINE OF JASPER LANE AS SHOWN ON THE ABOVE-MENTIONED, "MAP OF BANK TRACT,," (BK. 1 OF MAPS, PG. 33);

THENCE FROM SAID **POINT OF BEGINNING**, ALONG THE SOUTHWESTERLY LINE OF SAID LOT "A," SAID SOUTHWESTERLY LINE BEING COMMON WITH THE SAID NORTHEASTERLY LINE OF JASPER LANE, **NORTH 25°54'25" WEST, A DISTANCE OF 98.00 FEET** (NORTH 26°00'00" WEST PER DOC. No. 2019-011990 O.R.)

THENCE LEAVING SAID COMMON LINE AND TRAVERSING THROUGH SAID LOT "A," THE FOLLOWING TWO COURSES:

NORTH 64°05'35" EAST, A DISTANCE OF 60.00 FEET AND,

SOUTH 25°54'25" EAST, A DISTANCE OF 98.00 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT "A," SAID LINE BEING COMMON WITH THE NORTHWESTERLY LINE OF ABOVE-MENTIONED LOT "B;"

THENCE ALONG LAST SAID COMMON LINE, **SOUTH 64°05'35" WEST, A DISTANCE OF 60.00 FEET** (SOUTH 64°00'00" WEST PER DOC. No. 2019-011990 O.R.), **TO THE POINT OF BEGINNING.**

CONTAINING 5880 SQUARE FEET, GRID, MORE OR LESS.

END OF DESCRIPTION

BEING A PORTION OF ASSESSOR'S PARCEL NUMBER 015-540-016.

A PLAT, EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION, ATTACHED HERETO AND MADE A PART THEREOF.

THE DIMENSIONS STATED IN THIS DESCRIPTION AND ACCOMPANYING PLAT (EXHIBIT "B") ARE MEASURED IN GRID DISTANCES. MULTIPLY DISTANCES DEPICTED WITHIN THIS LEGAL DESCRIPTION BY 1.00011343 TO OBTAIN GROUND DIMENSIONS.

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION IN SEPTEMBER OF 2021 PURSUANT TO SECTIONS 8725, 8726(3), AND 8726(7) OF THE PROFESSIONAL LAND SURVEYORS ACT OF THE STATE OF CALIFORNIA (BUSINESS AND PROFESSIONS CODE SECTIONS 8700-8805).

John T May

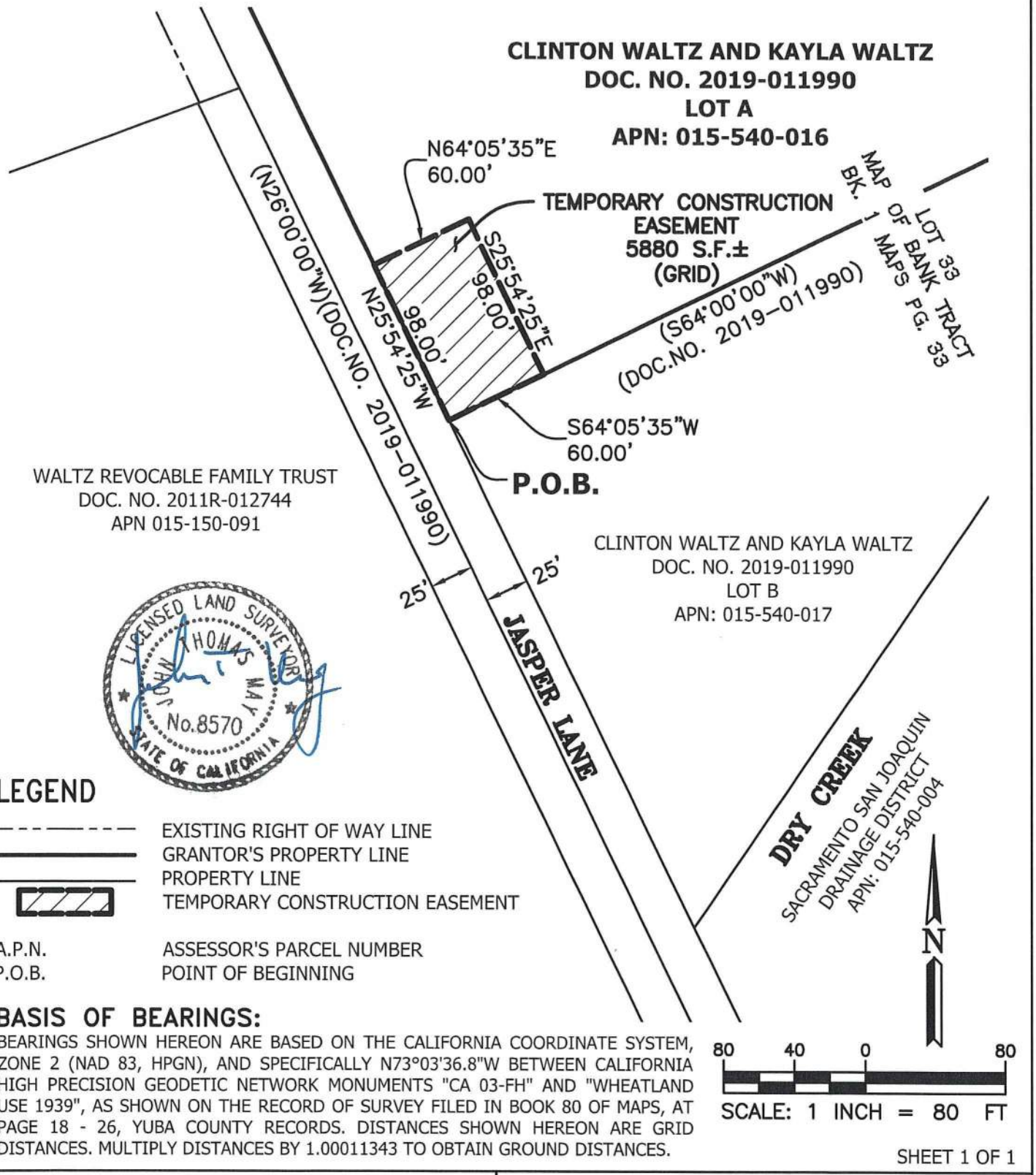
JOHN T. MAY
LICENSED LAND SURVEYOR No. 8570
(EXP. 03/31/2027)
STATE OF CALIFORNIA

April 11, 2025

DATE:

J:\CONJobs1\16697 - Wheatland\Deliverables\Outgoing\PHASE- Priority One\16697- Wheatland_WALTZ-TCE1- LEGAL.pdf

EXHIBIT "B"



LICENSED LAND SURVEYOR
JOHN THOMAS MAY
No.8570
STATE OF CALIFORNIA

LEGEND

— — — — — —	EXISTING RIGHT OF WAY LINE
———————	GRANTOR'S PROPERTY LINE
———————	PROPERTY LINE
▨	TEMPORARY CONSTRUCTION EASEMENT
A.P.N.	ASSESSOR'S PARCEL NUMBER
P.O.B.	POINT OF BEGINNING

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE 2 (NAD 83, HPGN), AND SPECIFICALLY N73°03'36.8"W BETWEEN CALIFORNIA HIGH PRECISION GEODETIC NETWORK MONUMENTS "CA 03-FH" AND "WHEATLAND USE 1939", AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 80 OF MAPS, AT PAGE 18 - 26, YUBA COUNTY RECORDS. DISTANCES SHOWN HEREON ARE GRID DISTANCES. MULTIPLY DISTANCES BY 1.00011343 TO OBTAIN GROUND DISTANCES.

SHEET 1 OF 1

PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR TEMPORARY CONSTRUCTION EASEMENT

COUNTY OF YUBA, STATE OF CALIFORNIA

TOWILL | Surveying, Mapping and GIS Services
2300 Clayton Road, Suite 1200
Concord, CA 94520-2176
(925) 682-6976 - www.towill.com

J:\CONJobs1\16697 - Wheatland\Office\CAD\PLATS\16697-Wheatland_APN 015-540-016_WALTZ-TCE.dwg; Apr 11, 2025 - 12:22pm

Attachment 8 - PMF Wheatland, LLC

- Exhibit 1.A PMF Wheatland, LLC Pipeline Easement Legal Description
- Exhibit 1.B PMF Wheatland, LLC Pipeline Easement Plat
- Exhibit 2.A PMF Wheatland, LLC Temporary Construction Easement Legal Description
- Exhibit 2.B PMF Wheatland, LLC Temporary Construction Easement Plat

EXHIBIT A
LEGAL DESCRIPTION
FOR
PIPELINE EASEMENT
OVER A PORTION OF THE LANDS OF PMF WHEATLAND LLC
COUNTY OF YUBA, CALIFORNIA

ALL THAT PORTION OF LANDS OF PMF WHEATLAND LLC, DESCRIBED IN DOCUMENT NUMBER 2023-013779 FILED FOR RECORD IN YUBA COUNTY RECORDS, BEING A PORTION OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN, IN THE UNINCORPORATED TERRITORY OF YUBA COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHEASTERLY 50 FEET OF SAID LANDS OF PMF WHEATLAND LLC.

THE HEREIN DESCRIBED AREA IS SHOWN ON "EXHIBIT B" ATTACHED HERE TO AND MADE A PART THERE OF.

CONTAINING 3.71 +/- ACRES

BEING A PORTION OF ASSESSOR'S PARCEL NUMBER 015-070-069.

END OF DESCRIPTION

Robert J. Lawless, P.L.S. 8928

April 10, 2025
Dated:

DUNDAS GEOMATICS
GEOMATIC ENGINEERS
Grass Valley Office
159 South Auburn Street
Grass Valley, Ca. 95945

EXHIBIT B

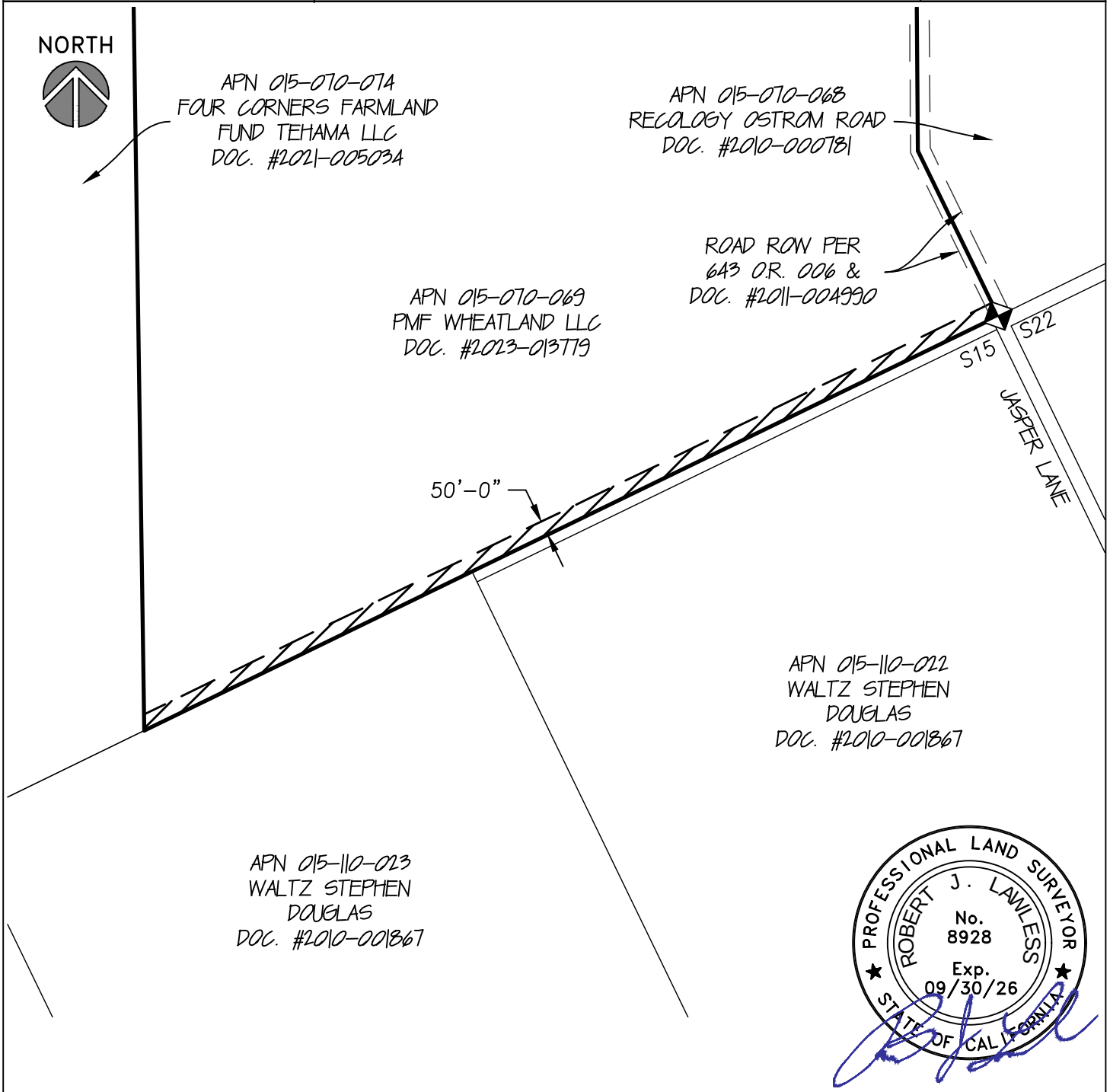
PIPELINE EASEMENT

BEING A PORTION OF SEC. 21, T. 14 N., R. 5 E., M.D.B.&M. IN THE UNINCORPORATED TERRITORY OF YUBA COUNTY, STATE OF CALIFORNIA

SC

DATE: 12/24/24

SHEET: 1 OF 1



PROFESSIONAL LAND SURVEYOR
ROBERT J. LAWLESS
No. 8928
Exp. 09/30/26
STATE OF CALIFORNIA

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISITNG EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED EASEMENT AREA

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE II, NAD 83, EPOCH 2010.00 AS DETERMINED BY STATIC GPS OBSERVATIONS AND DERIVED FROM GEODETIC VALUES PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS).

EXHIBIT A
LEGAL DESCRIPTION
FOR
TEMPORARY CONSTRUCTION EASEMENT
OVER A PORTION OF THE LANDS OF PMF WHEATLAND LLC
COUNTY OF YUBA, CALIFORNIA

ALL THAT PORTION OF LANDS OF PMF WHEATLAND LLC, DESCRIBED IN DOCUMENT NUMBER 2023-013779 FILED FOR RECORD IN YUBA COUNTY RECORDS, BEING A PORTION OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN, IN THE UNINCORPORATED TERRITORY OF YUBA COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE SAID LANDS OF PMF WHEATLAND LLC, ALSO BEING THE WEST LINE OF SAID SECTION 21 FROM WHICH THE INTERSECTION OF THE WEST LINE OF SAID SECTION 21 AND THE JOHNSON RANCHO AS SHOWN ON THAT RECORD OF SURVEY RECORDED IN BOOK 102 OF MAPS AT PAGE 35, YUBA COUNTY RECORDS, BEARS, SOUTH 00° 50’ 06” EAST 55.19 FEET; THENCE FROM SAID **POINT OF BEGINNING**, NORTH 00° 50’ 06” WEST A DISTANCE OF 55.19 FEET ALONG THE WEST LINE OF SAID LANDS OF PMF WHEATLAND, LLC AND SECTION 21; THENCE LEAVING SAID WEST LINE NORTH 64° 06’ 36” EAST A DISTANCE OF 255.00 FEET; THENCE SOUTH 25° 53’ 24” EAST A DISTANCE OF 50.00 FEET; THENCE SOUTH 64° 06’ 36” WEST A DISTANCE OF 278.37 FEET MORE OR LESS TO THE **POINT OF BEGINNING.**

THE HEREIN DESCRIBED AREA IS SHOWN ON “EXHIBIT B” ATTACHED HERE TO AND MADE A PART THERE OF.

CONTAINING 0.31 +/- ACRES

BEING A PORTION OF ASSESSOR’S PARCEL NUMBER 015-070-069.

END OF DESCRIPTION

Robert J. Lawless, P.L.S. 8928

April 10, 2025
Dated:

DUNDAS GEOMATICS
GEOMATIC ENGINEERS
Grass Valley Office
159 South Auburn Street
Grass Valley, Ca. 95945

EXHIBIT B

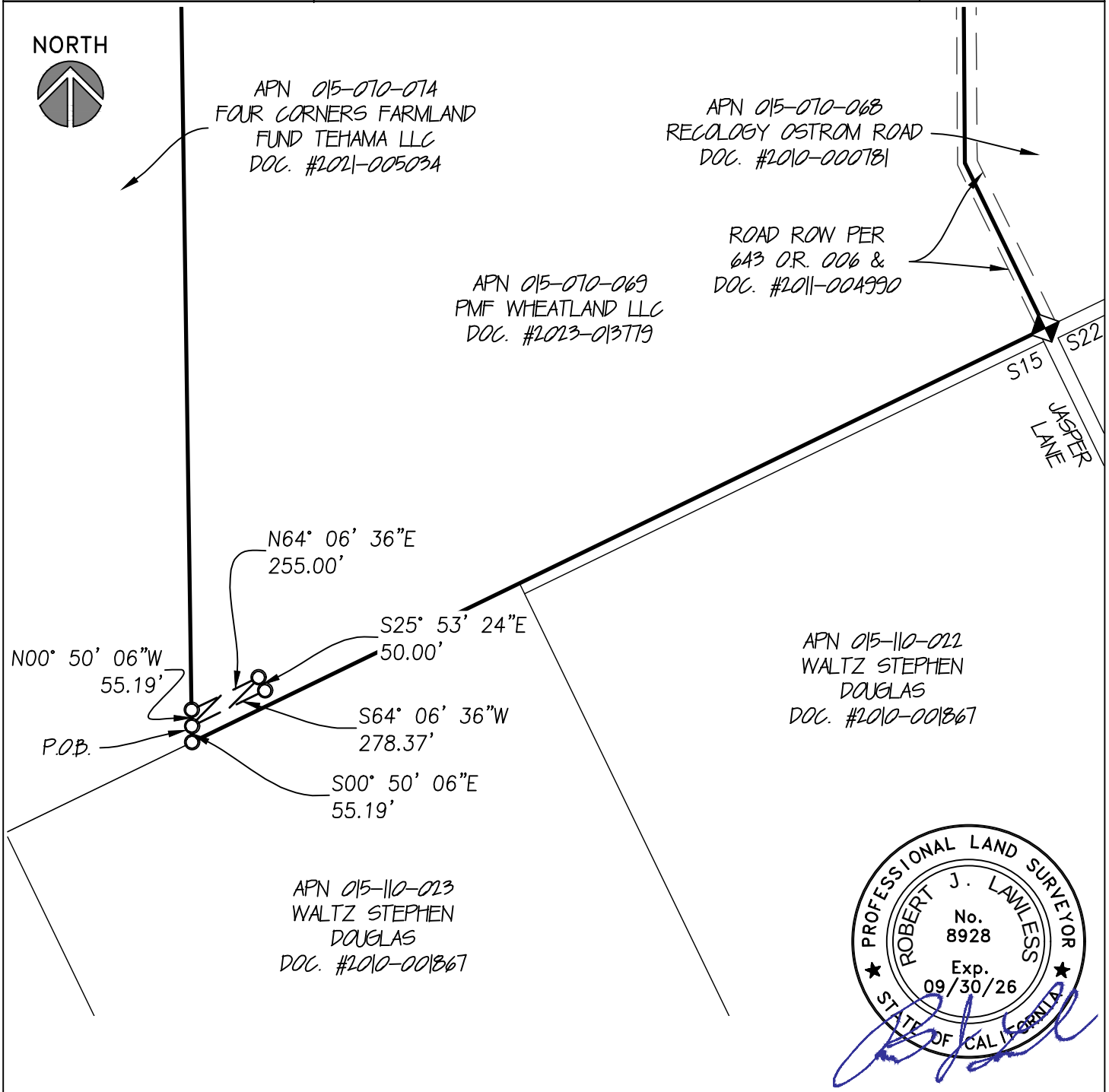
TEMPORARY CONSTRUCTION EASEMENT

BEING A PORTION OF SEC. 21, T. 14 N., R. 5 E., M.D.B.&M. IN THE UNINCORPORATED TERRITORY OF YUBA COUNTY, STATE OF CALIFORNIA

SC

DATE: 12/24/24

SHEET: 1 OF 1



PROFESSIONAL LAND SURVEYOR
ROBERT J. LAWLESS
No. 8928
Exp. 09/30/26
STATE OF CALIFORNIA

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISITNG EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED EASEMENT AREA

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE II, NAD 83, EPOCH 2010.00 AS DETERMINED BY STATIC GPS OBSERVATIONS AND DERIVED FROM GEODETIC VALUES PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS).

Attachment 9 - Four Corners Farmland Fund Tehama, LLC

- Exhibit 1.A Four Corners Farmland Fund Tehama Pipeline Easement Legal Description
- Exhibit 1.B Four Corners Farmland Fund Tehama Pipeline Easement Plat
- Exhibit 2.A Four Corners Farmland Fund Tehama Temporary Construction Easement Legal Description
- Exhibit 2.B Four Corners Farmland Fund Tehama Temporary Construction Easement Plat

EXHIBIT A
LEGAL DESCRIPTION
FOR
PIPELINE EASEMENT
OVER A PORTION OF THE LANDS OF
FOUR CORNERS FARMLAND FUND TEHAMA LLC
COUNTY OF YUBA, CALIFORNIA

ALL THAT PORTION OF LANDS OF FOUR CORNERS FARMLAND FUND TEHAMA LLC, DESCRIBED IN DOCUMENT NUMBER 2021-005034 FILED FOR RECORD IN YUBA COUNTY RECORDS, BEING A PORTION OF SECTION 20, TOWNSHIP 14 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN, IN THE UNINCORPORATED TERRITORY OF YUBA COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 20 WITH THE NORTHERLY LINE OF THE JOHNSON RANCHO AS SAID POINT IS SHOWN ON THAT RECORD OF SURVEY RECORDED IN BOOK 103 OF MAPS AT PAGE 35, YUBA COUNTY RECORDS; THENCE FROM THE **POINT OF BEGINNING**, ALONG THE SAID NORTHERLY LINE, SOUTH 64° 06' 36" WEST A DISTANCE OF 789.42 FEET; THENCE LEAVING SAID NORTHERLY LINE, NORTH 25° 53' 24" WEST A DISTANCE OF 40.00 FEET; THENCE NORTH 64° 06' 36" EAST A DISTANCE OF 808.12 FEET MORE OR LESS TO THE EAST LINE OF SAID LANDS OF FOUR CORNERS FARMLAND FUND TEHAMA LLC, AND THE EAST LINE OF SAID SECTION 20; THENCE ALONG SAID EAST LINE SOUTH 00° 50' 06" EAST A DISTANCE OF 44.15 FEET MORE OR LESS TO THE SAID **POINT OF BEGINNING.**

THE HEREIN DESCRIBED AREA IS SHOWN ON "EXHIBIT B" ATTACHED HERE TO AND MADE A PART THERE OF.

CONTAINING 0.73 +/- ACRES

BEING A PORTION OF ASSESSOR'S PARCEL NUMBER 015-070-074.

END OF DESCRIPTION

Robert J. Lawless, P.L.S. 8928

PROFESSIONAL LAND SURVEYOR
ROBERT J. LAWLESS
No. 8928
Exp. 09/30/26
STATE OF CALIFORNIA

April 10, 2025
Dated:

DUNDAS GEOMATICS
GEOMATIC ENGINEERS
Grass Valley Office
159 South Auburn Street
Grass Valley, Ca. 95945

EXHIBIT B

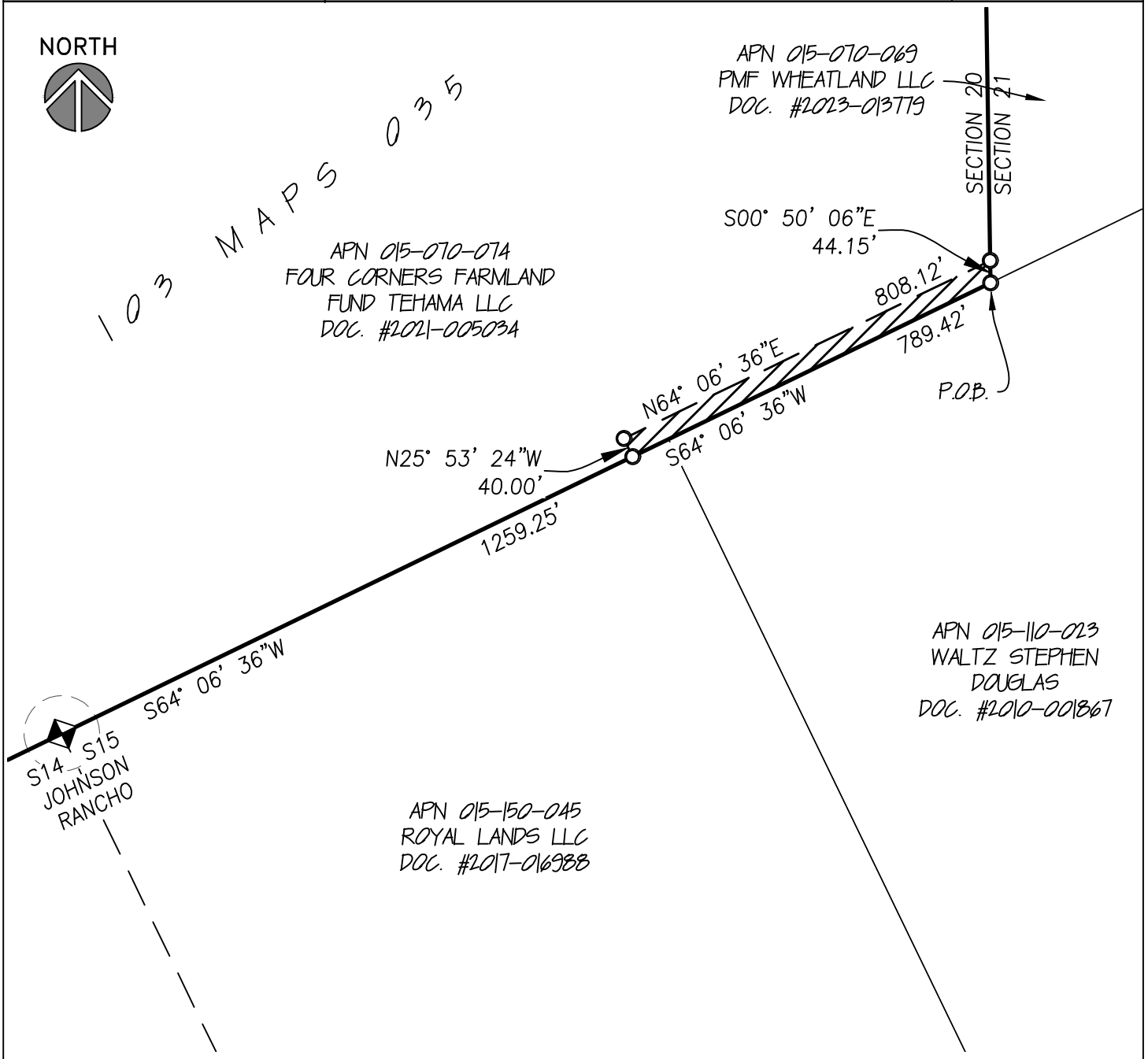
PIPELINE EASEMENT

BEING A PORTION OF SEC. 20, T. 14 N., R. 5 E., M.D.B.&M. IN THE UNINCORPORATED TERRITORY OF YUBA COUNTY, STATE OF CALIFORNIA

SC

DATE: 12/24/24

SHEET: 1 OF 1



LEGEND

O	DIMENSION POINT
P.O.B.	POINT OF BEGINNING
———	PROPERTY LINE
———	ADJACENT PROPERTY LINE
— — —	PROPOSED EASEMENT LINE
▨	PROPOSED EASEMENT AREA

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE II, NAD 83, EPOCH 2010.00 AS DETERMINED BY STATIC GPS OBSERVATIONS AND DERIVED FROM GEODETIC VALUES PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS).

PROFESSIONAL LAND SURVEYOR
ROBERT J. LAWLESS
No. 8928
Exp. 09/30/26
STATE OF CALIFORNIA

EXHIBIT A
LEGAL DESCRIPTION
FOR
TEMPORARY CONSTRUCTION EASEMENT
OVER A PORTION OF THE LANDS OF
FOUR CORNERS FARMLAND FUND TEHAMA LLC
COUNTY OF YUBA, CALIFORNIA

ALL THAT PORTION OF LANDS OF FOUR CORNERS FARMLAND FUND TEHAMA LLC, DESCRIBED IN DOCUMENT NUMBER 2021-005034 FILED FOR RECORD IN YUBA COUNTY RECORDS, BEING A PORTION OF SECTION 20, TOWNSHIP 14 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN, IN THE UNINCORPORATED TERRITORY OF YUBA COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID LAND OF FOUR CORNERS FARMLAND FUND TEHAMA LLC AND SAID SECTION 20 FROM WHICH THE INTERSECTION OF THE EAST LINE OF SAID SECTION 20 WITH THE NORTHERLY LINE OF THE JOHNSON RANCHO AS SAID POINT IS SHOWN ON THAT RECORD OF SURVEY RECORDED IN BOOK 103 OF MAPS AT PAGE 35, YUBA COUNTY RECORDS, BEARS SOUTH 00° 50’ 06” EAST 44.15 FEET; THENCE FROM THE **POINT OF BEGINNING**, SOUTH 64° 06’ 36” WEST A DISTANCE OF 256.95 FEET; THENCE NORTH 25° 53’ 24” WEST A DISTANCE OF 60.00 FEET; THENCE NORTH 64° 06’ 36” EAST A DISTANCE OF 285.00 FEET TO SAID EAST LINES; THENCE CONTINUING ALONG SAID EAST LINES SOUTH 00° 50’ 06” EAST A DISTANCE OF 66.23 FEET MORE OR LESS TO THE **POINT OF BEGINNING.**

THE HEREIN DESCRIBED AREA IS SHOWN ON “EXHIBIT B” ATTACHED HERE TO AND MADE A PART THERE OF.

CONTAINING 0.37 +/- ACRES

BEING A PORTION OF ASSESSOR’S PARCEL NUMBER 015-070-074.

END OF DESCRIPTION

Robert J. Lawless, P.L.S. 8928

April 10, 2025
Dated:

DUNDAS GEOMATICS
GEOMATIC ENGINEERS
Grass Valley Office
159 South Auburn Street
Grass Valley, Ca. 95945

EXHIBIT B

TEMPORARY CONSTRUCTION EASEMENT

BEING A PORTION OF SEC. 20, T. 14 N., R. 5 E., M.D.B.&M. IN THE UNINCORPORATED TERRITORY OF YUBA COUNTY, STATE OF CALIFORNIA

SC

DATE: 12/24/24

SHEET: 1 OF 1

NORTH

APN 015-070-074
FOUR CORNERS FARMLAND FUND TEHAMA LLC
DOC. #2021-005034

APN 015-070-069
PMF WHEATLAND LLC
DOC. #2023-013779

SECTION 20
SECTION 21

Line Table		
Line #	Direction	Length
L1	S00° 50' 06"E	44.15'
L2	S64° 06' 36"W	256.95'
L3	N25° 53' 24"W	60.00'
L4	N64° 06' 36"E	285.00'
L5	S00° 50' 06"E	66.23'

L5
P.O.B.
L4
L1
L3
L2
2048.67'
S64° 06' 36"W

APN 015-110-023
WALTZ STEPHEN DOUGLAS
DOC. #2010-001867

S14 S15
JOHNSON RANCHO

APN 015-150-045
ROYAL LANDS LLC
DOC. #2017-016988

LEGEND

O	DIMENSION POINT
P.O.B.	POINT OF BEGINNING
———	PROPERTY LINE
———	ADJACENT PROPERTY LINE
— — —	PROPOSED EASEMENT LINE
▨	PROPOSED EASEMENT AREA

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE II, NAD 83, EPOCH 2010.00 AS DETERMINED BY STATIC GPS OBSERVATIONS AND DERIVED FROM GEODETIC VALUES PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS).

PROFESSIONAL LAND SURVEYOR
ROBERT J. LAWLESS
No. 8928
Exp. 09/30/26
STATE OF CALIFORNIA

Attachment 10 - Royal Lands, LLC

- Exhibit 1.A Royal Lands, LLC Pipeline Easement Legal Description
- Exhibit 1.B Royal Lands, LLC Pipeline Easement Plat
- Exhibit 2.A Royal Lands, LLC Temporary Construction Easement Legal Description
- Exhibit 2.B Royal Lands, LLC Temporary Construction Easement Plat

EXHIBIT A
LEGAL DESCRIPTION
FOR
PIPELINE EASEMENT
OVER A PORTION OF THE LANDS OF ROYAL LANDS LLC
COUNTY OF YUBA, CALIFORNIA

ALL THAT PORTION OF LANDS OF ROYAL LANDS LLC, DESCRIBED IN DOCUMENT NUMBER 2017-016988 FILED FOR RECORD IN YUBA COUNTY RECORDS, ALSO BEING A PORTION OF SECTION 7, 14 & 15 OF THE JOHNSON RANCHO, IN THE COUNTY OF YUBA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST CORNER OF SAID SECTION 15, THENCE FROM SAID **POINT OF BEGINNING** NORTH 64° 06’ 36” EAST A DISTANCE OF 1338.38 FEET ALONG THE NORTHERLY LINE OF SAID SECTION 15 TO THE EASTERLY LINE OF SAID LANDS OF ROYAL LANDS LLC; THENCE LEAVING SAID NORTHERLY LINE OF SECTION 15 SOUTH 25° 51’ 03” EAST A DISTANCE OF 90.00 FEET ALONG SAID EASTERLY LINE, THENCE LEAVING SAID EASTERLY LINE SOUTH 64° 06’ 36” WEST A DISTANCE OF 75.00 FEET; THENCE NORTH 25° 51’ 03” WEST A DISTANCE OF 50.00 FEET; THENCE CONTINUING IN A SOUTHWESTERLY DIRECTION PARALLEL TO THE NORTH LINE OF THE JOHNSON RANCHO SOUTH 64° 06’ 36” WEST A DISTANCE OF 4930.81 FEET; THENCE SOUTH 30° 27’ 42” WEST A DISTANCE OF 50.80 FEET; THENCE SOUTH 03° 11’ 21” EAST A DISTANCE OF 299.64 FEET; THENCE SOUTH 27° 43’ 29” WEST A DISTANCE OF 108.48 FEET; THENCE SOUTH 63° 52’ 17” WEST A DISTANCE OF 1477.12 FEET; THENCE NORTH 25° 52’ 11” WEST A DISTANCE OF 332.88 FEET; THENCE NORTH 70° 52’ 11” WEST A DISTANCE OF 60.48 FEET; THENCE SOUTH 64° 21’ 19” WEST A DISTANCE OF 991.18 FEET; THENCE SOUTH 35° 27’ 04” WEST A DISTANCE OF 138.61 FEET; THENCE SOUTH 64° 21’ 10” WEST A DISTANCE OF 128.06 FEET; THENCE SOUTH 72° 44’ 50” WEST A DISTANCE OF 248.71 FEET; THENCE SOUTH 17° 15’ 10” EAST A DISTANCE OF 60.00 FEET; THENCE SOUTH 72° 44’ 50” WEST A DISTANCE OF 70.00 FEET; THENCE NORTH 17° 15’ 10” WEST A DISTANCE OF 60.00 FEET; THENCE SOUTH 72° 44’ 50” WEST A DISTANCE OF 408.38 FEET; THENCE SOUTH 68° 33’ 04” WEST A DISTANCE OF 12.15 FEET TO THE NORTHERLY LINE OF SAID SECTION 7; THENCE CONTINUING ALONG SAID NORTHERLY LINE NORTH 64° 21’ 19” EAST A DISTANCE OF 280.17 FEET; THENCE LEAVING SAID NORTHERLY LINE NORTH 72° 44’ 50” EAST A DISTANCE OF 459.09 FEET; THENCE NORTH 64° 21’ 19” EAST A DISTANCE OF 114.81 FEET; THENCE NORTH 35° 27’ 04” EAST A DISTANCE OF 138.62 FEET TO THE SAID NORTHERLY LINE OF SECTION 7; THENCE CONTINUING ALONG SAID NORTHERLY LINE NORTH 64° 21’ 19” EAST A DISTANCE OF 1139.09 FEET TO THE NORTH CORNER OF SAID SECTION 7; THENCE LEAVING SAID NORTHERLY LINE AND CONTINUING ALONG THE EASTERLY LINE OF SAID SECTION 7 SOUTH 25° 49’ 39” EAST A DISTANCE OF 325.00 FEET; THENCE LEAVING SAID EASTERLY LINE SOUTH 71° 08’ 35” EAST A DISTANCE OF 70.27 FEET; THENCE NORTH 63° 52’ 17” EAST A DISTANCE OF 1319.20 FEET; THENCE NORTH 27° 43’ 29” EAST A DISTANCE OF 84.34 FEET; THENCE NORTH 03° 11’ 12” WEST A DISTANCE OF 345.74 FEET TO THE NORTHEASTERLY LINE OF SAID SECTION 14; THENCE CONTINUING ALONG SAID NORTHERLY LINE NORTH 64° 06’ 36” EAST A DISTANCE OF 3724.59 FEET MORE OR LESS TO THE NORTH CORNER OF SAID SECTION 14, THE WEST CORNER OF SAID SECTION 15, AND THE **POINT OF BEGINNING.**

THE HEREIN DESCRIBED AREA IS SHOWN ON “EXHIBIT B” ATTACHED HERE TO AND MADE A PART THERE OF.

CONTAINING 9.19 +/- ACRES

BEING A PORTION OF ASSESSOR'S PARCEL NUMBERS 015-100-052, 015-110-001 AND 015-150-045.

END OF DESCRIPTION

Robert J. Lawless, P.L.S. 8928

April 10, 2025
Dated:

DUNDAS GEOMATICS
GEOMATIC ENGINEERS
Grass Valley Office
159 South Auburn Street
Grass Valley, Ca. 95945

EXHIBIT B

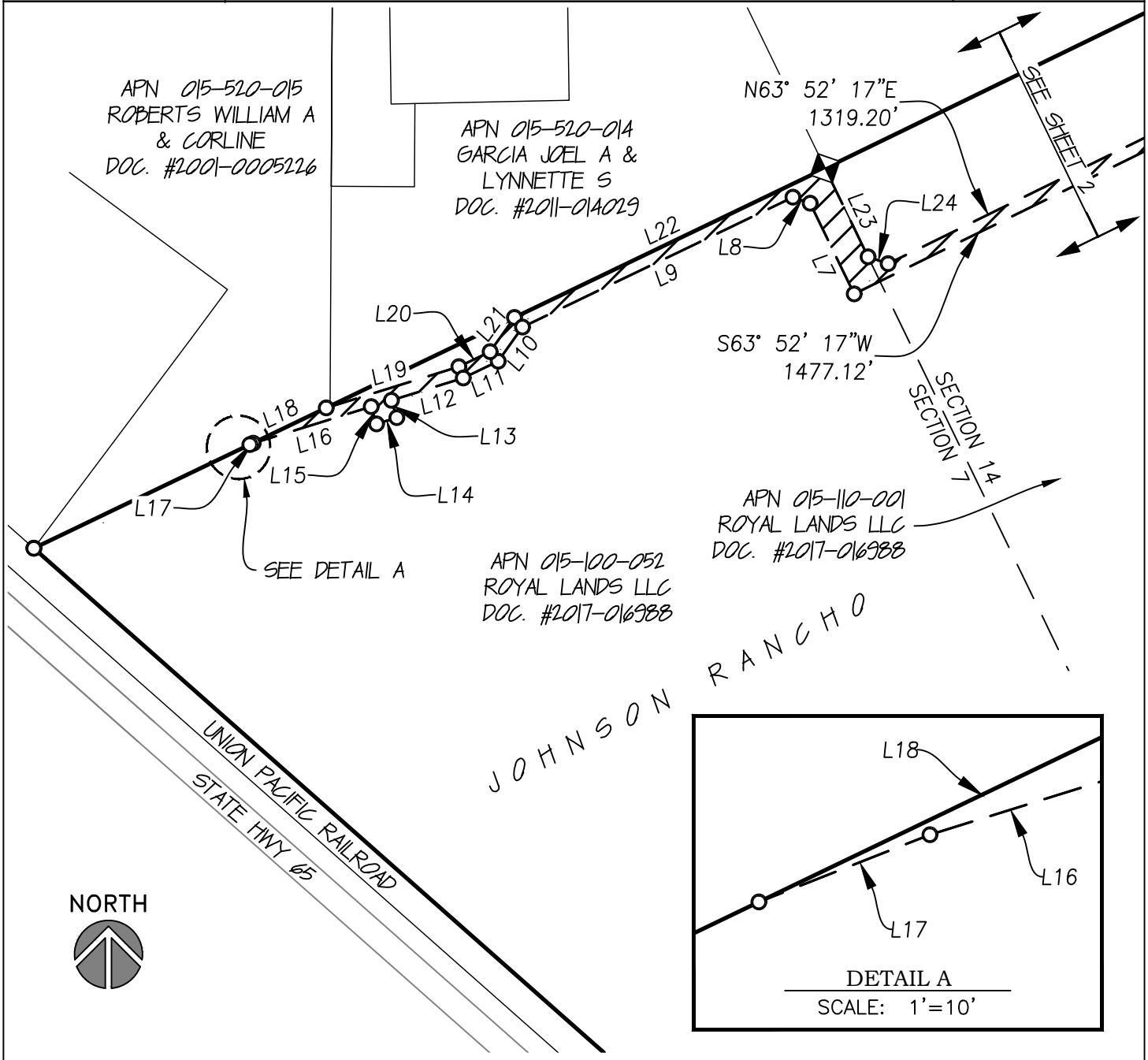
PIPELINE EASEMENT

BEING A PORTION OF SECTION 7, 14 & 15 OF THE JOHNSON RANCHO IN YUBA COUNTY, OF THE STATE OF CALIFORNIA

SC

DATE: 12/26/24

SHEET: 1 OF 4



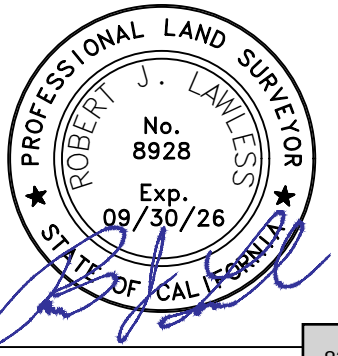
DETAIL A
SCALE: 1'=10'

LEGEND

O	DIMENSION POINT
P.O.B.	POINT OF BEGINNING
	PROPERTY LINE
	ADJACENT PROPERTY LINE
— — —	PROPOSED EASEMENT LINE
	PROPOSED EASEMENT AREA

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE II, NAD 83, EPOCH 2010.00 AS DETERMINED BY STATIC GPS OBSERVATIONS AND DERIVED FROM GEODETIC VALUES PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS).



DUNDAS GEOMATICS
GEOMATIC ENGINEERS
Grass Valley Office
159 South Auburn Street
Grass Valley, Ca. 95945

EXHIBIT B

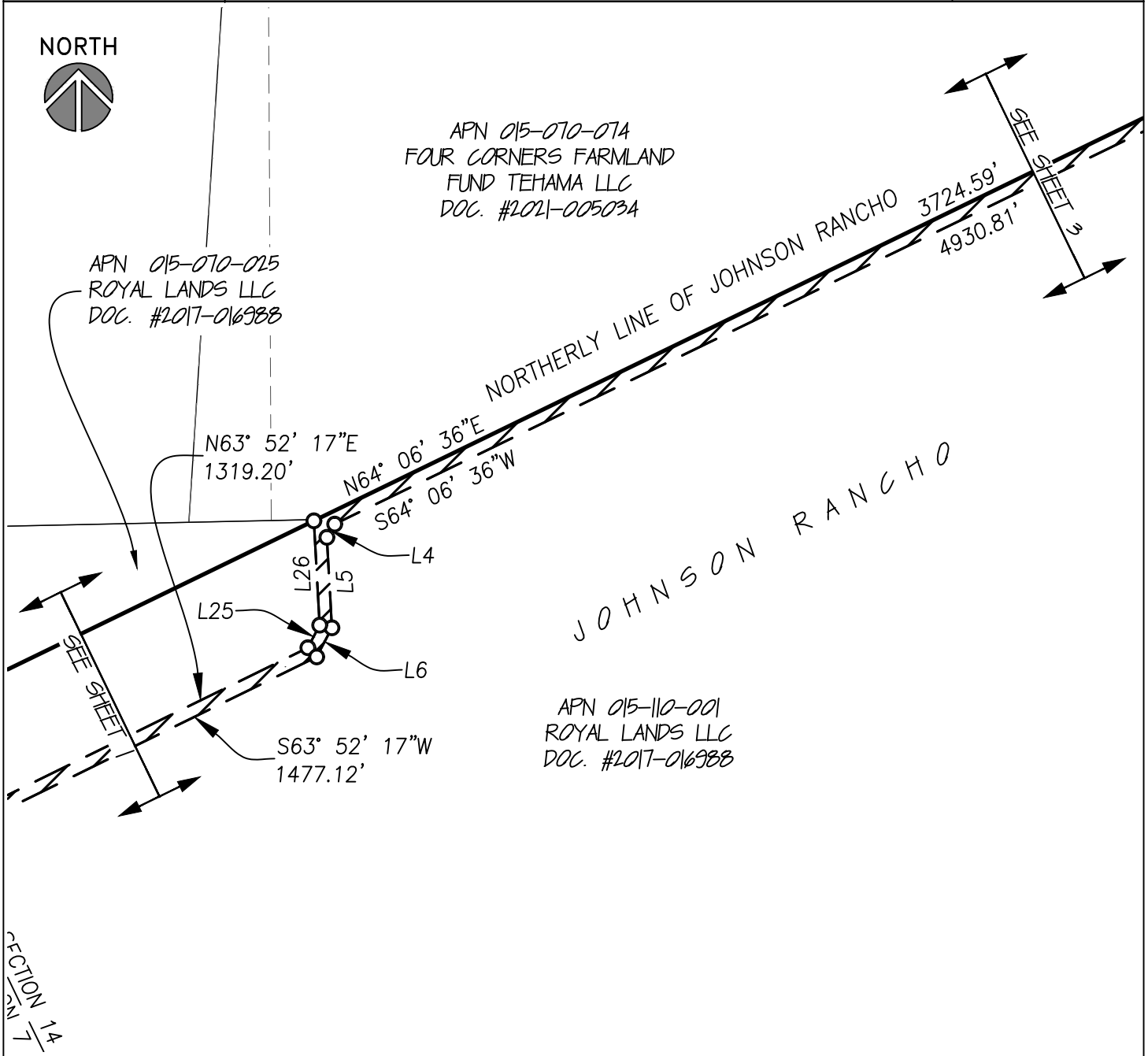
PIPELINE EASEMENT

BEING A PORTION OF SECTION 7, 14 & 15 OF THE JOHNSON RANCHO IN YUBA COUNTY, OF THE STATE OF CALIFORNIA

SC

DATE: 12/26/24

SHEET: 2 OF 4



LEGEND

O	DIMENSION POINT
P.O.B.	POINT OF BEGINNING
———	PROPERTY LINE
———	ADJACENT PROPERTY LINE
— — —	PROPOSED EASEMENT LINE
	PROPOSED EASEMENT AREA

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE II, NAD 83, EPOCH 2010.00 AS DETERMINED BY STATIC GPS OBSERVATIONS AND DERIVED FROM GEODETIC VALUES PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS).

PROFESSIONAL LAND SURVEYOR
ROBERT J. LAWLESS
No. 8928
Exp. 09/30/26
STATE OF CALIFORNIA

DUNDAS GEOMATICS
GEOMATIC ENGINEERS
Grass Valley Office
159 South Auburn Street
Grass Valley, Ca. 95945

EXHIBIT B

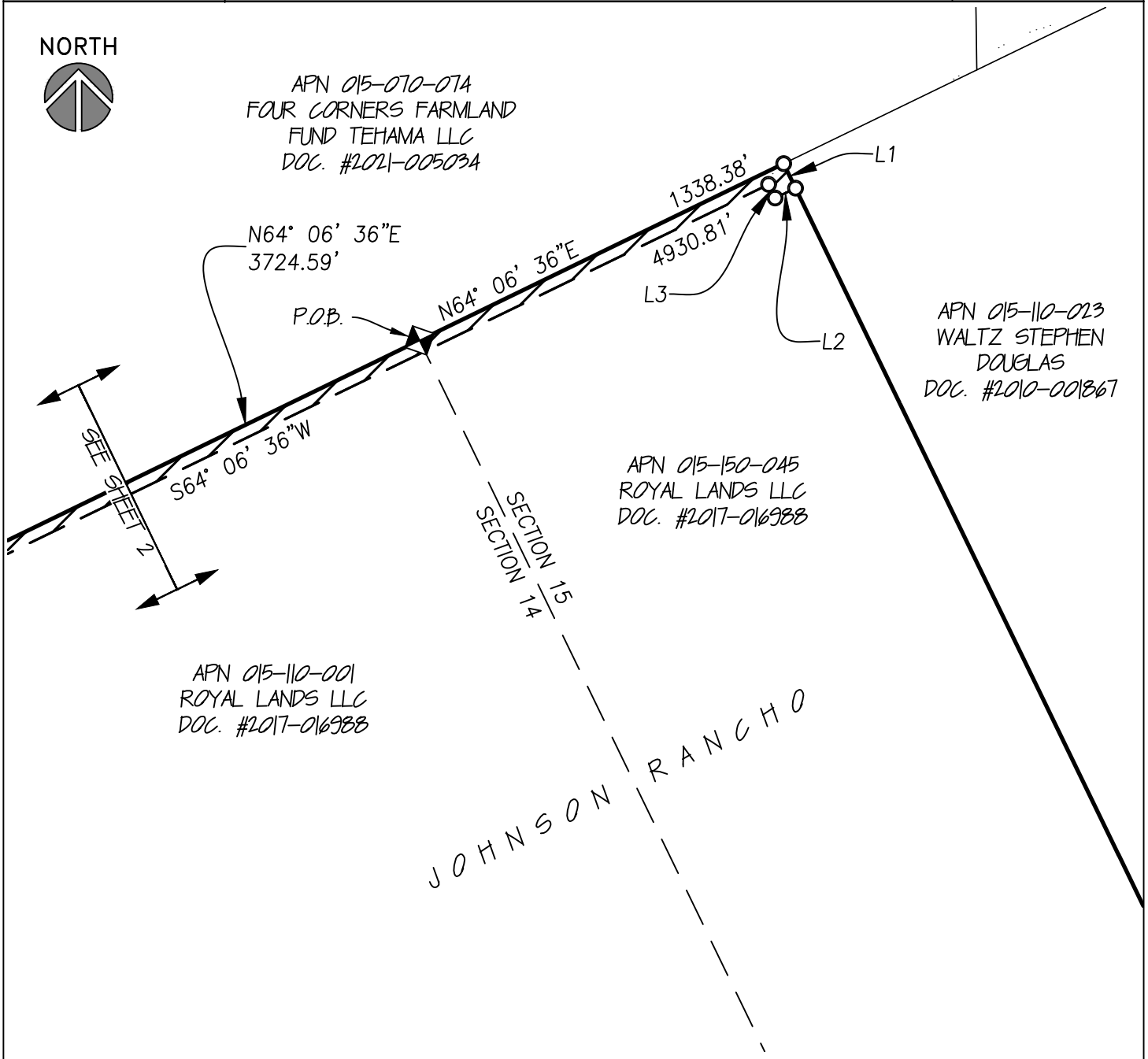
PIPELINE EASEMENT

BEING A PORTION OF SECTION 7, 14 & 15 OF THE JOHNSON RANCHO IN YUBA COUNTY, OF THE STATE OF CALIFORNIA

SC

DATE: 12/26/24

SHEET: 3 OF 4



LEGEND

O	DIMENSION POINT
P.O.B.	POINT OF BEGINNING
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	PROPOSED EASEMENT LINE
	PROPOSED EASEMENT AREA

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE II, NAD 83, EPOCH 2010.00 AS DETERMINED BY STATIC GPS OBSERVATIONS AND DERIVED FROM GEODETIC VALUES PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS).

PROFESSIONAL LAND SURVEYOR
ROBERT J. LAWLESS
No. 8928
Exp. 09/30/26
STATE OF CALIFORNIA

EXHIBIT A
LEGAL DESCRIPTION
FOR
TEMPORARY CONSTRUCTION EASEMENT
OVER A PORTION OF THE LANDS OF ROYAL LANDS LLC
COUNTY OF YUBA, CALIFORNIA

ALL THAT PORTION OF LANDS OF ROYAL LANDS LLC, DESCRIBED IN DOCUMENT NUMBER 2017-016988 FILED FOR RECORD IN YUBA COUNTY RECORDS, ALSO BEING A PORTION OF SECTION 7, OF THE JOHNSON RANCHO, IN THE COUNTY OF YUBA, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FROM WHICH THE NORTH CORNER OF SECTION 7, OF THE SAID JOHNSON RANCHO BEARS THE FOLLOWING TWO (2) COURSES: (1) NORTH 25° 38' 41" WEST A DISTANCE OF 70.70 FEET TO THE NORTHWESTERLY LINE OF SAID SECTION 7; (2) ALONG SAID NORTHWESTERLY LINE NORTH 64° 21' 19" EAST A DISTANCE OF 1624.22 FEET TO THE NORTH CORNER OF SAID SECTION 7; THENCE FROM SAID **POINT OF BEGINNING** NORTH 72° 44' 50" EAST A DISTANCE OF 240.00 FEET; THENCE SOUTH 17° 15' 10" EAST A DISTANCE OF 60.00 FEET; THENCE SOUTH 72° 44' 50" WEST A DISTANCE OF 240.00 FEET; THENCE NORTH 17° 15' 10" WEST A DISTANCE OF 60.00 FEET TO THE **POINT OF BEGINNING.**

THE HEREIN DESCRIBED AREA IS SHOWN ON "EXHIBIT B" ATTACHED HERE TO AND MADE A PART THERE OF.

CONTAINING 0.33 +/- ACRES

BEING A PORTION OF ASSESSOR'S PARCEL NUMBER 015-100-052.

END OF DESCRIPTION

Robert J. Lawless, P.L.S. 8928

April 10, 2025
Dated:

DUNDAS GEOMATICS
GEOMATIC ENGINEERS
Grass Valley Office
159 South Auburn Street
Grass Valley, Ca. 95945

EXHIBIT B

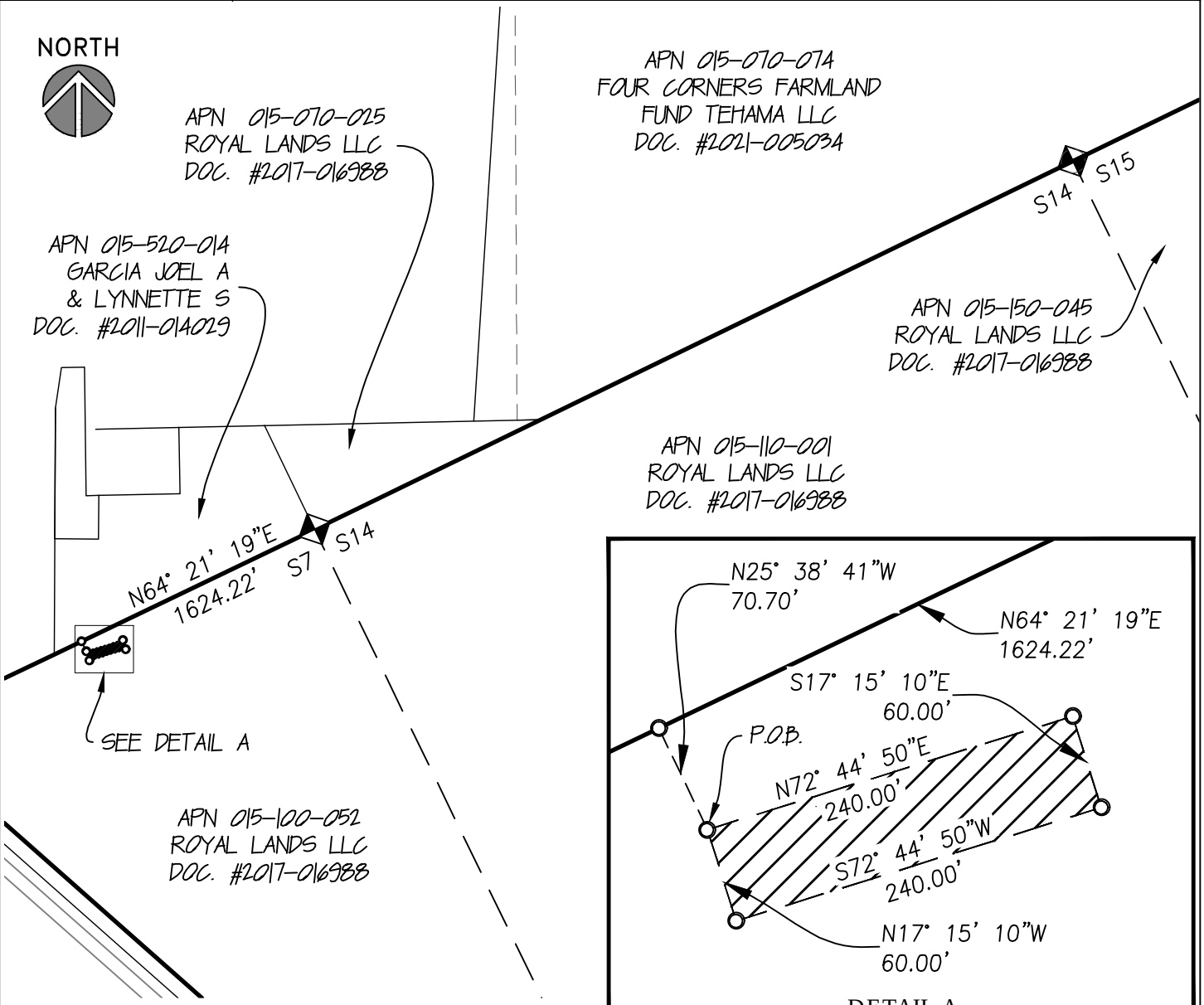
TEMPORARY CONSTRUCTION EASEMENT

BEING A PORTION OF SECTION 7 OF THE OAKLEY TRACT & JOHNSON RANCHO, IN YUBA COUNTY, OF THE STATE OF CALIFORNIA

SC

DATE: 12/31/24

SHEET: 1 OF 1



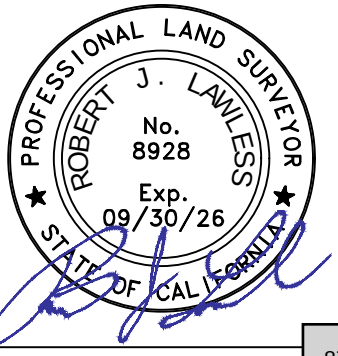
DETAIL A
SCALE: 1'=100'

LEGEND

O	DIMENSION POINT
P.O.B.	POINT OF BEGINNING
———	PROPERTY LINE
———	ADJACENT PROPERTY LINE
— — —	PROPOSED EASEMENT LINE
	PROPOSED EASEMENT AREA

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE II, NAD 83, EPOCH 2010.00 AS DETERMINED BY STATIC GPS OBSERVATIONS AND DERIVED FROM GEODETIC VALUES PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS).



DUNDAS GEOMATICS
GEOMATIC ENGINEERS
Grass Valley Office
159 South Auburn Street
Grass Valley, Ca. 95945

EXHIBIT B

PIPELINE EASEMENT

BEING A PORTION OF SECTION 7, 14 & 15 OF THE JOHNSON RANCHO IN YUBA COUNTY, OF THE STATE OF CALIFORNIA

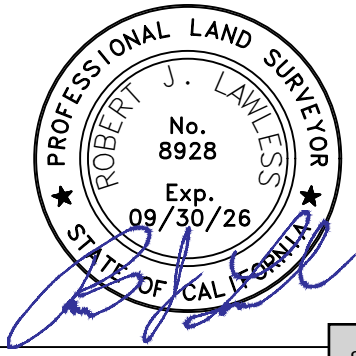
SC

DATE: 12/26/24

SHEET: 4 OF 4

Line Table		
Line #	Direction	Length
L1	S25° 51' 03"E	90.00'
L2	S64° 06' 36"W	75.00'
L3	N25° 51' 03"W	50.00'
L4	S30° 27' 42"W	50.80'
L5	S03° 11' 21"E	299.64'
L6	S27° 43' 29"W	108.48'
L7	N25° 52' 11"W	332.88'
L8	N70° 52' 11"W	60.48'
L9	S64° 21' 19"W	991.18'
L10	S35° 27' 04"W	138.61'
L11	S64° 21' 10"W	128.06'
L12	S72° 44' 50"W	248.71'
L13	S17° 15' 10"E	60.00'

Line Table		
Line #	Direction	Length
L14	S72° 44' 50"W	70.00'
L15	N17° 15' 10"W	60.00'
L16	S72° 44' 50"W	408.38'
L17	S68° 33' 04"W	12.15'
L18	N64° 21' 19"E	280.17'
L19	N72° 44' 50"E	459.09'
L20	N64° 21' 19"E	114.81'
L21	N35° 27' 04"E	138.62'
L22	N64° 21' 19"E	1139.09'
L23	S25° 49' 39"E	325.00'
L24	S71° 08' 35"E	70.27'
L25	N27° 43' 29"E	84.34'
L26	N03° 11' 12"W	345.74'



Attachment 11 - Roberts

- Exhibit 1.A Roberts Pipeline Easement Legal Description
- Exhibit 1.B Roberts Pipeline Easement Plat
- Exhibit 2.A Roberts Temporary Construction Easement Legal Description
- Exhibit 2.B Roberts Temporary Construction Easement Plat
- Exhibit 3.A Roberts Access Easement Legal Description
- Exhibit 3.B Roberts Access Easement Plat

EXHIBIT A
LEGAL DESCRIPTION
FOR
PIPELINE EASEMENT
OVER A PORTION OF THE LANDS OF ROBERTS
COUNTY OF YUBA, CALIFORNIA

ALL THAT PORTION OF LANDS OF WILLIAM A ROBERTS AND CORLINE ROBERTS DESCRIBED AS PARCEL A & B IN DOCUMENT NUMBER 2000-005226, FILED FOR RECORD IN YUBA COUNTY RECORDS, BEING A PORTION OF SECTION 19 & 30, T. 14 N., R. 5 E., M.D.B.&M., IN THE UNINCORPORATED TERRITORY OF YUBA COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID PARCEL A, ALSO BEING THE SOUTHEAST CORNER OF PARCEL 1 AS SHOWN IN BOOK 22 OF MAPS, AT PAGE 8, FILED FOR RECORD IN YUBA COUNTY RECORDS, THENCE FROM THE **POINT OF BEGINNING** SOUTH 64° 21’ 19” WEST A DISTANCE OF 905.07 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL A; THENCE LEAVING SAID SOUTHERLY LINE NORTH 51° 12’ 48” WEST A DISTANCE OF 250.04 FEET; THENCE SOUTH 38° 47’ 12” WEST A DISTANCE OF 32.00 FEET; THENCE NORTH 51° 12’ 48” WEST A DISTANCE OF 40.00 FEET; THENCE NORTH 38° 47’ 12” EAST A DISTANCE OF 32.00 FEET; THENCE NORTH 51° 12’ 48” WEST A DISTANCE OF 210.80 FEET, MORE OR LESS, TO THE WESTERLY LINE OF SAID PARCEL B, ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF THE SOUTHERN PACIFIC RAILROAD, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 624.22 FEET AND A CHORD BEARING NORTH 08° 54’ 17 WEST A DISTANCE OF 59.42 FEET; THENCE ALONG SAID CURVE TROUGH A CENTRAL ANGLE OF 05° 27’ 23” AND AN ARC LENGTH OF 59.45 FEET ALONG SAID WESTERLY LINE AND SAID EASTERLY RIGHT-OF-WAY LINE; THENCE LEAVING SAID WESTERLY LINE AND SAID EASTERLY RIGHT-OF-WAY LINE, SOUTH 51° 12’ 48” EAST A DISTANCE OF 254.74 FEET; THENCE NORTH 38° 47’ 12” EAST A DISTANCE OF 28.00 FEET; THENCE SOUTH 51° 12’ 48” EAST A DISTANCE OF 40.00 FEET; THENCE SOUTH 38° 47’ 12” WEST A DISTANCE OF 28.00 FEET; THENCE SOUTH 51° 12’ 48” EAST A DISTANCE OF 165.11 FEET TO THE EASTERLY LINE OF SAID PARCEL B; THENCE SOUTH 79° 41’ 43” EAST A DISTANCE OF 91.78 FEET, THENCE NORTH 64° 21’ 19” EAST A DISTANCE OF 850.82 FEET, MORE OR LESS, TO THE EASTERLY LINE OF SAID PACEL A, THENCE ALONG SAID EASTERLY LINE SOUTH 00° 18’ 57” WEST A DISTANCE OF 44.49 FEET, MORE OR LESS, TO THE **POINT OF BEGINNING.**

THE HEREIN DESCRIBED AREA IS SHOWN ON “EXHIBIT B” ATTACHED HERE TO AND MADE A PART THERE OF.

CONTAINING 1.38 +/- ACRES

BEING A PORTION OF ASSESSOR’S PARCEL NUMBERS 015-520-015 & 016.

END OF DESCRIPTION

Robert J. Lawless, P.L.S. 8928

April 10, 2025
Dated:

DUNDAS GEOMATICS
GEOMATIC ENGINEERS
Grass Valley Office
159 South Auburn Street
Grass Valley, Ca. 95945

EXHIBIT B

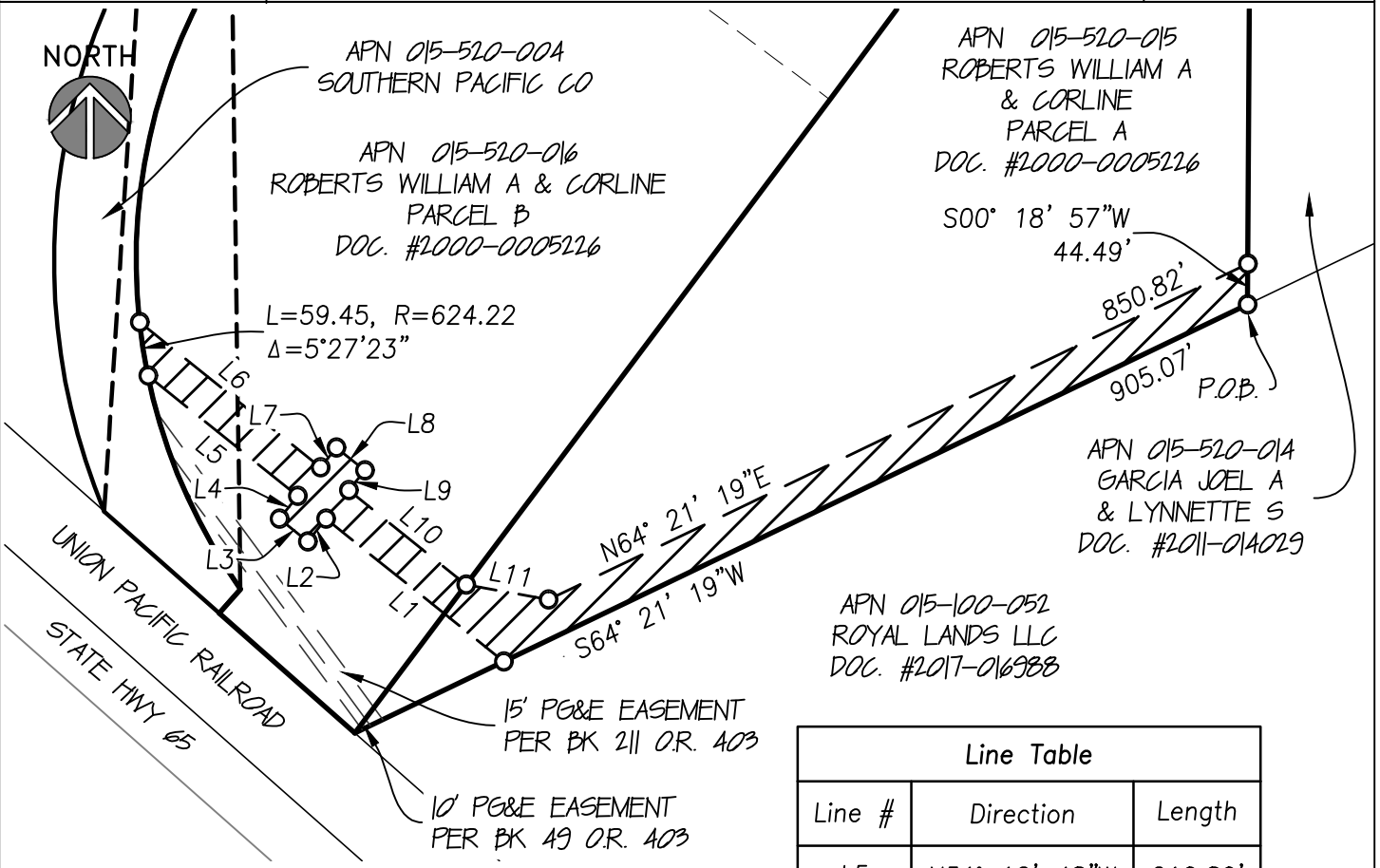
PIPELINE EASEMENT

BEING A PORTION OF SECTION 19 & 30, T.14 N., R.5 E., IN THE UNINCORPORATED TERRITORY OF YUBA COUNTY, STATE OF CALIFORNIA

SC

DATE: 03/05/25

SHEET: 1 OF 1



Line Table		
Line #	Direction	Length
L1	N51° 12' 48"W	250.04'
L2	S38° 47' 12"W	32.00'
L3	N51° 12' 48"W	40.00'
L4	N38° 47' 12"E	32.00'

Line Table		
Line #	Direction	Length
L5	N51° 12' 48"W	210.80'
L6	S51° 12' 48"E	254.74'
L7	N38° 47' 12"E	28.00'
L8	S51° 12' 48"E	40.00'
L9	S38° 47' 12"W	28.00'
L10	S51° 12' 48"E	165.11'
L11	S79° 41' 43"E	91.78'

LEGEND

- ○ DIMENSION POINT
- P.O.B. POINT OF BEGINNING
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED EASEMENT LINE
- PROPOSED EASEMENT AREA

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE II, NAD 83, EPOCH 2010.00 AS DETERMINED BY STATIC GPS OBSERVATIONS AND DERIVED FROM GEODETIC VALUES PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS).

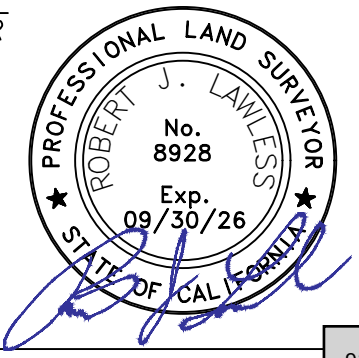


EXHIBIT A
LEGAL DESCRIPTION
FOR
TEMPORARY CONSTRUCTION EASEMENT
OVER A PORTION OF THE LANDS OF ROBERTS
COUNTY OF YUBA, CALIFORNIA

ALL THAT PORTION OF LANDS OF WILLIAM A ROBERTS AND CORLINE ROBERTS AS DESCRIBED AS PARCEL B IN DOCUMENT NUMBER 2000-005226, FILED FOR RECORD IN YUBA COUNTY RECORDS, BEING A PORTION OF SECTION 19 & 30, T. 14 N., R. 5 E., M.D.B.&M., IN THE UNINCORPORATED TERRITORY OF YUBA COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SOUTH AREA:
BEGINNING AT A POINT FROM WHICH THE SOUTHERNMOST CORNER OF SAID PARCEL B BEARS SOUTH 19° 25’ 30” EAST A DISTANCE OF 249.30 FEET; THENCE FROM THE **POINT OF BEGINNING** NORTH 51° 12’ 48” WEST A DISTANCE OF 150.00 FEET; THENCE NORTH 38° 47’ 12” EAST A DISTANCE OF 32.00 FEET; THENCE SOUTH 51° 12’ 48” EAST A DISTANCE OF 150.00 FEET; THENCE SOUTH 38° 47’ 12” WEST A DISTANCE OF 32.00 FEET, MORE OR LESS, TO THE **POINT OF BEGINNING.**

CONTAINING 0.11 +/- ACRES

NORTH AREA:
BEGINNING AT A POINT FROM WHICH THE SOUTHERNMOST CORNER OF PARCEL B BEARS SOUTH 07° 23’ 48” EAST A DISTANCE OF 293.67 FEET; THENCE FROM THE **POINT OF BEGINNING** NORTH 51° 12’ 48” WEST A DISTANCE OF 150.00 FEET; THENCE NORTH 38° 47’ 12” EAST A DISTANCE OF 28.00 FEET; THENCE SOUTH 51° 12’ 48” EAST A DISTANCE OF 150.00 FEET; THENCE SOUTH 38° 47’ 12” WEST A DISTANCE OF 28.00 FEET, MORE OR LESS, TO THE **POINT OF BEGINNING.**

CONTAINING 0.10 +/- ACRES

THE HEREIN DESCRIBED AREAS ARE SHOWN ON “EXHIBIT B” ATTACHED HERE TO AND MADE A PART THERE OF.

BEING A PORTION OF ASSESSOR’S PARCEL NUMBER 015-520-016.

END OF DESCRIPTION

Robert J. Lawless, P.L.S. 8928

PROFESSIONAL LAND SURVEYOR
ROBERT J. LAWLESS
No. 8928
Exp. 09/30/26
STATE OF CALIFORNIA

April 10, 2025
Dated:

DUNDAS GEOMATICS
GEOMATIC ENGINEERS
Grass Valley Office
159 South Auburn Street
Grass Valley, Ca. 95945

EXHIBIT B

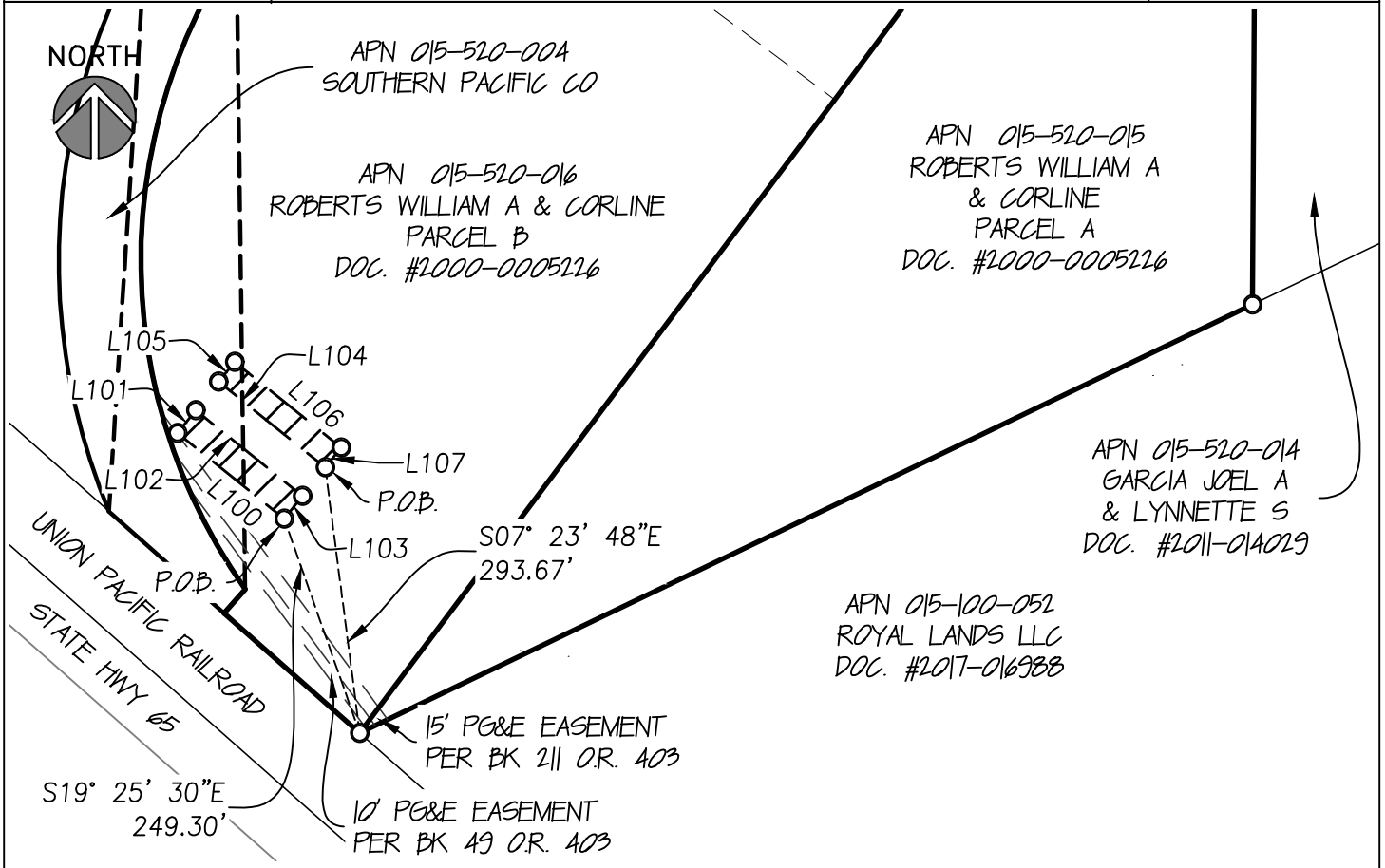
TEMPORARY CONSTRUCTION EASEMENT

BEING A PORTION OF SECTION 19 & 30, T.14 N., R.5 E., IN THE UNINCORPORATED TERRITORY OF YUBA COUNTY, STATE OF CALIFORNIA

SC

DATE: 03/05/25

SHEET: 1 OF 1



Line Table		
Line #	Direction	Length
L100	N51° 12' 48"W	150.00'
L101	N38° 47' 12"E	32.00'
L102	S51° 12' 48"E	150.00'
L103	S38° 47' 12"W	32.00'

Line Table		
Line #	Direction	Length
L104	N51° 12' 48"W	150.00'
L105	N38° 47' 12"E	28.00'
L106	S51° 12' 48"E	150.00'
L107	S38° 47' 12"W	28.00'

LEGEND

- O — DIMENSION POINT
- P.O.B. — POINT OF BEGINNING
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED EASEMENT LINE
- PROPOSED EASEMENT AREA

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE II, NAD 83, EPOCH 2010.00 AS DETERMINED BY STATIC GPS OBSERVATIONS AND DERIVED FROM GEODETIC VALUES PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS).

PROFESSIONAL LAND SURVEYOR
ROBERT J. LAWLESS
No. 8928
Exp. 09/30/26
STATE OF CALIFORNIA

EXHIBIT A
LEGAL DESCRIPTION
FOR
ACCESS EASEMENT
OVER A PORTION OF THE LANDS OF ROBERTS
COUNTY OF YUBA, CALIFORNIA

ALL THAT PORTION OF LANDS OF WILLIAM A ROBERTS AND CORLINE ROBERTS AS DESCRIBED AS PARCEL A IN DOCUMENT NUMBER 2000-005226, FILED FOR RECORD IN YUBA COUNTY RECORDS, BEING A PORTION OF SECTION 19 & 30, T. 14 N., R. 5 E., M.D.B.&M., IN THE UNINCORPORATED TERRITORY OF YUBA COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FROM WHICH THE SOUTHEASTERLY CORNER OF SAID PARCEL A ALSO BEING THE SOUTHEAST CORNER OF PARCEL 1 AS SHOWN IN BOOK 22 OF MAPS, AT PAGE 8, FILED FOR RECORD IN YUBA COUNTY RECORDS, BEARS SOUTH 00° 18’ 57” WEST A DISTANCE OF 44.49 FEET; THENCE FROM THE **POINT OF BEGINNING** SOUTH 64° 21’ 19” WEST A DISTANCE OF 84.73 FEET; THENCE NORTH 27° 02’ 49” EAST A DISTANCE OF 102.67 FEET; THENCE NORTH 00° 18’ 57” EAST A DISTANCE OF 549.16 FEET; THENCE NORTH 29° 46’ 33” WEST A DISTANCE OF 67.13 FEET; THENCE NORTH 61° 20’ 01” WEST A DISTANCE OF 326.04 FEET; THENCE NORTH 24° 50’ 28” EAST A DISTANCE OF 271.27 FEET; THENCE NORTH 23° 59’ 27” EAST A DISTANCE OF 416.34 FEET; TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 785.00 FEET; THENCE ALONG SAID CURVE TROUGH A CENTRAL ANGLE OF 14° 44' 58" AND AN ARC LENGTH OF 202.08 FEET; THENCE NORTH 09° 14’ 29” EAST A DISTANCE OF 162.40 FEET; THENCE NORTH 08° 03’ 02” EAST A DISTANCE OF 106.50 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 140.00 FEET; THENCE ALONG SAID CURVE TROUGH A CENTRAL ANGLE OF 59° 20' 39" AND AN ARC LENGTH OF 145.00 FEET; THENCE NORTH 67° 23’ 40” EAST A DISTANCE OF 47.97 FEET; THENCE NORTH 33° 31’ 13” EAST A DISTANCE OF 66.99 FEET, MORE OR LESS, TO THE EASTERLY LINE OF SAID PARCEL A; THENCE CONTINUING ALONG SAID EASTERLY LINE SOUTH 00° 24’ 33” EAST A DISTANCE OF 72.73 FEET; THENCE LEAVING SAID EASTERLY LINE SOUTH 67° 23’ 40” WEST A DISTANCE OF 76.12 FEET; TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 110.00 FEET; THENCE ALONG SAID CURVE TROUGH A CENTRAL ANGLE OF 59° 20' 39" AND AN ARC LENGTH OF 113.93 FEET; THENCE SOUTH 08° 03’ 02” WEST A DISTANCE OF 106.81 FEET; THENCE SOUTH 09° 14’ 29” WEST A DISTANCE OF 162.72 FEET; TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 815.00 FEET; THENCE ALONG SAID CURVE TROUGH A CENTRAL ANGLE OF 14° 44' 58" AND AN ARC LENGTH OF 209.80 FEET; THENCE SOUTH 23° 59’ 27” WEST A DISTANCE OF 416.57 FEET; THENCE SOUTH 24° 50’ 28” WEST A DISTANCE OF 201.69 FEET; THENCE SOUTH 18° 14’ 46” EAST A DISTANCE OF 60.96 FEET; THENCE SOUTH 61° 20’ 01” EAST A DISTANCE OF 312.39 FEET MORE OR LESS TO THE EASTERLY LINE OF SAID PARCEL A; THENCE CONTINUING ALONG SAID EASTERLY LINE, SOUTH 00° 18’ 57” WEST A DISTANCE OF 661.59 FEET, MORE OR LESS, TO THE **POINT OF BEGINNING**.

THE HEREIN DESCRIBED AREA IS SHOWN ON “EXHIBIT B” ATTACHED HERE TO AND MADE A PART THERE OF.

CONTAINING 1.73 +/- ACRES

BEING A PORTION OF ASSESSOR'S PARCEL NUMBER 015-520-015.

END OF DESCRIPTION

Robert J. Lawless, P.L.S. 8928

April 10, 2025
Dated:

DUNDAS GEOMATICS
GEOMATIC ENGINEERS
Grass Valley Office
159 South Auburn Street
Grass Valley, Ca. 95945

EXHIBIT B

ACCESS EASEMENT

BEING A PORTION OF SECTION 19 & 30, T.14 N., R.5 E., IN THE UNINCORPORATED TERRITORY OF YUBA COUNTY, STATE OF CALIFORNIA

SC

DATE: 03/04/25

SHEET: 1 OF 1

NORTH

N33° 31' 13"E
66.99'

N67° 23' 40"E
47.97'

L=145.00, R=140.00
Δ=59°20'39"

N08° 03' 02"E
106.50'

N09° 14' 29"E
162.40'

L=202.08, R=785.00
Δ=14°44'58"

N23° 59' 27"E
416.34'

APN 015-520-005
SOUTHERN PACIFIC CO
DOC. #1965-4250633

N24° 50' 28"E
271.27'

N61° 20' 01"W
326.04'

24' ROAD
ESMT PER
BK 597 O.R. 53

APN 015-520-016
ROBERTS W & C
PARCEL B
DOC. #2000-0005226

N00° 18' 57"E
549.16'

N27° 02' 49"E
102.67'

APN 015-520-015
ROBERTS W & C
PARCEL A
DOC. #2000-0005226

ESMT PER
BK 563 O.R. 252-A

S00° 24' 33"E
72.73'

S67° 23' 40"W
76.12'

L=113.93, R=110.00
Δ=59°20'39"

S08° 03' 02"W
106.81'

S09° 14' 29"W
162.72'

L=209.80, R=815.00
Δ=14°44'58"

S23° 59' 27"W
416.57'

S24° 50' 28"W
201.69'

S18° 14' 46"E
60.96'

S61° 20' 01"E
312.39'

N29° 46' 33"W
67.13'

PARCEL 2
BK 65 MAPS PG 29

24' ROAD ESMT PER
BK 563 O.R. 251

S00° 18' 57"W
661.59'

P.O.B.

S00° 18' 57"W
44.49'

S64° 21' 19"W
84.73'

APN 015-100-052
ROYAL LANDS LLC
DOC. #2017-0016988

PARCEL 1
BK 43 MAPS PG 18

PARCEL 2
BK 22 MAPS PG 8

PARCEL 1
BK 65 MAPS PG 29

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE II, NAD 83, EPOCH 2010.00 AS DETERMINED BY STATIC GPS OBSERVATIONS AND DERIVED FROM GEODETIC VALUES PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS).

PROFESSIONAL LAND SURVEYOR
ROBERT J. LAWLESS
No. 8928
Exp. 09/30/26
STATE OF CALIFORNIA

LEGEND

O	DIMENSION POINT
P.O.B.	POINT OF BEGINNING
———	PROPERTY LINE
———	ADJACENT PROPERTY LINE
— — —	PROPOSED EASEMENT LINE
▨	PROPOSED EASEMENT AREA

Attachment 12 - Garcia

Exhibit 1.A Garcia Pipeline Easement Legal Description

Exhibit 1.B Garcia Pipeline Easement Plat

April 11, 2025

EXHIBIT "A"
LEGAL DESCRIPTION
FOR PIPELINE EASEMENT
OVER A PORTION OF THE LANDS OF JERRY J. AND MARLENE A. GARCIA
COUNTY OF YUBA, CALIFORNIA

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE UNINCORPORATED AREA OF THE COUNTY OF YUBA, STATE OF CALIFORNIA, BEING A PORTION OF LAND, OVER AND UNDER THE LANDS GRANTED FROM THE ANDREW J. GARCIA FAMILY TRUST TO JERRY J. AND MARLENE A. GARCIA (HEREINAFTER REFERRED TO AS LANDS OF GARCIA), IN THAT CERTAIN TRUST TRANSFER DEED, RECORDED NOVEMBER 28, 1994, AS DOCUMENT NO. 94-14155 IN THE OFFICIAL RECORDS OF YUBA COUNTY, SAID REAL PROPERTY ALSO BEING WITHIN SECTION 30, TOWNSHIP 14 NORTH, RANGE 5 EAST, M.D.B. & M., SAID REAL PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF BRADSHAW ROAD, SAID ROAD BEING 60.00' FEET WIDE AS SHOWN ON THAT CERTAIN MAP ENTITLED, "YUBA IRRIGATED FARMS COMPANY SUBDIVISION No. 1, FILED IN THE OFFICE OF THE COUNTY RECORDER OF YUBA COUNTY, CALIFORNIA, ON APRIL 8, 1913, IN BOOK 1 OF MAPS, PAGE 38, SAID POINT ALSO BEING ON THE NORTHERLY CURVE OF A STRIP OF LAND, CONCAVE NORTHERLY, SAID CURVE DEPICTED AS HAVING A RADIUS OF 866.64 FEET (GROUND DISTANCE), SAID STRIP OF LAND BEING 70.00 FEET IN WIDTH (GROUND DISTANCE), AS SHOWN ON SHEET 4 OF 10 OF THAT CERTAIN RECORD OF SURVEY MAP FILED MAY 31, 2012 IN BOOK 94 OF MAPS AT PAGES 1 THROUGH 10 IN THE OFFICE OF THE COUNTY RECORDER OF YUBA COUNTY, CALIFORNIA;

THENCE FROM SAID **POINT OF BEGINNING,** ALONG SAID EASTERLY RIGHT OF WAY LINE OF BRADSHAW ROAD, **NORTH 00°01'31" WEST, A DISTANCE OF 97.48 FEET;**

THENCE LEAVING SAID LINE, TRAVERSING THROUGH THE SAID LANDS OF GARCIA, **SOUTH 39°02'01" EAST, A DISTANCE OF 136.41 FEET**, TO A POINT ON THE SOUTHERLY LINE OF THE SAID LANDS OF GARCIA, SAID LINE BEING COMMON WITH THE ABOVE-DESCRIBED NORTHERLY CURVED STRIP OF LAND;

THENCE ALONG LAST SAID COMMON LINE, SAID LINE BEING A NON-TANGENT CURVE, **CONCAVE NORTHERLY, HAVING A RADIUS OF 866.53 FEET, FROM SAID POINT THE CENTER OF WHICH BEARS SOUTH 02°46'59" WEST**;

THENCE ALONG SAID NON-TANGENT CURVE THROUGH **A CENTRAL ANGLE OF 5°42'26",WITH AN ARC LENGTH OF 86.32 FEET TO THE POINT OF BEGINNING.**

CONTAINING 4247 SQUARE FEET, GRID, MORE OR LESS.

END OF DESCRIPTION

BEING A PORTION OF ASSESSOR'S PARCEL NUMBER 015-520-002.

A PLAT, EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION, ATTACHED HERETO AND MADE A PART THEREOF.

THE DIMENSIONS STATED IN THIS DESCRIPTION AND ACCOMPANYING PLAT (EXHIBIT "B") ARE MEASURED IN GRID DISTANCES. MULTIPLY DISTANCES DEPICTED WITHIN THIS LEGAL DESCRIPTION BY 1.00011343 TO OBTAIN GROUND DIMENSIONS.

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION IN SEPTEMBER OF 2021 PURSUANT TO SECTIONS 8725, 8726(3), AND 8726(7) OF THE PROFESSIONAL LAND SURVEYORS ACT OF THE STATE OF CALIFORNIA (BUSINESS AND PROFESSIONS CODE SECTIONS 8700-8805).

JOHN T. MAY

DATE: April 11, 2025

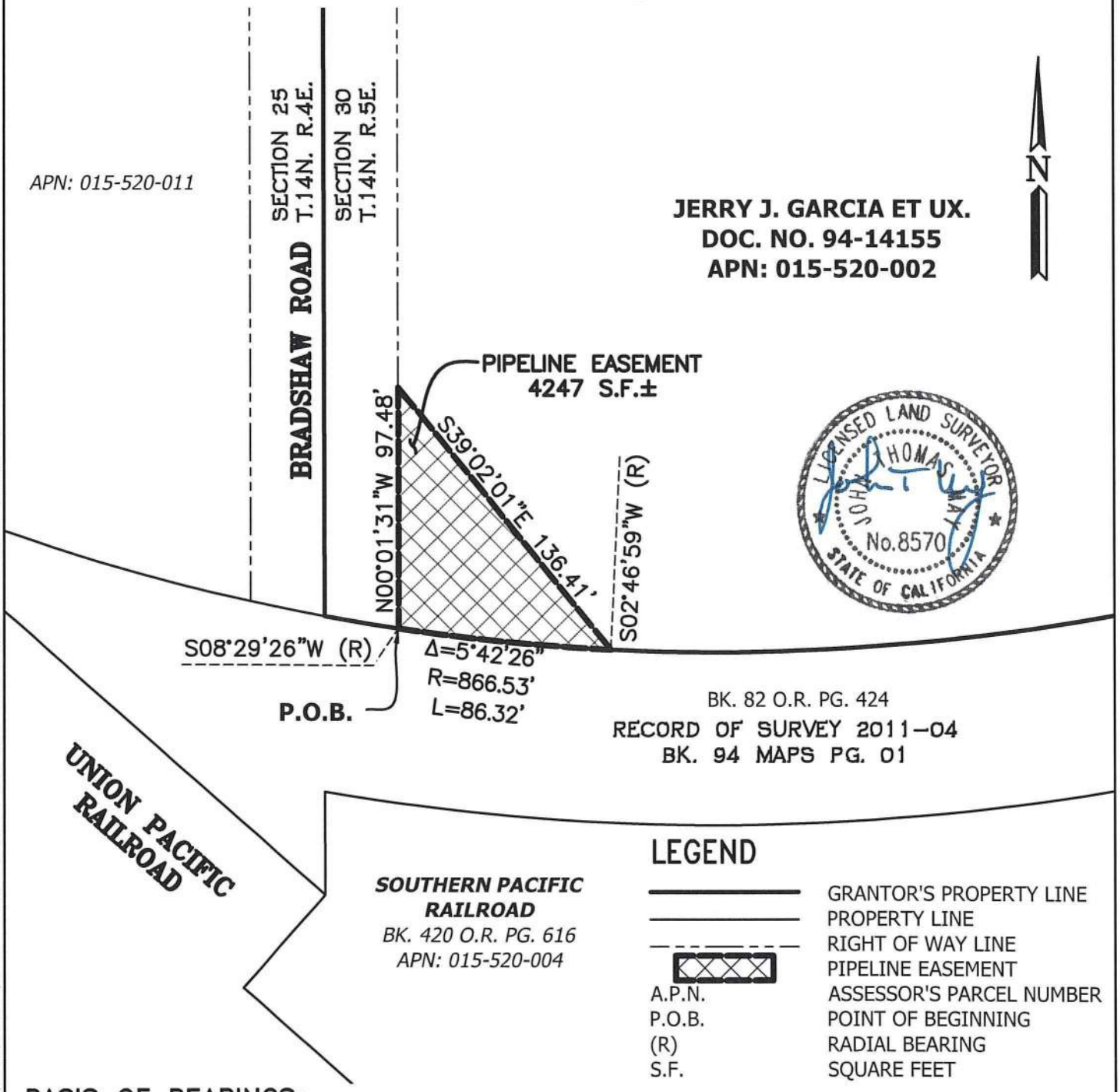
LICENSED LAND SURVEYOR No. 8570

(EXP. 03/31/2027)

STATE OF CALIFORNIA

J:\CONJobs1\16697 - Wheatland\Deliverables\Outgoing\PHASE- Priority One\16697- Wheatland GARCIA – PIPE ESMT – LEGAL.pdf

EXHIBIT "B"



LEGEND

	GRANTOR'S PROPERTY LINE
	PROPERTY LINE
	RIGHT OF WAY LINE
	PIPELINE EASEMENT
A.P.N.	ASSESSOR'S PARCEL NUMBER
P.O.B.	POINT OF BEGINNING
(R)	RADIAL BEARING
S.F.	SQUARE FEET

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE 2 (NAD 83, HPGN), AND SPECIFICALLY N73°03'36.8"W BETWEEN CALIFORNIA HIGH PRECISION GEODETIC NETWORK MONUMENTS "CA 03-FH" AND "WHEATLAND USE 1939", AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 80 OF MAPS, AT PAGE 18 - 26, YUBA COUNTY RECORDS. DISTANCES SHOWN HEREON ARE GRID DISTANCES. MULTIPLY DISTANCES BY 1.00011343 TO OBTAIN GROUND DISTANCES.

60 30 0 60

SCALE: 1 INCH = 60 FT

SHEET 1 OF 1

PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR PIPELINE EASEMENT

COUNTY OF YUBA, STATE OF CALIFORNIA

TOWILL | Surveying, Mapping and GIS Services
2300 Clayton Road, Suite 1200
Concord, CA 94520-2176
(925) 682-6976 - www.towill.c

J:\CONJobs1\16697 - Wheatland\Office\CAD\PLATS\16697-Wheatland_APN 015-520-002_GARCIA-PIPE_recover.dwg; Apr 11, 2025 - 12:57pm

Attachment 13 - Staas Family Trust

- Exhibit 1.A Staas Family Trust Pipeline Easement Legal Description
- Exhibit 1.B Staas Family Trust Pipeline Easement Plat
- Exhibit 2.A Staas Family Trust Temporary Construction Easement Legal Description
- Exhibit 2.B Staas Family Trust Temporary Construction Easement Plat
- Exhibit 3.A Staas Family Trust Access Easement Legal Description
- Exhibit 3.B Staas Family Trust Access Easement Plat

April 18, 2025

EXHIBIT "A"
LEGAL DESCRIPTION
FOR
A PIPELINE EASEMENT
OVER A PORTION OF THE LANDS OF THE STAAS FAMILY TRUST
(DATED FEBRUARY 21, 2014)
COUNTY OF YUBA, CALIFORNIA

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE UNINCORPORATED AREA OF THE COUNTY OF YUBA, STATE OF CALIFORNIA, BEING A PORTION OF LAND, OVER AND UNDER THE LANDS OF THE STAAS FAMILY TRUST (DATED FEBRUARY 21,2014), IN THAT CERTAIN TRUST TRANSFER DEED, RECORDED JULY 26, 2018 AS DOCUMENT NO. 2018-009027 IN THE OFFICIAL RECORDS OF YUBA COUNTY, SAID LANDS BEING FURTHER DESCRIBED AS PORTIONS OF LOT B AND LOTS 17, 30, 31, 32, 33, 34, 35, 36, 37, 38, AND 39, AS SHOWN UPON THE MAP OF YUBA IRRIGATED FARMS COMPANY SUBDIVISION NUMBER ONE, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF YUBA COUNTY, CALIFORNIA, ON APRIL 8, 1913, IN BOOK 1 OF MAPS, PAGE 38, ALL OF SAID LOTS BEING SITUATE IN SECTIONS 24 AND 25, IN TOWNSHIP 14 NORTH, RANGE 4 EAST, M.D.B.&M., SAID REAL PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY-MOST CORNER OF SAID LANDS OF THE STAAS FAMILY TRUST, SAID CORNER BEING A POINT ON THE SOUTHWESTERLY LINE OF THE ABOVE-MENTIONED LOT B, (AS SHOWN ON MAP OF YUBA IRRIGATED FARMS COMPANY, SUB. No ONE, BK. 1 MAPS, PG. 38), A PORTION OF SAID LOT B BEING A PORTION OF THE LANDS OF THE STAAS FAMILY TRUST, SAID CORNER ALSO BEING A POINT ON THE NORTHEASTERLY LINE OF THE LANDS OF THE UNION PACIFIC RAILROAD, (FORMERLY, SOUTHERN PACIFIC RAILROAD, AS SHOWN ON SAID MAP), SAID CORNER ALSO BEING A POINT ON THE NORTHWESTERLY LINE OF SOUTH BEALE ROAD;

THENCE FROM SAID **POINT OF COMMENCEMENT,** ALONG SAID SOUTHEASTERLY LINE OF THE LANDS OF THE STAAS FAMILY TRUST, SAID LINE BEING COMMON WITH THE SAID NORTHWESTERLY LINE OF SOUTH BEALE ROAD, **NORTH 41°29'47" EAST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING**

THENCE FROM SAID **POINT OF BEGINNING,** LEAVING SAID COMMON LINE, ENTERING AND TRAVERSING THROUGH THE SAID LANDS OF STAAS ALONG A LINE 30.00 FEET NORTHEASTERLY OF AND PARALLEL WITH THE SOUTH-WESTERLY LINE OF SAID LANDS OF STAAS, SAID LINE COMMON WITH THE NORTHEASTERLY LINE OF THE LANDS OF THE UNION PACIFIC RAILROAD, THE FOLLOWING TWO (2) COURSES:

NORTH 48°30'30 WEST, A DISTANCE OF 1454.39 FEET, AND;

SOUTH 41°29'30" WEST, A DISTANCE OF 30.00 FEET TO A POINT LAST SAID COMMON LINE (S.W.'ERLY LINE OF LANDS OF STAAS, COMMON WITH N.E.'ERLY LINE LANDS UNION PACIFIC RAILROAD);

THENCE ALONG SAID COMMON LINE, **NORTH 48°30'30 WEST, A DISTANCE OF 40.00 FEET;**

THENCE LEAVING SAID COMMON LINE, ENTERING AND TRAVERSING THROUGH THE SAID LANDS OF STAAS THE FOLLOWING TWO (2) COURSES:

NORTH 41°29'30" EAST, A DISTANCE OF 70.00 FEET,

SOUTH 48°30'30" EAST, A DISTANCE OF 1494.39 FEET, TO A POINT ON THE SOUTHEASTERLY LINE THE SAID LANDS OF STAAS, SAID LINE BEING COMMON WITH THE ABOVE-MENTIONED NORTHWESTERLY LINE OF SOUTH BEALE ROAD;

THENCE ALONG SAID COMMON LINE**, SOUTH 41°29'47" WEST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.**

CONTAINING 60,976 SQUARE FEET, GRID, MORE OR LESS.

END OF DESCRIPTION

BEING A PORTION OF ASSESSOR'S PARCEL NUMBER 015-530-013.

A PLAT, EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION, ATTACHED HERETO AND MADE A PART THEREOF.

THE DIMENSIONS STATED IN THIS DESCRIPTION AND ACCOMPANYING PLAT (EXHIBIT "B") ARE MEASURED IN GRID DISTANCES. MULTIPLY DISTANCES DEPICTED WITHIN THIS LEGAL DESCRIPTION BY 1.00011343 TO OBTAIN GROUND DIMENSIONS.

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION IN SEPTEMBER OF 2021 PURSUANT TO SECTIONS 8725, 8726(3), AND 8726(7) OF THE PROFESSIONAL LAND SURVEYORS ACT OF THE STATE OF CALIFORNIA (BUSINESS AND PROFESSIONS CODE SECTIONS 8700-8805).

JOHN T. MAY

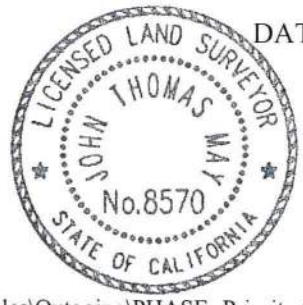
LICENSED LAND SURVEYOR No. 8570

(EXP. 03/31/2027)

STATE OF CALIFORNIA

April 18, 2025

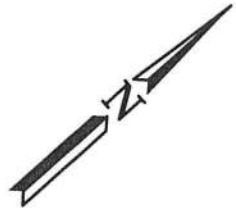
DATE:



J:\CONJobs1\16697 - Wheatland\Deliverables\Outgoing\PHASE- Priority One\16697- Wheatland STASS – PIPELINE EASEMENT – LEGAL.pdf

EXHIBIT "B"

SHEET 2



STATE ROUTE 65

UNION PACIFIC RAILROAD

N48°30'30"W 1454.39'

S48°30'30"E 1494.39'

WAYNE EDWARD STAAS AND SHERRIE LEA STAAS, TRUSTEES OF THE STAAS FAMILY TRUST
DOC. NO. 2018-009027
APN: 015-530-013

PIPELINE EASEMENT
60976 S.F.±

LEGEND

	GRANTOR'S PROPERTY LINE
	PROPERTY LINE
	PIPELINE EASEMENT
A.P.N.	ASSESSOR'S PARCEL NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
S.F.	SQUARE FEET

P.O.C.

N41°29'47"E 30.00'

P.O.B.

S41°29'47"W 40.00'

SOUTH BEALE ROAD

APN: 015-520-003

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE 2 (NAD 83, HPGN), AND SPECIFICALLY N73°03'36.8"W BETWEEN CALIFORNIA HIGH PRECISION GEODETIC NETWORK MONUMENTS "CA 03-FH" AND "WHEATLAND USE 1939", AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 80 OF MAPS, AT PAGE 18 - 26, YUBA COUNTY RECORDS. DISTANCES SHOWN HEREON ARE GRID DISTANCES. MULTIPLY DISTANCES BY 1.00011343 TO OBTAIN GROUND DISTANCES.

80 40 0 80

SCALE: 1 INCH = 80 FT

SHEET 1 OF 2

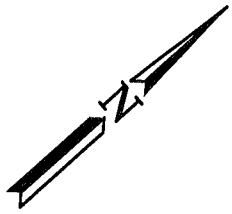
PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR PIPELINE EASEMENT

COUNTY OF YUBA, STATE OF CALIFORNIA

TOWILL | Surveying, Mapping and GIS Services
2300 Clayton Road, Suite 1200
Concord, CA 94520-2176
(925) 682-6976 - www.towill.c

J:\CONJobs1\16697 - Wheatland\Office\CAD\PLATS\16697-Wheatland_APN 015-530-013_STAAS-PIPE.dwg; Mar 23, 2023 - 10:08am

EXHIBIT "B"



APN: 015-060-051

RANCHO ROAD
(FORMERLY STATE ROUTE 65)

N41°29'30"E
70.00'

N48°30'30"W 40.00'

S41°29'30"W 30.00'

PIPELINE EASEMENT
60976 S.F.±

WAYNE EDWARD STAAS AND SHERRIE LEA STAAS, TRUSTEES OF THE STAAS FAMILY TRUST
DOC. NO. 2018-009027
APN: 015-530-013

N48°30'30"W 1454.39'

S48°30'30"E 1494.39'

UNION PACIFIC RAILROAD

STATE ROUTE 65

LEGEND

	GRANTOR'S PROPERTY LINE
	PROPERTY LINE
	PIPELINE EASEMENT
A.P.N.	ASSESSOR'S PARCEL NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
S.F.	SQUARE FEET

SHEET 1

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE 2 (NAD 83, HPGN), AND SPECIFICALLY N73°03'36.8"W BETWEEN CALIFORNIA HIGH PRECISION GEODETIC NETWORK MONUMENTS "CA 03-FH" AND "WHEATLAND USE 1939", AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 80 OF MAPS, AT PAGE 18 - 26, YUBA COUNTY RECORDS. DISTANCES SHOWN HEREON ARE GRID DISTANCES. MULTIPLY DISTANCES BY 1.00011343 TO OBTAIN GROUND DISTANCES.

80 40 0 80

SCALE: 1 INCH = 80 FT

SHEET 2 OF 2

PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR PIPELINE EASEMENT

COUNTY OF YUBA, STATE OF CALIFORNIA

TOWILL | Surveying, Mapping and GIS Services
2300 Clayton Road, Suite 1200
Concord, CA 94520-2176
(925) 682-6976 - www.towill.c

J:\CONJobs1\16697 - Wheatland\Office\CAD\PLATS\16697-Wheatland_APN 015-530-013_STAAS-PIPE.dwg; Mar 23, 2023 - 10:17am

April 18, 2025

EXHIBIT "A"
LEGAL DESCRIPTION
FOR
TEMPORARY CONSTRUCTION EASEMENTS (TCE)
OVER A PORTION OF THE LANDS OF THE STAAS FAMILY TRUST
(DATED FEBRUARY 21, 2014)
COUNTY OF YUBA, CALIFORNIA

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE UNINCORPORATED AREA OF THE COUNTY OF YUBA, STATE OF CALIFORNIA, BEING A PORTION OF LAND, OVER AND UNDER THE LANDS OF THE STAAS FAMILY TRUST (DATED FEBRUARY 21,2014), IN THAT CERTAIN TRUST TRANSFER DEED, RECORDED JULY 26, 2018 AS DOCUMENT NO. 2018-009027 IN THE OFFICIAL RECORDS OF YUBA COUNTY, SAID LANDS BEING FURTHER DESCRIBED AS PORTIONS OF LOT B AND LOTS 17, 30, 31, 32, 33, 34, 35, 36, 37, 38, AND 39, AS SHOWN UPON THE MAP OF YUBA IRRIGATED FARMS COMPANY SUBDIVISION NUMBER ONE, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF YUBA COUNTY, CALIFORNIA, ON APRIL 8, 1913, IN BOOK 1 OF MAPS, PAGE 38, ALL OF SAID LOTS BEING SITUATE IN SECTIONS 24 AND 25, IN TOWNSHIP 14 NORTH, RANGE 4 EAST, M.D.B.&M., SAID REAL PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWESTERLY-MOST CORNER OF SAID LANDS OF THE STAAS FAMILY TRUST, SAID CORNER BEING A POINT ON THE SOUTHWESTERLY LINE OF THE ABOVE-MENTIONED LOT B, (AS SHOWN ON MAP OF YUBA IRRIGATED FARMS COMPANY, SUB. No ONE, BK. 1 MAPS, PG. 38), A PORTION OF SAID LOT B BEING A PORTION OF THE LANDS OF THE STAAS FAMILY TRUST, SAID CORNER ALSO BEING A POINT ON THE NORTHEASTERLY LINE OF THE LANDS OF THE UNION PACIFIC RAILROAD, (FORMERLY, SOUTHERN PACIFIC RAILROAD, AS SHOWN ON SAID MAP), SAID CORNER ALSO BEING A POINT ON THE NORTHWESTERLY LINE OF SOUTH BEALE ROAD;

THENCE FROM SAID **POINT OF COMMENCEMENT,** ALONG THE SOUTHWESTERLY LINE OF SAID LANDS OF THE STAAS FAMILY TRUST, SAID LINE BEING COMMON WITH THE ABOVE-MENTIONED NORTHEASTERLY LINE OF THE LANDS OF THE UNION PACIFIC RAILROAD, **NORTH 48°30'30 WEST, A DISTANCE OF 1373.76 FEET** TO A POINT HEREINAFTER REFERRED TO AS **POINT "A;"**

THENCE LEAVING SAID COMMON LINE, ENTERING AND TRAVERSING THROUGH THE SAID LANDS OF STAAS FAMILY TRUST, **NORTH 41°29'30" EAST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING (P.O.B.-1)** FOR THIS DESCRIPTION;

THENCE FROM SAID **POINT OF BEGINNING,** CONTINUING THROUGH SAID LANDS OF STAAS FAMILY TRUST, FOLLOWING THREE (3) COURSES:

NORTH 41°29'30" EAST, A DISTANCE OF 15.00 FEET,

SOUTH 48°30'30 EAST, A DISTANCE OF 1347.72 FEET, AND,

NORTH 78°42'28" WEST, A DISTANCE OF 24.42 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT,

THENCE NORTHWESTERLY ALONG SAID CURVE, **THROUGH A CENTRAL ANGLE OF 30°11'58", HAVING A RADIUS OF 20.00 FEET, FOR AN ARC LENGTH OF 10.54 FEET** TO A POINT 15.00 FEET NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF SAID LANDS OF STAAS FAMILY TRUST, SAID LINE BEING COMMON WITH THE NORTHEASTERLY LINE OF LANDS OF THE UNION PACIFIC RAILROAD;

THENCE ALONG A LINE 15.00 FEET NORTHEASTERLY OF AND PARALLEL WITH THE LAST SAID COMMON LINE, **NORTH 48°30'30 WEST, A DISTANCE OF 1316.55 FEET TO THE POINT OF BEGINNING.**

CONTAINING 20,017 SQUARE FEET, GRID, MORE OR LESS.

TOGETHER WITH ALL THAT CERTAIN REAL PROPERTY, BEING A PORTION OF THE ABOVE-DESCRIBED STAAS FAMILY TRUST, SAID REAL PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE ABOVE-MENTIONED **POINT "A,"** THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LANDS OF THE STAAS FAMILY TRUST, SAID LINE BEING COMMON WITH THE ABOVE-MENTIONED NORTHEASTERLY LINE OF THE LANDS OF THE UNION PACIFIC RAILROAD, **NORTH 48°30'30 WEST, A DISTANCE OF 120.63 FEET;**

THENCE LEAVING SAID COMMON LINE, ENTERING AND TRAVERSING THROUGH THE SAID LANDS OF STAAS FAMILY TRUST, **NORTH 41°29'30" EAST, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING (P.O.B.-2)** FOR THIS DESCRIPTION;

THENCE FROM SAID **POINT OF BEGINNING,** CONTINUING THROUGH SAID LANDS OF STAAS FAMILY TRUST, FOLLOWING FOUR (4) COURSES:

NORTH 41°29'30" EAST, A DISTANCE OF 20.00 FEET,

SOUTH 48°30'30 EAST, A DISTANCE OF 70.84 FEET,

SOUTH 41°29'30" WEST, A DISTANCE OF 20.00 FEET, AND,

NORTH 48°30'30 WEST, A DISTANCE OF 70.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 1417 SQUARE FEET, GRID, MORE OR LESS.

END OF DESCRIPTION

BEING A PORTION OF ASSESSOR'S PARCEL NUMBER 015-530-013.

A PLAT, EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION, ATTACHED HERETO AND MADE A PART THEREOF.

THE DIMENSIONS STATED IN THIS DESCRIPTION AND ACCOMPANYING PLAT (EXHIBIT "B") ARE MEASURED IN GRID DISTANCES. MULTIPLY DISTANCES DEPICTED WITHIN THIS LEGAL DESCRIPTION BY 1.00011343 TO OBTAIN GROUND DIMENSIONS.

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION IN SEPTEMBER OF 2021 PURSUANT TO SECTIONS 8725, 8726(3), AND 8726(7) OF THE PROFESSIONAL LAND SURVEYORS ACT OF THE STATE OF CALIFORNIA (BUSINESS AND PROFESSIONS CODE SECTIONS 8700-8805).

JOHN T. MAY

LICENSED LAND SURVEYOR No. 8570

(EXP. 03/31/2027)

STATE OF CALIFORNIA

4/17/2025

DATE:

J:\CONJobs1\16697 - Wheatland\Deliverables\Outgoing\PHASE- Priority One\16697- Wheatland STASS – TCE – LEGAL.pdf

EXHIBIT "B"

SHEET 2

STATE ROUTE 65

UNION PACIFIC RAILROAD

T.C.E.– 1
20017 S.F.±

1494.39'(TOTAL)
N48°30'30"W 1373.76'
N48°30'30"W 1316.55'
S48°30'30"E 1347.72'

WAYNE EDWARD STAAS AND SHERRIE LEA STAAS, TRUSTEES OF THE STAAS FAMILY TRUST
DOC. NO. 2018-009027
APN: 015-530-013

LEGEND

———	GRANTOR'S PROPERTY LINE
———	PROPERTY LINE
– – – – – – –	TIE LINE
▨	TEMPORARY CONSTRUCTION LINE (T.C.E.)
A.P.N.	ASSESSOR'S PARCEL NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
S.F.	SQUARE FEET

Δ=30°11'58"
R=20.00'
L=10.54'

N78°42'28"W 24.42'

P.O.C.

LICENSED LAND SURVEYOR
JOSHUA THOMAS MAY
No.8570
STATE OF CALIFORNIA

SOUTH BEALE ROAD

APN: 015-520-003

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE 2 (NAD 83, HPGN), AND SPECIFICALLY N73°03'36.8"W BETWEEN CALIFORNIA HIGH PRECISION GEODETIC NETWORK MONUMENTS "CA 03-FH" AND "WHEATLAND USE 1939", AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 80 OF MAPS, AT PAGE 18 - 26, YUBA COUNTY RECORDS. DISTANCES SHOWN HEREON ARE GRID DISTANCES. MULTIPLY DISTANCES BY 1.00011343 TO OBTAIN GROUND DISTANCES.

80 40 0 80

SCALE: 1 INCH = 80 FT

SHEET 1 OF 2

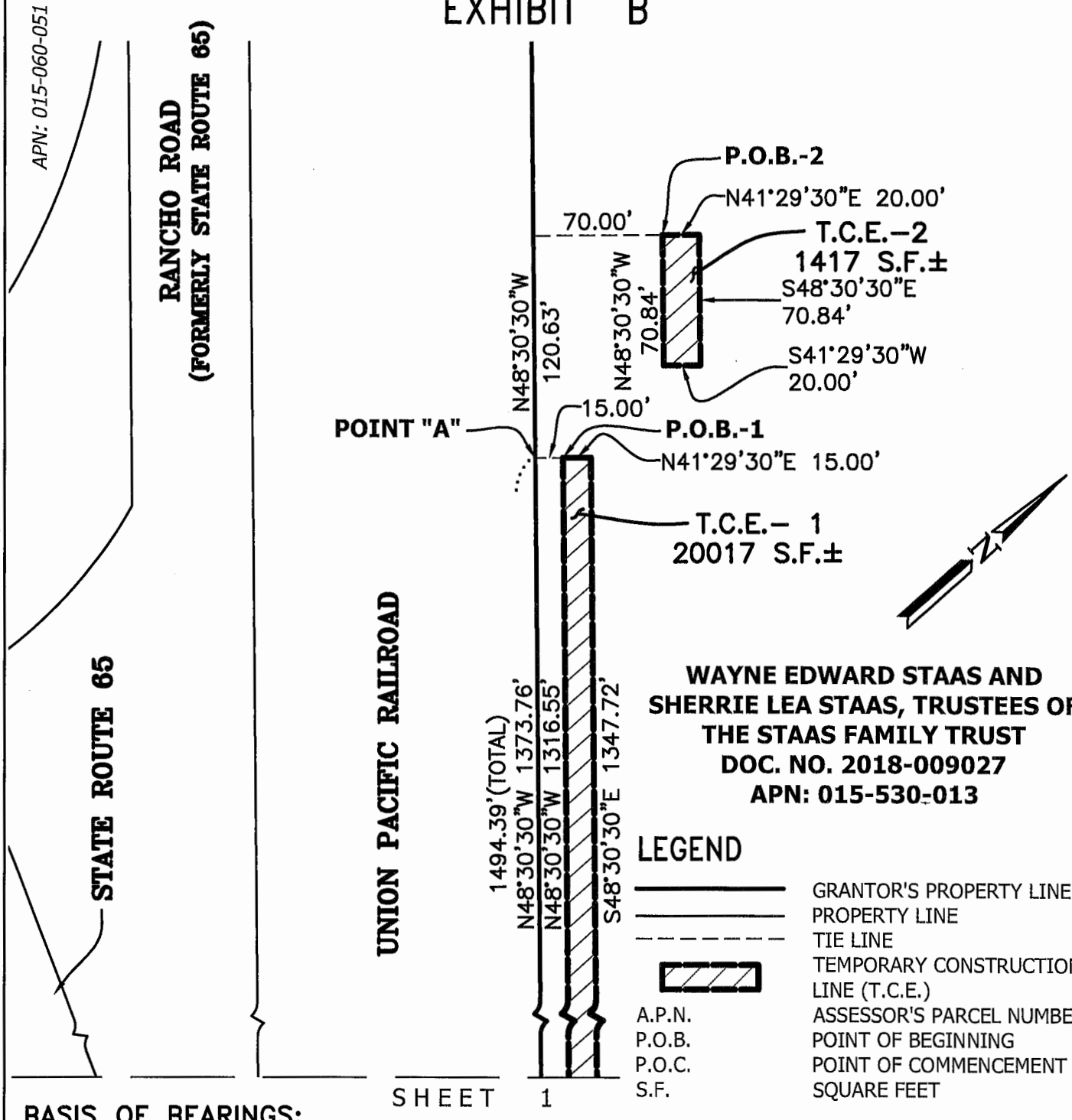
PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR TEMPORARY CONSTRUCTION EASEMENT

COUNTY OF YUBA, STATE OF CALIFORNIA

TOWILL | Surveying, Mapping and GIS Services
2300 Clayton Road, Suite 1200
Concord, CA 94520-2176
(925) 682-6976 - www.towill.c

J:\CONJobs1\16697 - Wheatland\Office\CAD\PLATS\16697-Wheatland_APN 015-530-013_STAAS-TCE 1&2.dwg; Apr 17, 2025 - 2:36pm

EXHIBIT "B"



WAYNE EDWARD STAAS AND SHERRIE LEA STAAS, TRUSTEES OF THE STAAS FAMILY TRUST DOC. NO. 2018-009027 APN: 015-530-013

LEGEND

	GRANTOR'S PROPERTY LINE
	PROPERTY LINE
	TIE LINE
	TEMPORARY CONSTRUCTION LINE (T.C.E.)
A.P.N.	ASSESSOR'S PARCEL NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
S.F.	SQUARE FEET

SHEET 1

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE 2 (NAD 83, HPGN), AND SPECIFICALLY N73°03'36.8"W BETWEEN CALIFORNIA HIGH PRECISION GEODETIC NETWORK MONUMENTS "CA 03-FH" AND "WHEATLAND USE 1939", AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 80 OF MAPS, AT PAGE 18 - 26, YUBA COUNTY RECORDS. DISTANCES SHOWN HEREON ARE GRID DISTANCES. MULTIPLY DISTANCES BY 1.00011343 TO OBTAIN GROUND DISTANCES.

80 40 0 80

SCALE: 1 INCH = 80 FT

SHEET 2 OF 2

PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR TEMPORARY CONSTRUCTION EASEMENT

COUNTY OF YUBA, STATE OF CALIFORNIA

TOWILL | Surveying, Mapping and GIS Services
2300 Clayton Road, Suite 1200
Concord, CA 94520-2176
(925) 682-6976 - www.towill.com

J:\CONJobs1\16697 - Wheatland\Office\CAD\PLATS\16697-Wheatland_APN 015-530-013_STAAS-TCE 1&2.dwg; Apr 17, 2025 - 2:42pm

April 18, 2025

EXHIBIT "A"
LEGAL DESCRIPTION
FOR
AN ACCESS EASEMENT
OVER A PORTION OF THE LANDS OF THE STAAS FAMILY TRUST
(DATED FEBRUARY 21, 2014)
COUNTY OF YUBA, CALIFORNIA

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE UNINCORPORATED AREA OF THE COUNTY OF YUBA, STATE OF CALIFORNIA, BEING A PORTION OF LAND, OVER AND UNDER THE LANDS OF THE STAAS FAMILY TRUST (DATED FEBRUARY 21,2014), IN THAT CERTAIN TRUST TRANSFER DEED, RECORDED JULY 26, 2018 AS DOCUMENT NO. 2018-009027 IN THE OFFICIAL RECORDS OF YUBA COUNTY, SAID LANDS BEING FURTHER DESCRIBED AS PORTIONS OF LOT B AND LOTS 17, 30, 31, 32, 33, 34, 35, 36, 37, 38, AND 39, AS SHOWN UPON THE MAP OF YUBA IRRIGATED FARMS COMPANY SUBDIVISION NUMBER ONE, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF YUBA COUNTY, CALIFORNIA, ON APRIL 8, 1913, IN BOOK 1 OF MAPS, PAGE 38, ALL OF SAID LOTS BEING SITUATE IN SECTIONS 24 AND 25, IN TOWNSHIP 14 NORTH, RANGE 4 EAST, M.D.B.&M., SAID REAL PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWESTERLY-MOST CORNER OF SAID LANDS OF THE STAAS FAMILY TRUST, SAID CORNER BEING A POINT ON THE SOUTHWESTERLY LINE OF THE ABOVE-MENTIONED LOT B, (AS SHOWN ON MAP OF YUBA IRRIGATED FARMS COMPANY, SUB. No ONE, BK. 1 MAPS, PG. 38), A PORTION OF SAID LOT B BEING A PORTION OF THE LANDS OF THE STAAS FAMILY TRUST, SAID CORNER ALSO BEING A POINT ON THE NORTHEASTERLY LINE OF THE LANDS OF THE UNION PACIFIC RAILROAD, (FORMERLY, SOUTHERN PACIFIC RAILROAD, AS SHOWN ON SAID MAP), SAID CORNER ALSO BEING A POINT ON THE NORTHWESTERLY LINE OF SOUTH BEALE ROAD;

THENCE FROM SAID **POINT OF BEGINNING,** ALONG THE SAID SOUTHWESTERLY LINE OF SAID LANDS OF THE STAAS FAMILY TRUST, SAID LINE BEING COMMON WITH THE SAID NORTHEASTERLY LINE OF THE LANDS OF THE UNION PACIFIC RAILROAD, **NORTH 48°30'30 WEST, A DISTANCE OF 1454.39 FEET;**

THENCE LEAVING SAID COMMON LINE, ENTERING AND TRAVERSING THROUGH THE SAID LANDS OF STAAS THE FOLLOWING THREE (3) COURSES:

NORTH 41°29'30" EAST, A DISTANCE OF 30.00 FEET,

SOUTH 48°30'30" EAST, A DISTANCE OF 80.63 FEET, AND,

SOUTH 41°29'30" WEST, A DISTANCE OF 15.00 FEET TO A POINT 15.00 FEET NORTHEASTERLY OF ABOVE-MENTIONED COMMON LINE;

THENCE ALONG A LINE 15.00 FEET NORTHEASTERLY OF AND PARALLEL WITH LAST SAID COMMON LINE, **SOUTH 48°30'30" EAST, A DISTANCE OF 1316.55 FEET, TO THE**

POINT OF A TANGENT CURVE CONCAVE NORTHERLY, SAID CURVE HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHEASTERLY THROUGH SAID TANGENT CURVE **HAVING A CENTRAL ANGLE OF 30° 11' 58," AND AN ARC LENGTH OF 10.54;**

THENCE CONTINUING THROUGH THE SAID LANDS OF STAAS THE FOLLOWING TWO (2) COURSES:

SOUTH 78°42'28" EAST, A DISTANCE OF 24.42 FEET, AND,

SOUTH 48°30'30" EAST, A DISTANCE OF 26.05 FEET TO A POINT ON THE SOUTHEASTERLY LINE THE SAID LANDS OF STAAS, SAID LINE BEING COMMON WITH THE ABOVE-MENTIONED NORTHWESTERLY LINE OF SOUTH BEALE ROAD;

THENCE ALONG SAID COMMON LINE, SOUTH 41°29'47" WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 23,612 SQUARE FEET, GRID, MORE OR LESS.

END OF DESCRIPTION

BEING A PORTION OF ASSESSOR'S PARCEL NUMBER 015-530-013.

A PLAT, EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION, ATTACHED HERETO AND MADE A PART THEREOF.

THE DIMENSIONS STATED IN THIS DESCRIPTION AND ACCOMPANYING PLAT (EXHIBIT "B") ARE MEASURED IN GRID DISTANCES. MULTIPLY DISTANCES DEPICTED WITHIN THIS LEGAL DESCRIPTION BY 1.00011343 TO OBTAIN GROUND DIMENSIONS.

THIS DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECTION IN SEPTEMBER OF 2021 PURSUANT TO SECTIONS 8725, 8726(3, AND 8726(7) OF THE PROFESSIONAL LAND SURVEYORS ACT OF THE STATE OF CALIFORNIA (BUSINESS AND PROFESSIONS CODE SECTIONS 8700-8805).

JOHN T. MAY

LICENSED LAND SURVEYOR No. 8570

(EXP. 03/31/2027)

STATE OF CALIFORNIA

April 18, 2025

DATE:

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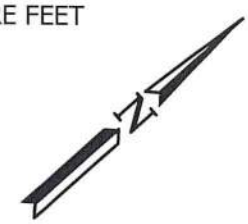
EXHIBIT "B"

SHEET 2

LEGEND

	GRANTOR'S PROPERTY LINE
	PROPERTY LINE
	ACCESS EASEMENT
A.P.N.	ASSESSOR'S PARCEL NUMBER
P.O.B.	POINT OF BEGINNING
S.F.	SQUARE FEET



STATE ROUTE 65

UNION PACIFIC RAILROAD

N48°30'30"W 1454.39'

S48°30'30"E 1316.55'

WAYNE EDWARD STAAS AND SHERRIE LEA STAAS, TRUSTEES OF THE STAAS FAMILY TRUST DOC. NO. 2018-009027 APN: 015-530-013

ACCESS EASEMENT
23612 S.F.±

Δ=30°11'58" R=20.00' L=10.54'

S78°42'28"E 24.42'

S48°30'30"E 26.05'

P.O.B.

S41°29'47"W 30.00'

SOUTH BEALE ROAD

LICENSED LAND SURVEYOR JOHN THOMAS MAY No.8570 STATE OF CALIFORNIA

APN: 015-520-003

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE 2 (NAD 83, HPGN), AND SPECIFICALLY N73°03'36.8"W BETWEEN CALIFORNIA HIGH PRECISION GEODETIC NETWORK MONUMENTS "CA 03-FH" AND "WHEATLAND USE 1939", AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 80 OF MAPS, AT PAGE 18 - 26, YUBA COUNTY RECORDS. DISTANCES SHOWN HEREON ARE GRID DISTANCES. MULTIPLY DISTANCES BY 1.00011343 TO OBTAIN GROUND DISTANCES.

80 40 0 80

SCALE: 1 INCH = 80 FT

SHEET 1 OF 2

PLAT TO ACCOMPANY LEGAL DESCRIPTION FOR ACCESS EASEMENT

COUNTY OF YUBA, STATE OF CALIFORNIA

TOWILL | Surveying, Mapping and GIS Services
2300 Clayton Road, Suite 1200
Concord, CA 94520-2176
(925) 682-6976 - www.towill.c

J:\CONJobs1\16697 - Wheatland\Office\CAD\PLATS\16697-Wheatland_APN 015-530-013_STAAS-TCE 1.dwg; Mar 22, 2023 - 2:48pm

Attachment 14- Sohrakoff

- Exhibit 1.A Sohrakoff Grant Fee Area Legal Description
- Exhibit 1.B Sohrakoff Grant Fee Area Plat
- Exhibit 2.A Sohrakoff Temporary Construction Easement Legal Description
- Exhibit 2.B Sohrakoff Temporary Construction Easement Plat

EXHIBIT A
LEGAL DESCRIPTION
FOR
GRANT FEE AREA
OVER A PORTION OF THE LANDS OF SOHRAKOFF, COUNTY OF YUBA, CALIFORNIA

ALL THAT PORTION OF LANDS OF PHILLIP SOHRAKOFF, AS DESCRIBED IN DOCUMENT NUMBER 2018-002164, FILED FOR RECORD IN YUBA COUNTY RECORDS, BEING A PORTION OF LOTS 70 - 75, AS SHOWN ON THE MAP ENTITLED "YUBA IRRIGATED FARMS COMPANY SUBDIVISION NUMBER ONE", IN BOOK 1 OF MAPS, AT PAGE 38, FILED FOR RECORD IN YUBA COUNTY RECORDS, ALSO BEING A PORTION OF SECTION 24, TOWNSHIP 14 NORTH, RANGE 4 EAST, MOUNT DIABLO MERIDIAN, IN THE UNINCORPORATED TERRITORY OF YUBA COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWEST RIGHT-OF-WAY LINE OF RANCHO ROAD, FROM WHICH POINT THE NORTHERNMOST CORNER OF LOT 70, OF SAID "YUBA IRRIGATED FARMS COMPANY SUBDIVISION NUMBER ONE" BEARS THE FOLLOWING TWO (2) COURSES: (1) NORTH 46° 00' 19" WEST A DISTANCE OF 171.85 FEET; (2) NORTH 48° 30' 30" WEST A DISTANCE OF 2129.23 FEET, THENCE FROM SAID **POINT OF BEGINNING**, CONTINUING ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF RANCHO ROAD THE FOLLOWING TWO (2) COURSES: (1) SOUTH 46° 00' 19" EAST A DISTANCE OF 103.32 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 374.96 FEET; (2) ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44° 13' 04" AND AN ARC LENGTH OF 289.37 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 84° 00' 30" WEST A DISTANCE OF 174.65 FEET; THENCE NORTH 00° 07' 57" WEST A DISTANCE OF 317.43 FEET, MORE OR LESS, TO THE **POINT OF BEGINNING.**

THE HEREIN DESCRIBED AREA IS SHOWN ON "EXHIBIT B" ATTACHED HERE TO AND MADE A PART THERE OF.

CONTAINING 0.90 +/- ACRES

BEING A PORTION OF ASSESSOR'S PARCEL NUMBER 015-060-051.

END OF DESCRIPTION

Robert J. Lawless, P.L.S. 8928

PROFESSIONAL LAND SURVEYOR
ROBERT J. LAWLESS
No. 8928
Exp. 09/30/26
STATE OF CALIFORNIA

April 10, 2025
Dated:

DUNDAS GEOMATICS
GEOMATIC ENGINEERS
Grass Valley Office
159 South Auburn Street
Grass Valley, Ca. 95945

EXHIBIT B

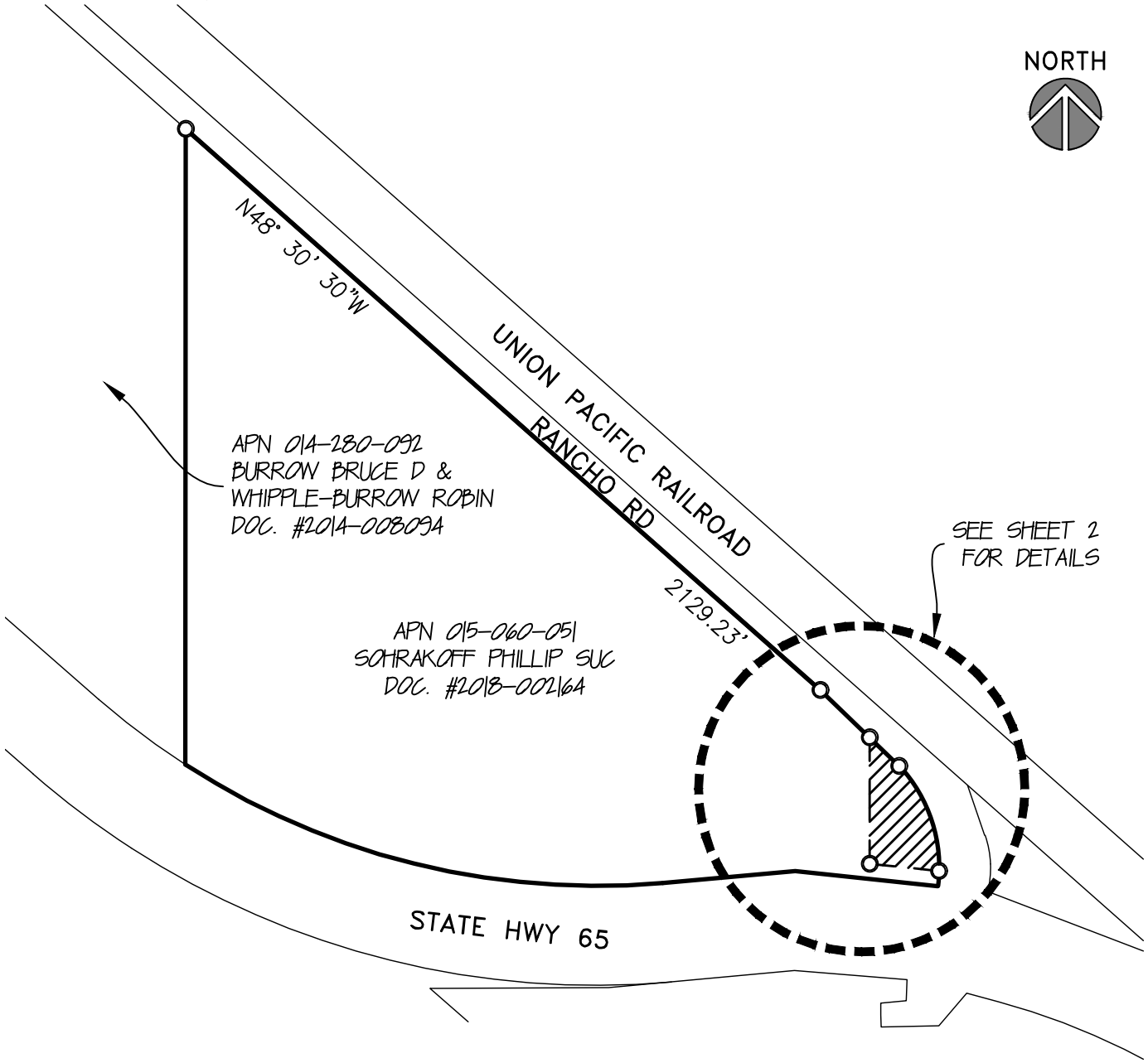
GRANT FEE AREA

BEING A PORTION OF SECTION 24 T.14 N., R.4 E.,
IN THE UNINCORPORATED TERRITORY OF YUBA COUNTY,
STATE OF CALIFORNIA

SC

DATE: 03/03/25

SHEET: 1 OF 2



LEGEND

O	DIMENSION POINT
P.O.B.	POINT OF BEGINNING
———	PROPERTY LINE
———	ADJACENT PROPERTY LINE
— — —	EXISTING EASEMENT LINE
— — —	PROPOSED EASEMENT LINE
▨	PROPOSED EASEMENT AREA

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE II, NAD 83, EPOCH 2010.00 AS DETERMINED BY STATIC GPS OBSERVATIONS AND DERIVED FROM GEODETIC VALUES PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS).

PROFESSIONAL LAND SURVEYOR
ROBERT J. LAWLESS
No. 8928
Exp. 09/30/26
STATE OF CALIFORNIA

DUNDAS GEOMATICS
GEOMATIC ENGINEERS
Grass Valley Office
159 South Auburn Street
Grass Valley, Ca. 95945

EXHIBIT B

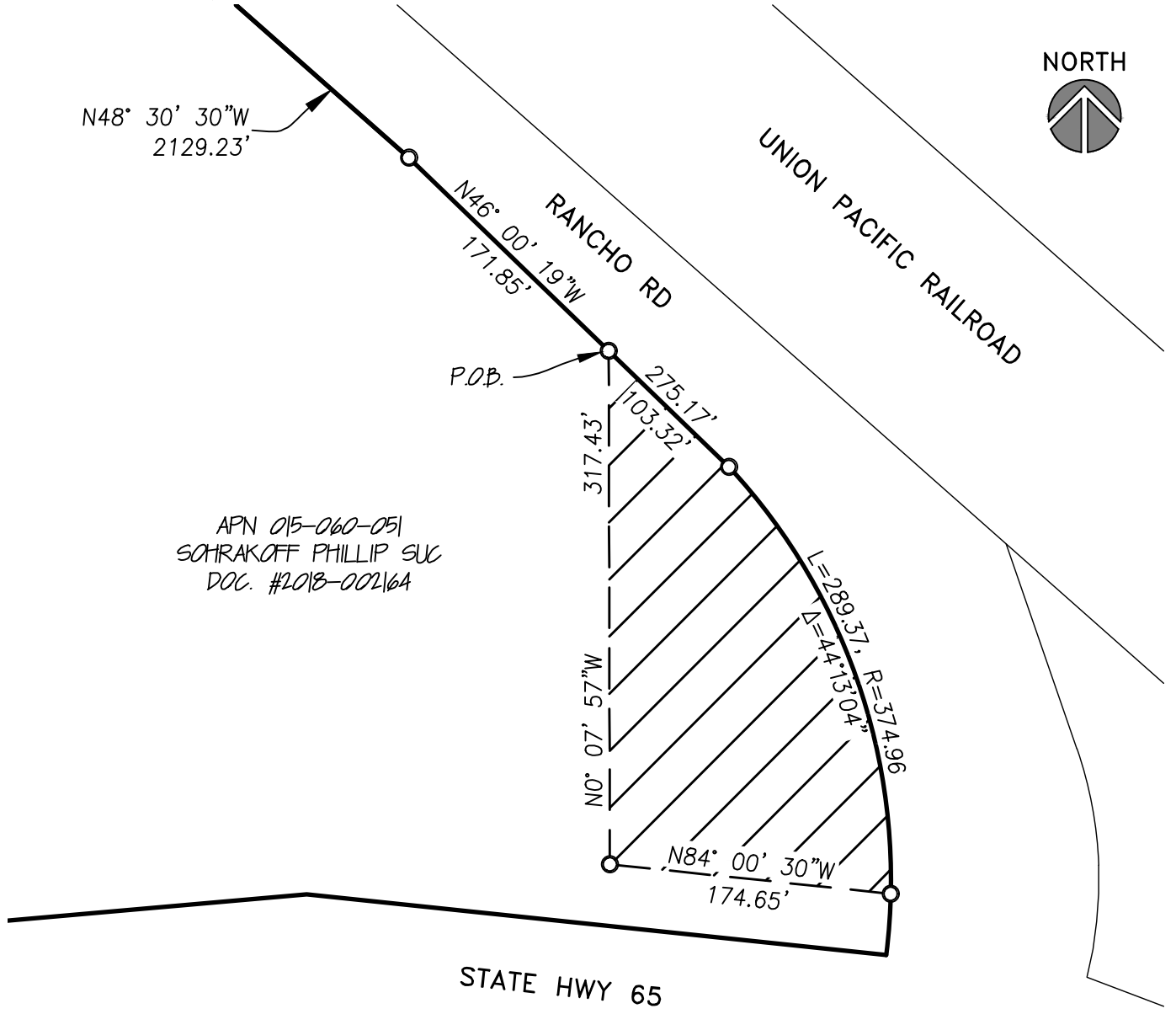
GRANT FEE AREA

BEING A PORTION OF SECTION 24 T.14 N., R.4 E.,
IN THE UNINCORPORATED TERRITORY OF YUBA COUNTY,
STATE OF CALIFORNIA

SC

DATE: 03/03/25

SHEET: 2 OF 2



LEGEND

O	DIMENSION POINT
P.O.B.	POINT OF BEGINNING
———	PROPERTY LINE
———	ADJACENT PROPERTY LINE
— — —	EXISTING EASEMENT LINE
— — —	PROPOSED EASEMENT LINE
▨	PROPOSED EASEMENT AREA

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE II, NAD 83, EPOCH 2010.00 AS DETERMINED BY STATIC GPS OBSERVATIONS AND DERIVED FROM GEODETIC VALUES PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS).

PROFESSIONAL LAND SURVEYOR
ROBERT J. LAWLESS
No. 8928
Exp. 09/30/26
STATE OF CALIFORNIA

EXHIBIT A
LEGAL DESCRIPTION
FOR
TEMPORARY CONSTRUCTION EASEMENT
OVER A PORTION OF THE LANDS OF SOHRAKOFF,
COUNTY OF YUBA, CALIFORNIA

ALL THAT PORTION OF LANDS OF PHILLIP SOHRAKOFF, AS DESCRIBED IN DOCUMENT NUMBER 2018-002164, FILED FOR RECORD IN YUBA COUNTY RECORDS, BEING A PORTION OF LOTS 70 - 75, AS SHOWN ON THE MAP ENTITLED "YUBA IRRIGATED FARMS COMPANY SUBDIVISION NUMBER ONE", IN BOOK 1 OF MAPS, AT PAGE 38, FILED FOR RECORD IN YUBA COUNTY RECORDS, ALSO BEING A PORTION OF SECTION 24, TOWNSHIP 14 NORTH, RANGE 4 EAST, MOUNT DIABLO MERIDIAN, IN THE UNINCORPORATED TERRITORY OF YUBA COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWEST RIGHT-OF-WAY LINE OF RANCHO ROAD, FROM WHICH POINT THE NORTHERNMOST CORNER OF LOT 70, OF SAID "YUBA IRRIGATED FARMS COMPANY SUBDIVISION NUMBER ONE" BEARS NORTH 48° 30' 30" WEST A DISTANCE OF 2082.54 FEET, THENCE FROM SAID **POINT OF BEGINNING**, CONTINUING ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF RANCHO ROAD THE FOLLOWING TWO (2) COURSES: (1) SOUTH 48° 30' 30" EAST A DISTANCE OF 46.69 FEET; (2) SOUTH 46° 00' 19" EAST A DISTANCE OF 171.85 FEET; THENCE, LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 00° 07' 57" EAST A DISTANCE OF 317.43 FEET; THENCE NORTH 84° 00' 30" WEST A DISTANCE OF 160.21 FEET; THENCE NORTH 00° 00' 00" EAST A DISTANCE OF 451.00 FEET, MORE OR LESS, TO THE **POINT OF BEGINNING.**

THE HEREIN DESCRIBED AREA IS SHOWN ON "EXHIBIT B" ATTACHED HERE TO AND MADE A PART THERE OF.

CONTAINING 1.41 +/- ACRES

BEING A PORTION OF ASSESSOR'S PARCEL NUMBER 015-060-051.

END OF DESCRIPTION

Robert J. Lawless, P.L.S. 8928

April 10, 2025
Dated:

DUNDAS GEOMATICS
GEOMATIC ENGINEERS
Grass Valley Office
159 South Auburn Street
Grass Valley, Ca. 95945

EXHIBIT B

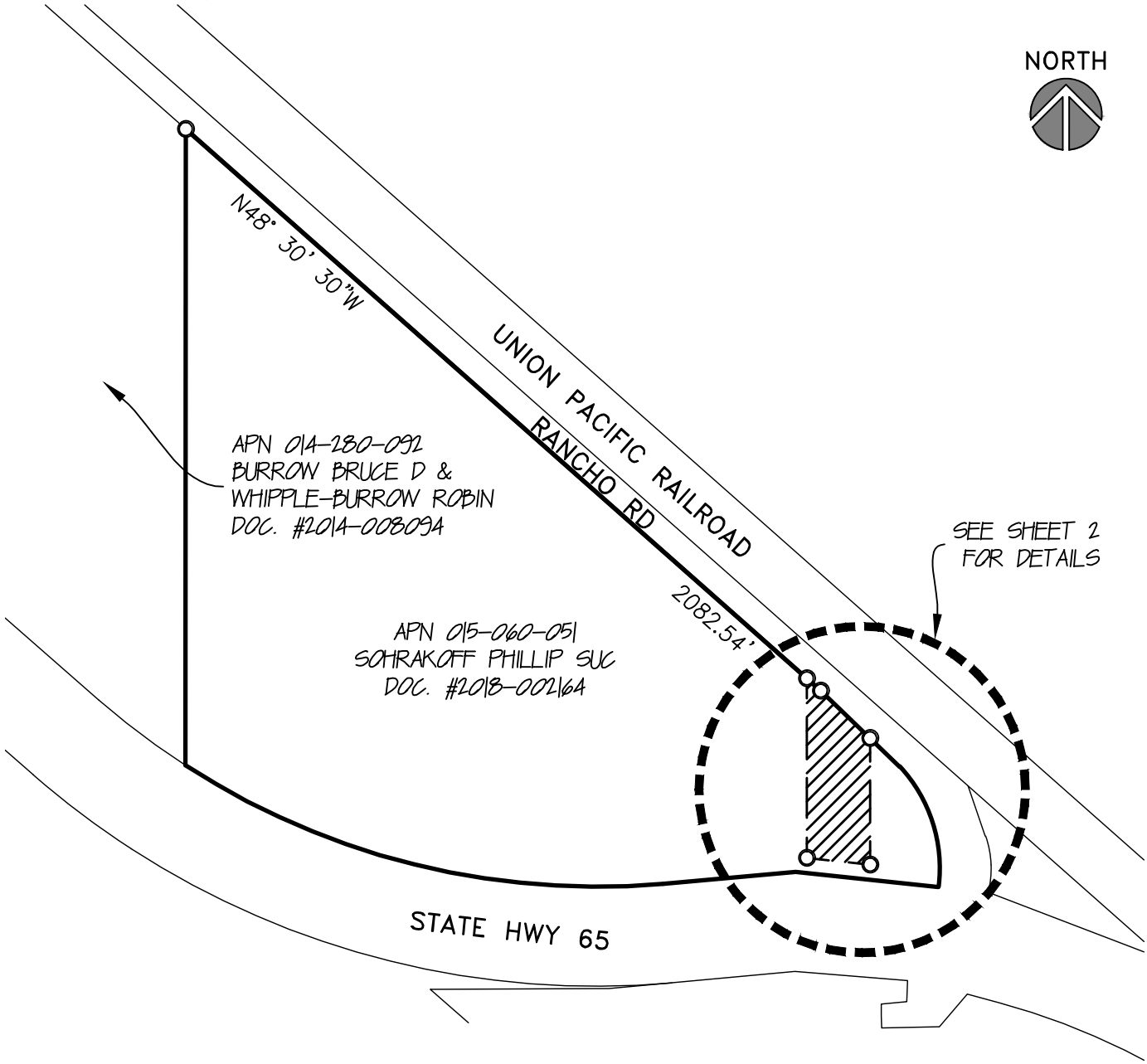
TEMPORARY CONSTRUCTION EASEMENT

BEING A PORTION OF SECTION 24 T.14 N., R.4 E.,
IN THE UNINCORPORATED TERRITORY OF YUBA COUNTY,
STATE OF CALIFORNIA

SC

DATE: 03/03/25

SHEET: 1 OF 2



LEGEND

O	DIMENSION POINT
P.O.B.	POINT OF BEGINNING
———	PROPERTY LINE
———	ADJACENT PROPERTY LINE
— — —	EXISTING EASEMENT LINE
— — —	PROPOSED EASEMENT LINE
▨	PROPOSED EASEMENT AREA

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE II, NAD 83, EPOCH 2010.00 AS DETERMINED BY STATIC GPS OBSERVATIONS AND DERIVED FROM GEODETIC VALUES PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS).

PROFESSIONAL LAND SURVEYOR
ROBERT J. LAWLESS
No. 8928
Exp. 09/30/26
STATE OF CALIFORNIA

DUNDAS GEOMATICS
GEOMATIC ENGINEERS
Grass Valley Office
159 South Auburn Street
Grass Valley, Ca. 95945

EXHIBIT B

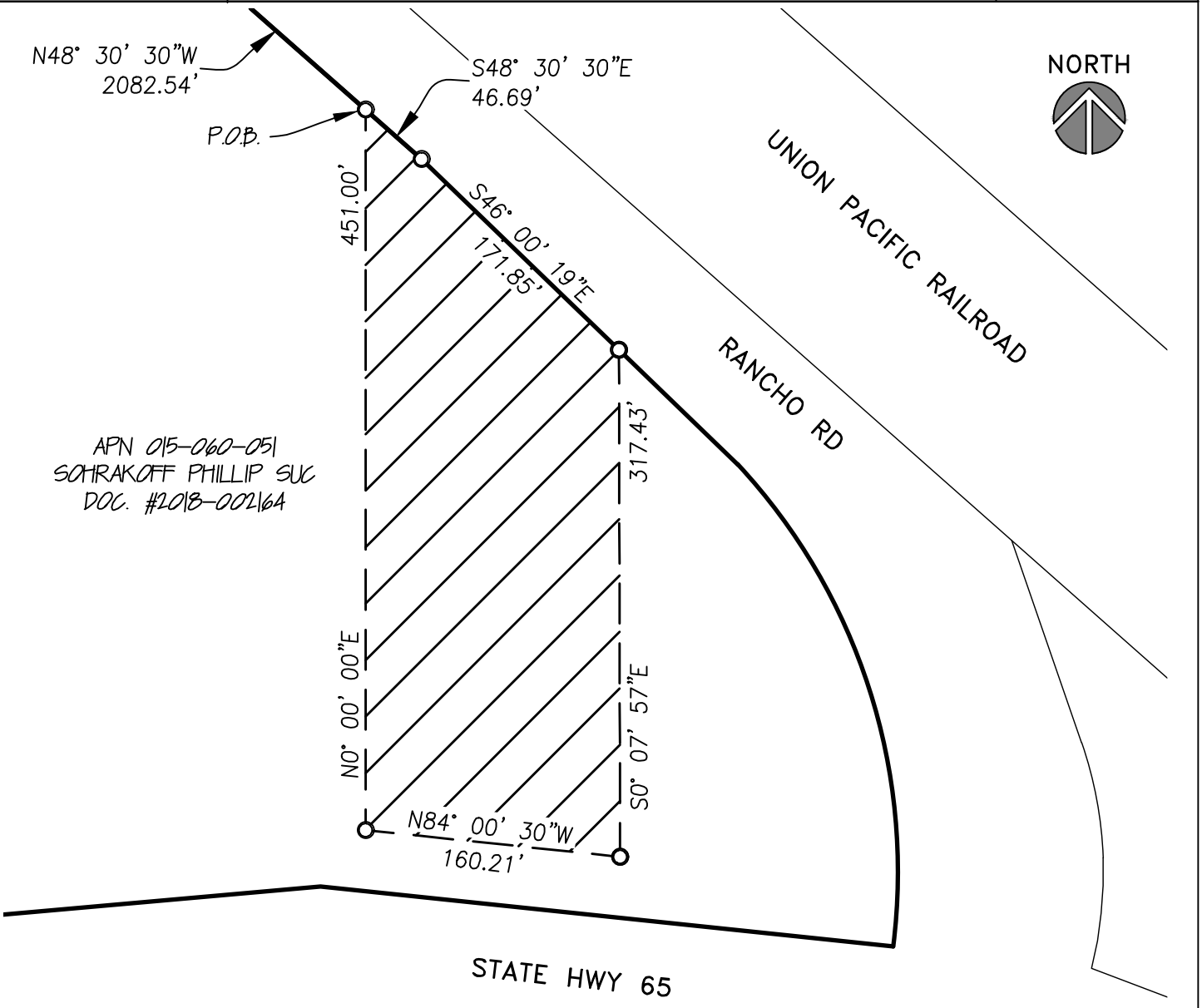
TEMPORARY CONSTRUCTION EASEMENT

BEING A PORTION OF SECTION 24 T.14 N., R.4 E.,
IN THE UNINCORPORATED TERRITORY OF YUBA COUNTY,
STATE OF CALIFORNIA

SC

DATE: 03/03/25

SHEET: 2 OF 2



LEGEND

O	DIMENSION POINT
P.O.B.	POINT OF BEGINNING
———	PROPERTY LINE
———	ADJACENT PROPERTY LINE
— — —	EXISTING EASEMENT LINE
— — —	PROPOSED EASEMENT LINE
▨	PROPOSED EASEMENT AREA

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE II, NAD 83, EPOCH 2010.00 AS DETERMINED BY STATIC GPS OBSERVATIONS AND DERIVED FROM GEODETIC VALUES PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS).

PROFESSIONAL LAND SURVEYOR
ROBERT J. LAWLESS
No. 8928
Exp. 09/30/26
STATE OF CALIFORNIA

Attachment 15 - WGKS Eureka Land LLC

Exhibit 1.A WGKS Eureka Land LLC Access Easement Legal Description

Exhibit 1.B WGKS Eureka Land LLC Access Easement Plat

EXHIBIT A
LEGAL DESCRIPTION
FOR
ACCESS EASEMENT
OVER A PORTION OF THE LANDS OF WGKS EUREKA LAND LLC
COUNTY OF YUBA, CALIFORNIA

ALL THAT PORTION OF PARCEL 2, AS SHOWN IN PARCEL MAP 80-24, IN BOOK 34 OF MAPS, AT PAGE 13, FILED FOR RECORD IN YUBA COUNTY RECORDS, BEING A PORTION OF SECTION 19, TOWNSHIP 14 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN, IN THE UNINCORPORATED TERRITORY OF YUBA COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID PARCEL 2 FROM WHICH THE SOUTH CORNER OF SAID PARCEL 2, BEARS SOUTH 00° 24’ 33” EAST A DISTANCE OF 251.96 FEET; THENCE FROM THE **POINT OF BEGINNING**, NORTH 00° 24’ 33” WEST A DISTANCE OF 35.45 FEET ALONG THE WESTERLY LINE OF SAID PARCEL 2; THENCE LEAVING SAID WESTERLY LINE OF PARCEL 2, NORTH 57° 47’ 30” EAST A DISTANCE OF 34.49 FEET; THENCE SOUTH 07° 38’ 15” EAST A DISTANCE OF 94.10 FEET; THENCE SOUTH 05° 52’ 12” EAST A DISTANCE OF 140.38 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF SAID PARCEL 2 AND THE NORTHERLY LINE OF THE LANDS OF SOUTHERN PACIFIC COMPANY; THENCE ALONG SAID SOUTHERLY LINE OF PARCEL 2 AND THE NORTHERLY LINE OF THE LANDS OF SOUTHERN PACIFIC COMPANY, SOUTH 36° 32’ 14” WEST A DISTANCE OF 52.64 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 85.00 FEET AND A CHORD BEARING NORTH 04° 29’ 33” EAST A DISTANCE OF 30.58 FEET; THENCE LEAVING SAID SOUTHERLY LINE OF PARCEL 2 AND THE NORTHERLY LINE OF THE LANDS OF SOUTHERN PACIFIC COMPANY AND CONTINUING ALONG SAID CURVE TROUGH A CENTRAL ANGLE OF 20° 43' 28" AND AN ARC LENGTH OF 30.75 FEET; THENCE NORTH 05° 52’ 12” WEST A DISTANCE OF 149.17 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 135.00 FEET; THENCE CONTINUING ALONG SAID CURVE TROUGH A CENTRAL ANGLE OF 18° 46' 59" AND AN ARC LENGTH OF 44.26 FEET, MORE OR LESS, TO THE **POINT OF BEGINNING**.

THE HEREIN DESCRIBED AREA IS SHOWN ON “EXHIBIT B” ATTACHED HERE TO AND MADE A PART THERE OF.

CONTAINING 0.17 +/- ACRES

BEING A PORTION OF ASSESSOR’S PARCEL NUMBER 015-070-079.

END OF DESCRIPTION

_____
Robert J. Lawless, P.L.S. 8928

_____
Dated:

DUNDAS GEOMATICS
GEOMATIC ENGINEERS
Grass Valley Office
159 South Auburn Street
Grass Valley, Ca. 95945

EXHIBIT B

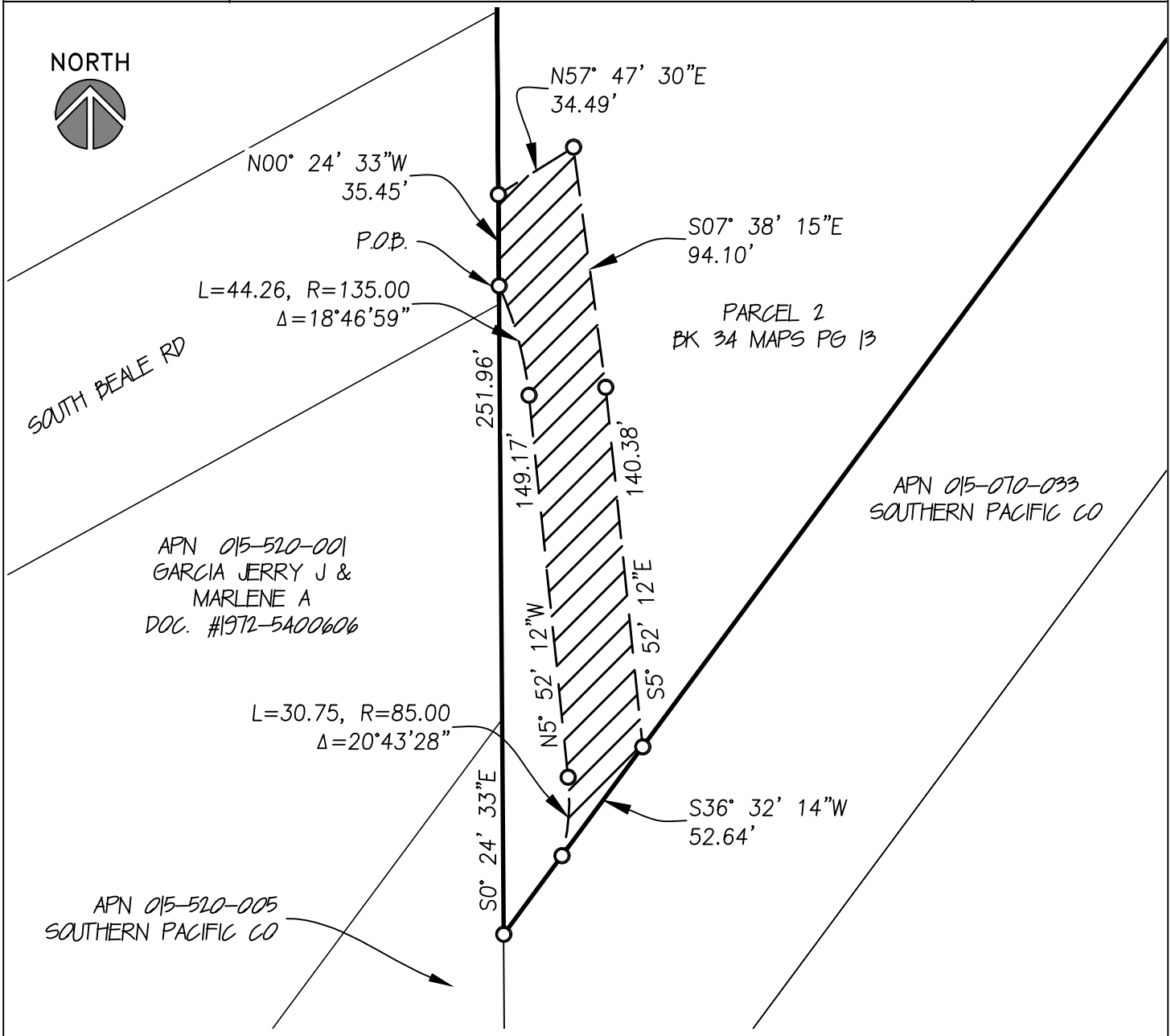
ACCESS EASEMENT

BEING A PORTION OF SEC. 19, T.14N., R.5E., M.D.B.&M., IN THE UNINCORPORATED TERRITORY OF YUBA COUNTY, STATE OF CALIFORNIA

SC

DATE: 03/06/25

SHEET: 1 OF 1



LEGEND

O	DIMENSION POINT
P.O.B.	POINT OF BEGINNING
———	PROPERTY LINE
———	ADJACENT PROPERTY LINE
— — —	PROPOSED EASEMENT LINE
▨	PROPOSED EASEMENT AREA

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE II, NAD 83, EPOCH 2010.00 AS DETERMINED BY STATIC GPS OBSERVATIONS AND DERIVED FROM GEODETIC VALUES PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS).

PROFESSIONAL LAND SURVEYOR
ROBERT J. LAWLESS
No. 8928
Exp. 09/30/26
STATE OF CALIFORNIA

Attachment 16 - Bishop

Exhibit 1.A Bishop Access Easement Legal Description

Exhibit 1.B Bishop Access Easement Plat

EXHIBIT A
LEGAL DESCRIPTION
FOR
ACCESS EASEMENT
OVER A PORTION OF THE LANDS OF BISHOP
COUNTY OF YUBA, CALIFORNIA

ALL THAT PORTION OF PARCEL 2, AS SHOWN IN BOOK 22 OF MAPS, AT PAGE 8, FILED FOR RECORD IN YUBA COUNTY RECORDS, BEING A PORTION OF SECTION 19, T. 14 N., R. 5 E., M.D.B.&M., IN THE UNINCORPORATED TERRITORY OF YUBA COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE SOUTHERN PACIFIC RAILROAD AND THE NORTHWEST LINE OF SAID PARCEL 2 FROM WHICH THE NORTH CORNER OF SAID PARCEL 2, BEARS NORTH 36° 32’ 33” EAST A DISTANCE OF 18.77 FEET; THENCE FROM THE **POINT OF BEGINNING**, LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 03° 53’ 58” EAST A DISTANCE OF 56.03 FEET; THENCE SOUTH 00° 21’ 15” EAST A DISTANCE OF 128.25 FEET; THENCE SOUTH 67° 23’ 40” WEST A DISTANCE OF 49.06 FEET MORE OR LESS TO THE WEST LINE OF SAID PARCEL 2; THENCE ALONG SAID WEST LINE, NORTH 00° 24’ 33” WEST A DISTANCE OF 72.73 FEET; THENCE LEAVING SAID WEST LINE, NORTH 33° 31’ 13” EAST A DISTANCE OF 27.76 FEET; THENCE NORTH 00° 21’ 15” WEST A DISTANCE OF 50.11 FEET; THENCE NORTH 03° 53’ 58” WEST A DISTANCE OF 19.90 FEET, MORE OR LESS, TO THE NORTHWEST LINE OF SAID PARCEL 2, AND SAID SOUTHEASTERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID NORTHWEST LINE AND SAID RIGHT-OF-WAY LINE NORTH 36° 32’ 33” EAST A DISTANCE OF 46.25 FEET, MORE OR LESS, TO THE **POINT OF BEGINNING**.

THE HEREIN DESCRIBED AREA IS SHOWN ON “EXHIBIT B” ATTACHED HERE TO AND MADE A PART THERE OF.

CONTAINING 0.15 +/- ACRES

BEING A PORTION OF ASSESSOR’S PARCEL NUMBER 015-520-008.

END OF DESCRIPTION

Robert J. Lawless, P.L.S. 8928

April 10, 2025
Dated:

DUNDAS GEOMATICS
GEOMATIC ENGINEERS
Grass Valley Office
159 South Auburn Street
Grass Valley, Ca. 95945

EXHIBIT B

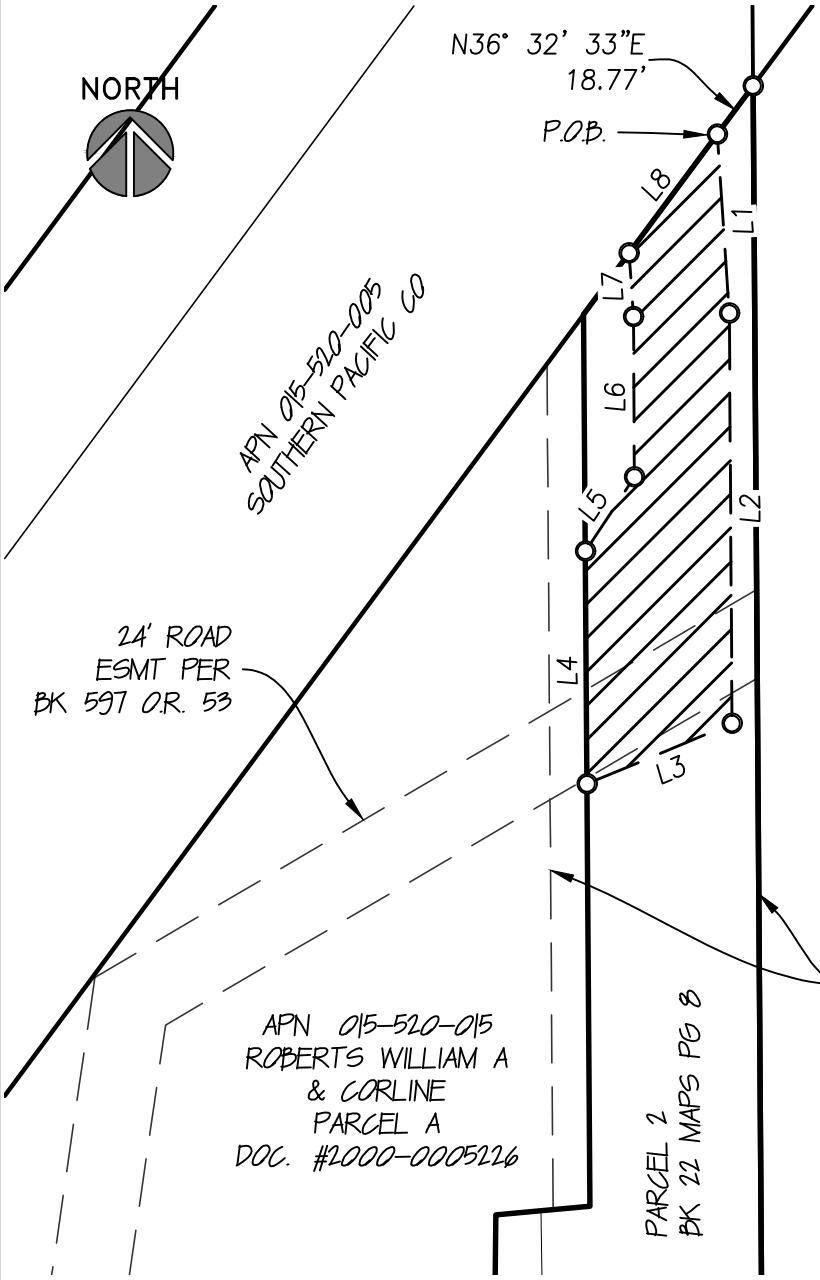
ACCESS EASEMENT

BEING A PORTION OF SECTION 19 T. 14 N., R. 5 E., M.D.B.&M. IN THE UNINCORPORATED TERRITORY OF YUBA COUNTY, STATE OF CALIFORNIA

SC

DATE: 03/05/25

SHEET: 1 OF 1



Line Table		
Line #	Direction	Length
L1	S03° 53' 58"E	56.03'
L2	S00° 21' 15"E	128.25'
L3	S67° 23' 40"W	49.06'
L4	N00° 24' 33"W	72.73'
L5	N33° 31' 13"E	27.76'
L6	N00° 21' 15"W	50.11'
L7	N03° 53' 58"W	19.90'
L8	N36° 32' 33"E	46.25'

LEGEND

- ○ DIMENSION POINT
- P.O.B. POINT OF BEGINNING
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED EASEMENT AREA

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE II, NAD 83, EPOCH 2010.00 AS DETERMINED BY STATIC GPS OBSERVATIONS AND DERIVED FROM GEODETIC VALUES PUBLISHED BY THE NATIONAL GEODETIC SURVEY (NGS).

PROFESSIONAL LAND SURVEYOR
ROBERT J. LAWLESS
No. 8928
Exp. 09/30/26
STATE OF CALIFORNIA

Attachment 17 - Sutton

Exhibit 1. Sutton Anchor Easement Legal Description

Exhibit 1.A Sutton Anchor Easement Plat

ANCHOR/STUB POLE EASEMENT W/LANDS (REV. 01/2025)

RECORDING REQUESTED BY AND RETURN TO:

PACIFIC GAS AND ELECTRIC COMPANY
300 Lakeside Drive, Suite 210
Oakland, CA 94612
Attn: Land Rights Library

Location: City/Uninc_____
Recording Fee $_____
Document Transfer Tax $ _____
[ ] This is a conveyance where the consideration and Value is less than $100.00 (R&T 11911).
[ ] Computed on Full Value of Property Conveyed, or
[ ] Computed on Full Value Less Liens & Encumbrances Remaining at Time of Sale
[ ] Exempt from the fee per GC 27388.1 (a) (2); This document is subject to Documentary Transfer Tax

_____
Signature of declarant or agent determining tax

(SPACE ABOVE FOR RECORDER'S USE ONLY)

LD# 2113-05-10027 EASEMENT DEED

2025038 (74049384) 02 25 1
Smartville-Nicolaus #1 #2 60 kV Pole Relocation

SARAH SUTTON

("**Grantor**"), in consideration of value paid by PACIFIC GAS AND ELECTRIC COMPANY, a California corporation ("**Grantee**"), the receipt of which is acknowledged, grants to Grantee right to excavate for, construct, reconstruct, replace (of initial or any other size), remove, maintain, inspect, and use anchors, guy wires and cables, and other fixtures and appurtenances, as Grantee deems necessary for supporting Grantee's pole line facilities, together with a right-of-way, within the easement area described below, lying within Grantor's lands situated in the City of Wheatland, State of California, and described as follows:

(APN 015-490-011)

The parcel of land described in the deed from G. Karen Sutton and James D. Sutton, Jr. to Sarah Sutton dated April 22, 2011 and recorded as Document No. 2011R-004802, Yuba County Records.

The easement area is described as follows:

A strip of land of the uniform width of 5 feet extending southerly from the southwesterly boundary line of the strip of land described in the document entitled "Resolution Authorizing Abandonment of County Road, Old Sacramento Road No. 329" dated April 17, 1967 and recorded in Book 450 of Official Records at page 22, Yuba County Records, and lying 2.5 feet on each side of the line described as follows:

Commencing at the found 1/2 inch rebar and cap stamped “LS 3649” marking the southwesterly terminus of a course shown as N 24°37'33" E, 308.05 feet as shown upon the map filed for record December 12, 2007 in Book 88 of Maps at page 27, Yuba County Records; thence running

(a) south 14°21’26” east 216.61 feet

to a point in said southwesterly boundary line, said point being the TRUE POINT OF BEGINNING of said line; thence leaving said southwesterly boundary line

(1) south 15°46'41" west 10.27 feet

to a point within the boundary lines of said lands.

As shown upon EXHIBIT “A” attached hereto and made part hereof.

Containing 52 square feet of land, more or less.

The forgoing description is based on a survey made by Pacific Gas and Electric Company in December 2024. The basis of bearings used is based on a course in the northwesterly boundary line as shown upon the map filed for record December 12, 2007 in Book 88 of Maps at page 27, Yuba County Records, which course according to said map, has a bearing of north 24°37’33” east and a distance of 308.05 feet.

APPROVED AS TO DESCRIPTION

Dang Tran

Dang Tran, PLS 9528

Grantor further grants to Grantee:

(a) the right of ingress to and egress from the easement area over and across the lands 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, provided, that such right of ingress and egress shall not extend to any portion of the lands which is isolated from the easement area by any public road or highway, now crossing or hereafter crossing the lands;

(b) the right, from time to time, to trim or to cut down, without Grantee paying compensation, any and all trees and brush now or hereafter within the easement area, and shall have the further right, from time to time, to trim and cut down trees and brush along each side of the easement area which now or hereafter in the opinion of Grantee may interfere with or be a hazard to the facilities installed hereunder, or as Grantee deems necessary to comply with applicable state or federal regulations; and

(c) the right to use such portion of the lands contiguous to the easement area as may be reasonably necessary in connection with the excavation, construction, reconstruction, replacement, removal, maintenance and inspection of the facilities.

Grantor hereby covenants and agrees not to place or construct, nor allow a third party to place or construct, any building or other structure, or store flammable substances, or drill or operate any well, or other obstructions within the easement area, or diminish or substantially add to the ground level within the easement area, or construct any fences that will interfere with the maintenance and operation of said facilities.

This document may be executed in multiple counterparts, each of which shall be deemed an original, but all of which, together, shall constitute one and the same instrument.

The provisions hereof shall inure to the benefit of and bind the successors and assigns of the respective parties hereto, and all covenants shall apply to and run with the land.

Dated _____, 20_____.

_____
Sarah Sutton

Attach to LD: 2113-05-10027
Area, Region or Location: 6, North Valley
Land Service Office: Sacramento
Line of Business: Electric Transmission (42)
Business Doc Type: Easements
MTRSQ: (21.13.05.04.13) Johnson Rancho
FERC License Number: N/A
PG&E Drawing Number: SL-1907
Plat No.: Electric: R2722; Gas: 2217J4
LD of Affected Documents: N/A
LD of Cross Referenced Documents: 2113-05-0428
Type of interest: Electric Pole Line Easements (3)
SBE Parcel: N/A
% Being Quitclaimed: N/A
Order or PM: 74049384
JCN: N/A
County: Yuba
Utility Notice Number: N/A
851 Approval Application No: N/A ;Decision: N/A
Prepared By: AAHE
Checked By: CXOQ
Approved By:
Revised by:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of _____)

On _____, before me, _____ Notary Public,
Insert name

personally appeared _____

_____,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____ (Seal)
Signature of Notary Public

CAPACITY CLAIMED BY SIGNER

[ ] Individual(s) signing for oneself/themselves

[ ] Corporate Officer(s) of the above named corporation(s)

[ ] Trustee(s) of the above named Trust(s)

[ ] Partner(s) of the above named Partnership(s)

[ ] Attorney(s)-in-Fact of the above named Principal(s)

[ ] Other _____

1 -

2 -

EXISTING PG&E EASEMENT

CENTERLINE 5' WIDE ANCHOR EASEMENT

T.P.O.B TRUE POINT OF BEGINNING

POINT OF COMMENCEMENT

LINE		
L1	S15°46'41"W	10.27'

2

THE LINES AND COURSES SHOWN HEREON ARE BASED ON THE MAP FILED IN BOOK 88 OF MAPS AT PAGE 27, YUBA COUNTY RECORDS

(N24°37'33"E 308.05' R1)

LEWIS INVESTMENT COMPANY, LLC
APN: 015-490-024

North

1 **P.O.C**

DETAIL A (N.T.S.)

216.61'

T.P.O.B

L7

T.P.O.B
SEE
DETAIL A

SARAH SUTTON
APN: 015-490-011

LD 2113-05-10027

BY MTST
DR AAHE
CH CXOQ
O.K.

EXHIBIT "A"

LANDS OF SARAH SUTTON
ANCHOR EASEMENT
WHEATLAND, YUBA COUNTY, CALIFORNIA
PACIFIC GAS AND ELECTRIC COMPANY
Oakland California

LAND ENGINEERING

74049384

AREA
COUNTY
SCALE
SHEET NO. 1
DRAWING NUMBER
SL-1907

City Council Meeting Staff Report

Meeting Date: November 25, 2025

Subject: Consideration and Adoption of Resolution Approving an Amended Wheatland Sergeants Association Memorandum of Understanding

Prepared By: Bill Zenoni, City Manager

Recommendation: Staff recommends that the Wheatland City Council consider adoption of a resolution approving an amended Memorandum of Understanding with the Wheatland Sergeants Association.

Discussion: The City Council, on June 27, 2025 approved a two-year Memorandum of Understanding (MOU) with the Wheatland Sergeants Association. That MOU expired on June 30, 2025. The City Manager and the Wheatland Sergeants Association have concluded negotiations and have agreed on an amended Memorandum of Understanding for City Council consideration.

The proposed amendments to the Wheatland Sergeants Memorandum of Understanding include the following:

- Two-year term (July 1, 2025 to June 30, 2027)
- Cost of living adjustments of 3% effective July 1, 2025 and 3% effective July 1, 2026
- One-time market rate adjustment of 1% effective July 1, 2025.
- Amend provision for annual uniform allowance to provide for lump sum payment in July of each year.

Fiscal Impact: Costs associated with the amended Memorandum of Understanding are included in the adopted Fiscal Year 2025-26 Budget.

Attachments:

1. Resolution
2. Wheatland Sergeants Association Memorandum of Understanding

WHEATLAND CITY COUNCIL
RESOLUTION NO. XX-25

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WHEATLAND APPROVING AN AMENDED WHEATLAND SERGEANTS ASSOCIATION MEMORANDUM OF UNDERSTANDING

WHEREAS, the Wheatland Sergeants Association Memorandum of Understanding (MOU) covered the time period of July 1, 2023, to June 30, 2025, and has expired; and

WHEREAS, the City's Labor Negotiator has completed negotiations with the Wheatland Sergeants Association representative to amend the MOU; and

WHEREAS, the proposed amended MOU covers the period of July 1, 2025, to June 30, 2027; and

WHEREAS, all such edits in the proposed amended MOU shall be retroactive to July 1, 2025; and

WHEREAS, the City Council of the City of Wheatland must approve all of the proposed changes to adopt the amended MOU.

NOW, THEREFORE, BE IT RESOLVED AND DETERMINED by the City Council of the City of Wheatland that:

A. The foregoing recitals are true and correct.

B. The City Council of the City of Wheatland hereby approves the attached Wheatland Sergeants Association Memorandum of Understanding as amended.

C. The City Council directs the City Manager to execute the Wheatland Sergeants Association Memorandum of Understanding.

PASSED AND ADOPTED by the City Council of City of Wheatland on this 25th day of November 2025, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

APPROVED:

Angela Teter, Mayor

ATTEST:

Lisa Thomason, City Clerk

MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF WHEATLAND AND THE WHEATLAND SERGEANTS ASSOCIATION
July 1, 2025 – June 30, 2027

This Memorandum of Understanding (MOU) is entered into by and between the City of Wheatland ("City") and the Wheatland Sergeants Association ("WSA" or "Association"). This MOU is adopted pursuant and subject to the Meyers-Milias-Brown Act (Government Code section 3500 et seq.) and City employer-employee relations rules and regulations (Wheatland Personnel Rules, section 25; adopted by City Council Resolution No. 27-06. The City and the Association agree as follows:

ARTICLE I - RECOGNITION:

Pursuant to the provisions of the City employer-employee relations rules and regulations and the Meyers-Millias-Brown Act, the City has recognized the Association as the exclusive recognized bargaining agent for the employees in the Sworn Police Sergeants Unit for the purpose of establishing salaries, wages, hours and working conditions. The Sworn Police Sergeants Unit is a bargaining unit consisting of the City employees in the positions listed on Attachment A. This MOU shall apply to all employees in the bargaining unit.

ARTICLE II - NON-DISCRIMINATION:

The City and the Association agree that they shall not discriminate against any employee because of race, color, sex, age (40 or over), national origin, ancestry, religious creed, physical disability, mental disability, medical condition, marital status, sexual orientation (including heterosexuality, homosexuality, and bisexuality), political or religious opinions or affiliation or handicap or exercise of rights under the Meyers-Millias-Brown Act. The City and the Association shall re-open any provision of this MOU for the purpose of complying with any final order of the federal or state agency or court of competent jurisdiction requiring a modification or change in any provision or provisions of this MOU in compliance with state or federal anti-discrimination laws.

ARTICLE III - COMPENSATION PLAN:

Section 1: Salary ranges effective retroactive to July 1, 2025, and effective July 1, 2026 are listed in Attachment "A".

Section 2: The salary ranges are increased as follows:

a. 3 percent (3%) Cost of Living Adjustment from previous MOU effective July 1, 2025
b. 1 percent (1%) One-Time Market Rate Adjustment effective July 1, 2025
c. 3 percent (3%) Cost of Living Adjustment from FY 2025-26 effective July 1, 2026

Section 3: Represented employees in the WSA with 5 years of full-time service shall receive a 5% increase in Base Pay for Longevity on the anniversary of the employee's hire date and shall also receive an additional 5% Base Pay increase for Longevity for every 5 years of service thereafter. Any full-time service as a Reserve Officer in Wheatland, prior to full-time, permanent employment with City, may be counted in determining when an officer has achieved the longevity incentive.

Bilingual incentive pay of 2.5% of base pay shall be established and available for all represented employees for language fluency in either Spanish or Hmong. Pay may be authorized by the City Manager after the employee's successful achievement of language certification as established by the City Manager.

Field Training Officer incentive pay of 5.0% of base pay shall be provided to represented employees who are actively performing the duties of a Field Training Officer during the duration of that service.

ARTICLE IV – PERSONNEL RULES:

The parties acknowledge and agree that employment terms and conditions also shall be governed by the Wheatland Personnel Rules and Regulations (adopted by City Council Resolution No. 42-19), as the same may be amended from time to time subject to the meet and confer process. If there is an irreconcilable conflict between this MOU and the Personnel Rules, the MOU shall prevail. If there is an irreconcilable conflict between this MOU and any applicable federal or state law, the law shall prevail.

Section 15 H. Bereavement Leave. Section 15 H of the City of Wheatland Personnel Rules shall be deleted and replaced with the following:

> *A maximum of 24 hours paid bereavement leave shall be granted to all regular and probationary employees upon the death of any of the following family members as defined by the U.S. Office of Personnel Management: 1) Spouse and parents thereof, 2) sons and daughters and spouses thereof, 3) parents and spouses thereof, 4) brothers and sisters and spouses thereof, 5) grandparents and grandchildren and spouses thereof, 6) domestic partner and parents thereof (including domestic partners of any individual in 2 through 5 of this definition, and 7) any individual related by blood or affinity whose close association with the employee is the equivalent of a family relationship.*

ARTICLE V - RETIREMENT:

Section 1: Represented regular employees covered by this MOU will have the opportunity to participate in a 457 Deferred Compensation Plan established by the City of Wheatland through "The Hartford" or such other plan(s) that may be subsequently established. The terms of the approved plan shall govern a represented regular employee's rights to participate in the plan.

Section 2: Social Security: the City also participates in the Federal Social Security system (FICA and Medicare). The city contributes 7.65% of salary on behalf of the represented regular employees. The City's contribution rate may be adjusted by changes in the Federal law. The represented regular employees shall contribute the amount that is required by Federal law. Represented regular employees currently contribute 7.65% of salary on their own behalf.

Section 3: The City agrees to contribute 7% of each employee's base pay matching a 3% employee contribution towards a retirement plan sponsored by ICMA. The City's contribution shall not be made if the employee is not contributing the 3% match.

Section 4: The City continues to agree to the amendment to the contract with ICMA regarding the terms of the Money Purchase Plan contract (the section 401a plan) that is currently in effect. The amendment shall be that employees shall be permitted to borrow from the retirement savings to which they have become fully vested. There shall be no change in the vesting schedule for employer contributions.

ARTICLE VI. DEDUCTION FOR ASSOCIATION DUES:

The City will provide for a payroll deduction for Association dues. An authorization form must be signed by each individual employee authorizing a bi-weekly deduction for Association dues. The City will not be responsible for administering the Association dues program. The Association shall be allowed to modify the amount of the bi-weekly payroll deduction no more than once each fiscal year after the initial establishment of the dues amount. The City shall provide a bi-weekly check to the Association for the dues collected during the related payroll period. The City agrees to incur the administrative costs resulting from the deductions and reporting requirements.

ARTICLE VII – INSURANCE BENEFITS:

Effective July 1, 2019, all represented regular employees will be eligible for medical insurance (Kaiser GF Plan 50) for themselves and their qualified family members after 30 days of employment. The employee will be responsible for twenty (20) percent of the cost of the medical insurance premium. Represented regular part-time employees are eligible for medical insurance on a prorated basis.

Represented regular employees employed by the City on or before June 30, 2019, will continue to receive 100% paid *employee only* medical insurance (Kaiser GF Plan 50). The employee will be responsible for twenty (20) percent of the cost of any medical insurance premium (Kaiser GF Plan 50) for *employee + spouse, Employee + child*, or *employee + spouse + child.*

The City will provide a Health Savings Account option for employees using the individual employee's insurance premium rate as the basis for contributing to the HSA if that option is selected.

An employee may decline to participate in the City health insurance plan if the employee provides his/her supervisor with proof of alternative insurance coverage. Annually (on July 1), should an employee choose to opt out of the insurance plan, the employee must provide his/her supervisor with acceptable proof of alternative insurance coverage prior to being able to opt out of the plan. If an employee declines to participate in the City health insurance plan, then the employee shall receive $300 per month instead. This amount shall be paid as additional employee wages, subject to the usual payroll deductions and withholdings. For the purposes of annual accounting, premium costs shall be those currently in effect on July 1 of each year.

ARTICLE VIII - DISABILITY INSURANCE:

All employees will participate in the City's disability insurance program and authorize a payroll deduction for this premium. The City agrees to incur the administrative costs resulting from the deductions and reporting requirements. The terms of the insurance policy or plan shall govern an employee's rights to the insurance benefits.

ARTICLE IX – LIFE INSURANCE:

The City shall provide City paid life insurance for each regular full-time employee in the amount of $75,000. The benefits include payment for natural death with additional benefits paid for accidental death and dismemberment. The amount of the premium that is paid by the City for the benefit amount that exceeds $50,000 shall be included as taxable earnings to the employee.

ARTICLE X - UNIFORM ALLOWANCE

The City will provide a uniform allowance of $1,000.00 per year for each employee. The uniform allowance shall be used to purchase uniforms and replace or repair uniforms that have experienced normal wear and tear. The annual uniform allowance will be paid in July of each year. If an employee separates from the City between July 1 and December 31, the employee shall provide the City with a payment of $500, half the yearly uniform allowance.

Any unused uniform allowance funds remaining in the employees account as of June 30, 2025, which have not been expended or committed as of the date of the execution of this MOU, will be paid to the employee.

ARTICLE XI – ADVANCED EDUCATION/CERTIFICATION INCENTIVES

The following pay incentives will be granted to each represented employee upon satisfactory documentation of each qualifying item. Each incentive will be cumulative:

- Associate Degree (A.S. or A.A.) or 60 to 119 college semester units = 2%
- Bachelor's Degree (B.S. or B.A.) or 120 to 169 college semester units = 2%
- Master's Degree (M.S. or M.A.) or 170 to 220 college semester units = 2%
- Doctorate or equivalent or 221+ college semester units = 2%
- Other degrees as defined by their units (Law degree, M.B.A., etc.)
- Basic POST Certificate = 1.5% (does not include Academy Certificate)
- Intermediate POST Certificate = 2%
- Advanced POST Certificate = 2%
- Supervisor's/Management POST Certificate = 2%

ARTICLE XII – PERSONAL CELL PHONE USE REIMBURSEMENT

Sworn employees who are required by their supervisor to use their personal cell phone for City business shall be reimbursed for said use at the rate of $75.00 per month. For ease of accounting/processing this reimbursement shall be made annually in the month of December.

ARTICLE XIII – TIME FOR ASSOCIATION BUSINESS

Represented employees shall be allowed a reasonable amount of time to meet with their Association representative(s) on WSA business and/or an issue related to said employee's conditions of employment. The employee's supervisor shall be notified in advance of said planned meeting and supervisory approval is required. Such approval shall not unreasonably be withheld.

ARTICLE XIV – COMPATIBILITY OF BENEFITS:

Should any benefit not contemplated in this agreement be negotiated and approved in any Memorandum of Understanding between the City of Wheatland and the Wheatland Police Officers Association, then the City and the WSA shall enter into good faith negotiations to include such benefit in this agreement.

ARTICLE XV – CALL BACK:

Should any represented employee, while not working an assigned shift, be required to physically respond to an incident or to the Police station to provide command or support services, said employee shall be compensated for a minimum of three (3) hours which shall be paid at the time and one-half rate.

Should any represented employee, while not working an assigned shift, be contacted by telephone or any other means of communication, to give direction, advice or to make a command decision in the absence of other higher ranking Police personnel, said employee shall be compensated for the actual time that is required to complete the contact. Time shall be logged and reported in thirty (30) minute increments and listed on the time reporting record for that pay period. Payment for such time shall be made at the time and one-half rate for all such recorded time. All such reported time must be approved by the Police Chief.

ARTICLE XVI – COMPENSATORY TIME OFF (CTO) PAY

Employees may accrue CTO in lieu of cash payment for overtime worked.

ARTICLE XVII – SENIORITY RIGHTS

Seniority is herein defined to be an employee's continuous full-time service with the City of Wheatland in the current classification plus higher classifications within the Police Department. An individual employee's seniority shall be effective from the date of first employment in a position with the representation unit. The Department will consider seniority in vacation scheduling and shift assignments and shift bidding. The Chief of Police may, at his/her discretion, based on the needs of the organization, assign an employee to a shift as long at that employee has been given written notification.

ARTICLE XVIII - CITY RIGHTS:

Section 1: The City reserves, retains and is vested with, solely and exclusively, all rights of management which have not been expressly abridged by specific provision of this MOU

or by law to manage the City, as such rights existed prior to the execution of this MOU. The sole and exclusive rights of management, as they are not abridged by this MOU or by law, shall include, but shall not be limited to, the following rights:

a. To manage the City generally and to determine the issues of policy;

b. To determine the existence or non-existence of facts which are the basis of the management decisions;

c. To determine the necessity and organization of any service or activity conducted by the City and to expand or diminish services;

d. To determine the nature, manner, means, technology, and extent of services to be provided to the public;

e. To determine methods of financing;

f. To determine types of equipment or technology to be used;

g. To determine and/or change the facilities, methods, technology, means and size of the work force by which the City operation is to be conducted;

h. To determine and change the number of locations, relocations and types of operations, processes, and materials to be used in carrying out all City functions including, but not limited to, the right to contract for or subcontract any work or operation of the City.

I. To assign work to and schedule employees in accordance with requirements as determined by the City and to establish and change work hours, schedules and assignments;

j. To relieve employees from duties for lack of work or similar non-disciplinary reasons;

k. To establish and modify productivity and performance programs and standards;

l. To discharge, suspend, demote, or otherwise discipline employees for proper cause;

m. To determine job classifications and to reclassify employees;

n. To hire, transfer, promote and demote employees for non-disciplinary reasons in accordance with this MOU and applicable Resolutions and Codes of the City.

o. To establish, modify, determine, or eliminate job descriptions and job classifications and allocate City positions to such classifications.

p. To promulgate, modify and enforce work, safety, health and property protection rules and regulations.

q. To take such other and further action as may be necessary to organize and operate the City in the most efficient and economical manner and in the best interest of the public it serves.

r. To require a pre-employment medical review and exam.

ARTICLE XIX - EMPLOYEE RIGHTS:

The following are employee rights:

Section 1. To form, join and participate in the activities of employee organizations of their own choosing for the purpose of representation on all matters of employer-employee relations.

Section 2. To refuse to join or participate in the activities of employee organizations and the right to represent themselves individually in their employment relations with the City.

Section 3. To reasonable use of City facilities for meetings upon timely written or oral request stating the purpose, date, and time of such use, provided the use shall not interfere with the regular course of City business.

ARTICLE XX - ASSOCIATION RESPONSIBILITY:

Section 1: In the event that the Association, its officers, agents, representatives or members engage in any of the conduct prohibited in Article XXI, Prohibited conduct, Section 1, the Association or its duly authorized representative shall immediately instruct any persons engaging in such conduct that their conduct is in violation of this MOU and unlawful, and that they should immediately cease engaging in such conduct prohibited in Article XXI, Prohibited conduct, Section 1, and return to work.

Section 2: If the Association performs all of the responsibilities set forth in Section 1 above, its officers, agents and representatives shall not be liable for damages for prohibited conduct performed by employees who are covered by this MOU in violation of Article XXI, Prohibited conduct, Section 1.

ARTICLE XXI - NO STRIKE--NO LOCKOUT:

PROHIBITED CONDUCT

Section 1: The Association, its officers, agents, representatives and/or members agree that during the term of this MOU, they will not cause or condone any strike, walkout, slowdown, sickout, or any other job action by withholding or refusing to perform services.

Section 2: The City agrees that it shall not lock out its employees during the term of this MOU. The term "lockout" is hereby defined so as not to include the discharge, suspension, termination, layoff, failure to recall or failure to return to work of employees of the City in the exercise of its rights as set forth in any of the provisions of this MOU or applicable ordinance or law.

Section 3: Any employee who participates in any conduct prohibited in Section 1 above may be subject to termination by the City.

Section 4: In addition to any other lawful remedies or disciplinary actions available to the City, if the Association fails, in good faith, to perform all responsibilities in Article XX, Association Responsibility, the City may suspend any and all of the rights and privileges accorded to the

Association under the Employee Relations Resolution and this MOU, including, but not limited to, suspension of recognition of the Association, grievance procedures, right of access and the use of the City's bulletin boards and facilities.

ARTICLE XXII - ENTIRE MEMORANDUM OF UNDERSTANDING:

Section 1: It is the intent of the parties hereto that the provisions of this MOU shall supersede all prior agreements and memorandums of agreement, or memorandums of understanding, or contrary salary and/or personnel resolutions or Administrative Codes, provisions of the City, oral or written, expressed or implied, between the parties, and shall govern the entire relationship, and shall be the sole source of any and all rights which may be asserted hereunder. This MOU is not intended to conflict with Federal or State law.

Section 2: Notwithstanding the provisions of Section 1, there exists within the City certain personnel rules and regulations and departmental rules and regulations. To the extent that this MOU does not specifically contradict these personnel rules and regulations or departmental rules and regulations or City ordinances, they shall continue subject to being changed by the City in accordance with the exercise of City rights under this MOUt and applicable State law.

ARTICLE XXIII. WAIVER OF BARGAINING DURING TERM OF THIS AGREEMENT:

Except where required by the terms of this MOU, during the term of this MOU, the parties mutually agree that they will not seek to negotiate or bargain with regard to wages, hours, and terms and conditions of employment, whether or not covered by this Memorandum or in the negotiations leading thereto, and irrespective of whether or not such matters were discussed or were even within the contemplation of the parties hereto during the negotiations leading to this Memorandum. Regardless of the waiver contained in this Article, the parties may, however, by mutual agreement, in writing, agree to meet and confer about any matter during the term of this Memorandum.

ARTICLE XXIV - EMERGENCY WAIVER PROVISION:

In the event of circumstances beyond the control of the City, such as acts of God, fire, flood, insurrection, civil disorder, national emergency, or similar circumstances, provisions of this MOU may be suspended by the City Manager during the term of such emergency. After the emergency is over, the Association shall have the right to meet and confer with the City regarding the impact on employees of the suspension of these provisions in the MOU and any Personnel Rules and policies.

ARTICLE XXV - ADVERSE FINANCIAL IMPACT:

In the event that the City suffers substantial economic hardship during the term of this MOU, the parties agree to engage in a cooperative dialogue about ways to assist the City in addressing such hardship. "Substantial economic hardship," as used herein, shall include, but not be limited to, the following: a decline in overall General Fund revenues (including COPS funds) of five percent (5%); a reduction in General Fund Contingency of thirty percent (30%) or more; an unbudgeted increase of ten percent (10%) or more in City expenses; or a decision by the City

Council to declare a fiscal emergency. Nothing in this paragraph shall preclude or impede the City Council from exercising such additional authority as may be conferred by other provisions in this agreement or by State or Federal law.

ARTICLE XXVI - SEPARABILITY:

If any provision of this MOU is declared invalid the remainder of the MOU is valid.

ARTICLE XXVII - FULL FORCE EFFECT

All provisions of this MOU shall remain in full force and effect for the duration of this MOU.

ARTICLE XXVIII- TERM OF MEMORANDUM OF UNDERSTANDING

The term of this Memorandum of Understanding shall commence on July 1, 2025, and shall continue in full force and effect through June 30, 2027, or until the City Council adopts either a succeeding MOU or terms and conditions following MOU negotiations that did not result in an MOU agreement.

ARTICLE XXIX - RATIFICATION AND EXECUTION:

The City and the Association acknowledge that this MOU shall not be in full force and effect until ratified by the Association and adopted by the City Council for the City of Wheatland. Subject to the foregoing, this MOU is hereby executed by the authorized representatives of the City and the Association and entered into this 25th day of November, 2025.

CITY OF WHEATLAND	WHEATLAND SERGEANTS ASSOCIATION
_____	_____
Bill Zenoni City Manager	Christopher Ellis, Association Representative
_____	11/18/2025
Date	Date

Attachment A

(Bargaining Unit Employees)

City of Wheatland
FY 2025-26 Pay Ranges Effective July 1, 2025

Classifications		FY 2024-2025	FY 2025-2026									
	Range	Step 1	Step I	Hrly	Step II	Hrly	Step III	Hrly	Step IV	Hrly	Step V	Hrly
Police Sergeant	20a	5,805.57	6,037.79	34.83	6,339.68	36.58	6,656.67	38.40	6,989.50	40.32	7,338.97	42.34

Assumptions:

Ranges originated from the CPS Human Resource Services Compensation Study - see Resolution No. 28-06 Exhibit "A".

Rates are stated on a monthly basis. Steps are 5% apart. Hourly rates for pay purposes are calculated by multiplying the monthly rates times 12 and dividing by 2,080.

City of Wheatland
FY 2026-27 Pay Ranges Effective July 1, 2026

Classifications		FY 2025-2026	FY 2025-2026									
	Range	Step 1	Step I	Hrly	Step II	Hrly	Step III	Hrly	Step IV	Hrly	Step V	Hrly
Police Sergeant	20a	6,037.79	6,218.92	35.88	6,529.87	37.67	6,856.36	39.56	7,199.18	41.53	7,559.14	43.61

Assumptions:

Ranges originated from the CPS Human Resource Services Compensation Study - see Resolution No. 28-06 Exhibit "A".

Rates are stated on a monthly basis. Steps are 5% apart. Hourly rates for pay purposes are calculated by multiplying the monthly rates times 12 and dividing by 2,080.

City Council Meeting Staff Report

Meeting Date: November 25, 2025

Subject: Consideration and Adoption of Resolution Authorizing Installation of Multi-Way Stop Controls at Wheatland Road and Oakley Lane

Prepared By: Dane Schilling, City Engineer

Recommendation: Staff recommends that the Wheatland City Council receive the report entitled *Multi-Way Stop Sign Warrant Study at Wheatland Road and Oakley Lane, Wheatland, CA;* and adopt a resolution authorizing and directing the City Manager to install 4-way stop controls at the intersection of Wheatland Road and Oakley Lane.

Discussion: The attached report (Attachment 2) was prepared by the City Engineer in response to complaints from citizens about the safety of the intersection of Wheatland Road and Oakley Lane. Complaints indicated that with increased traffic volumes in recent years, drivers on Oakley Lane were finding it increasingly difficult to safely make turns from Oakley Lane onto Wheatland Road or travel across Wheatland Road.

The study uses recent traffic data and the statewide criteria outlined in the California Manual of Uniform Traffic Control Devices (CAMUTCD) to evaluate the intersection in regards to traffic volumes, speeds and collision history.

The study concludes that the intersection does meet the statewide requirements (warrants) for the installation of a “multi-way stop controlled intersection” which means that two new stop signs on Wheatland Road at Oakley Lane should be added to make the intersection a 4-way stop controlled intersection and traffic east-west traffic on Wheatland Road will be required to stop at Oakley Lane before proceeding.

Fiscal Impact: The proposed action of converting the intersection to a 4-way stop will involve six new signs, new roadway striping, and temporary warning devices in the first weeks after the intersection is converted to a 4-way stop. The action is estimated to cost $16,000 and expenses would be charged to the Street Maintenance Gas Tax Fund (Fund #102000).

Attachments:

Attachment 1 – Resolution

Attachment 2 - *Multi-Way Stop Sign Warrant Study at Wheatland Road and Oakley Lane, Wheatland, CA*, dated November 17, 2025

RESOLUTION NO. 55-25

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WHEATLAND ACCEPTING A REPORT ON MULTI-WAY STOP CONTROLS AT THE WHEATLAND ROAD AND OAKLEY LANE INTERSECTION, AND AUTHORIZING THE CITY MANAGER TO MODIFY THE INTERSECTION TO A 4-WAY STOP CONTROLLED INTERSECTION.

WHEREAS, the City of Wheatland has received complaints from motorists and citizens about the safety of the intersection of Wheatland Road and Oakley Lane; and

WHEREAS, on November 17, 2025, the City Engineer completed a report entitled, *Multi-Way Stop Sign Warrant Study at Wheatland Road and Oakley Lane, Wheatland, CA* ("Study"); and

WHEREAS, the Study concludes that the conversion of the intersection from a 2-way stop controlled intersection to a 4-way stop controlled intersection is warranted and recommended to improve safety at the intersection, and that the 4-way stop installation should be constructed in accordance with the latest version of the California Manual of Uniform Traffic Control Devices (CAMUTCD) and industry practices as directed by the City Engineer.

NOW, THEREFORE IT IS HEREBY RESOLVED, ORDERED AND FOUND by the City Council of the City of Wheatland, State of California, that the City Council received the report from the City Engineer entitled *Multi-Way Stop Sign Warrant Study at Wheatland Road and Oakley Lane, Wheatland, CA*, dated November 17, 2025, and authorizes and directs the City Manager and City Staff to install 4-way stop controls at the intersection of Wheatland Road and Oakley Lane utilizing the Street Maintenance Gas Tax Fund (Fund #102000).

PASSED AND ADOPTED by the City Council of the City of Wheatland, State of California this 25th day of November 2025, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Angela Teter, Mayor

ATTEST:

_____
Lisa Thomason, City Clerk

City of Wheatland
111 C Street
Wheatland, CA 95692

Phone 530-633-2761
Fax 530-633-9102

November 17, 2025

To: Bill Zenoni, City Manager

Cc: Kirk Rekers, Interim Chief of Police
Youa Hill, Director of Public Works

From: Dane H. Schilling, PE, City Engineer

Subject: Multi-Way Stop Sign Warrant Study at Wheatland Road and Oakley Lane, Wheatland, CA

In response to recent safety concerns brought to the City's attention about the intersection of Wheatland Road and Oakley Lane, this traffic study was conducted to determine if the intersection would qualify to be converted from a 2-way stop controlled intersection to a 4-way stop controlled intersection.

Background Information

The intersection of Wheatland Road and Oakley Lane (intersection) is located on the western limits of the City. Wheatland Road is classified as a "Major Collector" running east-west that serves city and county populations as well as agricultural truck traffic especially during harvest. Wheatland Road is within the City of Wheatland city limits. Oakley Lane is a local north-south road serving local residents and agricultural interests.

A newer housing subdivision called Caliterra Ranch was recently completed just south of the intersection, and is expected to increase the vehicular, pedestrian and bicycle volumes on Wheatland Road.

Traffic Study Data

Data for this study was taken from County of Yuba's South Valley Yuba County Traffic Volume Data (Tables 1 and 2) and from the City's 2022 Bishops Pumpkin Farm Traffic Study data (Table 3).

The Yuba County traffic volumes were recorded in November-December 2021 and January 2022. Table 1 below shows the results of the traffic counts in the study area. Traffic counts show that the average daily traffic (ADT) or volume on the western end of Wheatland Road at the time the data was recorded was 3,900 vehicles per day (vpd) which translates to 488 vehicles per hour (vph).

TABLE 1 – Yuba County Existing Average Daily Traffic Volumes (ADT): Major Road

COUNTY TRAFFIC STUDY DATA		TRAFFIC RATES IN VEH/HR	
Road	ADT Volume	PER 8 HOUR DAY	>300 VEH/HR[1]
Wheatland Rd near Forty Mile Rd	3900	488	Yes

[1] Per CAMUTCD 2B.07 C.1

TABLE 2 – Yuba County Existing Average Daily Traffic Volumes (ADT): Minor Road

COUNTY TRAFFIC STUDY DATA			
Road	TRAFFIC TYPE	VOLUME	UNITS PER HOUR
Oakley Lane near Wheatland Rd	Vehicular	1600	200
	Pedestrian	-	
	Bicycle	-	

The 2022 Bishops Pumpkin Farm Traffic Study was conducted by the City for the annual Bishops Pumpkin Farm Event to determine suitable event traffic control. Data was collected 30 days before and after the event to provide the study with a baseline of traffic conditions to compare with event traffic. Vehicle counts were collected over an 18-week period spanning before, during and after the 2022 Pumpkin Farm event. For the purposes of this study, only the off-season traffic counts were considered. The data from week 3 contained the highest volumes and was used for this study.

TABLE 3 – Bishops Farm Traffic Study Data for Week 3

BISHOPS FARM TRAFFIC STUDY DATA					
Road	MAX VEHICLE COUNTS (MAX WEEK)[3]		COMBINED VALUES	ADT[2]	>300 VEH/HR[1]
	EB	WB			
Wheatland Rd at Caliterra	9311	8355	17666	315	Yes
Wheatland Rd at High School	11514	9963	21477	384	Yes

[2]Assuming 8-hr day, 7-day week
[3]Values are off-season

The two areas of Wheatland Road included in this study are the Caliterra area, near Oakley Lane, and Wheatland Road near the High School. We took the off-season week with the greatest vehicle count, and, considering both travel directions, determined the ADT volume. ADT was determined assuming an 8-hr day and 7-day week. The average daily traffic for Wheatland Road at Caliterra and at the High School are 315 and 384 vph respectively (Table 3).

The Bishops Pumpkin Farm Traffic Study included speed data (Table 4). The speed limit at Wheatland Road is 35 mph. The Pumpkin Farm data shows that the 85th percentile speed at Wheatland Road on Caliterra, near Oakley Lane, is 45 mph.

TABLE 4 – Bishops Farm Traffic Speed Data

BISHOPS FARM TRAFFIC STUDY DATA	
Road	**85TH PERCENTILE SPEED**
Wheatland Rd at Caliterra	45
Wheatland Rd at High School	35

In addition to traffic count data, collision data from CHP (California Highway Patrol) and the statewide Integrated Traffic Records System (TIMS). As of 2018, there have been eight collisions at the intersection of Oakley Lane and Wheatland Road plus four more reported since.

Multi-Way Stop Criteria

The California Manual of Uniform Traffic Control Devices (CAMUTCD) provides regulatory standards for the evaluation and implementation of traffic controls in California including multi-way stop controlled intersections as listed in Section 2B.07. Warrants listed in this section must be evaluated and met before installing a 4-way stop controlled intersection. Each CAMUTCD warrant or guideline is shown in italicized typeface and responses to each are in bold typeface.

A. *Where traffic control signals are justified, the multi-way stop is an interim measure that can be installed quickly to control traffic while arrangements are being made for the installation of the traffic control signal.*

   Not Applicable. There are no plans to install a traffic control signal in this intersection.

B. *Five or more reported crashes in a 12-month period that are susceptible to correction by a multi-way stop installation. Such crashes include right-turn and left-turn collisions as well as right-angle collisions.*

   According to the CHP and TIMS SWITRS data, there have been 8 total crashes reported from 2018-present or 5 years, equivalent to about 2 crashes per year. This guideline is not satisfied by this data. However, since the data was collected four more crashes involving right-angle turning collisions have been reported. This criterion is not met but is within 80% of the required threshold.

C. *Minimum volumes:*
   1. *The vehicular volume entering the intersection from the major street approaches (total of both approaches) averages at least 300 vehicles per hour for any 8 hours of an average day; and*

      Table 1 shows that the ADT volume of Wheatland Road is 488 vph. This guideline is met.

   2. *The combined vehicular, pedestrian, and bicycle volume entering the intersection from the minor street approaches (total of both approaches) averages at least 200 units per hour*

for the same 8 hours, with an average delay to minor-street vehicular traffic of at least 30 seconds per vehicle during the highest hour; but

In Table 2, the ADT on Oakley Lane for 8 hours is 200 vph, considering only vehicular volume. There is currently no data on pedestrian and bicycle volume for the minor road, as well as average delay to minor-street vehicular traffic. Anecdotal information provided through complaints indicates that drivers are waiting in this area for significant amounts of high school traffic to clear the area in the AM peak traffic period. The intersection appears to meet this criterion except that the amount of cross street delay is not known.

3. *If the 85th-percentile approach speed of the major-street traffic exceeds 40 mph, the minimum vehicular volume warrants are reduced to 70 percent of the values provided in Items 1 and 2.*

The Bishops Pumpkin Farm traffic speed data in Table 4 indicates that the approach speeds in the Caliterra section of Wheatland Road exceeds 40 mph, with its 85th percentile approach speed being 45 mph. The minimum vehicular volume warrants are then shown in Table 5.

TABLE 5 – Reduced Vehicular Volume Warrant Values

Reduced Values of C.1 and C.2				
Category	**Units**	**70% Value**	**Actual**	**Met?**
C.1	Veh/hr	210	315	Yes
C.2	Veh/hr	140	160	Yes
	ave delay (sec)	21	unknown	

D. Where no single criterion is satisfied, but where Criteria B, C.1, and C.2 are all satisfied to 80 percent of the minimum values. Criterion C.3 is excluded from this condition.

Applying the allowed reductions, Criteria B, C.1 and C.2 are all satisfied and multi-way warrants are met.

Conclusion

Based on the data applied from Yuba County and the City's Bishops Pumpkin Farm Traffic Study, the conditions at the intersection of Wheatland Road and Oakley Lane do meet required warrants for the installation of a 4-way stop controlled intersection. Furthermore, traffic volumes from recent Plumas Lake developments that access Wheatland schools and the newly constructed single-family homes of Caliterra Ranch Villages 1 and 2 near the intersection are contributing additional traffic volume beyond what was captured in 2021/22 data. Therefore, the conversion of the intersection from a 2-way stop controlled intersection to a 4-way stop controlled intersection is warranted and recommended to improve safety at the intersection. The 4-way stop installation should be constructed in accordance with the CAMUTCD and industry practices as directed by the City Engineer.

Dane H. Schilling, PE
City Engineer

City Council Meeting Staff Report

Meeting Date:

November 25, 2025

Subject: Waiver of Second Reading and Adoption of the Ordinance Approving Amendment No. 4 to the Third Amended and Restated City of Wheatland Development Agreement Concerning the Caliterra Ranch (formerly known as Jones Ranch) Subdivision and Dale Investments, LLC.

Prepared By: Tim Raney, Community Development Director

Recommendation

Staff recommends that the Wheatland City Council (1) waive the second reading of the ordinance approving Amendment No. 4 to the Third Amended and Restated City of Wheatland Development Agreement Concerning Caliterra Ranch (formerly known as Jones Ranch) Subdivision and Dale Investments, LLC; and (2) adopt the attached ordinance (see Attachment 1).

Background/Discussion

The Caliterra Ranch Project (formerly known as Jones Ranch) is an approximately 193-acre site currently consisting of 620 planned single-family residential lots, located on the south side of Wheatland Road, between the existing High School and Ace Hardware. Oakley Lane bisects the property, which is agricultural in appearance, characterized by grasslands and open space. The first phase of construction consisting of 145 homes has been completed by K. Hovnanian Homes.

On March 18, 2025, the City Council approved an amendment to the Caliterra Ranch Tentative Subdivision Map. The Tentative Subdivision Map amendment redesigned the eastern area of the project site including the roadway alignments of First Street and Wheatland Park Drive. On June 13, 2025, the City staff received a letter from the project applicant requesting an amendment to the current development agreement to reflect the changes resulting from the recent Caliterra Ranch Tentative Subdivision Map Amendment Project (see Attachment 2).

The proposed draft development agreement amendment includes the following modifications:

- Section 3.5.1: The Water System Plan shall include the dedication of a new domestic water supply well and related improvements. The Water System Plan will be prepared by a qualified engineer that includes updated water demand and usage calculations as well as technical information and calculations in order to determine the construction timing and dedication of the well.

- Section 3.7.1: The Main Street extension is removed from the development agreement in its entirety. As described above, the Main Street extension to be constructed by the 250th building permit of the Caliterra Ranch subdivision is no longer needed.

- Section 3.13.4: The 1.5-acre parcel intended for the future Wheatland Fire Authority station will be donated to the City at a time that is agreed upon by the City and property owner. The current development agreement requires the dedication of the fire station in conjunction with the development of the surrounding properties.

- Section 5.3: Reimbursement of the Main Street extension costs is removed from the development agreement in its entirety. With the removal of the Main Street extension from the development agreement, the City will no longer be required to reimburse the developer for the cost of construction.

Pursuant to State law, ordinances require a first and second reading for adoption. On October 28, 2025, the City Council held a public hearing and voted 4-0 to introduce and waive the first reading of the ordinance approving the proposed amendment to the Caliterra Ranch Subdivision Development Agreement.

After the October 28, 2025 City Council meeting, City staff completed a clerical edit in section 3.13.4 to reference a donation of the fire station property rather than a dedication.

Conclusion

Based on the information contained in the staff report, staff recommends that the City Council waive the second reading of and adopt the ordinance approving Amendment No. 4 to the Third Amended and Restated City of Wheatland Development Agreement to the Caliterra Ranch (formerly known as Jones Ranch) Subdivision and Dale Investments, LLC.

Attachments:

1. Ordinance No. 2025-** approving the Amendment No. 4 to the Third Amended and Restated City of Wheatland Development Agreement to the Caliterra Ranch (formerly known as Jones Ranch) Subdivision and Dale Investments, LLC

   Exhibit A: Draft Amendment No. 4 to the Third Amended and Restated City of Wheatland Development Agreement to the Caliterra Ranch (formerly known as Jones Ranch) Subdivision and Dale Investments, LLC

2. Request Letter dated June 13, 2025.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF WHEATLAND APPROVING AMENDMENT NO. 4 TO THIRD AMENDED AND RESTATED CITY OF WHEATLAND DEVELOPMENT AGREEMENT CONCERNING CALITERRA (FORMERLY JONES) RANCH SUBDIVISION

The City Council of the City of Wheatland does ordain as follows:

Section 1. Purpose and Authority. The purpose of this Ordinance is to approve Amendment No. 4 to Third Amended and Restated City of Wheatland Development Agreement Concerning Caliterra (Jones) Ranch Subdivision. This ordinance is adopted pursuant to Government Code sections 65864 through 65869.5 and other applicable law.

Section 2. Findings. The City Council hereby finds and declares:

A. On December 27, 2005, the City of Wheatland and Lakemont Overland Crossing, LLC ("collectively, the "Parties") entered into the City of Wheatland Development Agreement Concerning Jones Ranch Subdivision ("Agreement"), which was recorded in the Yuba County Recorder's Office on April 18, 2006, as Document No. 2006R-007611.

B. On June 10, 2008, the Parties entered into Amendment No. 1 to the Agreement. Amendment No. 1 was recorded in the Yuba County Recorder's Office on September 11, 2008, as Document No. 2008R-014197.

C. On November 9, 2010, the Parties entered into Amendment No. 2 to the Agreement. Amendment No. 2 was recorded in the Yuba County Recorder's Office on November 24, 2010, as Document No. 2010R-014746.

D. On November 25, 2014, the Parties entered into the Third Amended and Restated City of Wheatland Development Agreement Concerning Jones Ranch Subdivision. The Third Amended and Restated Agreement was recorded in the Yuba County Recorder's Office on February 3, 2015, as Document No. 2015-001148.

E. On June 30, 2017, the Parties entered into Amendment No. 1 to the Third Amended and Restated City of Wheatland Development Agreement Concerning Jones Ranch Subdivision. Amendment No. 1 to the Third Amended and Restated Agreement was recorded in the Yuba County Recorder's Office on December 14, 2017, as Document No. 2017-016375.

F. On December 8, 2020, the Parties entered into Amendment No. 2 to the Third Amended and Restated City of Wheatland Development Agreement Concerning Jones Ranch Subdivision. Amendment No. 2 to the Third Amended and Restated Agreement was recorded in the Yuba County Recorder's Office on January 27, 2021, as Document No. 2021-001587.

G. On December 12, 2023, the Parties entered into Amendment No. 3 to the Third Amended and Restated City of Wheatland Development Agreement Concerning Jones Ranch Subdivision. Amendment No. 3 to the Third Amended and Restated Agreement was recorded in the Yuba County Recorder's Office on January 4, 2024, as Document No. 2024-000120.

H. For the reasons listed in the recitals of the proposed Amendment No. 4 to the Third Amended and Restated City of Wheatland Development Agreement ("Amendment No. 4"), attached hereto as Exhibit A and incorporated herein by reference, the Parties desire to further amend the Agreement.

I. On October 7, 2025, the Planning Commission conducted a duly noticed public hearing in accordance with law concerning Amendment No. 4 and recommends that the City Council approve the Amendment.

J. On October 28, 2025, the City Council conducted a duly noticed public hearing in accordance with law and now desires to approve Amendment No. 4.

K. The City Council has evaluated Amendment No. 4 and the City General Plan and has determined that Amendment No. 4 is consistent with the General Plan.

L. There have been no substantial changes to the project through the Development Agreement. Therefore, the Jones Ranch program-level Environmental Impact Report, the Jones Ranch project-level Mitigated Negative Declaration, and the Caliterra Ranch Addendum are the appropriate environmental documents for the proposed project.

M. The Amendment is consistent with the provisions of the City Council Establishing Procedures for Consideration of Development Agreements.

Section 3. Approval of Development Agreement. The City Council hereby approves Amendment No. 4. The City Manager is authorized and directed to execute Amendment No. 4 on behalf of the City of Wheatland. The City Clerk shall cause Amendment No. 4 to be recorded in the Official Records of Yuba County upon execution, but in no event prior to the effective date of this ordinance.

Section 4. Effective Date and Notice. This ordinance shall take effect thirty (30) days after its adoption. Within fifteen (15) days from the passage of this ordinance, the City Clerk shall post a copy of it in at least three public places in the City of Wheatland.

INTRODUCED by the City Council on the 28th day of October 2025.

PASSED AND ADOPTED by the City Council of the City of Wheatland this 25th day of November, 2025 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Angela Teeter, Mayor

Attest:

_____
Lisa J. Thomason, City Clerk

EXHIBIT A

AMENDMENT NO. 4 TO THIRD AMENDED AND RESTATED CITY OF WHEATLAND DEVELOPMENT AGREEMENT CONCERNING JONES RANCH SUBDIVISION

Recording requested by, and when
recorded return to:

City of Wheatland
111 C Street
Wheatland, CA 95692

Exempt from recording fees (Government Code §§ 6103, 27383)

AMENDMENT NO. 4 TO THIRD AMENDED AND RESTATED CITY OF WHEATLAND DEVELOPMENT AGREEMENT CONCERNING JONES RANCH SUBDIVISION

This Amendment No. 4 to the Third Amended and Restated Development Agreement (the "Amendment") is made and entered into this _____, 2025, by and between the City of Wheatland, a general law city ("City"), and Dale Investments, LLC, a California limited liability company ("Developer") ("collectively the "Parties"), who agree as follows:

1. Recitals. This Amendment is made with reference to the following background recitals:

1.1. On November 25, 2014, the parties entered into the *Third Amended and Restated City of Wheatland Development Agreement Concerning Jones Ranch Subdivision* (the "Agreement"), a copy of which is on file in the City Clerk's office. The Agreement was recorded in the Yuba County Recorder's Office on February 3, 2015 as Document No. 2015-001148.

1.2. On June 30, 2017, the parties entered into an Amendment No. 1 to the Agreement, a copy of which is on file in the City Clerk's office. That amendment was recorded in the Yuba County Recorder's Office on December 14, 2017 as Document No. 2017-016375.

1.3. On December 8, 2020, the parties entered into Amendment No. 2 to the Agreement, a copy of which is on file in the City Clerk's Office. That amendment was recorded in the Yuba County Recorder's Office on January 27, 2021, as Document No. 2021-001587.

1.4. On December 12, 2023, the parties entered into Amendment No. 3 to the Agreement, a copy of which is on file in the City Clerk's Office. That amendment was recorded in the Yuba County Recorder's Office on January 4, 2024, as Document No. 2024-000120.

1.5. At Developer's request, City and Developer have agreed to amend the Agreement's provisions related to the Water System Plan, Fire Station Site Donation, and Main Street and First Street extensions, as set forth below.

2. Amendment to Agreement. The Parties amend the Agreement as follows:

2.1. Section 3.5.1. is amended to read as follows:

3.5.1 Water System Plan. Prior to approval of any improvement plans for subdivision improvements for the Property, Developer shall prepare a Water System Plan for the on-site water facilities, to the satisfaction of the City Engineer. The Water System Plan shall identify the size and locations of the water lines, pressure reducing stations and flow monitoring stations required to serve the Property, as well as the construction timing of such improvements, and shall be accompanied by all supporting technical information and calculations required by the City Engineer. The Water System Plan shall comply with the City's water system master plan and then current public works improvement standards. If required by the City Engineer, the Water System Plan shall also include the installation and dedication of a new domestic water supply well and related improvements. The City Engineer's determination on the installation and dedication of a new domestic water supply well and related improvements shall be based on the review of updated water demand and usage calculations.

2.2. Section 3.7.1. is deleted from the Agreement in its entirety.

2.3. Section 3.13.4. is amended to read as follows:

3.13.4. Developer shall donate the l.5 acre (+/-) parcel of land currently designated as a fire station site on the Concept Plan (and to be incorporated into the amended Tentative Map) to the City for future use as a fire station or other City use as determined by City. Except for the curb, gutter and sidewalk improvements on the perimeter of the site to be installed with the adjacent subdivision improvements, the land shall be donated in its unimproved condition. The site will be donated to the City at a time that is agreed upon by the Parties and that is no later than the time of the approval of the final subdivision map for the parcels located adjacent to the site.

2.4. Section 5.3. is deleted from the Agreement in its entirety.

3. **No Effect on Other Provisions**. Except for the amendment in Section 2, the remaining provisions of the Agreement shall be unaffected and remain in full force and effect.

_____

CITY OF WHEATLAND

By: _____
Bill Zenoni

DEVELOPER

By: _____
Sundeep S. Dale
Owner, Dale Investments, LLC

June 13, 2025 VIA -Email

Mr. Tim Raney
Community Development Director
City of Wheatland
111 C Street
Wheatland, CA 95692

Re: Caliterra Ranch

Dear Mr. Raney,

As you are aware, we have a revised and approved tentative map for the Caliterra Ranch subdivision. We respectfully propose to amend and restate the development agreement to incorporate these map revisions and include language from previous amendments to the agreement.

The proposed changes would be as follows:

Call the document the "Fourth Amended and Restated City of Wheatland Development Agreement Concerning…"

Section 1 – RECITALS

Include all three (3) amendments to the Third Amended and Restated DA

Section 2.2 – Term

Change Term to expire and December 31, 2030 unless terminated, modified or extended by this Agreement. (this was spelled out in the last amendment to the Agreement)

Section 2.7 – City Fees

Add the language in the last Amendment stating that Flat Rate Fees will expire on December 31, 2026 (Previously approved by City Council)

Section 2.7.3.1 –

Update the Flat Rate Fee to the fee as of January 1, 2025. Add new Section 2.8 from Amendment No.3 stating that Developer agrees to pay then-applicable fees after January 1, 2027.

Section 3 – Developer Obligations –

Revise language to reflect the approved language from Amendment no.3 regarding park obligations and park fee credits.

Section 3.6.1 – Water System Plan –

Would like to revise the sentence where it says "If required by the City Engineer, the Waster System Plan also shall include…" to "if water demand studies deem it necessary, the Water System Plan shall include…" (the reason being that we are finding that water

demand factors have been reduced as much as 50% over the past decade. We are also seeing sewer numbers dropping as well)

Section 3.7.3 – Financing of Water Treatment Plant Improvements

Update Flat Rate Fee numbers in this section. Also add a sentence that clarifies that Caliterra/Jones Ranch will receive a credit of $3,162,029 ($7,000,000 divided by 1,222 EDUs included in that agreement which equates to $5,728.31 per EDU. Multiply that by 552 EDUs equals $3,162,029.)

Section 3.8.2 – Main Street and First Street Extensions

We need to remove the reference to the Main Street extension now that there is no pathway for Main Street to extend into the Caliterra Ranch project unless it uses Oakley Lane at some point in time.

Section 5.3 – Reimbursement of Mani Street Extension Costs

For the reasons mentioned previously we propose to eliminate this entire section.

I believe this addresses all of the issues we would like to clean up. The reason we would like to prepare a Fourth Amended and Restated Agreement is to consolidate everything into one document.

These proposed revisions aim to enhance clarity and ensure alignment with updated circumstances and agreements. By adopting these changes, we can maintain consistency in development obligations, accurately reflect current utility demand trends, and uphold fairness in fee credits and reimbursements.

I thank you in advance for your consideration of these matters and look forward to hearing back from you.

I thank you in advance for your consideration.

Rick Langdon
Authorized Representative
Dale Investments, LLC
559-804-9691

City Council Meeting Staff Report

Meeting Date: November 25, 2025

Subject: Consideration and Adoption of Resolution Accepting Donation of Property within the Caliterra Ranch Subdivision for a Future Fire Station for the Wheatland Fire Authority and Approving a Draft Maintenance Agreement for the Property

Prepared By: Dane Schilling, City Engineer

Recommendation: Staff recommends that the Wheatland City Council consider adoption of a resolution accepting donation of the 1.9-acre property within the Caliterra Ranch Subdivision for a future fire station for the Wheatland Fire Authority and approving the draft three-year maintenance agreement for the property

Discussion: The Caliterra Ranch Project (formerly known as Jones Ranch) is an approximately 193-acre site currently consisting of 620 single-family residential lots, located on the south side of Wheatland Road, between the existing Wheatland High School and Ace Hardware. Oakley Lane bisects the property, which is agricultural in appearance, characterized by grasslands and open space. A 1.9-acre parcel of land in the northeastern corner of project site is currently planned for a future Wheatland Fire Authority fire station. The 1.9-acre parcel is zoned Planned Development (PD) and designated as Commercial (C) in the Wheatland General Plan.

On October 28, 2025, the Wheatland City Council introduced and waived the first reading of an ordinance approving Amendment No. 4 to the Third Amended and Restated Development Agreement between the City of Wheatland and the applicant, Dale Investments, LLC., which updated language in the Development Agreement regarding the timing of the donation. The Development Agreement amendment included the following modification:

- Section 3.13.4: The 1.9-acre parcel intended for the future Wheatland Fire Authority station will be donated to the City at a time that is agreed upon by the City and property owner. The current Development Agreement requires the dedication of the fire station in conjunction with the development of the surrounding properties.

The second reading and adoption of the ordinance is scheduled for action at the November 25, 2025 City Council meeting. Assuming the ordinance is adopted on November 25, 2025, there is a 30-day waiting period before the ordinance becomes effective. Should the City Council accept the donation of the property for a future fire station, the necessary documents to record this parcel in the City's name could be processed after that 30-day period (December 25, 2025).

Currently, the City's only fire station is located east of both State Route (SR) 65 and the Union Pacific Railroad (UPRR) which can significantly impact emergency response times. The applicant and the City have discussed the donation of the 1.9-acre parcel for a future fire station, which would provide improved fire service and response times for neighborhoods of the City located west of SR 65 and the UPRR. In addition, the Wheatland Fire Authority Chief supports the proposed donation. City Staff agrees that this location would be an ideal location for a fire station because of its proximity to major roadways and its location west of both SR 65 and the UPRR. In addition, as the City continues to grow, this location would be ideally located to serve future residents.

The maintenance agreement for the 1.9-acre parcel of land covers a three year period and provides that the developer will maintain the site in a good and safe condition, including weed abatement and trash removal.

Fiscal Impact: The only cost to the City associated with this item is a minimal recording fee for the lot line adjustment.

Attachments:

1. Resolution
2. Property Legal Description
3. Draft Maintenance Agreement

WHEATLAND CITY COUNCIL
RESOLUTION NO. XX-25

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WHEATLAND ACCEPTING THE DONATION OF PROPERTY WITHIN THE CALITERRA RANCH SUBDIVISION FOR A FUTURE FIRE STATION FOR THE WHEATLAND FIRE AUTHORITY AND APPROVING A MAINTENANCE AGREEMENT FOR THE PROPERTY

WHEREAS, Dale Investments, LLC is the owner of the Caliterra Ranch Project, an approximately 193-acre subdivision located on the south side of Wheatland Road ("Project Site"); and

WHEREAS, a 1.9-acre parcel of land in the northeastern corner of the Project Site is planned for a future fire station for the Wheatland Fire Authority; and

WHEREAS, on November 25, 2025, the Wheatland City Council adopted Ordinance No. 504 approving Amendment No. 4 to the Third Amended and Restated Development Agreement between the City of Wheatland and Dale Investments, LLC to provide for the donation of the 1.9-acre parcel of land at a time that is agreed upon between the City and Dale Investments, LLC; and

WHEREAS, it is to the benefit of the City of Wheatland to now accept the donation of the 1.9-acre parcel of land, subject to the 30-day waiting period before Ordinance No. 504 becomes effective; and

WHEREAS, the City and Dale Investments, LLC have drafted a maintenance agreement which provides that Dale Investments, LLC will be solely responsible for the maintenance of the 1.9-acre parcel of land for a three-year period.

NOW, THEREFORE, BE IT RESOLVED AND DETERMINED by the City Council of the City of Wheatland that:

A. The foregoing recitals are true and correct.

B. The City Council hereby accepts the donation of the 1.9-acre parcel, identified in Attachment 1, subject to the 30-day waiting period before Ordinance No. 504 becomes effective and authorizes the City Manager to record the donation with the Yuba County Recorder's Office when the waiting period expires.

C. The City Council hereby authorizes the City Manager to finalize and execute the Maintenance Agreement for the donated parcel, as provided in Attachment 2.

PASSED AND ADOPTED by the City Council of City of Wheatland on this 25th day of November 2025, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

APPROVED:

Angela Teter, Mayor

ATTEST:

Lisa Thomason, City Clerk

EXHIBIT "A"
CALITERRA RANCH
LOT LINE ADJUSTMENT-LLA2025_____
RESULTANT PARCELS

All that real property situated in the Southeast One-Quarter of Section 9, in Johnson Rancho, City of Wheatland, County of Yuba, State of California, described as follows:

PARCEL 1:

A portion of Lots 58, 59, and 73 as shown on that certain Final Map entitled "Tract No. 2017-0001 Final Map of Caliterra Ranch – Village 1" recorded on May 31, 2018 in Book 97 of Maps, at Page 45, and a portion of Resultant Lot 57 as described in that certain Grant Deed, recorded December 9, 2020 as Document No. 2020-020780, Yuba County Records, being more particularly described as follows:

COMMENCING at a point being the most northerly corner of said Lot 58; thence from said **POINT OF COMMENCMENT** along the northeasterly line of said Lot 58, South 26°10'57" East, a distance of 419.50 feet to the **POINT OF BEGINNING**, thence from said **POINT OF BEGINNING** continuing along said northeasterly line, South 26°10'57" East, a distance of 165.00 feet; thence through said Lot 59 and Resultant Lot 57, respectively, the following six (6) courses and distances:

1. South 64°01'00" West, a distance of 229.49 feet;
2. South 25°59'00" East, a distance of 26.00 feet;
3. South 64°01'00" West, a distance of 133.80 feet;
4. North 25°59'00" West, a distance of 35.00 feet;
5. South 64°01'00" West, a distance of 505.00 feet to the southwesterly line of said Resultant Lot 57;

thence along said southwesterly line, following sixteen (16) arcs, courses and distances:

1. North 25°59'00" West, a distance of 79.50 feet;
2. along a tangent curve concave to the east, having a radius of 25.50 feet, northerly 40.06 feet along said curve through a central angle of 90°00'00";
3. North 64°01'00" East, a distance of 8.00 feet;
4. North 25°59'00" West, a distance of 46.00 feet;
5. South 64°01'00" West, a distance of 8.00 feet;
6. along a tangent curve concave to the north, having a radius of 25.50 feet, westerly 40.06 feet along said curve through a central angle of 90°00'00";
7. North 25°59'00" West, a distance of 159.00 feet;
8. along a tangent curve concave to the east, having a radius of 25.50 feet, northerly 40.06 feet along said curve through a central angle of 90°00'00";
9. North 64°01'00" East, a distance of 11.00 feet;
10. North 25°59'00" West, a distance of 46.00 feet;
11. South 64°01'00" West, a distance of 8.00 feet;

12. South 25°59'00" East, a distance of 4.00 feet;
13. from a radial line which bears South 25°59'00" East, along a non-tangent curve concave to the north, having a radius of 29.50 feet, westerly 46.34 feet along said curve through a central angle of 90°00'00";
14. North 25°59'00" West, a distance of 79.00 feet;
15. along a tangent curve concave to the east, having a radius of 29.50 feet, northerly 46.34 feet along said curve through a central angle of 90°00'00";
16. North 25°59'00" West, a distance of 34.50 feet to the most westerly corner of said Resultant Lot 57;

thence along the northwesterly line of said Resultant Lot 57, North 64°01'00" East, a distance of 582.50 feet, thence through said Resultant Lot 57 and Lot 73, respectively, the following four (4) courses and distances:

1. South 25°59'00" East, a distance of 319.50 feet;
2. North 65°49'42" East, a distance of 70.04 feet;
3. South 25°59'00" East, a distance of 97.79 feet;
4. North 64°01'00" East, a distance of 186.72 feet to the **POINT OF BEGINNING**.

Containing 9.198 acres, more or less.

PARCEL 2 :

A portion of Lots 58 and 73 as shown on that certain Final Map entitled "Tract No. 2017-0001 Final Map of Caliterra Ranch – Village 1" recorded on May 31, 2018 in Book 97 of Maps, at Page 45, and a portion of Resultant Lot 57 as described in that certain Grant Deed, recorded December 9, 2020 as Document No. 2020-020780, Yuba County Records, being more particularly described as follows:

BEGINNING at a point being the most northerly corner of said Lot 58; thence from said **POINT OF BEGINNING,** along the northeasterly line of said Lots 58 and 73, respectively, South 26°10'57" East, a distance of 327.61 feet; thence through said Lots 73, 58, and Resultant Lot 57, respectively, the following two (2) courses and distances:

1. South 65°49'42" West, a distance of 256.53 feet;
2. North 25°59'00" West, a distance of 319.50 feet to the northwesterly line of said Resultant Lot 57;

thence along the northwesterly line of said Resultant Lot 57 and Lot 58, respectively, North 64°01'00" East, a distance of 255.26 feet to the **POINT OF BEGINNING**.

Containing 1.900 acres, more or less.

PARCEL 3:

A portion of Lots 58 and 73 as shown on that certain Final Map entitled "Tract No. 2017-0001 Final Map of Caliterra Ranch – Village 1" recorded on May 31, 2018 in Book 97 of Maps, at Page 45, and a portion of Resultant Lot 57 as described in that certain Grant Deed, recorded December 9, 2020 as Document No. 2020-020780, Yuba County Records, being more particularly described as follows:

COMMENCING at a point being the most northerly corner of said Lot 58; thence from said **POINT OF COMMENCMENT** along the northeasterly line of said Lots 58 and 73, respectively, South 26°10'57" East, a distance of 327.61 feet to the **POINT OF BEGINNING**, thence from said **POINT OF BEGINNING** continuing along said northeasterly line, South 26°10'57" East, a distance of 91.89 feet; thence through said Lots 73, Resultant 57, 58, and 73, respectively, the following three (3) courses and distances:

1. South 64°01'00" West, a distance of 186.72 feet;
2. North 25°59'00" West, a distance of 97.79 feet;
3. North 65°49'42" East, a distance of 186.49 feet to the **POINT OF BEGINNING**.

Containing 0.406 acres, more or less.

PARCEL 4:

A portion of Lot 59 as shown on that certain Final Map entitled "Tract No. 2017-0001 Final Map of Caliterra Ranch – Village 1" recorded on May 31, 2018 in Book 97 of Maps, at Page 45, and a portion of Resultant Lot 57 as described in that certain Grant Deed, recorded December 9, 2020 as Document No. 2020-020780, Yuba County Records, being more particularly described as follows:

COMMENCING at a point being the most northerly corner of Lot 58 as shown on said Final Map; thence from said **POINT OF COMMENCMENT** along the northeasterly line of said Lot 58, Lot 73 as shown on said Final Map, and said Lot 59, respectively, South 26°10'57" East, a distance of 584.50 feet to the **POINT OF BEGINNING**; thence from said **POINT OF BEGINNING**, continuing along said northeasterly line, South 26°10'57" East, a distance of 315.02 feet to the most easterly corner of said Lot 59; thence along the southeasterly line of said Lot 59 and Resultant Lot 57, respectively, the following three (3) arcs, courses and distances:

1. from a radial line which bears North 37°21'56" West, along a non-tangent curve concave to the southeast, having a radius of 650.00 feet, southwesterly 116.56 feet along said curve through a central angle of 10°16'29";
2. along a reverse curve concave to the northwest, having a radius of 650.00 feet, southwesterly 245.69 feet along said curve through a central angle of 21°39'25";
3. South 64°01'00" West, a distance of 478.90 feet to the most southerly corner of said Resultant Lot 57;

thence along the southwesterly line of said Resultant Lot 57, the following four (4) arcs, courses and distances:

1. North 25°59'00" West, a distance of 298.00 feet;
2. South 64°01'00" West, a distance of 13.50 feet;
3. along a tangent curve concave to the north, having a radius of 25.50 feet, westerly 40.06 feet along said curve through a central angle of 90°00'00";
4. North 25°59'00" West, a distance of 79.50 feet;

thence through said Resultant Lot 57 and said Lot 59, respectively, the following five (5) courses and distances:

1. North 64°01'00" East, a distance of 505.00 feet;
2. South 25°59'00" East, a distance of 35.00 feet;
3. North 64°01'00" East, a distance of 133.80 feet;
4. North 25°59'00" West, a distance of 26.00 feet;
5. North 64°01'00" East, a distance of 229.49 feet to the **POINT OF BEGINNING**.

Containing 7.367 acres, more or less.

See Exhibit 'B', plat to accompany description, attached hereto and made a part hereof.

Basis of Bearings for this description is the east line of that certain Final Map entitled "Tract No. 2017-0001 Final Map of Caliterra Ranch - Village 1" recorded on May 31, 2018 in Book 97 of Maps, at Page 45, Yuba County Records. Said line taken to bear North 26°10'57" West.

JUNE 13, 2025

END OF DESCRIPTION

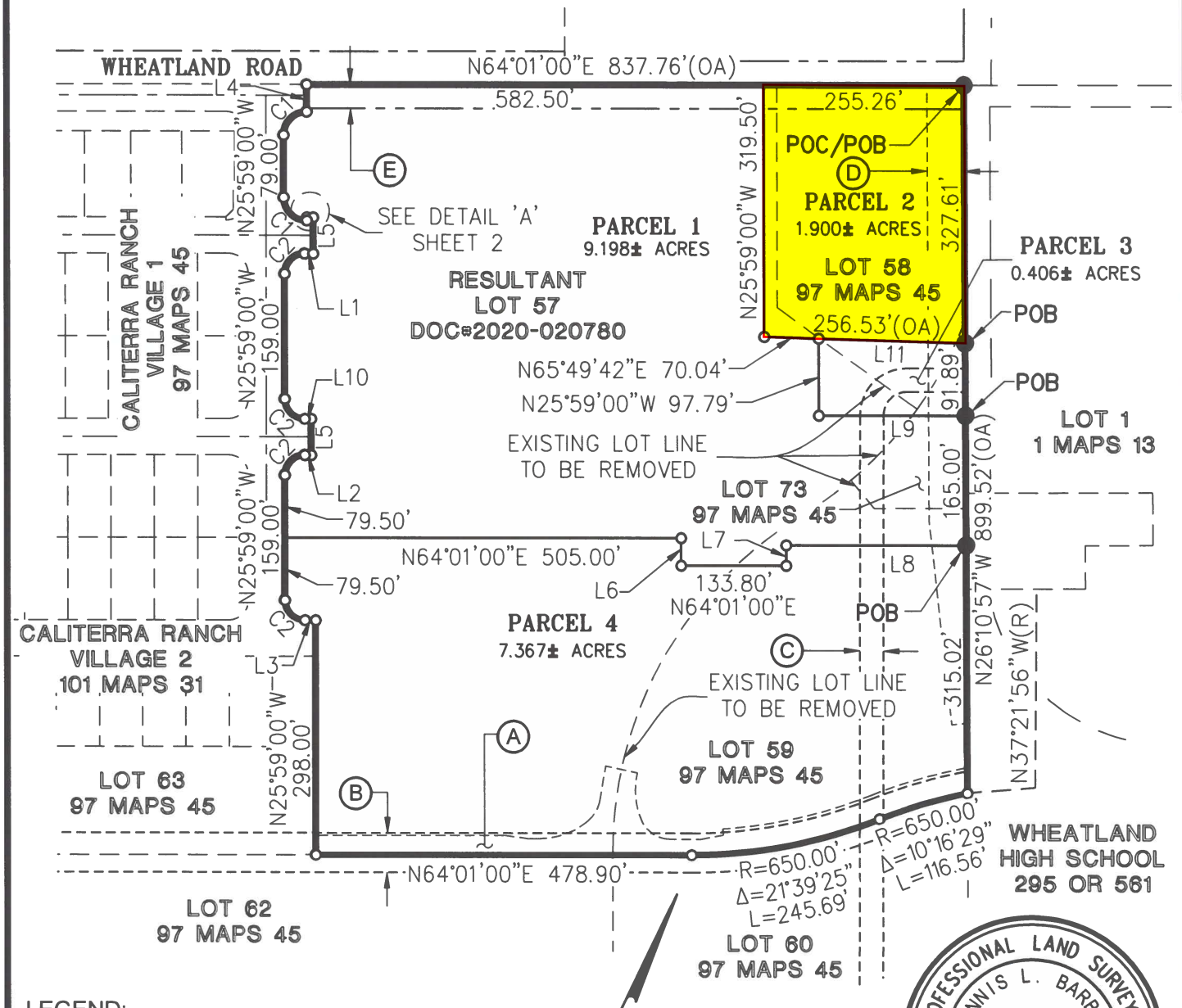
PREPARED BY WOOD-RODGERS, INC.
SACRAMENTO, CALIFORNIA

EXHIBIT 'B'

PLAT TO ACCOMPANY DESCRIPTION

CALITERRA RANCH
LOT LINE ADJUSTMENT-LLA2025-_____
RESULTANT PARCELS

CITY OF WHEATLAND
COUNTY OF YUBA STATE OF CALIFORNIA



LEGEND:

DE	DRAINAGE EASEMENT
IOD	IRREVOCABLE OFFER OF DEDICATION
MAPS	BOOK OF MAPS
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
SE	SEWER EASEMENT

0 100 200 400

SCALE:1"= 200'

PROFESSIONAL LAND SURVEYOR
DENNIS L. BARBER
No. 8067
STATE OF CALIFORNIA

9/12/25

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

3301 C St, Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

SEE SHEET 2 FOR LINE, CURVE AND EASEMENT TABLES

SEPTEMBER 11, 2025 1074.001 SHEET 1 OF 2

EXHIBIT 'B'

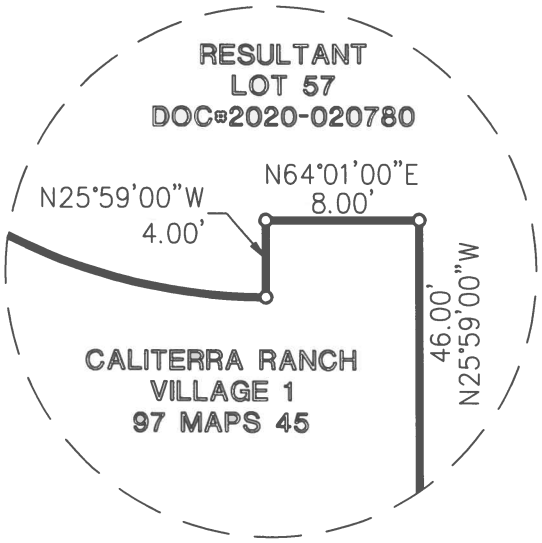
PLAT TO ACCOMPANY
DESCRIPTION

CALITERRA RANCH
LOT LINE ADJUSTMENT-LLA2025-_____
RESULTANT PARCELS

CITY OF WHEATLAND
COUNTY OF YUBA STATE OF CALIFORNIA

LINE TABLE – SHEET 1		
NO.	BEARING	LENGTH
L1	N64°01'00"E	11.00'
L2	N64°01'00"E	8.00'
L3	N64°01'00"E	13.50'
L4	N25°59'00"W	34.50'
L5	N25°59'00"W	46.00'
L6	N25°59'00"W	35.00'
L7	N25°59'00"W	26.00'
L8	N64°01'00"E	229.49'
L9	N64°01'00"E	186.72'
L10	N64°01'00"E	8.00'
L11	N65°49'42"E	186.49'

CURVE TABLE – SHEET 1			
NO.	RADIUS	DELTA	LENGTH
C1	29.50'	90°00'00"	46.34'
C2	25.50'	90°00'00"	40.06'



DETAIL "A"
N.T.S.

EASEMENTS TABLE

(A) IOD/SE/DE PER 97 MAPS 45

(B) GRANT OF UTILITY EASEMENT PER DOC.#2021-01453

(C) 30' GRANT OF TEMPORARY ACCESS EASEMENT PER DOC.#2023-8712

(D) TEMPORARY ACCESS AND UTILITY EASEMENT PER DOC.#2015-006715

(E) 30' IOD PER 1 MAPS 29

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C ST, BLDG. 100-B TEL 916.341.7760
SACRAMENTO, CA 95816 FAX 916.341.7767

MAINTENANCE AGREEMENT
FOR CALITERRA RANCH SUBDIVISION FIRE STATION SITE

This Maintenance Agreement ("Agreement") is made and entered into as of _____, 2025 ("Effective Date") by and between the City of Wheatland, a general law city ("City"), and Dale Investments, LLC, a California limited liability company ("Developer") ("collectively the "Parties"), who agree as follows:

RECITALS

A. On November 25, 2014, the Parties entered into the Third Amended and Restated City of Wheatland Development Agreement Concerning Caliterra Ranch Subdivision. The Third Amended and Restated Agreement was recorded in the Yuba County Recorder's Office on February 3, 2015, as Document No. 2015-001148.

B. On June 30, 2017, the Parties entered into Amendment No. 1 to the Third Amended and Restated City of Wheatland Development Agreement Concerning Caliterra Ranch Subdivision. Amendment No. 1 to the Third Amended and Restated Agreement was recorded in the Yuba County Recorder's Office on December 14, 2017, as Document No. 2017-016375.

C. On December 8, 2020, the Parties entered into Amendment No. 2 to the Third Amended and Restated City of Wheatland Development Agreement Concerning Caliterra Ranch Subdivision. Amendment No. 2 to the Third Amended and Restated Agreement was recorded in the Yuba County Recorder's Office on January 27, 2021, as Document No. 2021-001587.

D. On December 12, 2023, the Parties entered into Amendment No. 3 to the Third Amended and Restated City of Wheatland Development Agreement Concerning Caliterra Ranch Subdivision. Amendment No. 3 to the Third Amended and Restated Agreement was recorded in the Yuba County Recorder's Office on January 4, 2024, as Document No. 2024-000120.

E. On _____, 2025, the Parties entered into Amendment No. 4 to the Third Amended and Restated City of Wheatland Development Agreement Concerning the Caliterra Ranch Subdivision. Amendment No. 4 to the Third Amended and Restated Agreement was recorded in the Yuba County Recorder's Office on _____, 2025, as Document No. 2025-____.

F. Amendment No. 4 altered Section 3.13.4 of the Third Amended and Restated Agreement, which pertains to the dedication of the Caliterra Ranch Subdivision Fire Station Site by Developer to the City. Prior to Amendment No. 4, the Caliterra Ranch Subdivision Fire Station Site was to be dedicated to the City at the time of the approval of the final subdivision map for the parcels located adjacent to the Caliterra Ranch Subdivision Fire Station Site. Amendment No. 4 provides that the Caliterra Ranch Subdivision Fire Station Site be dedicated to the City at a time that is agreed upon by the Parties.

G. The Parties have agreed on a date for the dedication of the Caliterra Ranch Subdivision Fire Station Site and now wish to enter into this Agreement to allocate the maintenance responsibilities for the Caliterra Ranch Subdivision Fire Station Site following such dedication.

AGREEMENT

NOW, THEREFORE, in consideration of the Recitals set forth above and the mutual commitments as hereinafter set forth, the Parties enter into this Agreement for the purpose of establishing each Party's rights and obligations with regard to the maintenance of the Caliterra Ranch Subdivision Fire Station Site.

1. Location of the Caliterra Ranch Subdivision Fire Station Site. The Caliterra Ranch Subdivision Fire Station Site is located at 1000 Wheatland Park Drive in Wheatland, California 95692, more particularly described as Yuba County Assessor's Parcel Number 015-180-128 containing 1.925 acres of land, more or less (the "Site").

2. Term. The term of this Agreement shall commence on the date of recordation of the grant deed conveying the Site from Developer to the City and shall continue for a period of three years from such date ("Term").

3. Use of Site. Upon the conveyance of the Site from Developer to City, City shall maintain the full use and possession of the Site, including the right to construct improvements on the Site. City hereby grants to Developer, or its authorized agents, permission to enter upon the Site during reasonable business hours for the purpose of completing the maintenance activities, more particularly described in section 4. Developer's use of the Site is limited to the activities listed in this Agreement and shall only be authorized during the Term, unless terminated earlier pursuant to section 10 of this Agreement or a different timeframe is agreed to in writing by both Parties. Unless authorized in writing by City, Developer is not authorized to use heavy equipment or vehicular travel on the Site. Developer, or its authorized agents, shall provide written notice to the City at least 48 hours in advance of completing any maintenance activities. This notice requirement shall not apply in the event of an emergency. The City shall be responsible, at its sole cost and expense, for the repair of any damage caused solely by the City's use of the Site.

4. Maintenance. Developer will, at its own cost and expense, maintain the Site in good and safe condition during the Term of this Agreement. Developer shall be solely responsible for, at its own cost and expense, all routine maintenance of the Site. Routine maintenance of the Site shall include, but is not limited to, weed abatement and any necessary janitorial services, including trash removal. If the City identifies a maintenance concern on the Site, Developer shall abate such concern within five business days. All maintenance work completed at the Site must comply with applicable federal and state statutes, codes, standards and regulations and local laws, codes, ordinances, standards and regulations, as well as comply with industry standards and best maintenance practices.

5. Indemnification. Developer shall indemnify, defend, and hold harmless the City, its trustees, officers, officials, employees, agents and volunteers from and against all claims, damages, losses and expenses including attorneys' fees arising out of or in connection with the Site or its performance of its obligations contained in this Agreement caused in whole or in part

by any negligent act or omission of Developer, its trustees, officers, officials, employees, contractors, agents and volunteers, except where caused by the active, negligence, sole negligence, or willful misconduct of the City, its trustees, officers, officials, employees, agents and volunteers. Developer's obligations under this indemnification provision shall survive the termination of this Agreement.

6. Insurance. Developer and any contractor(s) hired by Developer to complete the maintenance work at the Site shall at their sole cost and expense procure and maintain for the duration of this Agreement the following types and limits of insurance:

Type	*Limits*	*Scope*
Commercial general liability	$1,000,000 per occurrence & $2,000,000 aggregate	at least as broad as Insurance Services Office (ISO) Commercial General Liability Coverage (Occurrence Form CG 00 01) including products and completed operations, property damage, bodily injury, personal and advertising injury
Automobile liability	$1,000,000 per accident	at least as broad as ISO Business Auto Coverage (Form CA 00 01)
Workers' compensation	Statutory limits	
Employers' liability	$1,000,000 per accident	

6.1 The general and automobile liability policy(ies) shall be endorsed to name City, its trustees, officers, officials, employees, agents and volunteers as additional insureds regarding liability arising out of the maintenance work completed at the Site. Developer's general and automobile coverage shall be primary and apply separately to each insurer against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability. City's insurance or self-insurance, if any, shall be excess and shall not contribute with Developer's insurance. Each insurance policy shall be endorsed to state that coverage shall not be canceled, except after 30 days (10 days for non-payment of premium) prior written notice to City. Insurance is to be placed with insurers authorized to do business in California with a current A.M. Best's rating of A:VII or better unless otherwise acceptable to City. Workers' compensation insurance issued by the State Compensation Insurance Fund is acceptable. Except for professional liability insurance, Developer agrees to waive subrogation that any insurer may acquire from Developer by virtue of the payment of any loss relating to the maintenance work performed by Developer. Developer agrees to obtain any endorsement that may be necessary to implement this subrogation

waiver. The workers' compensation policy must be endorsed to contain a subrogation waiver in favor of City for the maintenance work performed by Developer.

6.2 Proof of Insurance. Upon request, Developer and any contractor(s) hired to complete the maintenance work at the Site shall provide to City the following proof of insurance: (a) certificate(s) of insurance evidencing this insurance; and (b) endorsement(s) on ISO Form CG 2010 (or insurer's equivalent), signed by a person authorized to bind coverage on behalf of the insurer(s), and certifying the additional insured coverage.

7. Contractors. Developer shall be responsible for requiring and confirming that each contractor hired to complete maintenance work at the Site meets the minimum insurance requirements specified in section 6 of this Agreement. Any hired contractor shall obtain the required insurance coverages and provide proof of same to City in the manner provided in section 6 of this Agreement.

8. Notices. All notices and orders that may be given under this Agreement may be served by first class mail or in person to addresses listed below or such address as either Party may provide to the other Parties in writing. Service shall be deemed complete upon deposit in the mail or upon delivery.

To Developer: ATTN: Sundeep S. Dale
Dale Investments, LLC
Physical Address: Teagarden Ave.
Address: P.O. Box 272
City, State Zip: Yuba City, CA 95992
Telephone: 530-671-2577

To City: ATTN: City Manager
City of Wheatland
111 C St.
Wheatland, CA 95692
Telephone: (530) 633-2761

9. Compliance with Law. Developer shall perform the actions contemplated within this Agreement in compliance with all applicable federal, state and local laws and regulations. Developer, or its agents, shall possess, maintain and comply with all federal, state and local permits, licenses and certificates that may be required for it to perform the actions contemplated within this Agreement. Developer shall comply with all applicable environmental requirements, rules, and orders, including any applicable storm-water discharge requirements.

10. Termination. Once this Agreement is terminated, Developer's responsibilities under this Agreement shall cease, excepting sections 5 and 12 of this Agreement. Excluding the expiration of the Term, this Agreement may be terminated in the following manner:

10.1 This Agreement may be terminated at any time in a writing signed by City.

10.2 This Agreement shall terminate upon City's initiation of the development of the Site for the construction of a fire department facility. City shall provide notice in writing to Developer at least 30 days in advance of any initiation of development work on the Site. City shall have the sole authority in determining if development of the Site has been initiated.

11. Conflicts. In the event of a conflict between this Agreement and any other agreement or understanding executed by the Parties relating to the same subject matter, whether executed prior or subsequent to this Agreement, the terms of this Agreement shall prevail and be controlling unless such other agreement expressly provides that it supersedes this Agreement.

12. Independent Entities. Developer and any contractors hired to complete maintenance work at the Site and their officers, employees and agents are not City employees, and they are not entitled to City employment salary, wages or benefits. Developer shall pay, and City shall not be responsible in any way for, the salary, wages, workers' compensation, unemployment insurance, disability insurance, tax withholding, and benefits to and on behalf of Developer's or any contractor's employees. Developer and any contractors hired by Developer shall, to the fullest extent permitted by law, indemnify City, and its officers, employees, volunteers and agents from and against any and all liability, penalties, expenses and costs resulting from any adverse determination by the federal Internal Revenue Service, California Franchise Tax Board, other federal or state agency, or court concerning the actions contemplated in this Agreement.

13. Entire Agreement; Amendment. The Parties intend this writing to be the sole, final, complete, exclusive and integrated expression and statement of the terms of their contract concerning the maintenance of the Site. This Agreement supersedes all prior oral or written negotiations, representations, contracts or other documents that may be related to the maintenance of the Site, except those other documents (if any) that are expressly referenced in this Agreement. This Agreement may be amended only by a subsequent written contract approved and signed by both parties.

14. Severability. If any part of this Agreement is held to be void, invalid, illegal or unenforceable, then the remaining parts will continue in full force and effect and be fully binding, provided that each party still receives the benefits of this Agreement.

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

16. Assignment. This Agreement and all rights and obligations under it are personal to the parties. Excluding Developer's hiring of a contractor to complete maintenance work on the Site, this Agreement may not be transferred, assigned, delegated or subcontracted in whole or in part, whether by assignment, subcontract, merger, operation of law or otherwise, by either party without the prior written consent of the other party. Any transfer, assignment, delegation, or subcontract in violation of this provision is null and void.

17. Governing Law and Venue. This Agreement will be governed by and construed in accordance with the laws of the State of California. The county and federal district court where

City's office is located shall be venue for any state and federal court litigation concerning the enforcement or construction of this Agreement.

18. Signatures and Authority. Each Party warrants that the person signing this Agreement is authorized to act on behalf of the party for whom that person signs. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute the same instrument. Counterparts may be delivered by facsimile, electronic mail (including PDF or any electronic signature complying with California's Uniform Electronic Transactions Act (Cal. Civ. Code, §1633.1, et seq.) or any other applicable law) or other transmission method. The parties agree that any electronic signatures appearing on the Agreement are the same as handwritten signatures for the purposes of validity, enforceability, and admissibility.

19. Governing Board Approval. This Agreement is subject to approval or ratification by the City's City Council and does not become effective until and unless such approval/ratification is obtained.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be duly executed this _____ day of _____, 2025.

CITY OF WHEATLAND

By: _____
Bill Zenoni
City Manager

DALE INVESTMENTS, LLC

By _____
Sundeep S. Dale
Owner, Dale Investments, LLC

City Council Meeting Staff Report

Meeting Date: November 25, 2025

Subject: Consideration and Adoption of Resolution Approving Contract Documents for Construction and Authorizing a Call for Bids for Construction of the Wheatland Regional Sewer Pipeline Project

Prepared By: Bill Zenoni, City Manager
Dane Schilling, City Engineer

Recommendation: Staff recommends that the Wheatland City Council consider adoption of a resolution approving the contract documents for construction consisting of: the notice to bidders, bidders book, sample contract, plans and specifications for the Wheatland Regional Sewer Pipeline Project and authorizing staff to call for bids for construction of the project.

Background: The Wheatland Regional Sewer Pipeline Project ("Project") is the first project of the larger South Yuba County Wastewater Infrastructure Project (a coordinated effort between Yuba Water Agency (YWA), Olivehurst Public Utilities District (OPUD), Yuba County and the City of Wheatland). The Wheatland Regional Sewer Project consist of the first 7.72-miles of a conveyance pipeline and three pump stations that are capable of transporting 1.5-million gallons of sewage daily from the Malone Avenue Pump Station in Wheatland to the southerly limits of the OPUD service area on Rancho Road in south Yuba County. A subsequent OPUD project will continue the pipeline all the way to the OPUD wastewater treatment plant.

The following is a partial list of City Council actions taken to advance the design and environmental work for the Project:

November 10, 2020, the City Council adopted Resolution No. 43-20 amending the FY 2020-21 Budget and authorizing the City Manager to proceed with environmental review and engineering design for the Project.

April 27, 2021, the Basis of Design Report for the Project was presented to the Wheatland City Council and adopted by Resolution No.16-21.

October 11, 2022, the City Council adopted Resolution No. 34-22, which, among other actions, authorized acceptance of an additional $2 million loan from the Yuba Water Agency for work associated with environmental, engineering design, right-of-way acquisition and grant funding work for the Project.

The City conducted an environmental review and prepared an Environmental Impact Report (EIR) for the Project (SCH No. 2021110022). Based on the EIR, a Notice of Determination was made by the City Council on February 28, 2023, and was filed by the County Recorder on March 2, 2023.

May 21, 2024, the Yuba Water Agency Board of Directors met to receive an update on the South County Infrastructure Project. At that meeting, the Yuba Water Agency Board re-affirmed their commitment to funding the construction of the project and approved an additional $5 million for the three agencies (Wheatland, OPUD and Yuba Water Agency) to complete final engineering designs, obtain permits, obtain rights-of-way, provide additional project management and financial services to get the project ready for bidding.

October 21, 2024, the City's Regional Sewer AdHoc Committee met to discuss the status of the Project and the final steps toward constructing the Project. The Committee recommended that the

additional funding needed from Yuba Water Agency be secured and the City Manager take any necessary actions including amending professional services contracts to bring the Project to construction.

June 10, 2025, the City Council adopted Resolution No. 22-25, authorizing the City Manager to enter into agreements with PG&E, AT&T and Union Pacific Railroad to clear the way for construction of the Project. On that date, the City Council also adopted Resolution No. 31-25 authorizing acceptance of a grant from Yuba Water Agency for up to $3.5 million to fund final environmental, engineering design, permitting and right-of-way acquisition/utility relocation costs for the Project.

On October 28, 2025, the City Manager provided an update to the City Council for the Project at its regularly scheduled City Council meeting.

Discussion: The next step in the construction process involves competitively bidding the Project by publicly inviting contractors to obtain and examine the Contract Documents, and submit their bids for the work. A typical bid period is 4 weeks, however, due to the size and complexity of the Project and the upcoming holidays, staff is recommending an 8-week bid period as shown below. The bid period can be extended by the City Engineer if needed to encourage maximum bidder participation and the best possible pricing. The following is the current schedule for construction of the Project:

- City Council Authorization to Bid — Tue 11/25/25
- Begin 8-Week Bid Period/Post On-Line — Wed 11/26/25
- Pre-Bid Conference & Self-Guided Site Visits — Thu 12/18/25 - Fri 12/19/25
- Bid Opening (8-Week Bid Period) — Tue 1/27/26
- Award of Contract — Tue 2/10/26*
- Notice to Proceed — Mon 2/23/26*
- Construction 470 days — Tue 2/24/26*
- Substantial Completion — Fri 12/31/27*
- Contract Start-up and Testing 41 days — Mon 1/3/28 - Mon 2/28/28
- Phase 1 Conveyance System Testing — Wed 3/1/28 - Wed 5/31/28

*indicates earliest possible completion date.

Due to the scope of the Project the Contract Documents are voluminous. Accordingly, the Contract Documents are broken into five volumes for convenience and ease of use (see Attachments 2 through 6) and due to the very large files sizes of the volumes the cover page and table of contents for each volume is physically attached to this report. Complete Contract Documents are available to view and download at https://www.wheatland.ca.gov/city-engineer .

Fiscal Impact: No immediate fiscal impact is expected by this action at this time. When bids are opened the City Council will consider the opportunity of awarding a construction contract for the Project.

The current estimated total cost of the South Yuba County Wastewater Infrastructure Project is $155 million. The estimated cost of this Project is $85 million and will be funded through a combination of funding sources including State Water Resources Control Board grant funds, $3 million from City of Wheatland sewer impact fees and a loan from Yuba Water Agency. No General Fund resources will be used for the Project.

Attachments:

Attachment 1 – Resolution
Attachment 2 – Contract Documents Volume 1*
Attachment 3 – Contract Documents Volume 2*
Attachment 4 – Contract Documents Volume 3*
Attachment 5 – Contract Documents Volume 4*
Attachment 6 – Contract Documents Volume 5*

*due to very large file size, only a portion of this document is attached. The full document can be viewed at https://www.wheatland.ca.gov/city-engineer

RESOLUTION NO. __-25

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WHEATLAND APPROVING CONTRACT DOCUMENTS FOR CONSTRUCTION, AND AUTHORIZING A CALL FOR BIDS FOR CONSTRUCTION OF THE WHEATLAND REGIONAL SEWER PIPELINE PROJECT

WHEREAS, on November 10, 2020, the City Council adopted Resolution No. 43-20 amending the FY 2020-21 Budget and authorizing the City Manager to proceed with environmental review and engineering design for the Wheatland Regional Project ("Project"); and

WHEREAS, on April 27, 2021, the Basis of Design Report for the Project was presented to the Wheatland City Council and adopted by Resolution No.16-21; and

WHEREAS, the City conducted an environmental review of the Project, prepared an Environmental Impact Report (EIR), the City Council made a Notice of Determination on the EIR on February 28, 2023, and the City filed the Notice of Determination with the County Recorder on March 2, 2023; and

WHEREAS, the contract documents for construction of the Project including a notice to bidders, bidders' book, sample contract, plans and specifications for the Wheatland Regional Sewer Pipeline Project have been prepared and are ready to be publicly bid.

NOW, THEREFORE IT IS HEREBY RESOLVED, ORDERED AND FOUND by the City Council of the City of Wheatland, State of California, that the City Council approves the contract documents for construction including a notice to bidders, bidders' book, sample contract, plans and specifications for the Wheatland Regional Sewer Pipeline Project; and authorizes City staff to call for bids for construction of the project.

PASSED AND ADOPTED by the City Council of the City of Wheatland, State of California this 25th day of November 2025, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Angela Teter, Mayor

ATTEST:

_____
Lisa Thomason, City Clerk

CITY OF WHEATLAND

REGIONAL SEWER PIPELINE PROJECT
CWSRF PROJECT NO. C-06-8753-110

VOLUME 1 - BIDDING, CONTRACTING, AND GENERAL REQUIREMENTS

BID SET

NOVEMBER 2025

Bid Opening: January 27, 2026

Funding for this project has been provided in part through an agreement with the State Water Resources Control Board. California's Clean Water State Revolving Fund is capitalized through a variety of funding sources, including grants from the United States Environmental Protection Agency and state bond proceeds. Funding has also been provided in part by the Yuba Water Agency.

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SECTION 00 01 01

PROJECT TITLE PAGE

Project Name:	Wheatland Regional Sewer Pipeline Project
Project Number:	CWSRF PROJECT NO. C-06-8753-110
Location:	Wheatland, CA

City Representative

Name	Dane H. Schilling, P.E.
Address	111 C Street, Wheatland, CA 95692
Phone Number	(530) 633-2761
Email Address	dschilling@wheatland.ca.gov

Construction Manager:

Company Name	GEI Consultants, Inc.
Company Address	2868 Prospect Park Dr #400 in Rancho Cordova, California 95670

Lead Design Engineer:

Company Name	Coastland Civil Engineering, LLP
Company Address	11641 Blocker Drive, Suite 170, Auburn, CA 95603

END OF SECTION

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CITY OF WHEATLAND

REGIONAL SEWER PIPELINE PROJECT
CWSRF PROJECT NO. C-06-8753-110

SECTION 00 01 10

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VOLUME 1: BIDDING, CONTRACTING, AND GENERAL REQUIREMENTS

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CITY OF WHEATLAND

REGIONAL SEWER PIPELINE PROJECT

CWSRF PROJECT NO. C-06-8753-110

VOLUME 2 - PIPELINE SPECIFICATIONS

BID SET

NOVEMBER 2025

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CITY OF WHEATLAND

REGIONAL SEWER PIPELINE PROJECT

CWSRF PROJECT NO. C-06-8753-110

VOLUME 2 – PIPELINE SPECIFICATIONS

BID SET

NOVEMBER 2025

CITY OF WHEATLAND

Dane Schilling, P.E. City Engineer

VOLUME 2 – PIPELINE SPECIFICATIONS

FOR

CITY OF WHEATLAND
REGIONAL SEWER PIPELINE PROJECT

NOVEMBER 2025

BID SET

Prepared by:

Coastland

DCCM

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1400 Neotomas Avenue
Santa Rosa, CA 95405
Tel: 707.571.8005

Auburn
11641 Blocker Drive, Ste. 170
Auburn, CA 95603
Tel: 530.888.9929

Pleasant Hill
3478 Buskirk Avenue, Ste. 1000
Pleasant Hill, CA 94523
Tel: 925.233.5333

Fairfield
420 Executive Court North, Ste. G
Fairfield, CA 94534
Tel: 707.702.1961

www.coastland.dccm.com

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CITY OF WHEATLAND

REGIONAL SEWER PIPELINE PROJECT
CWSRF PROJECT NO. C-06-8753-110

VOLUME 3 – PUMP STATION SPECIFICATIONS

BID SET

NOVEMBER 2025

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CITY OF WHEATLAND

REGIONALSEWER PIPELINE PROJECT
CWSRF PROJECT NO. C-06-8753-110

VOLUME 3 – PUMP STATION SPECIFICATIONS

BID SET

NOVEMBER 2025

CITY OF WHEATLAND

Dane Schilling, P.E.
City Engineer

VOLUME 3 - PUMP STATION SPECIFICATIONS

FOR

CITY OF WHEATLAND
REGIONAL SEWER PIPELINE PROJECT

BID SET

Prepared by:

NEXGEN Utility Management, Inc
4010 Lennane Drive,
Sacramento, CA 95834

CITY OF WHEATLAND
REGIONAL SEWER PIPELINE PROJECT
CWSRF PROJECT NO. C-06-8753-110

LICENSEE RESPONSIBLE FOR SPECIFICATIONS

Contract Documents prepared by or under the direction of the following registered persons:

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916-564-8000

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916-564-8000

Bradley Friederichs (Structural)
VE Solutions, Inc.
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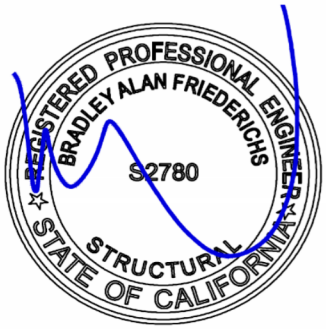
114Sacramento, CA 95825
916-505-0519



Javier Fernandez (Electrical)
ControlPoint Engineering, Inc.
4354 Town Center Blvd, Suite
El Dorado Hills, CA 95762
916-760-1378

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REGIONAL SEWER PIPELINE PROJECT
CWSRF PROJECT NO. C-06-8753-110

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ORIGINAL PLOT DATE:

FOR REDUCED PLANS, THE 0
ORIGINAL SCALE IS IN INCHES
0 1 2 3

PROJECT PLANS FOR :

WHEATLAND REGIONAL SEWER PIPELINE PROJECT

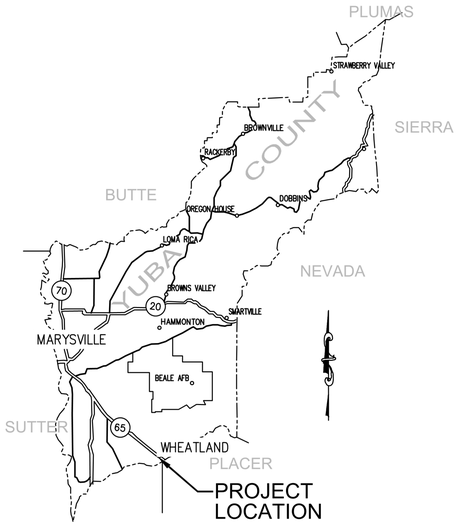
VOLUME 4 - PIPELINE DRAWINGS

10/10/2025

BID SET

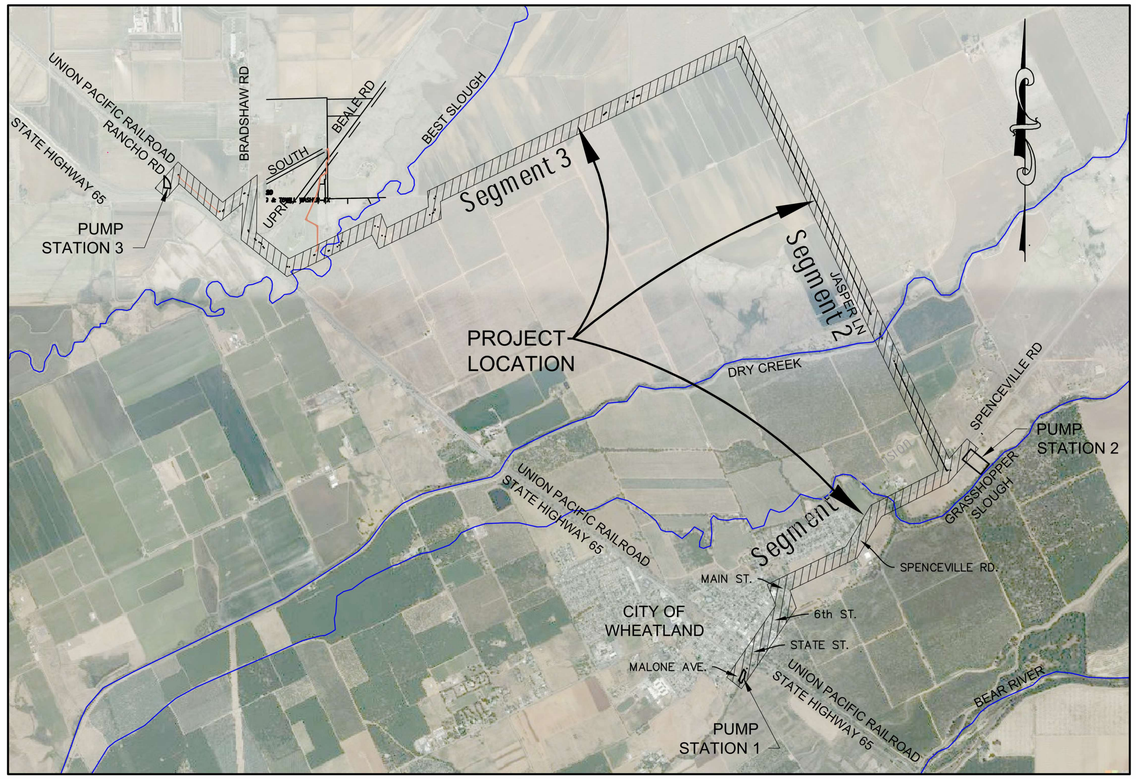
CITY OF WHEATLAND

YUBA COUNTY, CALIFORNIA



LOCATION MAP

NOT TO SCALE



VICINITY MAP

NOT TO SCALE

NOTE:
VOLUME 3 PUMP STATIONS PLANS SHOWN ON DRAWINGS FOR REFERENCE ONLY. PUMP STATION CONSTRUCTION TO BE BID AND CONSTRUCTED UNDER SEPARATE CONTRACT.

WDID NUMBER: _____

DIR NUMBER: _____

GEOTECHNICAL ENGINEER:
BLACKBURN CONSULTING
DANIEL CONTRERAS
916-375-8706
11521 BLOCKER DRIVE, STE. 110
AUBURN, CA 95603

PUMP STATION DESIGN:
NEXGEN ENGINEERING & CONSULTING
DAN RICH
916-564-8000
4010 LENNANE DRIVE
SACRAMENTO, CA 95834

FOR CONSTRUCTION
DATE: 10/10/2025

CITY OF WHEATLAND
APPROVED DATE _____

TERRENCE Y. HILL
PUBLIC WORKS DIRECTOR

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COASTLAND | DCCM
11641 Blocker Dr, Ste 170
Auburn, CA 95603
530.888.9929 | coastlandcivil.com

LAURIE M. LOAIZA , RCE 65951 — 10/10/2025 DATE

REGISTERED PROFESSIONAL ENGINEER — LAURIE M. LOAIZA — No. 65951 — CIVIL — STATE OF CALIFORNIA

REVISIONS			
MARK	DESCRIPTION	DATE	APPD
1			
2			
3			
4			
5			

CITY OF WHEATLAND
APPROVED DATE 11/11/2025

DANE H. SCHILLING PE
CITY ENGINEER

PROJECT NUMBER 77-4508
DATE: 10/10/2025
DRAWING NUMBER G.01
SHEET NO.: 1 OF 142

WHEATLAND REGIONAL SEWER PIPELINE PROJECT

Path: T:\Civil 3D Projects\774508 Wheatland Regional Sewer\dwg\774508 Title Sheet.dwg Layout Name: COVER SHEET Plot Date: Oct 10, 2025 at 03:11 pm

DRAWING NUMBERING SYSTEM

THE FORCE MAIN DRAWINGS ARE SUBDIVIDED INTO THE FOLLOWING CATEGORIES DISTINGUISHED BY THE FOLLOWING PREFIXES TO THEIR NUMBERS.

G.##	GENERAL
F1.C##	FORCEMAIN SEGMENT 1 PLAN & PROFILE DRAWINGS
F2.C##	FORCEMAIN SEGMENT 2 PLAN & PROFILE DRAWINGS
F3.C##	FORCEMAIN SEGMENT 3 PLAN & PROFILE DRAWINGS
F.T##	FORCEMAIN TYPICAL CROSS SECTIONS
F.D##	FORCEMAIN DETAILS
R.C##	ACCESS ROAD PLANS AND DETAILS
W.C##	WATER MAIN PLAN & PROFILE DRAWINGS
W.D##	WATER MAIN DETAILS
EC##	EROSION CONTROL DRAWINGS

SHEET INDEX - VOLUME 4: PIPELINE DRAWINGS

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2	G.02	SHEET INDEX – 1
3	G.03	GENERAL NOTES – 1
4	G.04	GENERAL NOTES – 2
5	G.05	GENERAL NOTES – 3
6	G.07	STANDARD ABBREVIATIONS & LEGENDS
7	G.08	SHEET LOCATION KEY MAP
8	G.09	STAGING AND STORAGE AREAS
9	G.10	SURVEY HORIZONTAL CONTROL & BASIS OF BEARINGS
10	G.11	SURVEY HORIZONTAL CONTROL – 2
11	G.12	SURVEY HORIZONTAL CONTROL – 3
12	G.13	HYDRAULIC GRADE LINE – 1
13	G.14	HYDRAULIC GRADE LINE – 2
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19	F1.C06	PLAN & PROFILE – SEGMENT 1 STA 1022+50 TO STA 1025+00
20	F1.C07	PLAN & PROFILE – SEGMENT 1 STA 1025+00 TO STA 1028+50
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23	F1.C10	PLAN & PROFILE – SEGMENT 1 STA 1035+50 TO STA 1039+50
24	F1.C11	PLAN & PROFILE – SEGMENT 1 STA 1039+50 TO STA 1043+50
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27	F1.C14	PLAN & PROFILE – SEGMENT 1 STA 1051+50 TO STA 1055+50
28	F1.C15	PLAN & PROFILE – SEGMENT 1 STA 1055+50 TO STA 1059+50
29	F1.C16	PLAN & PROFILE – SEGMENT 1 STA 1059+50 TO STA 1063+50
30	F1.C17	PLAN & PROFILE – SEGMENT 1 STA 1063+50 TO STA 1067+50
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32	F1.C19	PLAN & PROFILE – SEGMENT 1 STA 1071+50 TO STA 1075+50
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50	F2.C13	PLAN & PROFILE – SEGMENT 2 STA 2092+50 TO STA 2100+50
51	F2.C14	PLAN & PROFILE – SEGMENT 2 STA 2100+50 TO STA 2108+50
52	F2.C15	PLAN & PROFILE – SEGMENT 2 STA 2108+50 TO STA 2116+50
53	F2.C16	PLAN & PROFILE – SEGMENT 2 STA 2116+50 TO STA 2124+50
54	F2.C17	PLAN & PROFILE – SEGMENT 2 STA 2124+50 TO STA 2131+50
55	F2.C18	PLAN & PROFILE – SEGMENT 2 STA 2131+50 TO STA 2133+68.21
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57	F3.C02	PLAN & PROFILE – SEGMENT 3 STA 3007+00 TO STA 3015+00
58	F3.C03	PLAN & PROFILE – SEGMENT 3 STA 3015+00 TO STA 3023+00
59	F3.C04	PLAN & PROFILE – SEGMENT 3 STA 3023+00 TO STA 3029+00
60	F3.C05	PLAN & PROFILE – SEGMENT 3 STA 3029+00 TO STA 3034+50
61	F3.C06	PLAN & PROFILE – SEGMENT 3 STA 3034+50 TO STA 3041+00
62	F3.C07	PLAN & PROFILE – SEGMENT 3 STA 3041+00 TO STA 3047+00
63	F3.C08	PLAN & PROFILE – SEGMENT 3 STA 3047+00 TO STA 3055+00
64	F3.C09	PLAN & PROFILE – SEGMENT 3 STA 3055+00 TO STA 3063+00
65	F3.C10	PLAN & PROFILE – SEGMENT 3 STA 3063+00 TO STA 3071+00
66	F3.C11	PLAN & PROFILE – SEGMENT 3 STA 3071+00 TO STA 3079+00
67	F3.C12	PLAN & PROFILE – SEGMENT 3 STA 3079+00 TO STA 3087+00
68	F3.C13	PLAN & PROFILE – SEGMENT 3 STA 3087+00 TO STA 3091+00
69	F3.C14	PLAN & PROFILE – SEGMENT 3 STA 3091+00 TO STA 3095+00
70	F3.C15	PLAN & PROFILE – SEGMENT 3 STA 3095+00 TO STA 3102+00
71	F3.C16	PLAN & PROFILE – SEGMENT 3 STA 3102+00 TO STA 3108+00
72	F3.C17	PLAN & PROFILE – SEGMENT 3 STA 3108+00 TO STA 3113+00
73	F3.C18	PLAN & PROFILE – SEGMENT 3 STA 3113+00 TO STA 3120+00
74	F3.C19	PLAN & PROFILE – SEGMENT 3 STA 3120+00 TO STA 3124+00
75	F3.C20	PLAN & PROFILE – SEGMENT 3 STA 3124+00 TO STA 3132+50
76	F3.C21	PLAN & PROFILE – SEGMENT 3 STA 3132+50 TO STA 3139+00
77	F3.C22	PLAN & PROFILE – SEGMENT 3 STA 3137+00 TO STA 3145+50
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79	F3.C24	PLAN & PROFILE – SEGMENT 3 STA 3153+00 TO STA 3161+00
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FOR CONSTRUCTION
DATE: 10/10/2025

FOR REDUCED PLANS, THE ORIGINAL SCALE IS IN INCHES 0 1 2 3

Path: T:\Civil 3D Projects\77-4508 Wheatland Regional Sewer\dwg\77-4508 Title Sheet.dwg Layout Name: SHEET INDEX-1 Plot Date: Oct 10, 2025 at 03:11 pm

REGISTERED PROFESSIONAL ENGINEER – LAURIE M. LOAIZA – No. 65951 – CIVIL – STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF LAURIE M. LOAIZA , RCE 65951 | DATE 10/10/2025 | DESIGNED BY LML/ERG | DRAWN BY ERG | REVIEWED BY DHS/LML

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WHEATLAND REGIONAL SEWER PIPELINE PROJECT
CITY OF WHEATLAND, CALIFORNIA

SHEET INDEX - 1

PROJECT NUMBER 77-4508
DATE: 10/10/2025
DRAWING NUMBER G.02
SHEET NO: 2 OF 142

FOR REDUCED PLANS, THE ORIGINAL SCALE IS IN INCHES 0 1 2 3

GENERAL NOTES

1. WORK SHALL BE IN CONFORMANCE WITH THE ENVIRONMENTAL REQUIREMENTS AS OUTLINED IN THE PROJECTS ENVIRONMENTAL DOCUMENTS APPENDED TO THESE CONTRACT DOCUMENTS.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY CONSTRUCTION PERMITS, RIGHTS OF ENTRY, APPROVALS AND LICENSES PRIOR TO BEGINNING CONSTRUCTION. SOME CONSTRUCTION IS TO OCCUR IN THE CALTRANS RIGHT-OF-WAY. ALL COSTS FOR OBTAINING NECESSARY PERMITS SHALL BE AT CONTRACTOR'S EXPENSE. THE ENCROACHMENT PERMIT WILL BE ISSUED AT NO COST TO THE CONTRACTOR.
3. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
4. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE HEALTH AND SAFETY LAWS OF THE STATE OF CALIFORNIA AND CAL/OSHA STANDARDS. THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DEPARTMENT OF INDUSTRIAL RELATIONS, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH (CAL-OSHA) WHEN TRENCH EXCAVATIONS EXCEED 5'-0". CONTACT CAL-OSHA FOR FURTHER INFORMATION (HEALTH AND SAFETY CODE 17922.5).
5. ALL WORKMANSHIP, MATERIALS, AND CONSTRUCTION SHALL CONFORM TO THE PROJECT SPECIFICATIONS, THE LATEST EDITION OF THE CITY OF WHEATLAND IMPROVEMENT STANDARDS, THE LATEST EDITION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, THE LATEST EDITION OF THE YUBA COUNTY IMPROVEMENT STANDARDS, ASTM STANDARDS, AWWA STANDARDS, AND THE MANUAL ON UNIFORM TRAFFOC CONTROL DEVICES (MUTCD). THE CONTRACTOR SHALL BE RESPONSIBLE FOR UNDERSTANDING ALL STANDARDS PERTAINING TO THE PROJECT.
6. CONSTRUCTION BIDS SHALL BE BASED ON THE WORK REQUIRED BY THIS PLAN SET AND SPECIFICATIONS, WHETHER OR NOT SPECIFICALLY ITEMIZED ON THE BID SHEET, TO CONSTRUCT PIPE, LIFT STATION, AND TREATMENT PLANT IMPROVEMENTS COMPLETE IN PLACE SEWER FACILITIES THAT ARE SUITABLE FOR THEIR INTENDED PURPOSE.
7. CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO COMMENCING WORK. CALL UNDERGROUND SERVICE ALERT (USA) AT 811. CONTRACTOR SHALL MAKE ENGINEER AWARE OF ANY DISCREPANCIES.
8. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL NOTIFY, IN WRITING, RESIDENTS AND BUSINESS ESTABLISHMENTS ALONG THE ROUTE OF THE WORK AT LEAST TEN (10) WORKING DAYS PRIOR TO ROAD CLOSURES AND AT LEAST THREE (3) WORKING DAYS PRIOR TO DISRUPTION OF INGRESS AND EGRESS. THE NOTICE PROVIDED TO THE RESIDENCES OR BUSINESSES SHALL INCLUDE, AT A MINIMUM, SCHEDULE OF LANE OR ROAD CLOSURES AND/OR PARKING RESTRICTIONS WITH ESTIMATED DURATION, ALTERNATE ROUTE OR DETOUR, AND NAME AND TWENTY-- FOUR (24) HOUR PHONE NUMBER OF A PRIMARY CONTACT AND BACK-UP CONTACT EMPLOYED BY THE CONTRACTOR.
9. THE CONTRACTOR MUST OBTAIN WRITTEN PERMISSION FROM THE OWNER OF ANY PRIVATELY OWNED PROPERTY PRIOR TO BEGINNING ANY WORK, STORING MATERIALS OR OTHERWISE CONDUCTING ANY OPERATIONS ON SAID PROPERTY. THE WRITTEN APPROVAL FROM THE PROPERTY OWNER MUST BE ON FILE WITH THE CITY BEFORE ANY OPERATIONS WILL BE PERMITTED ON SAID PROPERTY.
10. ANY PUBLIC OR PRIVATE PROPERTY INCLUDING LANDSCAPING, IRRIGATION OR OTHER IMPROVEMENTS WHICH IS DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED IN KIND AT NO ADDITIONAL COST TO THE CITY AND TO THE SATISFACTION OF THE ENGINEER.
11. THE CONTRACTOR IS RESPONSIBLE FOR HAVING A COMPLETE SET OF CONTRACT PLANS AND SPECIFICATIONS, COUNTY PERMITS, SWPPP, AND THE LATEST GOVERNING STANDARD SPECIFICATIONS AT THE PROJECT SITE DURING WORK HOURS.
12. EXCAVATIONS OVER FIVE FEET (5') DEEP REQUIRE AN EXCAVATION PERMIT FROM THE STATE DEPARTMENT OF INDUSTRIAL SAFETY.
13. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
14. THE CONTRACTOR SHALL KEEP UP-TO-DATE A COMPLETE RECORD SET OF RED-LINED PRINTS OF THE CONTRACT DRAWINGS SHOWING EVERY CHANGE FROM THE ORIGINAL DRAWINGS MADE DURING THE COURSE OF CONSTRUCTION, INCLUDING EXACT LOCATIONS, SIZES, MATERIALS, AND EQUIPMENT. A COMPLETE SET OF CORRECTED AND COMPLETED RECORD DRAWINGS SHALL BE SUBMITTED TO THE CITY PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.
15. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL POWER, UTILITIES, AND TEMPORARY FACILITIES THAT ARE NECESSARY TO COMPLETE THE WORK.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECYCLING/DISPOSAL OF ALL BITUMINOUS PAVEMENT, CONCRETE, REINFORCEMENT, AND SPOILS NOT NEEDED FOR BACKFILL PER THE CONTRACT SPECIFICATIONS. MATERIAL DISPOSED OF SHALL BE AT AN APPROVED DISPOSAL FACILITY. ALL EXCESS MATERIAL AND/OR DEBRIS SHALL BE REMOVED UPON COMPLETION OF INSTALLATION.
17. THE CONTRACTOR SHALL COVER ALL TRENCHES WITHIN IMPROVED AREAS AT THE END OF EACH WORKDAY PER THE CONTRACT DOCUMENTS.
18. ALL TRAVELED WALKWAYS SHALL BE SAFE AND USABLE AT THE END OF EACH WORK DAY PER THE MUTCD.
19. THE CONTRACTOR SHALL MAINTAIN REASONABLE ACCESS TO ALL DRIVEWAYS DURING CONSTRUCTION. MAIL SERVICE SHALL BE MAINTAINED THROUGHOUT THE COURSE OF THIS PROJECT. THE U.S. POSTAL SERVICE SHALL HAVE UNINTERRUPTED ACCESS TO MAILBOXES AT ALL TIMES.
20. ALL FIELD STAKING AND SITE LAYOUT SHALL BE PERFORMED BY OR UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR OR CIVIL ENGINEER LICENSED IN THE STATE OF CALIFORNIA AT THE EXPENSE OF THE CONTRACTOR. SURVEY CONTROL ESTABLISHED BY THE DESIGN TEAM AND CAD FILES WITH DESIGN LAYOUT WILL BE AVAILABLE TO THE CONTRACTOR'S SURVEYOR FOR CONSTRUCTION STAKING PURPOSES.
21. TRENCH BACKFILL AND BRIDGE EMBANKMENTS SHALL BE COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS AND THE GEOTECHNICAL REPORT CONTAINED IN THE CONTRACT SPECIFICATIONS.
22. THE CONTRACTOR SHALL PROTECT AND PRESERVE COUNTY MONUMENTS PER COUNTY STANDARDS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF MONUMENTS ENCOUNTERED, AND SHALL NOT REMOVE OR DAMAGE SAID MONUMENT UNTIL THE MONUMENT CAN BE CROSS REFERENCED AND TIED OUT BY THE SURVEY PARTY. CONTRACTOR SHALL BE RESPONSIBLE FOR AND INCUR ALL COSTS FOR THE SURVEY PARTY.
23. FOR CLARITY OF EXISTING SUBSURFACE CONDITIONS, NOT ALL CROSSWALKS, STOP BARS, OR EXISTING PAVEMENT MARKINGS ARE SHOWN ON THE PLANS. TRAFFIC STRIPES, RAISED PAVEMENT MARKERS AND PAVEMENT MARKINGS DAMAGED DUE TO THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED IN KIND. PATCHING OF DAMAGED MARKINGS WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL FROM THE ENGINEER. REFER TO SPECIFICATIONS FOR DISPOSAL OF MATERIALS WHICH CONTAIN PAVEMENT MARKINGS AS PAINT MAY CONTAIN LEAD.
24. WHERE APPLICABLE, ALL UTILITY COVERS SHALL BE BROUGHT TO GRADE WITHIN 48 HOURS OF PAVING. ALL EXISTING UTILITY VAULTS AND/OR PULL BOXES THAT ARE LOOSE AND/OR BROKEN SHALL BE RE-SECURED AND/OR REPLACED TO THE COUNTY'S SATISFACTION.
25. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITION OF PREMISES ON WHICH WORK IS PERFORMED AND FOR THE SAFETY OF ALL PERSONS AND PROPERTY ON THE SITE, BOTH DURING AND OUTSIDE OF NORMAL WORKING HOURS, UNTIL SUCH WORK IS ACCEPTED BY THE OWNER.
26. ALL CONSTRUCTION MATERIALS, EQUIPMENT, STORAGE, STOCKPILING AND STAGING MUST BE DONE WITHIN PUBLIC RIGHT-OF-WAY. OR WITHIN PRIVATE PROPERTY WITH WRITTEN PERMISSION FROM THE OWNER. THE PUBLIC RIGHT-OF-WAY/STREET MUST BE KEPT CLEAR AND FREE OF DEBRIS WHILE WORKING WITHIN, EXCEPT IN THOSE AREAS:
    - 26.1. PERMITTED FOR USE TO ALLOW CONSTRUCTION OPERATIONS WITHIN
    - 26.2. PERMITTED FOR USE AS TEMPORARY STORAGE, STOCKPILING, AND/OR STAGING FACILITIES.
27. ALL CAST-IN-PLACE CONCRETE STRUCTURES SHALL BE FORMED INSIDE AND OUT AND CONCRETE VIBRATED SUFFICIENTLY TO PROVIDE FOR SMOOTH SURFACED WALLS/FLOORS WITHOUT VOIDS AND HONEYCOMBS.
28. CITY SHALL INSPECT ALL WORK PHASES ON CONCRETE FACILITIES FOR CONFORMANCE TO CONTRACT SPECIFICATIONS. REINFORCING SHALL NOT BE ENCASED IN CONCRETE WITHOUT PRIOR CITY INSPECTION. LIKEWISE, CONCRETE SHALL NOT BE COVERED WITH EARTH PRIOR TO CITY INSPECTION.
29. CONCRETE VAULTS AND BOXES MAY BE PURCHASED FROM A PRECAST MANUFACTURER OR CONTRACTOR MAY CONSTRUCT THE STRUCTURES IF STRUCTURAL CALCULATIONS AND DESIGN IS APPROVED BY THE CITY AND THE ENGINEER.
30. ALL STEEL PIPE AND FITTINGS SHALL BE FURNISHED WITH A SHOP APPLIED HIGH SOLIDS EPOXY COATING ON THE INTERIOR AND EXTERIOR, UNLESS OTHERWISE INDICATED. ALL OTHER EXPOSED STEEL SHALL BE PAINTED WITH A PRE-TREATMENT PRIMER, AN UNDERCOAT AND A FINAL COAT OF PAINT IN ACCORDANCE WITH CONTRACT SPECIFICATIONS.
31. UNLESS OTHER MATERIAL IS NOTED IN SPECIFIC DETAILS OR CIRCUMSTANCES, ALL NUTS, BOLTS, AND WASHERS USED TO SECURE UNDERGROUND FITTINGS SHALL BE STAINLESS STEEL. AFTER INSTALLATION, ALL STEEL HARDWARE SHALL BE COATED WITH A RUST PREVENTATIVE, WRAPPED WITH 8 MIL POLYETHYLENE SHEETING, AND SECURED WITH PVC TAPE.
32. THRUST RESTRAINTS OR MECHANICAL RESTRAINTS TO BE PROVIDED AT ALL NON-HDPE (BUTT OR ELECTROFUSED) PIPELINE BENDS, WHETHER OR NOT SHOWN ON THE PLANS.
33. ALL FITTINGS SHALL CARRY THE SAME OR GREATER PRESSURE RATING AS THE PIPE TO WHICH THEY ARE JOINED UNLESS OTHERWISE NOTED ON THE PLANS.
34. USED MATERIAL, REJECTS, MISFITS, OR SECONDS, ETC. ARE NOT ACCEPTABLE FOR USE ON THIS PROJECT.
35. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE DUST CONTROL AT ALL TIMES TO THE SATISFACTION OF THE CITY INSPECTOR AND PER THE ENVIRONMENTAL DOCUMENTS APPENDED TO THESE CONTRACT DOCUMENTS.
36. CONTRACTOR SHALL TAKE CARE TO PROTECT EXISTING TREES IN PLACE DURING CONSTRUCTION WORK. WHERE TRENCHING IS REQUIRED WITHIN THE DRIPLINE OF EXISTING TREES NOTE OTHERWISE SLATED FOR REMOVAL AS PART OF THIS PROJECT, THE CONTRACTOR SHALL NOTIFY THE CITY IF ROOTS LARGER THAN 4-INCHES IN DIAMETER ARE BOTH ENCOUNTERED AND SUBJECT TO DAMAGE FROM TRENCHING OPERATIONS. IN SUCH CASES THE CONTRACTOR MAY BE REQUIRED TO HAND-DIG TO MINIMIZE DAMAGE TO THE ROOT(S) AND THUS THE TREE'S INTEGRITY. ADDITIONALLY, THE CITY MAY ELECT TO REQUIRE SUCH HAND- DIGGING BE PERFORMED UNDER THE DIRECT SUPERVISION OF A CERTIFIED ARBORIST, AT THE CITY'S EXPENSE.
37. THE CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS NOT DESIGNATED FOR REMOVAL AND SHALL RESTORE DAMAGED OR TEMPORARILY RELOCATED IMPROVEMENTS TO A CONDITION EQUAL TO OR BETTER THAN THEY WERE PRIOR TO SUCH DAMAGE OR TEMPORARY RELOCATION.
38. SETTLEMENT OF TRENCH PAVEMENT, INCLUDING ASPHALT RESURFACING, ASSOCIATED WITH THE WORK OCCURRING WITHIN A PERIOD OF ONE YEAR AFTER COMPLETION OF THE WORK OCCURRING WITHIN A PERIOD OF ONE YEAR AFTER COMPLETION OF THE WORK SHALL BE REPAVED AND RESURFACED AT THE CONTRACTOR'S OWN EXPENSE. THIS WORK IS TO BE TO THE SATISFACTION OF THE ENGINEER.
39. CONTRACTOR SHALL PERFORM FINAL SWEEPING AND CLEANUP OF ALL STREETS AND SIDEWALKS AFFECTED BY THE CONSTRUCTION UPON COMPLETION OF CONSTRUCTION. THE CONTRACTOR IS NOT ALLOWED TO USE WATER TO CLEAN THE STREET PAVEMENT SURFACE.
40. CONTRACTOR SHALL PLAN HIS WORK IN CONFORMANCE WITH THE VARIOUS RESTRICTIONS AND REQUIREMENTS CONTAINED IN THE APPENDICES OF THE SPECIFICATIONS.
41. CONTRACTOR TO COMPLY WITH THE YUBA COUNTY DEPARTMENT OF PUBLIC WORKS ENCROACHMENT PERMIT GENERAL PROVISIONS AT ALL TIMES.
42. CONTRACTOR SHALL HAVE APPROVED PLANS IN HIS POSSESSION AND SHALL SCHEDULE A PRE-CONSTRUCTION MEETING PRIOR TO CONSTRUCTION. PRE-CONSTRUCTION MEETING SHALL INCLUDE REPRESENTATIVES FROM CITY OF WHEATLAND, YUBA COUNTY, PACIFIC GAS AND ELECTRIC, KINDER MORGAN, AND UNION PACIFIC RAILROAD.
43. TO SCHEDULE A PUBLIC WORKS INSPECTION IN CITY RIGHT-OF-WAY, CALL (530) 633-8192 AT LEAST TWO WORKING DAYS PRIOR TO INSPECTION, EXCLUDING WEEKENDS AND HOLIDAYS.
44. CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF WATER RESOURCES (CENTRAL VALLEY FLOOD PROTECTION BOARD) IN ACCORDANCE WITH THE CVFPB PERMIT BEFORE CONSTRUCTION BEGINS AT BEST SLOUGH OR DRY CREEK.

UPRR NOTES

1. PRIOR TO CONSTRUCTION ACTIVITY, THE CONTRACTOR WILL BE REQUIRED TO SUBMIT A MONITORING PLAN TO UPRR TO MEASURE ANY TRACK AND/OR GROUND DISPLACEMENT. THE MONITORING PLAN SHALL BE IN COMPLIANCE WITH THE UPRR GUIDELINES WHICH CAN BE FOUND AT HTTPS: //WWW.UP.COM/REAL_ESTATE/INDEX.HTM
2. THE MONITORING PLAN SHALL INCLUDE PROCEDURES, MONITORING FREQUENCY, REPORTING METHODS AND CONTINGENCY PLANS. THE PLAN SHALL IDENTIFY THE SENSOR/TARGET LAYOUT FOR EACH CROSSING LOCATION. EACH CROSSING LOCATION SHALL SPECIFY THE TRACK DEFLECTION THRESHOLDS AND IDENTIFY THE CRITERIA TO INITIATE THE CONTINGENCY PLAN. UPON COMMENCEMENT OF CONSTRUCTION ACTIVITY, MONITORING SHALL BE CONTINUOUS 24 HOUR, 7 DAY A WEEK UNTIL 7 DAYS AFTER INSTALLATION IS COMPLETE.
4. CONTINGENCY PLAN SHALL PROVIDE PROCEDURES TO PREVENT THE LOSS OF SOILS WITHIN THE SUBGRADE SUPPORT SECTION BELOW THE TRACK. CONTINGENCY PLAN SHALL ALSO INCLUDE PROCEDURES FOR STOPPAGE OF THE BORE, PRESSURE GROUTING VOIDS, MODIFYING INSTALLATION METHODS/PROCEDURES, BULKHEADING THE FACE OF THE BORE, ABANDONING THE BASING WITH GROUT FILL, AND ALL OTHER APPLICABLE PROCEDURES
5. INSTALLATION SHALL BE PROGRESSED CONTINUOUSLY THROUGH ZONE A.
6. UPRR REQUIRES THE CONTRACTOR TO PROVIDE TRACK MONITORING, CONSTRUCTION OBSERVATION AND FLAGGING. THESE ACTIVITIES CAN BE BE COORDINATED DIRECTLY THROUGH: RAILPROS FIELD SERVICES

    EMAIL: RP.UTILITY@RAILPROS.COM

    PHONE: (682) 223- 5271

TRAFFIC CONTROL NOTES

1. THE CONTRACTOR SHALL MAINTAIN ALL TRAFFIC CONTROL AND PEDESTRIAN USE DURING CONSTRUCTION IN ACCORDANCE WITH THE LATEST MUTCD. PEDESTRIAN TRAFFIC SHALL ALSO CONFORM TO THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT (ADA) AND SHALL ACCOMMODATE PEDESTRIAN TRAFFIC THROUGH OR AROUND THE WORK ZONES. THE CONTRACTOR SHALL PRACTICE SAFETY AT ALL TIMES AND SHALL FURNISH, ERECT, AND MAINTAIN SUCH FENCES, BARRICADES, LIGHTS AND SIGNS NECESSARY TO GIVE ADEQUATE PROTECTION TO THE PUBLIC AT ALL TIMES. TEMPORARY TRAFFIC CONTROL SHALL BE REVIEWED BY THE COUNTY AND CITY.
2. SIGNAGE SHALL BE REMOVED OR COVERED WHEN NOT REQUIRED.

EXISTING UTILITY NOTES

1. CONTRACTOR SHALL CALL "UNDERGROUND SERVICE ALERT" AT (800) 642-2444 AT LEAST ONE (1) WEEK PRIOR TO START OF CONSTRUCTION FOR LOCATING UNDERGROUND UTILITIES.
2. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF DAMAGED EXISTING UTILITIES AND FACILITIES AS A RESULT OF CONSTRUCTION WORK, AT CONTRACTOR'S COST.
3. OVERHEAD UTILITIES ARE SHOWN WHERE KNOWN HEREIN. CONTRACTOR TO TAKE CARE TO IDENTIFY AND PROTECT DURING CONSTRUCTION.
4. EXISTING UTILITY SIZES, LOCATIONS, AND MATERIALS SHOWN HEREIN ARE BASED ON TOPOGRAPHICAL AND FIELD SURVEY, UTILITY MAPS, AND/OR RECORD DRAWINGS. FIELD CONDITIONS MAY VARY. THE LOCATIONS AND/OR ELEVATIONS OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN ON THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (USA) AT 811 OR (800) 422-4133 AT LEAST FOUR WORKING DAYS BEFORE EXCAVATING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE EXISTING UTILITIES IN ACCORDANCE WITH THE SPECIFICATIONS.
5. EXISTING UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN LOCATED FROM EVIDENCE ON THE SURFACE OF THE SITE AND FROM AVAILABLE RECORDS. BEFORE COMMENCING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL EXISTING FACILITIES WITHIN THE CONSTRUCTION AREA. THE CONTRACTOR SHALL EXPOSE BURIED STRUCTURES AND UTILITIES AS NEEDED TO VERIFY LOCATIONS AND ELEVATIONS. TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
6. THE CONTRACTOR SHALL NOTE THAT EXISTING UTILITY SERVICES ARE NOT ALL SHOWN ON THE PLANS. IF SHOWN ON THE PLANS, THE CITY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF SUCH MATERIAL OR INFORMATION. CABLE TV LINES, IF PRESENT, ARE SOMETIMES LOCATED IN COMMON TRENCHES WITH OTHER UNDERGROUND UTILITIES. THE CONTRACTOR SHALL INCLUDE THESE CONSIDERATIONS IN HIS ESTIMATE OF WORK.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO CITY OR OTHER UTILITIES CAUSED BY HIS OPERATIONS.
8. CONTRACTOR SHALL WORK WITH PG&E TO LOCATE ALL PG&E FACILITIES. AT PG&E'S OPTION, PG&E MAY REQUIRE A PG&E SPECIAL INSPECTOR OBSERVE ANY WORK WITHIN 3-FEET OF ANY EXISTING PG&E FACILITY. CONTRACTOR SHALL SCHEDULE WORK ACCORDINGLY.
9. NO MECHANICAL EQUIPMENT SHALL BE USED WITHIN TWO (2) FEET OF PG&E GAS TRANSMISSION LINES.
10. EXCAVATION IN THE VICINITY OF PG&E GAS FACILITIES SHALL FOLLOW PG&E UTILITY PROCEDURE TD-4412P-05 "EXCAVATION FOR DAMAGE PREVENTION".
11. KINDER MORGAN PETROLEUM FACILITIES EXIST WITHIN THE PROJECT LIMITS. FOR ALL KINDER MORGAN CROSSINGS, A TWO FOOT MINIMUM CLEARANCE MUST BE MAINTAINED.
12. ONLY KINDER MORGAN REPRESENTATIVES CAN PROBE KINDER MORGAN PIPELINES. A QUALIFIED KINDER MORGAN DAMAGE PREVENTION INSPECTOR SHALL MONITOR ALL CONSTRUCTION EXCAVATION/ACTIVITY WITHIN 25 FEET OF KINDER MORGAN FACILITIES, OR AS DETERMINED BY KINDER MORGAN PERSONNEL AND PROCEDURE.
13. CONTACT LIST:

    AT&T – LEE NIETO (916) 505-7308

    CITY OF WHEATLAND – YOUA HILL – (530) 633-8192

    COMCAST – GENERAL (855) 439-8606

    KINDER MORGAN – GENERAL (800) 276-9927

    PG&E – GENERAL (800) 743-5000

    SPRINT – RUSSELL MIX (650) 375-2003 OR (650) 533-3438

    UPRR – KRIS JONES – KJONES@UP.COM

    VERIZON – GENERAL (800) 922-0204

    CALTRANS – GENERAL (916) 654-2852

    YUBA COUNTY – GENERAL (530) 749-5470

    LUMEN – GENERAL (866) 642-0444

    USAF – MIRANDA BELL – (530) 634-0675
    MIRANDA.BELL.1@US.AF.MIL

FOR CONSTRUCTION
DATE: 10/10/2025

REVISIONS			
MARK	DESCRIPTION	DATE	APPD
1			
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3			
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LAURIE M. LOAIZA No. 65951 CIVIL STATE OF CALIFORNIA PROFESSIONAL ENGINEER

PREPARED UNDER THE DIRECTION OF LAURIE M. LOAIZA , RCE 65951 — 10/10/2025 DATE

DESIGNED BY: LML/ERG | DRAWN BY: ERG | REVIEWED BY: DHS/LML

Coastland | DCCM
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11641 Blocker Dr, Ste 170
Auburn, CA 95603
530.888.9929 | coastland.dccm.com

WHEATLAND REGIONAL SEWER PIPELINE PROJECT
CITY OF WHEATLAND CALIFORNIA

GENERAL NOTES - 1

PROJECT NUMBER 77-4508
DATE: 10/10/2025
DRAWING NUMBER G.03
SHEET NO: 3 OF 142

Path: I:\Civil 3D Projects\774508 Wheatland Regional Sewer\dwg\774508 Title Sheet.dwg Layout Name: GENERAL NOTES-1 Plot Date: Oct 16, 2025 at 08:57 am

FOR REDUCED PLANS, THE ORIGINAL SCALE IS IN INCHES 0 1 2 3

MITIGATION MEASURES

4-2-1(a) HEAVY-DUTY OFF-ROAD VEHICLES (50 HORSEPOWER OR MORE) TO BE USED IN THE CONSTRUCTION PROJECT, INCLUDING OWNED, LEASED, AND SUBCONTRACTOR VEHICLES, SHALL ACHIEVE A PROJECT-WIDE FLEET AVERAGE NO_X REDUCTION OF 42 PERCENT COMPARED TO THE YEAR 2023 CARB FLEET AVERAGE. THE 42 HEAVY-DUTY OFF-ROAD VEHICLES (50 HORSEPOWER OR MORE) TO BE USED IN THE CONSTRUCTION PROJECT, INCLUDING OWNED, LEASED, AND SUBCONTRACTOR VEHICLES, SHALL ACHIEVE A PROJECT-WIDE FLEET AVERAGE NO_X REDUCTION OF 42 PERCENT COMPARED TO THE YEAR 2023 CARB FLEET AVERAGE. THE 42 PERCENT NO_X REDUCTION MAY BE ACHIEVED BY REQUIRING A COMBINATION OF ENGINE TIER 3 OR TIER 4 OFF-ROAD CONSTRUCTION EQUIPMENT OR THE USE OF HYBRID, ELECTRIC, OR ALTERNATIVELY FUELED EQUIPMENT. FOR INSTANCE, THE EMISSIONS PRESENTED IN TABLE 4.2-10 WERE ACHIEVED BY REQUIRING ALL ON-ROAD HEAVY-DUTY HAUL TRUCKS TO BE MODEL YEAR 2010 OR NEWER, AND ALL OFF-ROAD CONSTRUCTION EQUIPMENT USED FOR GRUBBING/LAND CLEARING AND GRADING/EXCAVATION SHALL BE ENGINE TIER 4. OTHER ACCEPTABLE OPTIONS FOR REDUCING EMISSIONS MAY INCLUDE THE USE OF LATE MODEL ENGINES, LOW-EMISSION DIESEL PRODUCTS, ALTERNATIVE FUELS, ENGINE RETROFIT TECHNOLOGY, AFTER-TREATMENT PRODUCTS, AND/OR OTHER OPTIONS AS THEY BECOME AVAILABLE. THE FOLLOWING LINK SHALL BE USED TO CALCULATE COMPLIANCE WITH THIS CONDITION: HTTP://WWW.AIRQUALITY.ORG/BUSINESSES/CEQA-LAND-USE-PLANNING/MITIGATION (CLICK ON THE CURRENT "CONSTRUCTION MITIGATION TOOL" SPREADSHEET UNDER STEP 1). THE CONSTRUCTION MITIGATION TOOL SPREADSHEET SHALL BE SUBMITTED TO THE CITY OF WHEATLAND COMMUNITY DEVELOPMENT DEPARTMENT FOR REVIEW AND VERIFICATION IN CONJUNCTION WITH GRADING PLANS.

PORTABLE EQUIPMENT OVER 50 HORSEPOWER MUST HAVE EITHER A VALID DISTRICT PERMIT TO OPERATE (PTO) OR A VALID STATEWIDE PORTABLE EQUIPMENT REGISTRATION PROGRAM (PERP) PLACARD AND STICKER ISSUED BY CARB.

CONFORMANCE WITH THE FOREGOING REQUIREMENTS SHALL BE INCLUDED AS NOTES AND BE CONFIRMED THROUGH REVIEW AND APPROVAL OF GRADING PLANS BY THE CITY OF WHEATLAND COMMUNITY DEVELOPMENT DEPARTMENT.

4.2-6 PRIOR TO APPROVAL OF PROJECT IMPROVEMENT PLANS, PROOF OF COMPLIANCE WITH THE FOLLOWING SUSTAINABILITY MEASURES LISTED IN THE CITY CAP'S SUSTAINABILITY CHECKLIST SHALL BE SUBMITTED TO THE CITY OF WHEATLAND COMMUNITY DEVELOPMENT DEPARTMENT FOR REVIEW AND APPROVAL:

- INCLUDE ELECTRIC VEHICLE CHARGING INFRASTRUCTURE AND PARKING SPACES AT THE PUBLIC WORKS CORPORATION YARD AS REQUIRED BY STATE OR CITY STANDARDS; AND
- LANDSCAPING AT THE PUMP STATION 1 AND 3 SITES SHALL MEET THE CITY OR STATE'S REQUIREMENTS FOR WATER EFFICIENT LANDSCAPING.

4.3-1(a) IF THE FINAL PIPELINE ALIGNMENT PASSES THROUGH PORTIONS OF THE STUDY AREA THAT WERE INACCESSIBLE DURING THE MAY 2022 SPECIAL-STATUS PLANT SURVEY, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, PERMISSION SHALL BE OBTAINED TO ACCESS THE AREAS THAT COULD BE AFFECTED DURING PROJECT CONSTRUCTION AND A QUALIFIED BIOLOGIST SHALL SURVEY SUCH AREAS. THE RESULTS OF THE SPECIAL-STATUS PLANT SURVEYS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO THE CITY OF WHEATLAND COMMUNITY DEVELOPMENT DEPARTMENT. IF SPECIAL-STATUS PLANT SPECIES ARE NOT FOUND, FURTHER MITIGATION SHALL NOT BE REQUIRED.

IF ANY SPECIAL-STATUS PLANTS ARE LOCATED DURING THE FOREGOING SURVEYS, THE APPROPRIATE AGENCY (I.E., CDFW AND/OR USFWS, DEPENDING ON THE SPECIES) SHALL BE CONSULTED TO DEVELOP APPROPRIATE MITIGATION FOR THE PROPOSED PROJECT FOR EXPECTED IMPACTS. IF SPECIAL-STATUS PLANTS WOULD BE IMPACTED, AS DETERMINED BY THE QUALIFIED BIOLOGIST, A MITIGATION PLAN SHALL BE DEVELOPED IN COORDINATION WITH THE APPROPRIATE AGENCY AND SUBMITTED FOR REVIEW AND APPROVAL TO THE CITY OF WHEATLAND COMMUNITY DEVELOPMENT DEPARTMENT. MITIGATION SHALL INCLUDE THAT IF SPECIAL-STATUS PERENNIAL SPECIES ARE FOUND WITHIN THE FINAL PIPELINE ALIGNMENT, THE PLANTS SHALL BE DUG UP AND TRANSPLANTED INTO A SUITABLE AVOIDED AREA ON-SITE PRIOR TO CONSTRUCTION. IF THE PLANT FOUND IS AN ANNUAL, SUCH AS DWARF DOWNINGIA, THEN MITIGATION SHALL CONSIST OF COLLECTING SEED-BEARING SOIL AND SPREADING IT INTO A SUITABLE CONSTRUCTED WETLAND AT A MITIGATION SITE. MITIGATION FOR THE TRANSPLANTATION AND/OR ESTABLISHMENT OF RARE PLANTS SHALL RESULT IN NO Net LOSS OF INDIVIDUAL PLANTS AFTER A FIVE-YEAR MONITORING PERIOD.

4.3-1(b) IF PROJECT CONSTRUCTION DOES NOT COMMENCE PRIOR TO THE FIRST DAY OF SPRING OF 2024 (MARCH 19, 2024), A NEW ROUND OF SPECIAL-STATUS PLANT SURVEYS SHALL BE CONDUCTED BY A QUALIFIED BIOLOGIST IN AREAS PROPOSED FOR GROUND DISTURBANCE PRIOR TO COMMENCEMENT OF CONSTRUCTION. IF SPECIAL-STATUS PLANT SPECIES ARE NOT FOUND, FURTHER MITIGATION SHALL NOT BE REQUIRED. IF SPECIAL-STATUS PERENNIAL SPECIES ARE FOUND WITHIN THE PROPOSED IMPACT AREA, THE PLANTS SHALL BE DUG UP AND TRANSPLANTED INTO A SUITABLE AVOIDED AREA ON-SITE PRIOR TO CONSTRUCTION. IF THE PLANT FOUND IS AN ANNUAL, SUCH AS DWARF DOWNINGIA, THEN MITIGATION SHALL CONSIST OF COLLECTING SEED-BEARING SOIL AND SPREADING IT INTO A SUITABLE CONSTRUCTED WETLAND AT A MITIGATION SITE. IF SPECIAL-STATUS PLANTS WOULD BE IMPACTED, AS DETERMINED BY THE QUALIFIED BIOLOGIST, A MITIGATION PLAN SHALL BE DEVELOPED AND SUBMITTED FOR REVIEW AND APPROVAL TO THE CITY OF WHEATLAND COMMUNITY DEVELOPMENT DEPARTMENT. MITIGATION FOR THE TRANSPLANTATION AND/OR ESTABLISHMENT OF RARE PLANTS SHALL RESULT IN NO NET LOSS OF INDIVIDUAL PLANTS AFTER A FIVE-YEAR MONITORING PERIOD.

4.3-2PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, A DELINEATION OF ALL POTENTIAL VERNAL POOL BRANCHIOPOD HABITAT AND SURVEYS OF ANY HABITAT SHALL BE PERFORMED BY A QUALIFIED BIOLOGIST IN ACCORDANCE WITH CURRENT USFWS PROTOCOL. FOR THOSE AREAS OF POTENTIAL HABITAT THAT ARE DETERMINED BY THE SURVEYS NOT TO BE OCCUPIED BY FEDERALLY LISTED VERNAL POOL BRANCHIOPODS, FURTHER MITIGATION SHALL NOT BE REQUIRED. IF FEDERALLY LISTED VERNAL POOL BRANCHIOPODS ARE FOUND DURING SURVEYS, REMOVAL OF THE SPECIES' HABITAT SHALL BE MITIGATED THROUGH THE PRESERVATION OF VERNAL POOL BRANCHIOPOD HABITAT AT USFWS-APPROVED RATIOS AT A USFWS-APPROVED MITIGATION BANK. ALTERNATIVELY, ALL POTENTIAL VERNAL POOL BRANCHIOPOD HABITAT MAY BE ASSUMED TO BE OCCUPIED AND MITIGATION SHALL BE AS DESCRIBED ABOVE. THE RESULTS OF THE DELINEATION OF ALL POTENTIAL VERNAL POOL BRANCHIOPOD HABITAT AND SURVEYS OF ANY HABITAT SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO THE CITY OF WHEATLAND COMMUNITY DEVELOPMENT DEPARTMENT.

4.3-5(b) PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, THE PROJECT CONTRACTOR SHALL DEVELOP A FRAC-OUT CONTINGENCY PLAN (CONTINGENCY PLAN). THE CONTINGENCY PLAN SHALL BE PREPARED TO ENSURE THAT PREVENTIVE AND RESPONSIVE MEASURES CAN BE IMPLEMENTED BY THE CONTRACTOR. TO MINIMIZE THE POTENTIAL FOR A FRAC-OUT, THE CONTINGENCY PLAN SHALL INCLUDE DESIGN PROTOCOLS TO BE IMPLEMENTED FOR THE PROTECTION OF SENSITIVE BIOLOGICAL RESOURCES AND DESIGN PROTOCOLS TO REQUIRE A GEOTECHNICAL ENGINEER OR QUALIFIED GEOLOGIST TO MAKE RECOMMENDATIONS REGARDING THE SUITABILITY OF THE FORMATIONS TO BE BORED TO MINIMIZE THE POTENTIAL FOR FRAC-OUT CONDITIONS. THE CONTINGENCY PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO THE CITY OF WHEATLAND COMMUNITY DEVELOPMENT DEPARTMENT.SEWER PIPELINE ALIGNMENT, PUMP STATIONS, AND CORPORATION YARD

4.3-6(a) PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, A QUALIFIED BIOLOGIST SHALL BE RETAINED TO SURVEY ALL SUITABLE AQUATIC HABITAT FOR WESTERN SPADEFOOT WITHIN THE STUDY AREA (INCLUDING FEATURES PROPOSED FOR AVOIDANCE) BY SAMPLING THE FEATURES THOROUGHLY WITH DIPNETS DURING MARCH OR EARLY APRIL, WHEN SPADEFOOT TADPOLES WOULD BE PRESENT. IN ADDITION, ONE NOCTURNAL ACOUSTIC SURVEY OF ALL AREAS WITHIN 300 FEET OF SUITABLE AQUATIC HABITAT SHALL BE CONDUCTED. ACOUSTIC SURVEYS SHALL CONSIST OF WALKING THROUGH THE AREA AND LISTENING FOR THE DISTINCTIVE SNORE-LIKE CALL OF THE SPECIES. TIMING AND METHODOLOGY FOR THE AQUATIC AND ACOUSTIC SURVEYS SHALL BE BASED ON THOSE DESCRIBED IN DISTRIBUTION OF THE WESTERN SPADEFOOT (SPEA HAMMONDII) IN THE NORTHERN SACRAMENTO VALLEY OF CALIFORNIA, WITH COMMENTS ON STATUS AND SURVEY METHODOLOGY. IF BOTH THE AQUATIC SURVEY AND THE NOCTURNAL ACOUSTIC SURVEY ARE NEGATIVE, FURTHER MITIGATION SHALL NOT BE NECESSARY. THE RESULTS OF THE SURVEYS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO THE CITY OF WHEATLAND COMMUNITY DEVELOPMENT DEPARTMENT.

4.3-6(b) IF WESTERN SPADEFOOT ARE OBSERVED WITHIN AQUATIC HABITAT PROPOSED FOR IMPACT, THE TADPOLES SHALL BE CAPTURED BY A QUALIFIED BIOLOGIST AND RELOCATED EITHER TO AQUATIC HABITAT TO BE AVOIDED ON-SITE (AND IMPLEMENT THE FENCING REQUIREMENT OUTLINED BELOW), OR TO AN OFF-SITE OPEN SPACE PRESERVE WITH SUITABLE HABITAT IN THE VICINITY OF THE STUDY AREA. IF WESTERN SPADEFOOT ARE OBSERVED WITHIN AQUATIC HABITATS PROPOSED FOR AVOIDANCE, THEN A KEYED-IN SILT FENCE SHALL BE INSTALLED ALONG THE EDGE OF THE PROPOSED IMPACT AREA WITHIN 300 FEET OF THE OCCUPIED AQUATIC HABITAT TO PREVENT METAMORPHOSED INDIVIDUALS FROM DISPERSING INTO THE CONSTRUCTION AREA. PROOF OF COMPLIANCE WITH THE ABOVE REQUIREMENTS SHALL BE PREPARED BY THE QUALIFIED BIOLOGIST AND SUBMITTED FOR REVIEW AND APPROVAL TO THE CITY OF WHEATLAND COMMUNITY DEVELOPMENT DEPARTMENT.SEWER PIPELINE ALIGNMENT, PUMP STATIONS, AND CORPORATION YARD

4.3-7(a) PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES THAT OVERLAP WITH BEST SLOUGH, DRY CREEK, DITCHES THAT PROVIDE SUITABLE HABITAT, AND/OR UPLAND AREAS WITHIN 150 FEET OF SUCH AQUATIC RESOURCES, A WESTERN POND TURTLE SURVEY SHALL BE CONDUCTED BY A QUALIFIED BIOLOGIST, WITHIN 48 HOURS PRIOR TO THE START OF CONSTRUCTION. IF WESTERN POND TURTLES OR NESTS ARE NOT FOUND, FURTHER MITIGATION SHALL NOT BE NECESSARY. THE RESULTS OF THE SURVEY SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO THE CITY OF WHEATLAND COMMUNITY DEVELOPMENT DEPARTMENT.

4.3-7(b) IF A WESTERN POND TURTLE IS OBSERVED WITHIN THE PROPOSED AREA OF IMPACT, A QUALIFIED BIOLOGIST SHALL RELOCATE THE INDIVIDUAL TO HABITAT OF EQUIVALENT OR GREATER VALUE (E.G., RIPARIAN WOODLANDS ADJACENT TO A PERENNIAL CREEK OR INTERMITTENT DRAINAGE) OUTSIDE OF THE PROPOSED IMPACT AREA PRIOR TO CONSTRUCTION. IF A WESTERN POND TURTLE NEST IS OBSERVED WITHIN THE PROPOSED AREA OF IMPACT, THE NEST SHALL BE FENCED OFF AND AVOIDED UNTIL THE EGGS HATCH. THE EXCLUSION FENCING SHALL BE PLACED 25 FEET, AT A MINIMUM, FROM THE NEST. A QUALIFIED BIOLOGIST SHALL MONITOR THE NEST DAILY DURING CONSTRUCTION TO ENSURE THAT HATCHLINGS DO NOT DISPERSE INTO THE CONSTRUCTION AREA. RELOCATION OF HATCHLINGS SHALL OCCUR AS STIPULATED ABOVE, IF NECESSARY. A REPORT DETAILING COMPLIANCE WITH THE PROVISIONS SET FORTH HEREIN SHALL BE PREPARED BY THE QUALIFIED BIOLOGIST AND SUBMITTED FOR REVIEW AND APPROVAL TO THE CITY OF WHEATLAND COMMUNITY DEVELOPMENT DEPARTMENT.

4.3-8(a) PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, A QUALIFIED BIOLOGIST SHALL BE RETAINED TO CONDUCT A FIELD INVESTIGATION TO DELINEATE GIANT GARTER SNAKE AQUATIC HABITAT WITHIN THE PROJECT FOOTPRINT AND ADJACENT AREAS WITHIN 300 FEET OF THE PROJECT FOOTPRINT. GIANT GARTER SNAKE AQUATIC HABITAT INCLUDES AGRICULTURAL DITCHES. THE RESULTS OF THE GIANT GARTER SNAKE AQUATIC HABITAT DELINEATION SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO THE CITY OF WHEATLAND COMMUNITY DEVELOPMENT DEPARTMENT.

4.3-8(b) DURING CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE PROPOSED PROJECT, THE PROJECT CONTRACTOR SHALL ENSURE THAT THE FOLLOWING MEASURES ARE IMPLEMENTED:

- DURING CONSTRUCTION, A QUALIFIED BIOLOGIST EXPERIENCED WITH GIANT GARTER SNAKE IDENTIFICATION AND BEHAVIOR SHALL BE ON-SITE DAILY WHEN CONSTRUCTION ACTIVITIES WITHIN AQUATIC HABITAT OR WITHIN 300 FEET OF AQUATIC HABITAT ARE TAKING PLACE. THE BIOLOGIST SHALL INSPECT THE PROJECT SITE DAILY FOR GIANT GARTER SNAKE PRIOR TO CONSTRUCTION ACTIVITIES. THE BIOLOGIST SHALL ALSO CONDUCT ENVIRONMENTAL AWARENESS TRAINING FOR ALL CONSTRUCTION PERSONNEL WORKING ON THE PROJECT SITE ON REQUIRED AVOIDANCE PROCEDURES AND PROTOCOLS IF A GIANT GARTER SNAKE ENTERS AN ACTIVE CONSTRUCTION ZONE;
- ALL CONSTRUCTION ACTIVITY WITHIN GIANT GARTER SNAKE AQUATIC AND UPLAND HABITAT IN AND AROUND THE SITE SHALL BE CONDUCTED BETWEEN MAY 1 AND OCTOBER 1, THE ACTIVE PERIOD FOR GIANT GARTER SNAKES, WHICH WOULD REDUCE DIRECT IMPACTS ON THE SPECIES BECAUSE THE SNAKES WOULD BE ACTIVE AND RESPOND TO CONSTRUCTION ACTIVITIES BY MOVING OUT OF THE WAY;
- IF CONSTRUCTION ACTIVITIES OCCUR IN GIANT GARTER SNAKE AQUATIC HABITAT (I.E., IRRIGATION DITCHES OR OTHER HABITAT IDENTIFIED DURING THE DELINEATION OF HABITAT), AQUATIC HABITAT SHALL BE DEWATERED AND THEN REMAIN DRY AND ABSENT OF AQUATIC PREY (E.G., FISH AND TADPOLES) FOR 15 DAYS PRIOR TO INITIATION OF CONSTRUCTION ACTIVITIES. AFTER AQUATIC HABITAT HAS BEEN DEWATERED 15 DAYS PRIOR TO CONSTRUCTION ACTIVITIES, EXCLUSION FENCING SHALL BE INSTALLED, EXTENDING A MINIMUM OF 300 FEET INTO ADJACENT UPLANDS TO ISOLATE BOTH THE AQUATIC AND ADJACENT UPLAND HABITAT. EXCLUSIONARY FENCING SHALL BE ERECTED 36 INCHES ABOVE GROUND AND BURIED AT LEAST SIX INCHES BELOW THE GROUND TO PREVENT SNAKES FROM ATTEMPTING TO MOVE UNDER THE FENCE INTO THE CONSTRUCTION AREA. IN ADDITION, HIGH-VISIBILITY FENCING SHALL BE ERECTED TO IDENTIFY THE CONSTRUCTION LIMITS AND TO PROTECT ADJACENT HABITAT FROM ENCROACHMENT OF PERSONNEL AND EQUIPMENT. EXCLUSIONARY FENCING AND HIGH-VISIBILITY FENCING SHALL BE MADE FROM MATERIAL THAT WILL NOT CAUSE ENTANGLEMENT (E.G., SILT FENCING AND STAKES WITH FLAGGING AND/OR POLY WIRE). GIANT GARTER SNAKE HABITAT OUTSIDE CONSTRUCTION FENCING SHALL BE AVOIDED BY ALL CONSTRUCTION PERSONNEL. THE FENCING AND THE WORK AREA SHALL BE INSPECTED BY THE QUALIFIED BIOLOGIST TO ENSURE THAT THE FENCING IS INTACT AND THAT SNAKES HAVE NOT ENTERED THE WORK AREA BEFORE THE START OF EACH WORK DAY. THE FENCING SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL COMPLETION OF THE PROJECT;
- IF A GIANT GARTER SNAKE IS OBSERVED, THE BIOLOGIST SHALL NOTIFY CDFW AND USFWS IMMEDIATELY. CONSTRUCTION ACTIVITIES SHALL BE SUSPENDED IN A 100-FOOT RADIUS OF THE GIANT GARTER SNAKE UNTIL THE SNAKE LEAVES THE SITE OF ITS OWN VOLITION;
- ALL EXCAVATED STEEP-WALLED HOLES AND TRENCHES MORE THAN SIX INCHES DEEP PROXIMATE TO GIANT GARTER SNAKE HABITAT SHALL BE COVERED WITH PLYWOOD (OR SIMILAR MATERIAL) OR PROVIDED WITH ONE OR MORE ESCAPE RAMPS CONSTRUCTED OF EARTH FILL OR WOODEN PLANKS AT THE END OF EACH WORK DAY OR 30 MINUTES PRIOR TO SUNSET, WHICHEVER OCCURS FIRST. ALL STEEP-WALLED HOLES AND TRENCHES SHALL BE INSPECTED BY THE BIOLOGIST EACH MORNING TO ENSURE THAT NO WILDLIFE HAS BECOME ENTRAPPED. ALL CONSTRUCTION PIPES, CULVERTS, SIMILAR STRUCTURES, CONSTRUCTION EQUIPMENT, AND CONSTRUCTION DEBRIS LEFT OVERNIGHT WITHIN GIANT GARTER SNAKE MODELED HABITAT SHALL BE INSPECTED FOR GIANT GARTER SNAKE BY THE QUALIFIED BIOLOGIST PRIOR TO BEING MOVED; AND
- IF EROSION CONTROL MEASURES ARE IMPLEMENTED PROXIMATE TO GIANT GARTER SNAKE HABITAT, NON-ENTANGLING EROSION CONTROL MATERIAL SHALL BE USED TO REDUCE THE POTENTIAL FOR ENTRAPMENT. TIGHTLY WOVEN FIBER NETTING (MESH SIZE LESS THAN 0.25-INCH) OR SIMILAR MATERIAL SHALL BE USED TO ENSURE SNAKES ARE NOT TRAPPED (MONOFILAMENT IS PROHIBITED). COCONUT COIR MATTING AND FIBER ROLLS CONTAINING BURLAP ARE EXAMPLES OF ACCEPTABLE EROSION CONTROL MATERIALS.

4.3-9(a) WITHIN 14 DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, A TARGETED BURROWING OWL NEST SURVEY SHALL BE CONDUCTED BY A QUALIFIED BIOLOGIST OF ALL ACCESSIBLE AREAS WITHIN 500 FEET OF THE PROPOSED CONSTRUCTION AREA. THE SURVEY SHALL FOLLOW CDFW GUIDELINES OUTLINED IN THE STAFF REPORT ON BURROWING OWL MITIGATION. A REPORT SUMMARIZING THE RESULTS OF THE BURROWING OWL NEST SURVEY SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO THE CITY OF WHEATLAND COMMUNITY DEVELOPMENT DEPARTMENT AND CDFW WITHIN 30 DAYS OF THE COMPLETED SURVEY. THE SURVEY REPORT SHALL BE VALID FOR ONE CONSTRUCTION SEASON. IF AN ACTIVE BURROWING OWL NEST BURROW (I.E., OCCUPIED BY MORE THAN ONE ADULT OWL AND/OR JUVENILE OWLS ARE OBSERVED) IS NOT FOUND WITHIN 250 FEET OF A CONSTRUCTION AREA, FURTHER MITIGATION SHALL NOT BE REQUIRED.

IF AN ACTIVE BURROWING OWL NEST BURROW IS FOUND WITHIN 250 FEET OF A CONSTRUCTION AREA, CONSTRUCTION SHALL NOT TAKE PLACE WITHIN 250 FEET OF THE NEST BURROW UNTIL A QUALIFIED BIOLOGIST DETERMINES THAT THE YOUNG HAVE FLEDGED OR THE NESTING ATTEMPT HAS BEEN DETERMINED TO HAVE FAILED. IF THE CITY DESIRES TO WORK WITHIN 250 FEET OF THE NEST BURROW, THE QUALIFIED BIOLOGIST SHALL BE CONSULTED TO DETERMINE IF THE NEST BUFFER CAN BE REDUCED. DURING THE NON-BREEDING SEASON (LATE SEPTEMBER THROUGH THE END OF JANUARY), A SURVEY FOR BURROWS OR DEBRIS THAT REPRESENT SUITABLE NESTING HABITAT FOR BURROWING OWLS MAY BE CONDUCTED WITHIN AREAS OF PROPOSED GROUND DISTURBANCE, ANY BURROWING OWLS OBSERVED MAY BE EXCLUDED, AND BURROWS MAY BE COLLAPSED OR THE DEBRIS REMOVED IN ACCORDANCE WITH THE METHODOLOGY OUTLINED BY THE CDFW.

4.3-11(a) RAPTORS: IF GROUND DISTURBANCE OR OTHER CONSTRUCTION ACTIVITIES ARE PROPOSED DURING THE NESTING SEASON (FEBRUARY 1 to AUGUST 31), A FOCUSED SURVEY FOR NESTING RAPTORS PROTECTED UNDER THE CFGC AND MBTA SHALL BE CONDUCTED BY A QUALIFIED BIOLOGIST WITHIN 14 DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION ACTIVITIES IN ORDER TO IDENTIFY ACTIVE NESTS. THE SURVEY SHALL BE CONDUCTED WITHIN THE PROPOSED CONSTRUCTION AREA AND ALL ACCESSIBLE AREAS WITHIN 0.25-MILE. A REPORT SUMMARIZING THE RESULTS OF THE SURVEY SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO THE CITY OF WHEATLAND COMMUNITY DEVELOPMENT DEPARTMENT. IF ACTIVE NESTS ARE NOT FOUND DURING THE FOCUSED SURVEY(S), ADDITIONAL MITIGATION SHALL NOT BE REQUIRED.

IF ACTIVE RAPTOR NESTS ARE FOUND WITHIN 0.25-MILE OF A CONSTRUCTION AREA, CONSTRUCTION SHALL NOT COMMENCE WITHIN 0.25-MILE OF THE NEST UNTIL A QUALIFIED BIOLOGIST DETERMINES THAT THE YOUNG HAVE FLEDGED, OR THE BIOLOGIST HAS DETERMINED THAT THE NESTING ATTEMPT HAS FAILED. IF CONSTRUCTION ACTIVITIES WITHIN 0.25-MILE OF THE NEST ARE NECESSARY, THE QUALIFIED BIOLOGIST SHALL BE CONSULTED TO DETERMINE IF THE NEST BUFFER CAN BE REDUCED. THE CITY AND QUALIFIED BIOLOGIST SHALL JOINTLY DETERMINE THE NEST AVOIDANCE BUFFER, AND WHAT (IF ANY) NEST MONITORING IS NECESSARY.

IF AN ACTIVE RAPTOR NEST IS FOUND WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND IS IN A TREE THAT IS PROPOSED FOR REMOVAL, THEN THE CITY SHALL IMPLEMENT ADDITIONAL MITIGATION RECOMMENDED BY A QUALIFIED BIOLOGIST BASED ON CDFW GUIDELINES AND OBTAIN ANY REQUIRED PERMITS FROM CDFW.

4.3-11(b) SONGBIRDS: IF GROUND DISTURBANCE OR OTHER CONSTRUCTION ACTIVITIES ARE PROPOSED DURING THE NESTING SEASON (FEBRUARY 1 TO AUGUST 31), A FOCUSED SURVEY FOR BIRDS PROTECTED UNDER THE MBTA SHALL BE CONDUCTED BY A QUALIFIED BIOLOGIST WITHIN 14 DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION ACTIVITIES IN ORDER TO IDENTIFY ACTIVE NESTS. THE SURVEY SHALL BE CONDUCTED WITHIN THE PROPOSED CONSTRUCTION AREA AND ALL ACCESSIBLE AREAS WITHIN 500 FEET. A REPORT SUMMARIZING THE RESULTS OF THE SURVEY SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO THE CITY OF WHEATLAND COMMUNITY DEVELOPMENT DEPARTMENT. IF ACTIVE NESTS ARE NOT FOUND DURING THE FOCUSED SURVEY(S), ADDITIONAL MITIGATION SHALL NOT BE REQUIRED.

IF ACTIVE SPECIAL-STATUS SPECIES NESTS/NESTING COLONIES ARE LOCATED DURING THE SURVEY, THE CITY SHALL WORK WITH A QUALIFIED BIOLOGIST TO DETERMINE A SUITABLE AVOIDANCE BUFFER AND THE EXTENT AND DURATION OF NEST MONITORING NEEDED. THE PERIMETER OF THE PROTECTED AREA SHALL BE INDICATED BY BRIGHT ORANGE TEMPORARY FENCING AND SIGNAGE. CONSTRUCTION ACTIVITIES AND/OR PERSONNEL SHALL NOT ENTER THE PROTECTED AREA, EXCEPT WITH APPROVAL OF THE BIOLOGIST. IF TREES CONTAINING NESTS OR BURROWS MUST BE REMOVED AS A RESULT OF PROJECT IMPLEMENTATION, REMOVAL SHALL BE COMPLETED DURING THE NONBREEDING SEASON (LATE SEPTEMBER TO JANUARY 31).

IF ACTIVE SONGBIRD NESTS ARE FOUND, A QUALIFIED BIOLOGIST SHALL ESTABLISH A 100-FOOT NON-DISTURBANCE BUFFER. THE NON-DISTURBANCE BUFFERS MAY BE REDUCED BASED ON CONSULTATION AND APPROVAL BY THE CITY. THE PERIMETER OF THE PROTECTED AREA SHALL BE INDICATED BY BRIGHT ORANGE TEMPORARY FENCING. CONSTRUCTION ACTIVITIES OR PERSONNEL SHALL NOT ENTER THE PROTECTED AREA, EXCEPT WITH APPROVAL OF THE BIOLOGIST. IF TREES CONTAINING NESTS MUST BE REMOVED AS A RESULT OF PROJECT IMPLEMENTATION, REMOVAL SHALL BE COMPLETED DURING THE NONBREEDING SEASON (LATE SEPTEMBER TO JANUARY 31) OR AFTER THE ADULTS AND YOUNG ARE NOT DEPENDENT ON THE NEST SITE, AS DETERMINED BY A QUALIFIED BIOLOGIST.

4.3-12(a) IF TREE REMOVAL IS REQUIRED AS PART OF CONSTRUCTION OF THE PROPOSED SEWER PIPELINE ALIGNMENT, PUMP STATIONS, AND/OR CORPORATION YARD, WITHIN ONE YEAR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, A QUALIFIED BIOLOGIST SHALL CONDUCT A BAT HABITAT ASSESSMENT OF ALL POTENTIAL ROOSTING HABITAT FEATURES, INCLUDING TREES AND STRUCTURES WITHIN THE PROPOSED IMPACT FOOTPRINT. THE HABITAT ASSESSMENT SHALL IDENTIFY ALL POTENTIALLY SUITABLE ROOSTING HABITAT. THE RESULTS OF THE BAT HABITAT ASSESSMENT SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO THE CITY OF WHEATLAND COMMUNITY DEVELOPMENT DEPARTMENT.

4.3-12(b) IF POTENTIAL ROOSTING HABITAT IS IDENTIFIED (CAVITIES IN TREES OR POTENTIAL ROOSTS WITHIN STRUCTURES) WITHIN THE AREAS PROPOSED FOR IMPACT, THE QUALIFIED BIOLOGIST SHALL SURVEY THE POTENTIAL ROOSTING HABITAT DURING THE ACTIVE SEASON (GENERALLY APRIL THROUGH OCTOBER OR FROM JANUARY THROUGH MARCH ON DAYS WITH TEMPERATURES IN EXCESS OF 50 DEGREES FAHRENHEIT) TO DETERMINE THE PRESENCE OF ROOSTING BATS. THE SURVEYS SHALL USE METHODS THAT ARE CONSIDERED ACCEPTABLE BY CDFW AND BAT EXPERTS. METHODS MAY INCLUDE EVENING EMERGENCE SURVEYS, ACOUSTIC SURVEYS, INSPECTING POTENTIAL ROOSTING HABITAT WITH FIBEROPTIC CAMERAS, OR A COMBINATION THEREOF. THE RESULTS OF THE ROOSTING HABITAT SURVEY SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO THE CITY OF WHEATLAND COMMUNITY DEVELOPMENT DEPARTMENT.

4.3-12(c) IF ROOSTING BATS ARE IDENTIFIED WITHIN ANY OF THE TREES PLANNED FOR REMOVAL, OR IF PRESENCE IS ASSUMED, THE TREES SHALL BE REMOVED OUTSIDE OF PUP SEASON AND ONLY ON DAYS WITH TEMPERATURES IN EXCESS OF 50 DEGREES FAHRENHEIT. PUP SEASON IS GENERALLY DURING THE MONTHS OF MAY THROUGH AUGUST. TWO-STEP TREE REMOVAL SHALL BE USED UNDER THE SUPERVISION OF THE QUALIFIED BIOLOGIST. TWO-STEP TREE REMOVAL INVOLVES REMOVAL OF ALL BRANCHES OF THE TREE THAT DO NOT PROVIDE ROOSTING HABITAT ON THE FIRST DAY, AND THEN THE NEXT DAY CUTTING DOWN THE REMAINING PORTION OF THE TREE. ALL OTHER TREE REMOVAL SHALL BE CONDUCTED FROM JANUARY THROUGH MARCH ON DAYS WITH TEMPERATURES IN EXCESS OF 50 DEGREES FAHRENHEIT TO AVOID POTENTIAL IMPACTS TO FOLIAGE-ROOSTING BAT SPECIES.

IF ROOSTING BATS ARE IDENTIFIED WITHIN ANY STRUCTURES PLANNED FOR REMOVAL, A BAT EXCLUSION PLAN SHALL BE PREPARED BY A QUALIFIED BAT BIOLOGIST DESCRIBING THE METHODS TO BE USED TO HUMANELY EXCLUDE BATS PRIOR TO DISTURBANCE. EACH EXCLUSION SHALL BE SPECIFIC TO THE STRUCTURE. ALL EXCLUSIONS SHALL INVOLVE THE INSTALLATION OF ONE-WAY DOORS OR FLAPS DURING THE NON-BREEDING SEASON THAT ALLOW THE BATS TO LEAVE AND NOT RE-ENTER THE STRUCTURE. THE BAT EXCLUSION PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO CDFW AND SHALL BE IMPLEMENTED PRIOR TO THE START OF CONSTRUCTION.

FOR CONSTRUCTION
DATE: 10/10/2025

REVISIONS			
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LAURIE M. LOAIZA No. 65951 REGISTERED PROFESSIONAL ENGINEER CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF
LAURIE M. LOAIZA , RCE 65951 — 10/10/2025 DATE

DESIGNED B

FOR REDUCED PLANS, THE ORIGINAL SCALE IS IN INCHES 0 1 2 3

MITIGATION MEASURES (CONTINUED)

4.3-14(a) IF THE FINAL SEWER PIPELINE ALIGNMENT REQUIRES DISTURBANCE OF ANY OF AREAS INACCESSIBLE DURING THE AQUATIC RESOURCES DELINEATION (ARD) CONDUCTED FOR THE BIOLOGICAL RESOURCES ASSESSMENT PREPARED FOR THE WHEATLAND REGIONAL SEWER PIPELINE ALIGNMENT PROJECT, THE CITY OF WHEATLAND SHALL OBTAIN PERMISSION TO ACCESS THE AREAS AND MAP AQUATIC RESOURCES THAT COULD BE AFFECTED DURING PROJECT CONSTRUCTION, PRIOR TO THE COMMENCEMENT OF GROUND-DISTURBING ACTIVITIES. THE CITY SHALL SUBMIT A SUPPLEMENTAL ARD REPORT AND REQUEST FOR VERIFICATION TO THE USACE FOR SUCH AREAS.

4.3-14(b) PRIOR TO THE ISSUANCE OF GRADING PERMITS, THE CITY SHALL APPLY FOR A CLEAN WATER ACT (CWA) SECTION 404 permit from the USACE. WATERS THAT WOULD BE LOST OR DISTURBED SHALL BE RESTORED, REPLACED OR REHABILITATED ON A "NO-NET-LOSS" BASIS. HABITAT RESTORATION, REHABILITATION, AND/OR REPLACEMENT SHALL BE AT A LOCATION AND BY METHODS ACCEPTABLE TO THE USACE. THE CITY SHALL ALSO APPLY FOR A SECTION 401 WATER QUALITY CERTIFICATION FROM THE RWQCB PRIOR TO THE ISSUANCE OF GRADING PERMITS AND ADHERE TO THE CERTIFICATION CONDITIONS.

4.3-14(c) PRIOR TO THE COMMENCEMENT OF GROUND-DISTURBING ACTIVITIES, THE CITY SHALL NOTIFY CDFW PURSUANT TO SECTION 1600 OF THE CALIFORNIA FISH AND GAME CODE. THE NOTIFICATION SHALL INCLUDE A DESCRIPTION OF ALL OF THE ACTIVITIES ASSOCIATED WITH THE PROPOSED PROJECT, NOT JUST THOSE ASSOCIATED WITH THE DRAINAGES AND/OR RIPARIAN VEGETATION. IMPACTS SHALL BE OUTLINED IN THE NOTIFICATION AND ARE EXPECTED TO BE IN SUBSTANTIAL CONFORMANCE WITH THE IMPACTS TO BIOLOGICAL RESOURCES OUTLINED IN THE BIOLOGICAL RESOURCES ASSESSMENT PREPARED FOR THE WHEATLAND REGIONAL SEWER PIPELINE PROJECT BY MADRONE ECOLOGICAL CONSULTING. IMPACTS FOR EACH ACTIVITY SHALL BE BROKEN DOWN BY TEMPORARY AND PERMANENT IMPACTS. A DESCRIPTION OF THE PROPOSED MITIGATION FOR BIOLOGICAL RESOURCE IMPACTS SHALL BE OUTLINED PER ACTIVITY AND THEN BY TEMPORARY AND PERMANENT IMPACT. INFORMATION REGARDING PROJECT-SPECIFIC DRAINAGE AND HYDROLOGY CHANGES RESULTING FROM PROJECT IMPLEMENTATION SHALL BE PROVIDED, AS WELL AS A DESCRIPTION OF STORMWATER TREATMENT METHODS. MINIMIZATION AND AVOIDANCE MEASURES SHALL BE PROPOSED, AS APPROPRIATE, AND MAY INCLUDE PRECONSTRUCTION SPECIES SURVEYS AND REPORTING, PROTECTIVE FENCING AROUND AVOIDED BIOLOGICAL RESOURCES, WORKER ENVIRONMENTAL AWARENESS TRAINING, SEEDING DISTURBED AREAS ADJACENT TO OPEN SPACE AREAS WITH NATIVE SEED, AND INSTALLATION OF PROJECT-SPECIFIC STORMWATER BMPS. MITIGATION FOR IMPACTS TO VALLEY OAK WOODLAND MAY INCLUDE RESTORATION OR ENHANCEMENT OF RESOURCES ON- OR OFF-SITE, PURCHASE OF HABITAT CREDITS FROM AN AGENCY-APPROVED MITIGATION/CONSERVATION BANK OFF-SITE, WORKING WITH A LOCAL LAND TRUST TO PRESERVE LAND, OR ANY OTHER METHOD ACCEPTABLE TO CDFW. MITIGATION SHALL NOT RESULT IN A NET LOSS OF A SENSITIVE NATURAL COMMUNITY. WRITTEN VERIFICATION OF THE SECTION 1600 LSAA SHALL BE SUBMITTED TO THE CITY OF WHEATLAND COMMUNITY DEVELOPMENT DEPARTMENT.

4.4-1 THE FOLLOWING REQUIREMENTS SHALL BE INCLUDED THROUGH A NOTATION ON ALL PROJECT IMPROVEMENT PLANS PRIOR TO THE ISSUANCE OF GRADING PERMITS AND SHALL BE IMPLEMENTED DURING PROJECT CONSTRUCTION, TO THE SATISFACTION OF THE CITY ENGINEER:

IF A CHANGE IN THE PROPOSED ALIGNMENT OCCURS DURING CONSTRUCTION SUCH THAT THE LOCATION OF THE JASPER HOUSE COULD BE AFFECTED, ADDITIONAL WORK AT THE LOCATION, INCLUDING ARCHIVAL RESEARCH, SHALL BE WARRANTED. ADDITIONAL WORK SHALL INCLUDE METAL DETECTING FOLLOWED BY EXCAVATION OF SHOVEL TEST PITS OR STANDARD ARCHEOLOGICAL UNITS WHERE POSITIVE 'HITS' ARE IDENTIFIED AND WHERE POSSIBLE FEATURES ARE FOUND. IF SUBGRADE HISTORICAL DEPOSITS ARE DISCOVERED, A QUALIFIED ARCHAEOLOGIST SHALL ASSESS THE SIGNIFICANCE OF THE FIND AND MAKE RECOMMENDATIONS FOR FURTHER EVALUATION AND TREATMENT AS NECESSARY, SUCH AS EXCAVATION AND EVALUATION OF THE FINDS IN ACCORDANCE WITH SECTION 15064.5 OF THE CEQA GUIDELINES, WHICH SHALL BE DOCUMENTED IN THE PROJECT RECORD. WORK IN THE AREA OF THE FIND SHALL ONLY PROCEED AFTER AUTHORIZATION IS GRANTED BY THE CITY OF WHEATLAND FOLLOWING COORDINATION WITH THE QUALIFIED ARCHAEOLOGIST.

4.4-2 THE FOLLOWING REQUIREMENTS SHALL BE INCLUDED THROUGH A NOTATION ON ALL PROJECT IMPROVEMENT PLANS PRIOR TO THE ISSUANCE OF GRADING PERMITS AND SHALL BE IMPLEMENTED DURING PROJECT CONSTRUCTION, TO THE SATISFACTION OF THE CITY ENGINEER:

IN THE EVENT SUBSURFACE DEPOSITS BELIEVED TO BE CULTURAL OR HUMAN IN ORIGIN ARE DISCOVERED DURING CONSTRUCTION, ALL WORK SHALL HALT WITHIN A 50-FOOT RADIUS OF THE DISCOVERY. A QUALIFIED PROFESSIONAL ARCHAEOLOGIST, MEETING THE SECRETARY OF THE INTERIOR'S PROFESSIONAL QUALIFICATION STANDARDS FOR PRECONTACT AND HISTORIC ARCHAEOLOGIST, SHALL BE RETAINED TO EVALUATE THE SIGNIFICANCE OF THE FIND, AND SHALL HAVE THE AUTHORITY TO MODIFY THE NO-WORK RADIUS AS APPROPRIATE, USING PROFESSIONAL JUDGMENT. THE FOLLOWING NOTIFICATIONS SHALL APPLY, DEPENDING ON THE NATURE OF THE FIND:

- IF THE PROFESSIONAL ARCHAEOLOGIST DETERMINES THAT THE FIND DOES NOT REPRESENT A CULTURAL RESOURCE, WORK MAY RESUME IMMEDIATELY, AND AGENCY NOTIFICATIONS ARE NOT REQUIRED.
- IF THE PROFESSIONAL ARCHAEOLOGIST DETERMINES THAT THE FIND DOES REPRESENT A CULTURAL RESOURCE FROM ANY TIME PERIOD OR CULTURAL AFFILIATION, HE OR SHE SHALL IMMEDIATELY NOTIFY THE CITY OF WHEATLAND AND APPLICABLE LANDOWNER. THE OFFICE OF HISTORIC PRESERVATION (OHP) SHALL BE CONSULTED ON A FINDING OF ELIGIBILITY AND APPROPRIATE TREATMENT MEASURES SHALL BE IMPLEMENTED, IF THE FIND IS DETERMINED TO BE A HISTORICAL RESOURCE UNDER CEQA, AS DEFINED IN SECTION 15064.5(A) OF THE CEQA GUIDELINES. APPROPRIATE TREATMENT MEASURES THAT PRESERVE OR RESTORE THE CHARACTER AND INTEGRITY OF A FIND MAY BE, BUT ARE NOT LIMITED TO, PROCESSING MATERIALS FOR REBURIAL, MINIMIZING HANDLING OF HISTORICAL OBJECTS, LEAVING OBJECTS IN PLACE WITHIN THE LANDSCAPE, CONSTRUCTION MONITORING OF FURTHER CONSTRUCTION ACTIVITIES, AND/OR RETURNING OBJECTS TO A LOCATION WITHIN THE PROJECT AREA WHERE THEY WILL NOT BE SUBJECT TO FUTURE IMPACTS. WORK SHALL NOT RESUME WITHIN THE NO-WORK RADIUS UNTIL THE DETERMINATION IS MADE THROUGH CONSULTATION, AS APPROPRIATE, THAT THE SITE EITHER: 1) IS NOT A HISTORICAL RESOURCE UNDER CEQA, AS DEFINED IN SECTION 15064.5(A) OF THE CEQA GUIDELINES; OR 2) THAT THE TREATMENT MEASURES HAVE BEEN COMPLETED TO THE CITY'S SATISFACTION.
- IF THE FIND INCLUDES HUMAN REMAINS, OR REMAINS THAT ARE POTENTIALLY HUMAN, THE PROFESSIONAL ARCHAEOLOGIST SHALL ENSURE REASONABLE PROTECTION MEASURES ARE TAKEN TO PROTECT THE DISCOVERY FROM DISTURBANCE (ASSEMBLY BILL [AB] 2641). THE ARCHAEOLOGIST SHALL NOTIFY THE CITY OF WHEATLAND AND THE YUBA COUNTY CORONER (PER SECTION 7050.5 OF THE HEALTH AND SAFETY CODE). THE PROVISIONS OF SECTION 7050.5 OF THE CALIFORNIA HEALTH AND SAFETY CODE, SECTION 5097.98 OF THE CALIFORNIA PRC, AND AB 2641 SHALL BE IMPLEMENTED. IF THE CORONER DETERMINES THE REMAINS ARE NATIVE AMERICAN AND NOT THE RESULT OF A CRIME SCENE, THE CORONER SHALL NOTIFY THE NAHC, WHICH THEN SHALL DESIGNATE A NATIVE AMERICAN MOST LIKELY DESCENDANT (MLD) FOR THE PROPOSED PROJECT (SECTION 5097.98 OF THE PRC). THE DESIGNATED MLD SHALL HAVE 48 HOURS FROM THE TIME ACCESS TO THE PROPERTY IS GRANTED TO MAKE RECOMMENDATIONS CONCERNING TREATMENT OF THE REMAINS. IF THE LANDOWNER DOES NOT AGREE WITH THE RECOMMENDATIONS OF THE MLD, THE NAHC SHALL MEDIATE (SECTION 5097.94 OF THE PRC). IF AN AGREEMENT IS NOT REACHED, THE LANDOWNER SHALL REBURY THE REMAINS WHERE THEY SHALL NOT BE FURTHER DISTURBED (SECTION 5097.98 OF THE PRC). THE BURIAL SHALL ALSO INCLUDE EITHER RECORDING THE SITE WITH THE NAHC OR THE APPROPRIATE INFORMATION CENTER, USING AN OPEN SPACE OR CONSERVATION ZONING DESIGNATION OR EASEMENT, OR RECORDING A REINTERNMENT DOCUMENT WITH YUBA COUNTY (AB 2641). WORK SHALL NOT RESUME WITHIN THE NO-WORK RADIUS UNTIL THE CITY, THROUGH CONSULTATION AS APPROPRIATE, DETERMINES THAT THE TREATMENT MEASURES HAVE BEEN COMPLETED TO THEIR SATISFACTION.

4.5-4 SHOULD PALEONTOLOGICAL RESOURCES BE DISCOVERED DURING GROUND-DISTURBING ACTIVITIES, WORK SHALL BE HALTED IN THE AREA WITHIN 50 FEET OF THE FIND. THE CITY OF WHEATLAND COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE NOTIFIED AND A QUALIFIED PALEONTOLOGIST SHALL BE RETAINED TO INSPECT THE DISCOVERY. IF DEEMED SIGNIFICANT UNDER CRITERIA ESTABLISHED BY THE SOCIETY FOR VERTEBRATE PALEONTOLOGY WITH RESPECT TO AUTHENTICITY, COMPLETENESS, PRESERVATION, AND IDENTIFICATION, THE RESOURCE(S) SHALL THEN BE SALVAGED AND DEPOSITED IN AN ACCREDITED AND PERMANENT SCIENTIFIC INSTITUTION (E.G., UNIVERSITY OF CALIFORNIA MUSEUM OF PALEONTOLOGY [UCMP]), WHERE THE DISCOVERY WOULD BE PROPERLY CURATED AND PRESERVED FOR THE BENEFIT OF CURRENT AND FUTURE GENERATIONS. CONSTRUCTION MAY CONTINUE IN AREAS OUTSIDE OF THE BUFFER ZONE. THE LANGUAGE OF THIS MITIGATION MEASURE SHALL BE INCLUDED ON ANY FUTURE GRADING PLANS, UTILITY PLANS, AND IMPROVEMENT PLANS APPROVED BY THE CITY OF WHEATLAND ENGINEERING DEPARTMENT FOR THE PROPOSED PROJECT, WHERE GROUND-DISTURBING WORK WOULD BE REQUIRED.

4.7-1 PRIOR TO ISSUANCE OF ANY GRADING PERMITS, THE CONTRACTOR SHALL PREPARE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR REVIEW AND APPROVAL BY THE CVRWQCB. THE CONTRACTOR SHALL FILE THE NOTICE OF INTENT (NOI) AND ASSOCIATED FEE TO THE SWRCB. THE SWPPP SHALL SERVE AS THE FRAMEWORK FOR IDENTIFICATION, ASSIGNMENT, AND IMPLEMENTATION OF BMPS. THE CONTRACTOR SHALL IMPLEMENT BMPS TO REDUCE POLLUTANTS IN STORMWATER DISCHARGES TO THE MAXIMUM EXTENT PRACTICABLE. CONSTRUCTION (TEMPORARY) BMPS FOR THE PROJECT MAY INCLUDE, BUT ARE NOT LIMITED TO: FIBER ROLLS, STRAW BALE BARRIER, STRAW WATTLES, STORM DRAIN INLET PROTECTION, VELOCITY DISSIPATION DEVICES, SILT FENCES, WIND EROSION CONTROL, STABILIZED CONSTRUCTION ENTRANCE, HYDROSEEDING, REVEGETATION TECHNIQUES, AND DUST CONTROL MEASURES. THE SWPPP SHALL BE SUBMITTED TO BOTH THE CITY AND COUNTY DIRECTOR OF PUBLIC WORKS, AND THE CITY AND COUNTY ENGINEER FOR REVIEW AND APPROVAL AND SHALL REMAIN ON THE PROJECT SITE DURING ALL PHASES OF CONSTRUCTION. FOLLOWING IMPLEMENTATION OF THE SWPPP, THE CONTRACTOR SHALL SUBSEQUENTLY DEMONSTRATE THE SWPPP'S EFFECTIVENESS AND PROVIDE FOR NECESSARY AND APPROPRIATE REVISIONS, MODIFICATIONS, AND IMPROVEMENTS TO REDUCE POLLUTANTS IN STORMWATER DISCHARGES TO THE MAXIMUM EXTENT PRACTICABLE.

4.7-2 PRIOR TO APPROVAL OF FINAL PROJECT IMPROVEMENT PLANS, A DETAILED BEST MANAGEMENT PRACTICE (BMP) AND WATER QUALITY MAINTENANCE PLAN SHALL BE SUBMITTED TO BOTH THE CITY AND COUNTY DIRECTOR OF PUBLIC WORKS, AND THE CITY AND COUNTY ENGINEER FOR REVIEW AND APPROVAL. THE BMP AND WATER QUALITY MAINTENANCE PLAN SHALL MEET THE STANDARDS OF THE CITY'S UNREGULATED SMALL TRADITIONAL MS4 PERMIT, AND THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA) STORMWATER BMP HANDBOOK FOR NEW DEVELOPMENT AND REDEVELOPMENT. SITE DESIGN MEASURES, SOURCE CONTROL MEASURES, HYDROMODIFICATION MANAGEMENT, AND LOW IMPACT DEVELOPMENT (LID) STANDARDS, AS NECESSARY, SHALL BE INCORPORATED INTO THE DESIGN AND SHOWN ON THE IMPROVEMENT PLANS.

4.7-4(a) PRIOR TO GRADING PERMIT ISSUANCE FOR THE PIPELINE ALIGNMENT, THE PROJECT CONTRACTOR SHALL SUBMIT IMPROVEMENT PLANS TO THE CITY AND COUNTY DIRECTOR OF PUBLIC WORKS, AND THE CITY AND COUNTY ENGINEER FOR REVIEW AND APPROVAL WHICH INDICATE (VIA NOTATION ON THE IMPROVEMENT PLANS) THAT ALL PIPE APPURTENANCES SUCH AS AIR AND VACUUM VALVES AND BLOW-OFFS SHALL BE INSTALLED AT ELEVATIONS ABOVE THE 100-YEAR BFE OR FLOOD-PROOFED TO THE SATISFACTION OF THE CITY AND COUNTY ENGINEER.

4.7-4(b) FINISHED BUILDING PAD ELEVATIONS AT THE PUMP STATION 1 SITE SHALL BE A MINIMUM OF ONE FOOT ABOVE THE 100-YEAR BFE, IN ACCORDANCE WITH SECTION 15.20.150 OF THE CITY OF WHEATLAND MUNICIPAL CODE, AND SHALL BE SHOWN ON PROJECT IMPROVEMENT PLANS SUBMITTED TO THE CITY DIRECTOR OF PUBLIC WORKS AND THE CITY ENGINEER FOR REVIEW AND APPROVAL. THE PROJECT IMPROVEMENT PLANS SHALL ALSO DEMONSTRATE THAT ALL FLOOD-PROOFED STRUCTURES DEVELOPED AS PART OF THE PROPOSED PROJECT WILL NOT ADVERSELY AFFECT SURROUNDING PROPERTIES, IN ACCORDANCE WITH SECTION 15.20.150(A) OF THE CITY OF WHEATLAND MUNICIPAL CODE.

THE PROPOSED PROJECT'S COMPLIANCE WITH SECTION 15.20.150 OF THE CITY OF WHEATLAND MUNICIPAL CODE, INCLUDING FINAL PAD ELEVATION AND AVOIDANCE OF ADVERSE EFFECTS ON SURROUNDING PROPERTIES, SHALL BE CERTIFIED BY A CALIFORNIA REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR AND SUBMITTED TO THE CITY ENGINEER. PRIOR TO CONSTRUCTION OF THE FOUNDATION OR AT THE COMPLETION OF FINAL GRADING, WHICHEVER COMES FIRST, PROOF OF CERTIFICATION SHALL BE SUBMITTED TO THE CITY ENGINEER AND FLOODPLAIN ADMINISTRATOR FOR REVIEW AND APPROVAL. BUILDING CONSTRUCTION SHALL NOT OCCUR UNTIL THE CERTIFICATION HAS BEEN RECEIVED AND APPROVED. BENCHMARK ELEVATION AND LOCATION SHALL BE SHOWN ON THE IMPROVEMENT PLANS TO THE SATISFACTION OF THE CITY ENGINEER.

4.9-1(a) PRIOR TO INITIATION OF CONSTRUCTION, ALL CONSTRUCTION CREW MEMBERS, CONSULTANTS, AND OTHER PERSONNEL INVOLVED IN PROJECT IMPLEMENTATION SHALL RECEIVE PROJECT-SPECIFIC TRIBAL CULTURAL RESOURCE AWARENESS TRAINING. THE TRAINING SHALL BE CONDUCTED IN COORDINATION WITH QUALIFIED CULTURAL RESOURCE SPECIALISTS AND REPRESENTATIVES FROM CULTURALLY AFFILIATED NATIVE AMERICAN TRIBES. THE TRAINING WILL EMPHASIZE THE REQUIREMENT FOR CONFIDENTIALITY AND CULTURALLY APPROPRIATE, RESPECTFUL TREATMENT OF ANY FIND OF SIGNIFICANCE TO CULTURALLY AFFILIATED NATIVE AMERICANS TRIBES. ALL PERSONNEL REQUIRED TO RECEIVE THE TRAINING SHALL ALSO BE REQUIRED TO SIGN A FORM THAT ACKNOWLEDGES RECEIPT OF THE TRAINING, WHICH SHALL BE SUBMITTED TO THE CITY OF WHEATLAND COMMUNITY DEVELOPMENT DEPARTMENT FOR REVIEW AND APPROVAL.

AS A COMPONENT OF THE TRAINING, A BROCHURE WILL BE DISTRIBUTED TO ALL PERSONNEL ASSOCIATED WITH PROJECT IMPLEMENTATION. AT A MINIMUM THE BROCHURE SHALL DISCUSS THE FOLLOWING TOPICS IN CLEAR AND STRAIGHTFORWARD LANGUAGE:

- FIELD INDICATORS OF POTENTIAL ARCHAEOLOGICAL OR CULTURAL RESOURCES (I.E., WHAT TO LOOK FOR; FOR EXAMPLE: ARCHAEOLOGICAL ARTIFACTS, EXOTIC OR NON-NATIVE ROCK, UNUSUALLY LARGE AMOUNTS OF SHELL OR BONE, SIGNIFICANT SOIL COLOR VARIATION, ETC.);
- REGULATIONS GOVERNING ARCHAEOLOGICAL RESOURCES AND TRIBAL CULTURAL RESOURCES;
- CONSEQUENCES OF DISREGARDING OR VIOLATING LAWS PROTECTING ARCHAEOLOGICAL OR TRIBAL CULTURAL RESOURCES; AND
- STEPS TO TAKE IF A WORKER ENCOUNTERS A POSSIBLE RESOURCE.

THE TRAINING SHALL INCLUDE PROJECT-SPECIFIC GUIDANCE FOR ON-SITE PERSONNEL INCLUDING AGREED UPON PROTOCOLS FOR RESOURCE AVOIDANCE, WHEN TO STOP WORK, AND WHO TO CONTACT IF POTENTIAL ARCHAEOLOGICAL OR TRIBAL CULTURAL RESOURCES ARE IDENTIFIED. THE TRAINING SHALL ALSO DIRECT WORK TO STOP, AND CONTACT WITH THE COUNTY CORONER AND THE NAHC TO OCCUR IMMEDIATELY, IN THE EVENT THAT POTENTIAL HUMAN REMAINS ARE IDENTIFIED. NAHC WILL ASSIGN A MOST LIKELY DESCENDANT IF THE REMAINS ARE DETERMINED BY THE CORONER TO BE NATIVE AMERICAN IN ORIGIN.

4.9-1(b) THE FOLLOWING LANGUAGE SHALL BE NOTED ON PROJECT IMPROVEMENT PLANS, SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF WHEATLAND COMMUNITY DEVELOPMENT DEPARTMENT, AND SHALL BE IMPLEMENTED DURING PROJECT CONSTRUCTION:

IF POTENTIAL TRIBAL CULTURAL RESOURCES, ARCHAEOLOGICAL RESOURCES, OTHER CULTURAL RESOURCES, ARTICULATED, OR DISARTICULATED HUMAN REMAINS ARE DISCOVERED DURING CONSTRUCTION ACTIVITIES, ALL WORK SHALL CEASE WITHIN 100 FEET OF THE FIND (BASED ON THE APPARENT DISTRIBUTION OF CULTURAL RESOURCES). EXAMPLES OF POTENTIAL CULTURAL MATERIALS INCLUDE MIDDEN SOIL, ARTIFACTS, CHIPPED STONE, EXOTIC (NON-NATIVE) ROCK, OR UNUSUAL AMOUNTS OF BAKED CLAY, SHELL, OR BONE.

A QUALIFIED CULTURAL RESOURCES SPECIALIST AND NATIVE AMERICAN REPRESENTATIVE FROM THE TRADITIONALLY AND CULTURALLY AFFILIATED NATIVE AMERICAN TRIBE(S) WILL ASSESS THE SIGNIFICANCE OF THE FIND AND MAKE RECOMMENDATIONS FOR FURTHER EVALUATION AND TREATMENT AS NECESSARY. CULTURALLY APPROPRIATE TREATMENT THAT PRESERVES OR RESTORES THE CULTURAL CHARACTER AND INTEGRITY OF A TRIBAL CULTURAL RESOURCE MAY BE, BUT IS NOT LIMITED TO, PROCESSING MATERIALS FOR REBURIAL, MINIMIZING HANDLING OF CULTURAL OBJECTS, LEAVING OBJECTS IN PLACE WITHIN THE LANDSCAPE, CONSTRUCTION MONITORING OF FURTHER CONSTRUCTION ACTIVITIES BY TRIBAL REPRESENTATIVES OF THE TRADITIONALLY AND CULTURALLY AFFILIATED NATIVE AMERICAN TRIBE, AND/OR RETURNING OBJECTS TO A LOCATION WITHIN THE PROJECT AREA WHERE THEY WILL NOT BE SUBJECT TO FUTURE IMPACTS. THE UAIC DOES NOT CONSIDER CURATION OF TRIBAL CULTURAL RESOURCES TO BE APPROPRIATE OR RESPECTFUL AND REQUESTS THAT MATERIALS NOT BE PERMANENTLY CURATED, UNLESS SPECIFICALLY REQUESTED BY THE TRIBE.

IF ARTICULATED OR DISARTICULATED HUMAN REMAINS ARE DISCOVERED DURING CONSTRUCTION ACTIVITIES, THE COUNTY CORONER AND NATIVE AMERICAN HERITAGE COMMISSION SHALL BE CONTACTED IMMEDIATELY. UPON DETERMINATION BY THE COUNTY CORONER THAT THE FIND IS NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION WILL ASSIGN THE MOST LIKELY DESCENDANT(S) WHO WILL WORK WITH THE PROJECT PROPONENT TO DEFINE APPROPRIATE TREATMENT AND DISPOSITION OF THE BURIALS.

FOLLOWING A REVIEW OF THE FIND AND CONSULTATION WITH APPROPRIATE EXPERTS, THE AUTHORITY TO PROCEED MAY BE ACCOMPANIED BY THE ADDITION OF DEVELOPMENT REQUIREMENTS WHICH PROVIDE FOR PROTECTION OF THE SITE AND/OR ADDITIONAL MEASURES NECESSARY TO ADDRESS THE UNIQUE OR SENSITIVE NATURE OF THE SITE. THE TREATMENT RECOMMENDATIONS MADE BY THE CULTURAL RESOURCE SPECIALIST AND THE NATIVE AMERICAN REPRESENTATIVE WILL BE DOCUMENTED IN THE PROJECT RECORD. ANY RECOMMENDATIONS MADE BY THESE EXPERTS THAT ARE NOT IMPLEMENTED, MUST BE DOCUMENTED AND EXPLAINED IN THE PROJECT RECORD. WORK IN THE AREA(S) OF THE CULTURAL RESOURCE DISCOVERY MAY ONLY PROCEED AFTER AUTHORIZATION IS GRANTED BY THE CITY OF WHEATLAND COMMUNITY DEVELOPMENT DEPARTMENT FOLLOWING COORDINATION WITH CULTURAL RESOURCES EXPERTS AND TRIBAL REPRESENTATIVES AS APPROPRIATE.

4.9-1(c) THE FOLLOWING LANGUAGE SHALL BE NOTED ON PROJECT IMPROVEMENT PLANS, SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF WHEATLAND COMMUNITY DEVELOPMENT DEPARTMENT, AND SHALL BE IMPLEMENTED DURING PROJECT CONSTRUCTION:

THE CITY SHALL GIVE UAIC AT LEAST ONE (1) WEEK NOTICE PRIOR TO INITIATING GROUND-DISTURBING ACTIVITIES WITHIN THE MAPPED SENSITIVE AREAS AGREED UPON DURING AB 52 CONSULTATION BETWEEN THE CITY OF WHEATLAND AND THE UAIC (CONFIDENTIAL MAPPED AREAS PROVIDED TO THE CITY). THE PURPOSE OF THE NOTIFICATION WILL BE TO ALLOW UAIC THE OPPORTUNITY TO CONDUCT MONITORING. IN THE EVENT THAT UAIC DOES NOT RESPOND, OR A TRIBAL MONITOR DOES NOT REPORT TO THE JOB SITE AT THE SCHEDULED TIME, CONSTRUCTION ACTIVITIES MAY PROCEED WITHOUT MONITORING, AS LONG AS THE REQUIRED NOTICE WAS PROVIDED AND DOCUMENTED.

TRIBAL MONITORING SHALL BE LIMITED TO TIMES WHEN ACTIVE SOIL DISTURBANCE IS OCCURRING, AND THE MONITORING SHALL BE CURTAILED ONCE AN AREA HAS BEEN DISTURBED (WITH ASSOCIATED TRIBAL MONITORING) TO A DEPTH OF AT LEAST TWO FEET, AND THE TRIBAL MONITOR DETERMINES THERE IS A LOW POTENTIAL FOR TRIBAL CULTURAL RESOURCES TO BE DISCOVERED.

THE TRIBAL MONITOR SHALL HAVE THE AUTHORITY TO TEMPORARILY PAUSE GROUND DISTURBANCE WITHIN 100 FEET OF A DISCOVERY FOR A DURATION LONG ENOUGH TO EXAMINE THE RESOURCE. IF NO RESOURCES ARE IDENTIFIED, THEN CONSTRUCTION ACTIVITIES SHALL PROCEED, AND NO AGENCY NOTIFICATIONS ARE REQUIRED. IN THE EVENT THAT A TRIBAL CULTURAL RESOURCE IS IDENTIFIED, THE TRIBAL MONITOR SHALL FLAG OFF THE DISCOVERY LOCATION AND NOTIFY THE CITY IMMEDIATELY TO COORDINATE REGARDING APPROPRIATE AND RESPECTFUL TREATMENT PURSUANT TO STATE LAW.

THE TRIBAL MONITOR SHALL WEAR APPROPRIATE CONSTRUCTION SAFETY EQUIPMENT INCLUDING STEEL-TOED BOOTS, CONSTRUCTION VEST, AND HARD HAT.

I-1. IN CONJUNCTION WITH SUBMITTAL OF IMPROVEMENTS PLANS FOR THE PUMP STATIONS, THE COMMUNITY DEVELOPMENT DIRECTOR SHALL ENSURE THAT A LANDSCAPE PLAN SHALL BE PREPARED BY A LICENSED LANDSCAPE CONTRACTOR OR ARCHITECT, FOR REVIEW BY THE CITY (PUMP STATION 2) OR THE COUNTY (PUMP STATION 3), WHICH, AT A MINIMUM, SHALL INCLUDE:

- PERIMETER LANDSCAPING FOR SCREENING PURPOSES, WHICH MAY INCLUDE A COMBINATION OF EARTHEN BERM AND LANDSCAPE PLANTINGS SPACED EVENLY ALONG THE PERIMETER;
- LEGEND LISTING THE TYPE, NUMBER, AND SIZE OF PLANT MATERIALS, INDICATING THE PROVIDED NUMBER OF EACH PLANT TYPE;
- TO THE EXTENT FEASIBLE, VEGETATION TYPES SHALL BE SELECTED TO MINIMIZE WATER DEMAND AND MAXIMIZE SCREENING (E.G., EVERGREEN TREES VERSUS DECIDUOUS);
- TREES PLANTINGS ALONG PUMP STATION PERIMETERS FOR SCREENING PURPOSES SHALL INCLUDE A MIX OF 15-GALLON AND 24-GALLON TREES. SHRUBS SHALL BE A MINIMUM 5-GALLON CONTAINER SIZE, AND LIVE GROUNDCOVER PLANTS SHALL COVER BARE GROUND;
- IRRIGATION PLAN;
- TO THE EXTENT FEASIBLE, ABOVE-GROUND STRUCTURES SHALL BE PAINTED OR OTHERWISE SCREENED TO BLEND IN WITH THE SURROUNDING ENVIRONMENT.

FOR CONSTRUCTION
DATE: 10/10/2025

REVISIONS			
MARK	DESCRIPTION	DATE	APPD
1			
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REGISTERED PROFESSIONAL ENGINEER LAURIE M. LOAIZA No. 65951 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF LAURIE M. LOAIZA, RCE 65951 DATE 10/10/2025
DESIGNED BY LML/ERG | DRAWN BY ERG | REVIEWED BY DHS/LML

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WHEATLAND REGIONAL SEWER PIPELINE PROJECT
CITY OF WHEATLAND CALIFORNIA

GENERAL NOTES - 3

PROJECT NUMBER 77-4508
DATE: 10/10/2025
DRAWING NUMBER G.05
SHEET NO: 5 OF 142

Path: T:\Civil 3D Projects\774508 Wheatland Regional Sewer\Dwg\774508 Title Sheet.dwg Layout Name: GENERAL NOTES-3 Plot Date: Oct 10, 2025 at 03:11 pm

FOR REDUCED PLANS, THE ORIGINAL SCALE IS IN INCHES
0 1 2 3

LEGEND

DESCRIPTION OF LINETYPE	PROPOSED	EXISTING
PROPERTY LINE		
SEWER PIPELINE EASEMENT		
EASEMENT		
FLOWLINE		
CENTERLINE/CONTROL LINE		
CHAIN LINK FENCE		
WOOD FENCE		
WIRE FENCE		
WATER MAIN PIPE	W	W
SANITARY SEWER PIPE	SS	SS
STORM DRAIN PIPE		
GAS LINE	G	G
TELEPHONE LINE/CONDUIT	T	T
ELECTRICAL LINE/CONDUIT	E	E
OVERHEAD UTILITY	OHU	OHU

DESCRIPTION OF SYMBOL	PROPOSED	EXISTING
CONCRETE		
ASPHALT CONCRETE		
EDGE GRIND		N/A
ROCK SLOPE PROTECTION		
WATER MAIN GATE VALVE		
WATER MAIN BLOWOFF		
WATER METER	W	W
FIRE HYDRANT		
BACKFLOW PREVENTER	BFP	BFP
SANITARY SEWER MANHOLE		
SANITARY SEWER CLEANOUT		
STORM DRAIN MANHOLE		
STORM DRAIN CURB INLET/CATCH BASIN		
STORM DRAIN DROP INLET (TOP OPENING)		
STORM DRAIN DROP INLET (SIDE OPENING)		
MAILBOX	MB	MB
ROADSIDE SIGN		
STREET LIGHT		
TREE AND DRIP LINE		
SURVEY CONTROL POINT		
JOINT UTILITY POLE	JP	JP
UTILITY POTHOLE (COMPLETED)	PH1	
RAILROAD	N/A	
CROSSWALK		
CROSSWALK (HIGH VISIBILITY)		
WETLANDS		
ACCESS ROAD		
TEMPORARY ACCESS EASEMENT		
TEMPORARY CONSTRUCTION EASEMENT		
TREE TO BE REMOVED		

CONSTRUCTION NOTE DESIGNATIONS

(R1) = ROADWAY AND RELATED ITEMS CONSTRUCTION NOTES.

(D1) = DRAINAGE AND RELATED ITEMS CONSTRUCTION NOTES.

(W1) = WATER AND RELATED ITEMS CONSTRUCTION NOTES.

(S1) = SEWER AND RELATED ITEMS CONSTRUCTION NOTES.

(M1) = MISCELLANEOUS ITEMS CONSTRUCTION NOTES.

(T1) = STRIPING AND RELATED ITEMS CONSTRUCTION NOTES.

(E1) = ENVIRONMENTAL AND RELATED ITEMS CONSTRUCTION NOTES.

ABBREVIATIONS

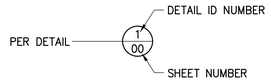
AC	ASPHALT CONCRETE
AB	AGGREGATE BASE
ACP	ASBESTOS CEMENT PIPE
APPROX	APPROXIMATE
A.P.N.	ASSESSORS PARCEL NUMBER
BC	BEGIN CURVE
BFP	BACK FLOW PREVENTER
BFV	BUTTERFLY VALVE
BO	BLOWOFF
BOP	BOTTOM OF PIPE
BRC	BEGIN REVERSE CURVE
BSW	BACK OF SIDEWALK
BWV	BACKWATER VALVE
BVC	BEGIN VERTICAL CURVE
CAV	COMBINATION AIR VALVE
CAVRV	COMBINED AIR VACUUM RELIEF VALVE
CB	CATCH BASIN
C&G	CURB & GUTTER
CI	CAST IRON
CL	CENTERLINE
CLC	CONTROL LINE COORDINATE
CLSM	CONTROLLED LOW STRENGTH MATERIAL
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC	CONCRETE
CP	CONTROL POINT
CR	CURB RETURN
CSP	CORRUGATED STEEL PIPE
CTV	CABLE TELEVISION
CV	CHECK VALVE
CVFCB	CENTRAL VALLEY FLOOD CONTROL BOARD
CVR	COVER
DET.	DETECTOR
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DWY	DRIVEWAY
E	ELECTRICAL, ELECTRICAL CONDUIT
ELEC	ELECTRICAL, ELECTRICAL CONDUIT
EC	END CURVE
EG	EXISTING GRADE
ELEC	ELECTRIC
EL. ELEV	ELEVATION
EP	EDGE OF PAVEMENT
EVC	END VERTICAL CURVE
EX,(E)	EXISTING
FBG	FEET BELOW GRADE
FC	FACE OF CURB
FG	FINISHED GRADE
FL	FLOW LINE
FO	FIBER OPTIC
FM	FORCE MAIN
FS	FINISH SURFACE
FSW	FRONT OF SIDEWALK
G	GAS
GB	GRADE BREAK
G SER	GAS SERVICE
GV	GATE VALVE
HDD	HORIZONTAL DIRECTIONAL DRILL
HDPE	HIGH DENSITY POLYETHYLENE
HP	HIGH POINT
HPG	HIGH PRESSURE GAS
IC	INTERCONNECT
IG	INVERT GRADE
INV	INVERT GRADE
IP	IRON PIPE
JP	JOINT POLE
JT	JOINT TRENCH
LAT	SANITARY SEWER LATERAL
LF	LINEAR FEET
LG	LIP OF GUTTER
LT	LEFT
LVC	LENGTH OF VERTICAL CURVE
MB	MAILBOX
MH	MANHOLE
MIN	MINIMUM
OG	ORIGINAL GROUND
OD	OUTSIDE DIMENSION
OH, OHU	OVERHEAD UTILITY
OHE	OVERHEAD ELECTRIC
PB	PULL BOX
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
PED	PEDESTRIAN
PH	POTHOLE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PVC	POLY VINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
PRV	PRESSURE REDUCING VALVE
PS	PUMP STATION
PS1	PUMP STATION 1
PS2	PUMP STATION 2
PS3	PUMP STATION 3
PS21	PUMP STATION 21
R	RADIUS
R.C.	RELATIVE COMPACTION
RCP	REINFORCED CONCRETE PIPE
RET	RETAINING
RPB	REDUCED PRESSURE BACKFLOW PREVENTER
R&R	REMOVE & REPLACE
RT.	RIGHT
RW	RECLAIMED WATER
R/W, ROW	RIGHT-OF-WAY
S	SLOPE
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SDMH	STORM DRAIN MANHOLE
SL	STREET LIGHT
SMP	SETTLEMENT MONITORING POINT
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
SS LAT	SANITARY SEWER LATERAL
SSMH	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEANOUT
SSFM	SANITARY SEWER FORCE MAIN
STA	STATION
STL	STEEL PIPE
STD	STANDARD
TB	TOP OF BANK
TC	TOP OF CURB
TCE	TEMPORARY CONSTRUCTION EASEMENT
TEL	TELEPHONE
TG	TOP OF GRATE
TOE	TOE OF SLOPE
TOP	TOP OF PIPE
TP	TELEPHONE POLE
TS	TRAFFIC SIGNAL
TW	TOP OF WALL
TYP.	TYPICAL
U	UNDERGROUND UTILITY
UG	UNDERGROUND
UNKN	UNKNOWN
UPC	UNIFORM PLUMBING CODE
UPRR	UNION PACIFIC RAILROAD
UTIL	UTILITY
VC	VERTICAL CURVE
VIF	VERIFY IN FIELD
VLT	VAULT
VAR.	VARIES
W, WTR	WATER, WATER MAIN
WM	WATER MAIN
WS	WATER SERVICE
W SER	WATER SERVICE
WV	WATER VALVE
< PT	ANGLE POINT

POTHOLE TABLE

PH#	APPROX STATION	TYPE OF UTILITY	OWNER	UTILITY SIZE	MATERIAL	DEPTH TO TOP	DEPTH TO BOP
3	1008+50	COMMUNICATIONS	AT&T	2	PLASTIC	72"	78"
4	1008+90	PETROLEUM	KINDER MORGAN CENTURYLINK &	10	STEEL	84"	94"
5	1009+40	COMMUNICATIONS	VERIZON	2	HDPE	42"	56"
6	1010+95	GAS	PG&E	1	PLASTIC	26"	28"
7	1013+75	COMMUNICATIONS	AT&T	4	STEEL	60"	64"
8	1013+76	COMMUNICATIONS	AT&T – NOT FOUND	–	–	–	–
9	1013+90	GAS	PG&E	8	STEEL	41"	49"
10	1013+92	GAS	PG&E	1	PLASTIC	31"	33"
11	1014+25	COMMUNICATIONS	AT&T	4	PLASTIC	25"	29"
12	1018+40	COMMUNICATIONS	AT&T	1	PLASTIC	28"	30"
13	1027+47	GAS	PG&E	2	STEEL	37"	39"
14	1027+48	GAS	PG&E	4	STEEL	28"	32"
15	1027+50	COMMUNICATIONS	AT&T	ENCASED	CONCRETE	8"	52"
16	1030+45	GAS	PG&E	2	STEEL	40"	42"
17	1048+50	GAS	PG&E	2	PLASTIC	66"	68"
18	1062+90	GAS	PG&E	3	STEEL	67"	70"
19	NE OF PS2 POC	GAS	PG&E	3	STEEL	32"	35"
20	2009+00	COMMUNICATIONS	AT&T	4	STEEL	57"	61"
21	3143+25	COMMUNICATIONS	AT&T	2	HDPE	42"	49"
22	3143+75	PETROLEUM	KINDER MORGAN	6	STEEL	58"	64"
23	3161+50	GAS	PG&E	6	STEEL	61"	67"
24	3162+50	COMMUNICATIONS	AT&T	3	STEEL	44"	47"
25	3170+90	COMMUNICATIONS	AT&T	1	PLASTIC	28"	29"
26	3171+00	ELECTRICITY	PG&E	3	PLASTIC	34"	38"
27	3187+40	COMMUNICATIONS	CENTURYLINK	4	PLASTIC	44"	54"
28	3187+40	COMMUNICATIONS	AT&T	2	HDPE	44"	54"
29	3187+90	PETROLEUM	KINDER MORGAN	8	STEEL	31"	39"

DETAIL AND SECTION CALLOUTS

DETAILS:



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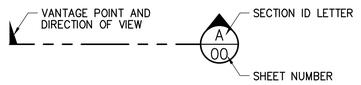

FOR CONSTRUCTION
DATE: 10/10/2025

REVISIONS			
MARK	DESCRIPTION	DATE	APPD
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PREPARED UNDER THE DIRECTION OF LAURIE M. LOAIZA, RCE 65951 — 10/10/2025 DATE
DESIGNED BY: LML/ERG | DRAWN BY: ERG | REVIEWED BY: DHS/LML

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CITY OF WHEATLAND — WHEATLAND REGIONAL SEWER PIPELINE PROJECT — CALIFORNIA

STANDARD ABBREVIATIONS & LEGENDS

PROJECT NUMBER: 77-4508
DATE: 10/10/2025
DRAWING NUMBER: G.07
SHEET NO: 6 OF 142

Path: T:\Civil 3D Projects\774508 Wheatland Regional Sewer\dwg\774508 Title Sheet.dwg Layout Name: ABBREVIATIONS & LEGENDS Plot Date: Oct 10, 2025 at 03:11 pm

FOR REDUCED PLANS, THE ORIGINAL SCALE IS IN INCHES
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Path: T:\Civil 3D Projects\774508 Wheatland Regional Sewer\dwg\774508 Title Sheet.dwg Layout Name: SHEET KEY MAP Plot Date: Oct 10, 2025 at 03:11 pm

LAURIE M. LOAIZA No. 65951 CIVIL REGISTERED PROFESSIONAL ENGINEER STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF
LAURIE M. LOAIZA , RCE 65951 DATE 10/10/2025
DESIGNED BY LML/ERG
DRAWN BY ERG
REVIEWED BY DHS/LML

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WHEATLAND REGIONAL SEWER PIPELINE PROJECT
CITY OF WHEATLAND CALIFORNIA

SHEET LOCATION KEY MAP

REVISIONS			
MARK	DESCRIPTION	DATE	APPD
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PROJECT NUMBER 77-4508
DATE: 10/10/2025
DRAWING NUMBER G.08
SHEET NO: 7 OF 142

FOR REDUCED PLANS, THE 0 1 2 3
ORIGINAL SCALE IS IN INCHES

ORIGINAL PLOT DATE: DATE

PROJECT PLANS FOR :

WHEATLAND REGIONAL SEWER PIPELINE PROJECT

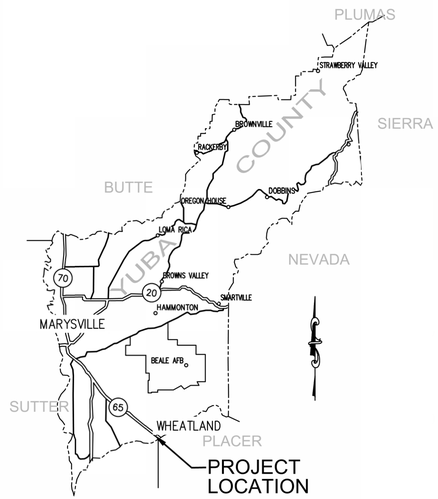
VOLUME 5 - PUMP STATION DRAWINGS

CWSRF PROJECT NO.: C-06-8753-110

BID SET

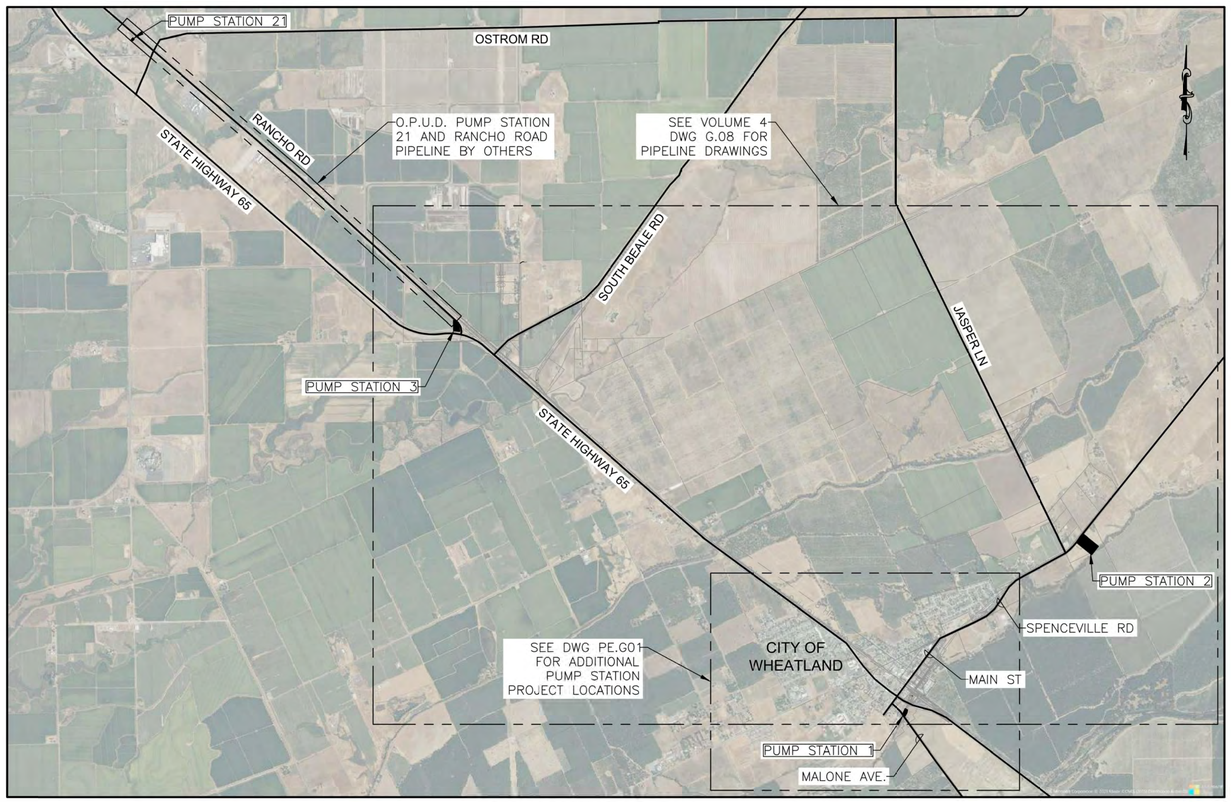
CITY OF WHEATLAND

YUBA COUNTY, CALIFORNIA



LOCATION MAP

NOT TO SCALE



VICINITY MAP

NOT TO SCALE

Funding for this project has been provided in part through an agreement with the State Water Resources Control Board. California's Clean Water State Revolving Fund is capitalized through a variety of funding sources, including grants from the United States Environmental Protection Agency and state bond proceeds. Funding has also been provided in part by the Yuba Water Agency.

The contents of this document do not necessarily reflect the views and policies of the foregoing, nor does mention of trade names or commercial products consitute endorsement or recommendation for use.

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REGISTERED PROFESSIONAL ENGINEER DANIEL RICH No.56565 Exp.3-31-2027 CIVIL STATE OF CALIFORNIA

APPROVED: Daniel Rich 09/05/2025
Daniel Rich, Principal, P.E. DATE

SUBMITTED: 09/05/2025
Joseph DiGiorgio, Project Manager, P.E. DATE

REGISTERED PROFESSIONAL ENGINEER JOSEPH B. DIGIORGIO No.051439 Exp.9-30-2026 CIVIL STATE OF CALIFORNIA

REVISIONS	
MARK	DESCRIPTION
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WDID # _____

CITY OF WHEATLAND
APPROVED DATE 11/04/2025
TERRENCE Y. HILL
PUBLIC WORKS DIRECTOR

CITY OF WHEATLAND
APPROVED DATE 10/31/2025
DANE H. SCHILLING
CITY ENGINEER

WHEATLAND REGIONAL SEWER PIPELINE PROJECT
CITY OF WHEATLAND

PROJECT TITLE, VICINITY MAP AND LOCATION MAP

PROJECT NUMBER

DATE: 11/03/2025

DRAWING NUMBER
G01

SHEET NO.:
1 OF 250

Path: N:\CS_PROJECTS\NEXGEN\19\19036-Wheatland Regional 2019 Study\Wheatland-CoverSheet.dwg Layout Name: G01 Plot Date: Nov 04, 2025 at 09:40 am

ORIGINAL PLOT DATE:
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DRAWING INDEX

SHT NO.	DWG NO.	DRAWING TITLE
		GENERAL
1	G01	PROJECT TITLE, VICINITY MAP AND LOCATION MAP
2	G02	INDEX OF DRAWINGS
3	G03	INDEX OF DRAWINGS, DRAWING NUMBERING SYSTEM AND NOTES
4	G04	ABBREVIATIONS, SYMBOLS, PIPING ABBREVIATIONS AND PIPING SYMBOLS
5	G05	PUMP SYSTEM PROFILE AND DESIGN CRITERIA
6	C01	TYPICAL CIVIL DETAILS 1
7	C02	TYPICAL CIVIL DETAILS 2
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11	C06	TYPICAL CIVIL DETAILS 6
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13	M02	TYPICAL MECHANICAL DETAILS 2
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REGISTERED PROFESSIONAL ENGINEER
DANIEL P. LICH
Daniel P. Lich
NO.56365
Exp.3-31-2027
CIVIL
STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF
09/05/2025
DATE

REVIEWED BY J. DIGIORGIO
DRAWN BY J. AYALA
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NEXGEN

WHEATLAND REGIONAL SEWER
PIPELINE PROJECT
CITY OF WHEATLAND CALIFORNIA

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PROJECT NUMBER
C-06-8753-110
DATE: 11/03/2025
DRAWING NUMBER
G02
SHEET NO.:
2 OF 250

FOR REDUCED PLANS, THE ORIGINAL SCALE IS IN INCHES
0 1 2 3
ORIGINAL PLOT DATE:

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DRAWING NUMBERING SYSTEM

1. THE DRAWINGS ARE PRIMARILY DIVIDED WITH NO PREFIX FOR FOR TYPICAL DETAILS AND GLOBAL INFORMATION SHEETS, AND THEN WITH PX WHERE "X" IS THE PUMP STATION LOCATION.

2. THE DRAWINGS ARE SUBDIVIDED INTO BROAD TRADE SECTIONS AND HAVE THE FOLLOWING PREFIXES TO THEIR NUMBERS ACCORDING TO CATEGORY AND ARE BOUND IN THE FOLLOWING ORDER.
   - G GENERAL
   - C CIVIL
   - D DEMOLITION
   - LS LANDSCAPE
   - S STRUCTURAL
   - M MECHANICAL
   - E ELECTRICAL
   - I INSTRUMENTATION

3. THE DRAWINGS ARE FURTHER SUBDIVIDED BY TWO DIGIT NUMBERS WHERE THE FIRST DIGIT INDICATED THE AREA OR STRUCTURE AND IS APPLICABLE ACROSS THE VARIOUS ABOVE MENTIONED TRADES.

VOLUME 4 NOTES REFERENCES

1. **SEE VOLUME 4, DRAWINGS G.03 - G.06 FOR ADDITIONAL CONSTRUCTION REQUIREMENTS.**
2. **SEE VOLUME 4, DRAWAING G.09 FOR ADDITIONAL INFORMATION REGARDING STAGING AND STORAGE AREAS AT PUMP STATIONS 1 AND 3.**
3. **SEE VOLUME 4, DRAWINGS G.10 AND G.12 FOR SURVEY HORIZONTAL CONTROL AND BASIS OF BEARINGS.**

GENERAL NOTES

1. WORK SHALL BE IN CONFORMANCE WITH THE ENVIRONMENTAL REQUIREMENTS AS OUTLINED IN THE PROJECTS ENVIRONMENTAL DOCUMENTS APPENDED TO THESE CONTRACT DOCUMENTS.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY CONSTRUCTION PERMITS, RIGHTS OF ENTRY, APPROVALS AND LICENSES PRIOR TO BEGINNING CONSTRUCTION.
3. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
4. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE HEALTH AND SAFETY LAWS OF THE STATE OF CALIFORNIA AND CAL/OSHA STANDARDS. THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DEPARTMENT OF INDUSTRIAL RELATIONS, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH {CAL–OSHA) WHEN TRENCH EXCAVATIONS EXCEED 5'–0". CONTACT CAL–OSHA FOR FURTHER INFORMATION (HEALTH AND SAFETY CODE 17922.5).
5. ALL WORKMANSHIP, MATERIALS, AND CONSTRUCTION SHALL CONFORM TO THE PROJECT SPECIFICATIONS, THE LATEST EDITION OF THE CITY OF WHEATLAND IMPROVEMENT STANDARDS, THE LATEST EDITION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, THE LATEST EDITION OF THE YUBA COUNTY IMPROVEMENT STANDARDS, ASTM STANDARDS, AND AWWA STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UNDERSTANDING ALL STANDARDS PERTAINING TO THE PROJECT.
6. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL NOTIFY IN WRITING, RESIDENTS AND BUSINESS ESTABLISHMENTS ALONG THE ROUTE OF THE WORK AT LEAST TEN {10) WORKING DAYS PRIOR TO ROAD CLOSURES AND AT LEAST THREE (3) WORKING DAYS PRIOR TO DISRUPTION OF INGRESS AND EGRESS. THE NOTICE PROVIDED TO THE RESIDENCES OR BUSINESSES SHALL INCLUDE, AT A MINIMUM, SCHEDULE OF LANE OR ROAD CLOSURES AND/OR PARKING RESTRICTIONS WITH ESTIMATED DURATION, ALTERNATE ROUTE OR DETOUR, AND NAME AND TWENTY––FOUR (24) HOUR PHONE NUMBER OF A PRIMARY CONTACT AND BACK–UP CONTACT EMPLOYED BY THE CONTRACTOR.
7. THE CONTRACTOR MUST OBTAIN WRITTEN PERMISSION FROM THE OWNER OF ANY PRIVATELY OWNED PROPERTY PRIOR TO BEGINNING ANY WORK, STORING MATERIALS OR OTHERWISE CONDUCTING ANY OPERATIONS ON SAID PROPERTY. THE WRITTEN APPROVAL FROM THE PROPERTY OWNER MUST BE ON FILE WITH THE CITY BEFORE ANY OPERATIONS WILL BE PERMITTED ON SAID PROPERTY.
8. ANY PUBLIC OR PRIVATE PROPERTY INCLUDING LANDSCAPING, IRRIGATION OR OTHER IMPROVEMENTS WHICH IS DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED IN KIND AT NO ADDITIONAL COST TO THE CITY AND TO THE SATISFACTION OF THE ENGINEER.
9. THE CONTRACTOR IS RESPONSIBLE FOR HAVING A COMPLETE SET OF CONTRACT PLANS AND SPECIFICATIONS, COUNTY PERMITS, SWPPP, AND THE LATEST GOVERNING STANDARD SPECIFICATIONS AT THE PROJECT SITE DURING WORK HOURS.
10. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
11. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL POWER, UTILITIES, AND TEMPORARY FACILITIES THAT ARE NECESSARY TO COMPLETE THE WORK.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECYCLING/DISPOSAL OF ALL BITUMINOUS PAVEMENT, CONCRETE, REINFORCEMENT, AND SPOILS NOT NEEDED FOR BACKFILL PER THE CONTRACT SPECIFICATIONS. MATERIAL DISPOSED OF SHALL BE AT AN APPROVED DISPOSAL FACILITY. ALL EXCESS MATERIAL AND/OR DEBRIS SHALL BE REMOVED UPON COMPLETION OF INSTALLATION.
14. ALL FIELD STAKING AND SITE LAYOUT SHALL BE PERFORMED BY OR UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR OR CIVIL ENGINEER LICENSED IN THE STATE OF CALIFORNIA AT THE EXPENSE OF THE CONTRACTOR. SURVEY CONTROL ESTABLISHED BY THE DESIGN TEAM AND CAD FILES WITH DESIGN LAYOUT WILL BE AVAILABLE TO THE CONTRACTOR'S SURVEYOR FOR CONSTRUCTION STAKING PURPOSES.
15. BACKFILL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS AND THE GEOTECHNICAL REPORT CONTAINED IN THE CONTRACT SPECIFICATIONS.
16. UNLESS OTHER MATERIAL IS NOTED IN SPECIFIC DETAILS OR CIRCUMSTANCES, ALL NUTS, BOLTS, AND WASHERS USED TO SECURE UNDERGROUND FITTINGS SHALL BE STAINLESS STEEL. AFTER INSTALLATION, ALL STEEL HARDWARE SHALL BE COATED WITH A RUST PREVENTATIVE, WRAPPED WITH 8 MIL POLYETHYLENE SHEETING, AND SECURED WITH PVC TAPE.
17. MECHANICAL RESTRAINTS TO BE PROVIDED AT ALL PRESSURE PIPELINE BENDS, WHETHER OR NOT SHOWN ON THE PLANS.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE DUST CONTROL AT ALL TIMES TO THE SATISFACTION OF THE CITY INSPECTOR AND PER THE ENVIRONMENTAL DOCUMENTS APPENDED TO THESE CONTRACT DOCUMENTS.
19. CONTRACTOR SHALL PLAN HIS WORK IN CONFORMANCE WITH THE VARIOUS RESTRICTIONS AND REQUIREMENTS CONTAINED IN THE APPENDICES OF THE VOLUME 1 SPECIFICATIONS.
20. CONTRACTOR SHALL SCHEDULE A PRE–CONSTRUCTION MEETING PRIOR TO CONSTRUCTION. PRE–CONSTRUCTION MEETING SHALL INCLUDE REPRESENTATIVES FROM CITY OF WHEATLAND, PACIFIC GAS AND ELECTRIC AND THE ENGINEER OF RECORD.
21. TO SCHEDULE PUBLIC WORKS INSPECTION IN CITY RIGHT–OF–WAY, CALL (530) 633–8192 AT LEAST TWO WORKING DAYS PRIOR TO INSPECTION, EXCLUDING WEEKENDS AND HOLIDAYS.

EXISTING UTILITY NOTES

1. CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO COMMENCING WORK. CALL UNDERGROUND SERVICE ALERT {USA) AT 811. CONTRACTOR SHALL MAKE THE ENGINEER OF RECORD AWARE OF ANY DISCREPANCIES.
2. EXISTING UNDERGROUND UTILITIES AND STRUCTURES HAVE BEEN LOCATED FROM EVIDENCE ON THE SURFACE OF THE SITE AND FROM AVAILABLE RECORDS. BEFORE COMMENCING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL EXISTING FACILITIES WITHIN THE CONSTRUCTION AREA. THE CONTRACTOR SHALL EXPOSE BURIED STRUCTURES AND UTILITIES AS NEEDED TO VERIFY LOCATIONS AND ELEVATIONS. TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
3. THE CONTRACTOR SHALL NOTE THAT EXISTING UTILITY SERVICES ARE NOT ALL SHOWN ON THE PLANS. IF SHOWN ON THE PLANS, THE CITY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF SUCH MATERIAL OR INFORMATION. CABLE TV LINES, IF PRESENT, ARE SOMETIMES LOCATED IN COMMON TRENCHES WITH OTHER UNDERGROUND UTILITIES. THE CONTRACTOR SHALL INCLUDE THESE CONSIDERATIONS IN HIS ESTIMATE OF WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO CITY OR OTHER UTILITIES CAUSED BY HIS OPERATIONS.
5. OVERHEAD UTILITIES ARE SHOWN WHERE KNOWN HEREIN. CONTRACTOR TO TAKE CARE TO IDENTIFY AND PROTECT DURING CONSTRUCTION.
6. CONTRACTOR SHALL WORK WITH PG&E TO LOCATE ALL PG&E FACILITIES. AT PG&E'S OPTION, PG&E MAY REQUIRE A SPECIAL PG&E INSPECTOR TO OBSERVE ANY WORK WITHIN 3–FEET OF ANY EXISTING PG&E FACILITY. CONTRACTOR SHALL SCHEDULE WORK ACCORDINGLY.
6. NO MECHANICAL EQUIPMENT SHALL BE USED WITHIN TWO (2) FEET OF PG&E GAS TRANSMISSION LINES. EXCAVATION IN THE VICINITY OF PG&E GAS FACILITIES SHALL FOLLOW PG&E UTILITY PROCEDURE TD–4412P–05 "EXCAVATION FOR DAMAGE PREVENTION".

MITIGATION NOTES

1. THE PROJECT CONTRACTOR SHALL ENSURE THAT THE HEAVY–DUTY OFF–ROAD VEHICLES (50 HORSEPOWER OR MORE) TO BE USED IN THE CONSTRUCTION PROJECT, INCLUDING OWNED, LEASED, AND SUBCONTRACTOR VEHICLES, SHALL ACHIEVE A PROJECT–WIDE FLEET AVERAGE NOX REDUCTION OF 42% COMPARED TO THE YEAR 2023 CARB FLEET AVERAGE. THE 42% NOX REDUCTION MAY BE ACHIEVED BY REQUIRING A COMBINATION OF ENGINE TIER 3 OR TIER 4 OFF–ROAD CONSTRUCTION EQUIPMENT OR THE USE OF HYBRID, ELECTRIC, OR ALTERNATIVELY FUELED EQUIPMENT. FOR INSTANCE, THE EMISSIONS PRESENTED IN TABLE 4.2–10 WERE ACHIEVED BY REQUIRING ALL ON–ROAD HEAVY–DUTY HAUL TRUCKS TO BE MODEL YEAR 2010 OR NEWER, AND ALL OFF–ROAD CONSTRUCTION EQUIPMENT USED FOR GRUBBING/LAND CLEARING AND GRADING/EXCAVATION SHALL BE ENGINE TIER 4.
2. OTHER ACCEPTABLE OPTIONS FOR REDUCING EMISSIONS MAY INCLUDE THE USE OF LATE MODEL ENGINES, LOW–EMISSION DIESEL PRODUCTS, ALTERNATIVE FUELS, ENGINE RETROFIT TECHNOLOGY, AFTER–TREATMENT PRODUCTS, AND/OR OTHER OPTIONS AS THEY BECOME AVAILABLE. THE FOLLOWING LINK SHALL BE USED TO CALCULATE COMPLIANCE WITH THIS CONDITION:
   HTTP: //WWW.AIRQUALITY.ORG/BUSINESSES/CEQA–LAND–USE–PLANNING/MITIGATION (CLICK ON THE CURRENT "CONSTRUCTION MITIGATION TOOL" SPREADSHEET UNDER STEP 1).
3. THE CONSTRUCTION MITIGATION TOOL SPREADSHEET SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND VERIFICATION.
4. PORTABLE EQUIPMENT OVER 50 HORSEPOWER MUST HAVE EITHER A VALID DISTRICT PERMIT TO OPERATE (PTO) OR A VALID STATEWIDE PORTABLE EQUIPMENT REGISTRATION PROGRAM (PERP) PLACARD AND STICKER ISSUED BY CARB.

REVISIONS

MARK	DESCRIPTION
1	
2	
3	
4	
5	

REGISTERED PROFESSIONAL ENGINEER
DANIEL P. CH
Daniel P. Ch
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Exp.3-31-2027
CIVIL
STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF
DATE 09/05/2025
REVIEWED BY J. DIGIORGIO
DRAWN BY J. AYALA
DESIGNED BY A. ORTIZ

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WHEATLAND REGIONAL SEWER PIPELINE PROJECT
CITY OF WHEATLAND CALIFORNIA

INDEX OF DRAWINGS, DRAWING NUMBERING SYSTEM AND NOTES

PROJECT NUMBER C-06-8753-110
DATE: 11/03/2025
DRAWING NUMBER G03
SHEET NO.: 3 OF 250

ORIGINAL PLOT DATE:

FOR REDUCED PLANS, THE 0 1 2 3
ORIGINAL SCALE IS IN INCHES

ABBREVIATIONS

AB	ANCHOR BOLT, AGGREGATE BASE	FG	FINISHED GRADE/FLAP GATE	PSI	POUNDS PER SQUARE INCH
ABND	ABANDONED	FH	FIRE HYDRANT	PV	PLUG VALVE
AC	ASPHALT CONCRETE	FPM	FEET PER MINUTE	PVC	POLYVINYL CHLORIDE (PIPE)
ACK	ACKNOWLEDGE	FPS	FEET PER SECOND	PVT	PAVEMENT
ADD	ADDENDUM, ADDITION(AL)	FRP	FIBERGLASS REINFORCED PLASTIC		
ADJ	ADJUSTABLE	FT	FEET, FOOT	R	RISER
AGG	AGGREGATE	FTG	FOOTING	RAD	RADIUS
AHR	ANCHOR	FUT	FUTURE	RBO	REMOVED BY OTHERS (TO BE)
AL	ALUMINUM			RCP	REINFORCED CONCRETE PIPE
ALTN	ALTERNATE	GALV	GALVANIZED	RECOM	RECOMMEND (ATION)
APPROX	APPROXIMATE(LY)	GND	GROUND	RED	REDUCER
ARCH	ARCHITECTURAL	GPD	GALLONS PER DAY	REHAB	REHABILITATE
ARV	AIR RELEASE VALVE	GPM	GALLONS PER MINUTE	REINF	REINFORCE (ING)
AT	ALUMINUM THRESHOLD	GR	GRADE	REM	REMOVABLE
ATM	ATMOSPHERE	GS	GALVANIZED STEEL	REQ	REQUIREMENT (S)
AUTO	AUTOMATIC	GSP	GALVANIZED STEEL PIPE	REQ'D	REQUIRED
AVG	AVERAGE	GTV	GATE VALVE	RMV	REMOVE
AVV	AIR VACUUM VALVE	GTV & B	GATE VALVE AND VALVE BOX	R&R	REMOVE AND RELOCATE (REINSTALL)
AWG	AMERICAN WIRE GAUGE			R&S	REMOVE AND SAVE (SALVAGE)
		HDR	HEADER	RST	REINFORCING STEEL
BC	BEGINNING OF CURVE	HGR	HANGER	RV	RELIEF VALVE
BD	BOARD	HNDRL	HANDRAIL	R/W	RIGHT OF WAY
BF	BLIND FLANGE	HORIZ	HORIZONTAL	R&W	REMOVE AND WASTE
BFP	BACK FLOW PREVENTER	HPV	PLUG VALVE–HIGH PRESSURE SERVICE	RWD	REDWOOD
BLDG	BUILDING	HSB	HIGH STRENGTH BOLT		
BLK	BLOCK	HV	HOSE VALVE, HOSE BIBB	SARV	SEWAGE AIR RELEASE VALVE
BO	BLOW–OFF	HWL	HIGH WATER LEVEL	SAVV	SEWAGE AIR VACUUM VALVE
BOD	BIOCHEMICAL OXYGEN DEMAND			SCAV	SEWAGE COMBINATION AIR VALVE
BOT	BOTTOM	ID	INSIDE DIAMETER	SCS	SUPERVISORY COMPUTER STATION
BFV	BUTTERFLY VALVE	IE	INVERT ELEVATION	SG	SLUICE GATE
BV	BALL VALVE	IF	INSIDE FACE	SH	SHEET
		IN	INCH	SIM	SIMILAR
CAP	CAPACITY	INVT	INVERT	SLG	SLIDE GATE
CAV	COMBINATION AIR VALVE			SMACNA	SHEET METAL AND AIR CONDITIONING CONTRACTORS' NATIONAL ASSOCIATION
CB	CATCH BASIN	JB	JUNCTION BOX		
CC	CENTER TO CENTER	JT	JOINT	SMS	SHEET METAL SCREW
CCSP	CEMENT LINED & COATED STEEL PIPE			SP	STRUCTURAL PLYWOOD
CCV	CUSHIONED SWING CHECK VALVE	MAX	MAXIMUM	SPEC	SPECIFICATIONS
C&G	CURB AND GUTTER	MECH	MECHANICAL	SPRT	SUPPORT
CJ	CONSTRUCTION JOINT	MFR	MANUFACTURER	SQ	SQUARE
CMP	CORRUGATED METAL PIPE	MGD	MILLION GALLONS PER DAY	SR	SHORT RADIUS
CMU	CONCRETE MASONRY UNIT	MGAL	MILLION GALLONS	SST	STAINLESS STEEL
CND	CONDUIT	MH	MANHOLE	STD	STANDARD, STORM DRAIN
CO	CLEANOUT	MIN	MINIMUM, MINUTE	STIFF	STIFFENER
CONC	CONCRETE	MISC	MISCELLANEOUS	STL	STEEL
CONN	CONNECTION	MJ	MECHANICAL JOINT		
CONST	CONSTRUCTION	MTD	MOUNTED	T&B	TOP AND BOTTOM
COTG	CLEANOUT TO GRADE			TB	THRUST BLOCK
CPL	CONCRETE PROTECTIVE LINER	NFYD	NON FREEZE YARD DRAIN	TBA	TO BE ABANDONED
CPLG	COUPLING	NFYH	NON FREEZE YARD HYDRANT	TOC	TOP OF CONCRETE
CT	CONSTANT TORQUE	NG	NATURAL GAS	TOW	TOP OF WALL
CTR	CENTER	NIC	NOT IN CONTRACT	TOS	TOP OF STEEL
CV	CHECK VALVE	NTS	NOT TO SCALE	TYP	TYPICAL
DET	DETAIL	OC	ON CENTER	UGND	UNDERGROUND
DIA	DIAMETER	OD	OUTSIDE DIAMETER	UNO	UNLESS NOTED OTHERWISE
DIP	DUCTILE IRON PIPE	OF	OUTSIDE FACE	U/P	UTILITY POLE
DN	DOWN	OI	OPERATOR INTERFACE		
DWG	DRAWING	OPER	OPERATOR (ING)	V	VALVE, VENT, VOLTS
		OPNG	OPENING	VAR	VARIES (ABLE)
(E)	EXISTING	OPP	OPPOSITE	VB	VALVE BOX, VACUUM BREAKER
EA	EACH			VERT	VERTICAL
EC	END OF CURVE	PAC	POLYALUMINUM CHLORIDE	VFD	VARIABLE FRQUENCY DRIVE
EF	EACH FACE	PB	PULL BOX	VT	VARIABLE TORQUE
EFL	EFFLUENT	PBV	PLASTIC BALL VALVE		
EJ	EXPANSION JOINT	PCV	PLASTIC CHECK VALVE	W/	WITH
EL	ELEVATION	PG	PRESSURE GAUGE	W/O	WITHOUT
ELEC	ELECTRIC(AL)	PI	POINT OF INTERSECTION	WP	WATER PROOF
EP	EDGE OF PAVEMENT	PL	PLACES, PLATE, PROPERTY LINE	WS	WATER SURFACE
EQPT	EQUIPMENT	PLC	PROGRAMMABLE LOGIC CONTROLLER	WSEL	WATER SURFACE ELEVATION
EW	EACH WAY	PP	POWER POLE, PIPE PENETRATION	WSTP	WATERSTOP
EXIST	EXISTING	PPLN	PIPELINE	WWF	WELDED WIRE FABRIC
EXT	EXTERIOR	PREFAB	PREFABRICATED		
		PRESS	PRESSURE	XFMR	TRANSFORMER
(F)	FUTURE	PRFV	PRESSURE RELIEF VALVE		
FCA	FLANGE COUPLER ADAPTOR	PRV	PRESSURE REGULATING (REDUCING) VALVE	YCO	YARD CLEANOUT
FCS	FIELD CONTROL STATION	PS	PRESSURE SWITCH, PIPE SUPPORT		
FF	FINISHED FLOOR	PSF	POUNDS PER SQUARE FOOT		

SYMBOLS

- A / P1.M20 — SECTION IDENTIFICATION LETTER; SHEET OR DRAWING NUMBER WHERE SECTION APPEARS
- A / P1.M21 — DETAIL IDENTIFICATION LETTER; SHEET OR DRAWING NUMBER WHERE DETAIL IS TAKEN OR APPEARS
- M105 / TYP — DETAIL IDENTIFICATION NUMBER; SEE TYPICAL DETAIL SHEETS
- NEW FACILITIES
- EXISTING FACILITIES
- x — NEW FENCE
- x — EXISTING FENCE
- 54 — NEW CONTOUR
- 54 — EXISTING CONTOUR
- NEW EMBANKMENT
- EXISTING EMBANKMENT
- EXISTING PIPE OR STRUCTURE TO BE ABANDONED OR REMOVED
- 16.0 — NEW SPOT ELEVATION
- 27.0 — EXISTING SPOT ELEVATION
- 12" — TREE & TRUNK DIAMETER
- 12" — TREE TO BE REMOVED
- NEW MANHOLE & PIPELINE
- EXISTING MANHOLE & PIPELINE
- 600'~48" — HORIZONTAL LENGTH AND SIZE OF NEW PIPE
- 14+50 / 5+12 — INVERT ELEVATION (PROFILE); NEW MANHOLE STATION
- S=.0003 — SLOPE OF NEW PIPE (PROFILE)
- NEW POWER POLE
- EXISTING POWER POLE
- E — EXISTING UNDERGROUND CABLE
- OH — OVERHEAD ELECTRICAL
- OH — EXISTING OVERHEAD ELECTRICAL
- ORNAMENTAL FENCE
- x — CHAINLINK FENCE
- TEMPORARY EXLUSION FENCE

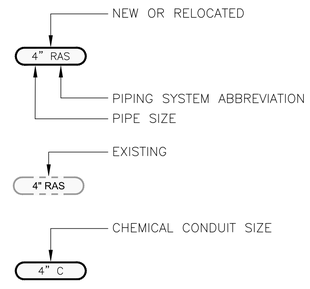
PIPING SYMBOLS

- AIR RELEASE VALVE; AIR & VACUUM VALVE COMBINATION AIR VALVE
- GATE VALVE
- CHECK VALVE
- SPLIT DISK CHECK VALVE
- SOLENOID VALVE
- PRESSURE REDUCING VALVE
- BACK–FLOW PREVENTER
- DIAPHRAGM VALVE
- PRESSURE RELIEF VALVE
- PLUG VALVE (SEAT SIDE BLACK)
- BALL VALVE
- GLOBE VALVE
- ANGLE VALVE
- BUTTERFLY VALVE
- UNION
- REDUCER
- STRAINER
- CLEANOUT
- PRESSURE GAUGE OR SWITCH
- HOSE VALVE
- FIRE OR WHARF HYDRANT
- MECHANICAL JOINT OR BELL & SPIGOT FITTING
- FLANGED FITTING
- FLANGED COUPLING ADAPTER
- FLEXIBLE COUPLING
- GROOVED COUPLING

HATCHING LEGEND

- NEW AGGREGATE BASE
- NEW CONCRETE
- NEW ASPHALT PAVING
- GRATE
- HATCH
- ENGINEERED FILL
- SUBGRADE
- CRUSHED ROCK
- GROUT
- EXISTING CONCRETE
- EXISTING ASPHALT PAVING
- EXISTING AGGREGATE BASE

PIPING IDENTIFICATION SYSTEM



(2) 1/2" SNC
(1) SPARE CONDUIT

NOTE:
SEE PIPING ABBREVIATIONS BELOW. SEE SPECIFICATIONS FOR PIPE MATERIAL NOT NOTED ON THE DRAWINGS.

PIPING SYSTEM ABBREVIATIONS

C	CONDUIT
CLS	CHLORINE SOLUTION
CNS	CALCIUM NITRATE SOLUTION
D	DRAIN
FA	FOUL AIR
FM	FORCE MAIN
G	GAS
HP	HIGH PRESSURE
OF	OVER FLOW
RS	RAW SEWAGE
SS	SANITARY SEWER
SMP	SAMPLE
STD	STORM DRAIN
V	VENT
WP	POTABLE WATER
WN	NON–POTABLE WATER

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WHEATLAND REGIONAL SEWER PIPELINE PROJECT
CITY OF WHEATLAND CALIFORNIA

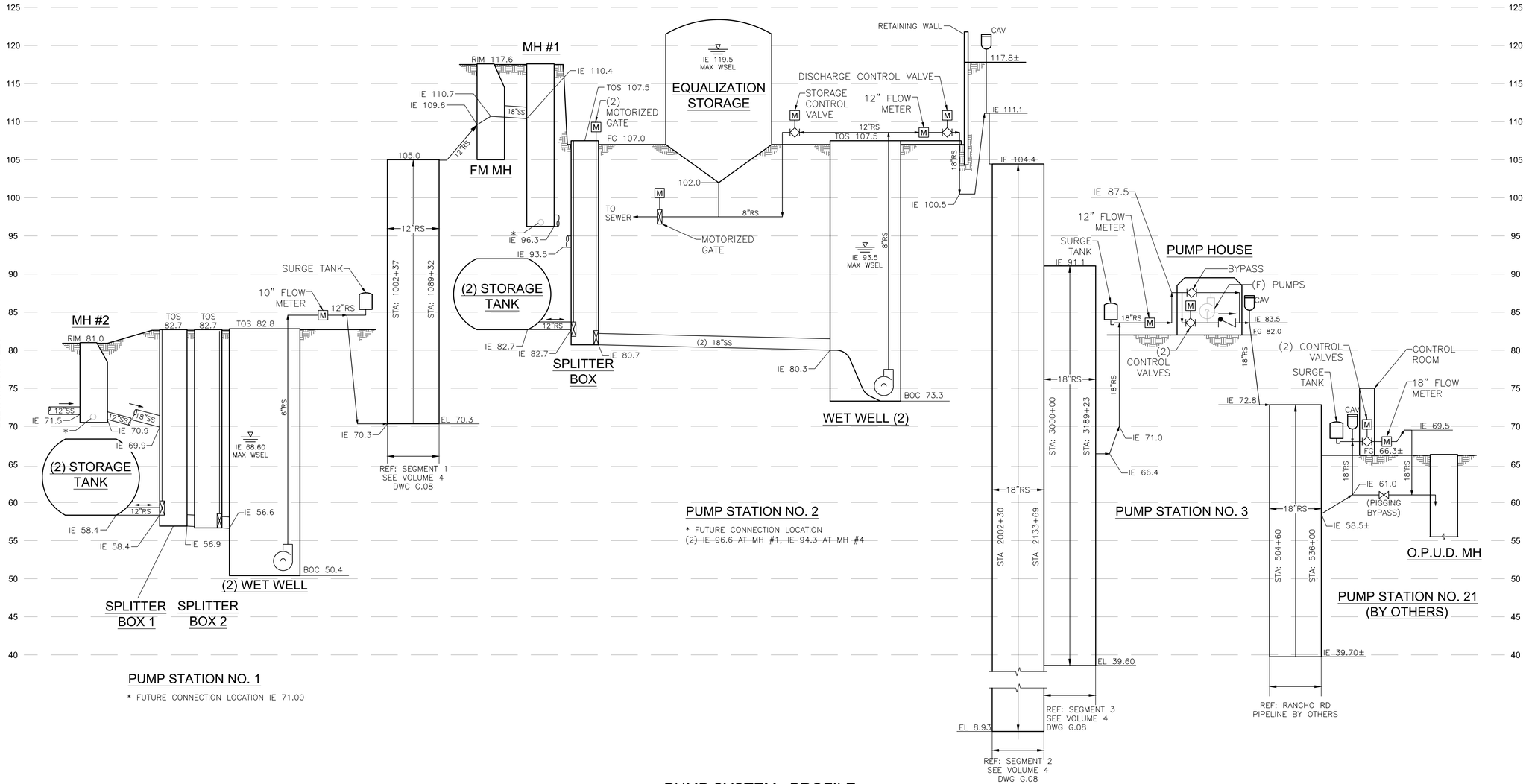
ABBREVIATIONS, SYMBOLS, PIPING ABBREVIATIONS AND PIPING SYMBOLS

REVISIONS	
MARK	DESCRIPTION
1	
2	
3	
4	
5	

PROJECT NUMBER
C-06-8753-110
DATE: 11/03/2025
DRAWING NUMBER
G04
SHEET NO.:
4 OF 250

FOR REDUCED PLANS, THE ORIGINAL SCALE IS IN INCHES
0 1 2 3
ORIGINAL PLOT DATE:

ELEVATION IN FEET



PUMP SYSTEM PROFILE

PUMP STATION NO.1

	INITIAL	DESIGN
ADWF (GPD)	450,000	750,000
PEAK HOUR (GPM)	1,080	1,680
TYPICAL OPERATING FLOWS (GPM)	520	520
FLUSHING FLOW (GPM)	980	980
NUMBER OF PUMPS	4	4
SIZE (HP, EACH PUMP)	65	65
CAPACITY (GPM, EACH PUMP)	--	850
PEAK HOUR TDH (FEET)	95	150
GENERATOR SIZE (KW)	300	300
FUEL TYPE	NATURAL GAS	NATURAL GAS
SEWER STORAGE TANKS (NO.)	2	2
SEWER STORAGE TANKS SIZE (GALLONS)	20,000	20,000
SURGE TANK SIZE (GALLONS)	250	250

PUMP STATION NO.2

	INITIAL	DESIGN
ADWF (GPD)	450,000	1,600,000
PEAK HOUR (GPM)	1,080	3,080
TYPICAL OPERATION FLOWS (GPM)	1,020	1,020
FLUSHING FLOW (GPM)	2,140	2,140
NUMBER OF PUMPS	6	6
SIZE (HP, EACH PUMP)	65	65
CAPACITY (GPM, EACH PUMP)	--	650
PEAK HOUR THD (FEET)	105	160
GENERATOR SIZE (KW)	2 x 300	2 x 300
FUEL TYPE	NATURAL GAS	NATURAL GAS
SEWER STORAGE TANKS (NO.)	2	2
SEWER STORAGE TANKS SIZE (GALLONS)	20,000	20,000
EQUALIZATION TANKS (NO.)	1	3
EQUALIZATION TANKS SIZE (GALLONS, EA)	400,000	400,000

PUMP STATION NO.3

	INITIAL	DESIGN
ADWF (GPD)	450,000	1,600,000
PEAK HOUR (GPM)	--	3,080
TYPICAL OPERATING FLOWS (GPM)	1,020	1,020
FLUSHING FLOW (GPM)	2,140	2,140
NUMBER OF PUMPS	0	4
SIZE (HP, EACH PUMP)	–	40
CAPACITY (GPM, EACH PUMP)	–	1,030
PEAK HOUR THD (FEET)	–	65
GENERATOR SIZE (KW)	100	300
FUEL TYPE	DIESEL	TBD
FUEL TANK SIZE (GALLONS)	394	TBD
SURGE TANK SIZE (GALLONS)	1,000	1,000

*IF PUMPING TO OPUD PS21

SEE VOLUME 4, DRAWINGS G.13 AND G.14 FOR PIPELINE HYDRAULIC GRADE LINES UNDER OPERATING CONDITIONS

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CITY OF WHEATLAND CALIFORNIA

PUMP SYSTEM PROFILE AND DESIGN CRITERIA

REVISIONS	
MARK	DESCRIPTION
1	
2	
3	
4	
5	

PROJECT NUMBER C-06-8753-110
DATE: 11/03/2025
DRAWING NUMBER G05
SHEET NO.: 5 OF 250