

CALIFORNIA WATER COMMISSION

715 P STREET, P.O. BOX 942836
SACRAMENTO, CA 94236-0001
(916) 902-7328



Matthew Swanson
Chair
September 26, 2022

Fern Steiner
Vice-Chair

Samantha Arthur
Member

Michael Borkoski, Realty Office
US Fish and Wildlife Service
Sacramento Fish and Wildlife Office
2800 Cottage Way, Room W-2605
Sacramento, CA 95825

Daniel Curtin
Member

Kimberly Gallagher
Member

Alexandre Makler
Member

Craig Isola
Sacramento NWR
United States Fish and Wildlife Service
752 County Road 99W
Willows, CA 95988

Sandra Matsumoto
Member

Jose Solorio
Member

Subject: DWR Parcel No. YBSH-129, APNs 033-011-004, and -015
DWR Parcel No. YBSH-130, APN 042-260-024
DWR Parcel No. YBSH-139, APN 042-270-017 (portion)
DWR Parcel No. YBSH-148, APNs 033-220-052, and -054 (portions)
DWR Parcel No. YBSH-155, APNs 033-220-060, and -067
DWR Parcel No. YBSH-159, APN 033-220-068
DWR Parcel No. YBSH-172, APN 033-440-002
Notice of Intent to Consider Adopting a Resolution of Necessity to Acquire
Certain Real Property or Interest in Real Property by Eminent Domain for the
Yolo Bypass Salmonid Habitat Restoration and Fish Passage Project

Dear Michael and Craig:

This letter serves as notice that the California Water Commission (Commission) at its October 19, 2022 Commission Meeting will consider adopting a Resolution of Necessity (Resolution) to acquire an easement on the above – referenced property by eminent domain. You are being notified as the holder of the conservation easement on this property, pursuant to the California Code of Civil Procedure (CCP) Sections 1245.235 and 1240.055.

You have the right to appear and be heard on the matters referred to in CCP Sections 1240.030 and 1240.510. If you choose to attend and be heard at the Commission Meeting, CCP Section 1245.235(b)(3) requires that you submit your intention to be heard in writing to the Commission within 15 days from the date of this Notice.

Comments will be limited to five (5) minutes for holders of a property interest, consistent with the Commission's standard practices. The Commission will also consider any written comments you may wish to submit prior to the meeting, pursuant to this Notice. Please submit any written comments at least 3 three business days prior to the Meeting, to allow sufficient time to circulate to the Commissioners for their review.

Please send any written comments to:

Holly Geneva Stout, Esq.
California Water Commission
P.O. Box 942836
Sacramento, CA 94236-0001
Email: cwc@water.ca.gov

The CCP provides procedures for public agencies to acquire private property for public use. It requires that every agency, which intends to condemn property, notify the owners of its intention to condemn.

Section 1240.030 of the CCP provides that the power of eminent domain may be exercised to acquire property for a proposed project if the following conditions are established:

- (1) The public interest and necessity require the proposed project; and
- (2) The proposed project is planned and located in a manner that will be most compatible with the greatest public good and the least private injury; and
- (3) This property is necessary for the project.

Section 1245.230 of the CCP further requires that the offer required by Government Code Section 7267.2 has been made to the owner of record. Written offers were sent to the addresses for each these properties that appear on the County's records as shown below. DWR will be presenting on the above listed conditions.

May 27, 2022; DWR Parcel No. YBSH-129, APNs 033-011-004, and -015

June 16, 2022; DWR Parcel No. YBSH-130, APN 042-260-024

January 24, 2022; DWR Parcel No. YBSH-139, APN 042-270-017

April 21, 2022; DWR Parcel No. YBSH-148, APN 033-220-054 (portion)

June 7, 2022; DWR Parcel No. YBSH-158, APNs 033-220-060, and -067

June 30, 2022 (revised notice); DWR Parcel No. YBSH-159, APN 033-220-068

June 15, 2022; DWR Parcel No. YBSH-172, APN 033-440-002

Additionally, pursuant to CCP § 1240.055, notices were sent to the USFWS as the holder of conservation easements on the properties on the same dates that offers were made.

The Commission will consider if the above findings concerning this property have been met and, if so, decide whether to adopt a Resolution. Pursuant to CCP Section

1245.210(h), the Commission is the governing body for Resolutions of Necessity for the Department of Water Resources. The Commission Meeting is scheduled to take place as follows:

California Water Commission – October 19, 2022, Commission Meeting

Date: October 19, 2022

Time: 9:30 am

Location: State of California, Resources Building
715 P St., First Floor Auditorium
Sacramento, CA 95814

Online: link below

<https://us02web.zoom.us/j/83534702265?pwd=T2VHc0FsNFMwSXhFNWhjK2FhSWJtdz09>

A Resolution, if adopted, will constitute authorization for the Department of Water Resources (DWR) to acquire the property, or property interest therein, by commencing an eminent domain proceeding. All issues related to the just compensation for the acquisition of the subject property(ies) will be resolved either through continuing negotiations or through an eminent domain proceeding.

A description of the required property that is the subject of this Resolution is attached to this Notice. Also attached is a copy of the Commission's Procedures for Resolutions of Necessity and Eminent Domain, as of February 20, 2013.

DWR proposes to acquire 860.4 acres of easements over all or portions of the following Yolo County Assessor's Parcel Nos. (APNs) through the exercise of the power of eminent domain for the Yolo Bypass Salmonid Habitat Restoration and Fish Passage Project (please refer to enclosed Exhibit Map which depicts which APNs and any portions thereof that are subject to an USFWS conservation easement):

DWR Parcel No. YBSH-129, APNs 033-011-004, and -015, 140124.4 acres

DWR Parcel No. YBSH-130, APN 042-260-024, 158± acres

DWR Parcel No. YBSH-139, APN 042-270-017 (portion), 103± acres

DWR Parcel No. YBSH-148, APNs 033-220-052, & -054 (portions), 124.4± acres

DWR Parcel No. YBSH-155, APNs 033-220-060, and -067, 100± acres

DWR Parcel No. YBSH-159, APN 033-220-068, 44 ± acres

DWR Parcel No. YBSH-172, APN 033-440-002, 191± acres

The property rights to be acquired are flowage easements for fish passage:

If you have any questions regarding this eminent domain proceeding, please contact Linus A. Paulus, Manager, Acquisition and Appraisal Section, Division of Engineering, DWR, at (916) 902-7384, or at linus.paulus@water.ca.gov. If you have questions

regarding the Commission meeting or its logistics, please contact Holly Stout, Attorney, California Water Commission, at (916) 902-7098, or holly.stout@water.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Joe Yun", with a long horizontal flourish extending to the right.

Joe Yun
Executive Officer, California Water Commission

Attachments: Property Description(s)
CWC Procedures for Resolutions of Necessity and Eminent Domain

STATE OF CALIFORNIA
THE RESOURCES AGENCY
DEPARTMENT OF WATER RESOURCES
DIVISION OF ENGINEERING - GEODETIC BRANCH

YBSH-129, 130, 139, 148, 155, 159, & 172
APN: 033-011-004, 015, 033-220-054, 060, 067,
068, 033-440-002, 042-260-024, 042-270-017

PROPOSED ACQUISITION
SHEET 1 OF 2

CONFIDENTIAL - NOT FOR PUBLIC DISTRIBUTION

- PROJECT FOOTPRINT
- PROPOSED ACQUISITION
- CONS. ESMT. 1996-0021259
- CONS. ESMT. 1998-0024904
- CONS. ESMT. 1998-0025764
- CONS. ESMT. 1999-0011525
- CONS. ESMT. 2006-0001322

OWNERSHIP: VARIOUS
OWNERSHIP (EASEMENT): UNITED STATES FISH & WILDLIFE SERVICE
APN: 033-011-004, 015, 033-220-054, 060, 067, 068, 033-440-002, 042-260-024, 042-270-017

DWR PARCEL NO.: YBSH-129, 130, 139, 148, 155, 159, & 172
FIELD DIVISION: DELTA
DWR PROJECT: YOLO BYPASS SALMONID HABITAT RESTORATION AND FISH PASSAGE PROJECT

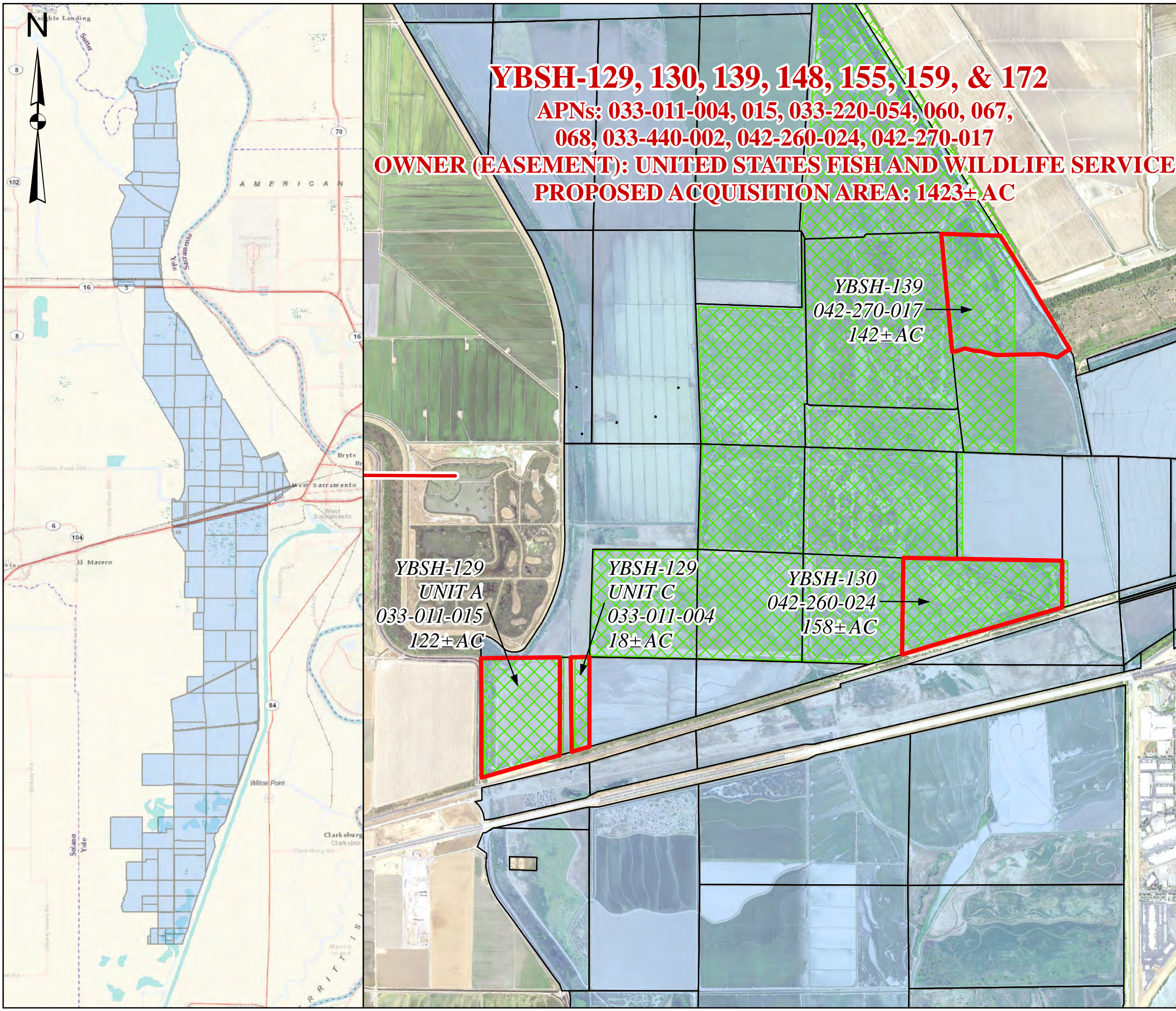
COUNTY: YOLO
PROPOSED ACQUISITION AREA: 1423 AC
PROPOSED ACQUISITION TYPE: FLOWAGE EASEMENT

ADDRESS 1: United States Fish & Wildlife Service
Sacramento Fish & Wildlife Office
Mr. Michael Barkoski, Realty Office
2800 Cottage Way, Room W-2605
Sacramento, CA 95825

ADDRESS 2: United States Fish & Wildlife Service
Sacramento NWR
Mr. Craig Isola
752 County Road 99W
Willows, CA 95988

Note: Information shown on this map is compiled from numerous sources and may not be complete or accurate. This includes Assessor parcel lines, numbers, and ownership information provided by Yolo County.

DWR makes no claims, representations, or warranties (express or implied) concerning the validity, reliability, or accuracy of the GIS data contained herein. All areas shown are approximations based on GIS calculations. Each user is responsible for determining its suitability for his or her intended use or purpose. This exhibit does not represent a survey and is for informational purposes only.



YBSH-129, 130, 139, 148, 155, 159, & 172

APNs: 033-011-004, 015, 033-220-054, 060, 067,
068, 033-440-002, 042-260-024, 042-270-017

OWNER (EASEMENT): UNITED STATES FISH AND WILDLIFE SERVICE
PROPOSED ACQUISITION AREA: 1423± AC

YBSH-139
042-270-017
142± AC








YBSH-129
UNIT A
033-011-015
122± AC

YBSH-129
UNIT C
033-011-004
18± AC

YBSH-130
042-260-024
158± AC

STATE OF CALIFORNIA
 THE RESOURCES AGENCY
DEPARTMENT OF WATER RESOURCES
 DIVISION OF ENGINEERING - GEODETIC BRANCH
YBSH-129, 130, 139, 148, 155, 159, & 172
APN: 033-011-004, 015, 033-220-054, 060, 067,
068, 033-440-002, 042-260-024, 042-270-017
PROPOSED ACQUISITION
SHEET 2 OF 2

CONFIDENTIAL - NOT FOR PUBLIC DISTRIBUTION

- | | | | |
|---|--------------------------|---|--------------------------|
|  | PROJECT FOOTPRINT |  | PROPOSED ACQUISITION |
|  | CONS. ESMT. 1996-0021259 |  | CONS. ESMT. 1998-0024904 |
|  | CONS. ESMT. 1998-0025764 |  | CONS. ESMT. 1999-0011525 |
|  | CONS. ESMT. 2006-0001322 | | |

OWNERSHIP: VARIOUS
OWNERSHIP (EASEMENT): UNITED STATES FISH & WILDLIFE SERVICE
APN: 033-011-004, 015, 033-220-054, 060, 067, 068, 033-440-002, 042-260-024, 042-270-017
DWR PARCEL NO.: YBSH-129, 130, 139, 148, 155, 159, & 172
FIELD DIVISION: DELTA
DWR PROJECT: YOLO BYPASS SALMONID HABITAT RESTORATION AND FISH PASSAGE PROJECT
COUNTY: YOLO
PROPOSED ACQUISITION AREA: 1423 AC
PROPOSED ACQUISITION TYPE: FLOWAGE EASEMENT
ADDRESS 1: United States Fish & Wildlife Service
 Sacramento Fish & Wildlife Office
 Mr. Michael Barkoski, Realty Office
 2800 Cottage Way, Room W-2605
 Sacramento, CA 95825
ADDRESS 2: United States Fish & Wildlife Service
 Sacramento NWR
 Mr. Craig Isola
 752 County Road 99W
 Willows, CA 95988

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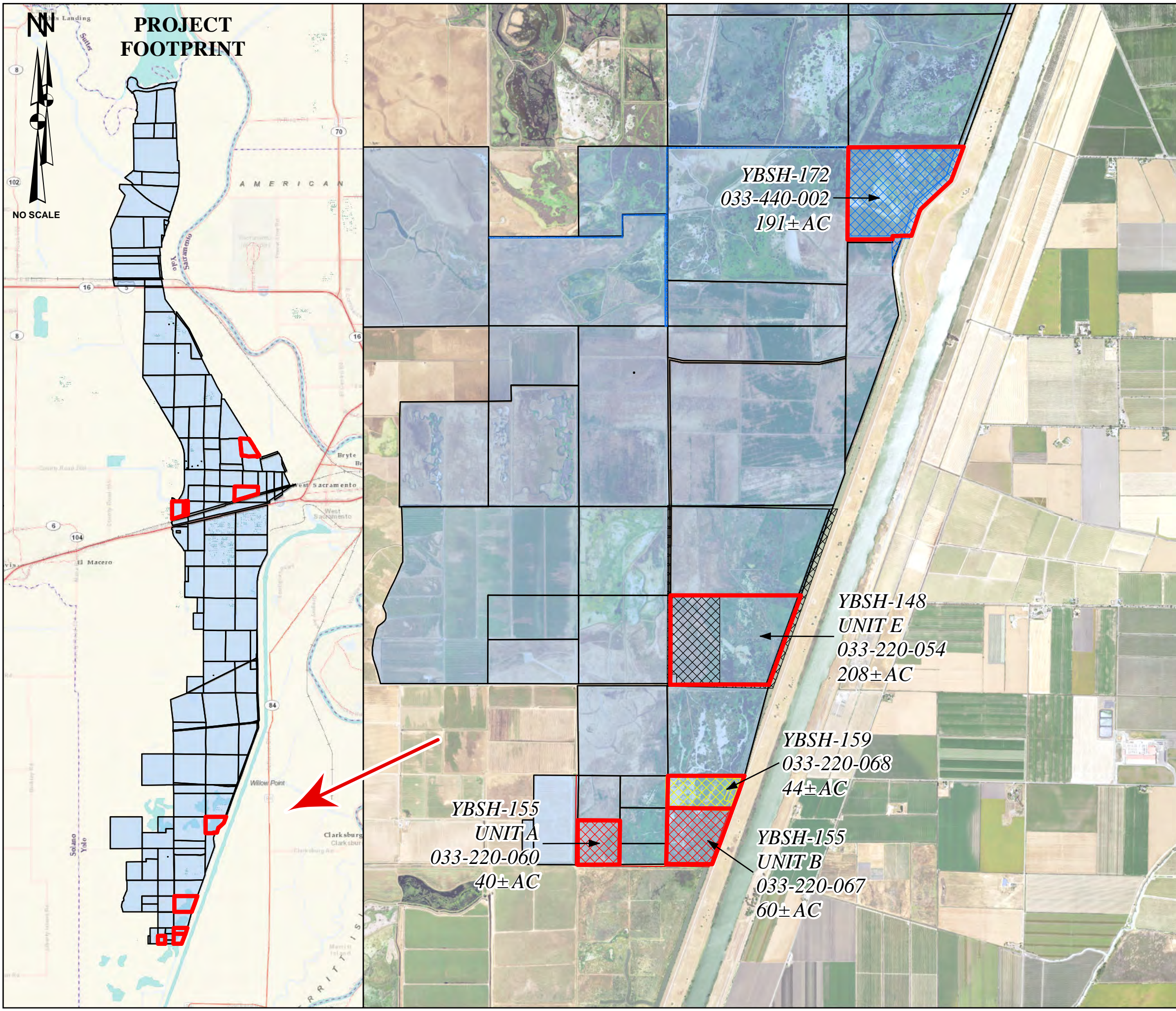


EXHIBIT "A"

All that real property situated in Section 3, Township 8 North, Range 3 East, MDM, in the County of Yolo, State of California, described as follows:

YBSH-129

UNIT A

PARCEL "A" OF GRANT DEED DOC-2020-0029970 O.R.
122 ACRES, MORE OR LESS
APN 033-011-015

UNIT B

PARCEL "B" OF GRANT DEED DOC-2020-0029970 O.R.
10 ACRES, MORE OR LESS
APN 033-011-007

UNIT C

PARCEL "C" OF GRANT DEED DOC-2020-0029970 O.R.
18 ACRES, MORE OR LESS
APN 033-011-004

As shown on EXHIBIT "B" attached hereto.

KRISTOPHER KLIMA, PLS

YBSH-129 FLOWAGE EASEMENT

WS2 RANCH LLC

GD: OR 2020-0029970
REC. SEPTEMBER 14, 2020

UNIT B
(No CE on this parcel)
033-011-007 (15 AC +/-)

UNIT C
033-011-004
(18 AC +/-)

UNIT A
033-011-015
(122 AC +/-)

SOUTHERN PACIFIC RAILROAD



TO DAVIS



NO SCALE

SECTION 3
T.8 N, R.3 E. M.D.M.
YOLO COUNTY

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YOLO BYPASS SALMONID HABITAT AND FISH RESTORATION PROGRAM
BIG NOTCH PROJECT - PHASE 3 PARCELS
FLOWAGE EASEMENT EXHIBIT "B"

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STATE OF CALIFORNIA
THE RESOURCES AGENCY
DEPARTMENT OF WATER RESOURCES
DIVISION OF ENGINEERING - GEOMATICS BRANCH

07/21/2022

EXHIBIT "A"

YBSH-130

All that real property situated in a portion of Section 36, Township 9 North, Range 3 East, MDM, in the unincorporated area of the County of Yolo, State of California, described as follows:

All of that parcel of land as described in that Grant Deed DOC-2007-0016234, recorded May 2, 2007, Official Records of Said County.

As shown on EXHIBIT "B" attached hereto.

Containing 158.10 acres, more or less.

KRISTOPHER KLIMA, PLS

**YBSH-130
FLOWAGE EASEMENT
CHRISTOPHER S HUNTINGTON and
RAE ANNE HUNTINGTON TRUST,
HILLTOWN PACKING CO., INC.**



**042-260-024
2007 OR 0016234
REC. MAY 2, 2007
(158 AC +/-)**

042-260-021

042-260-028

042-260-007

033-560-002



TULE CANAL

INDUSTRIAL BLVD

**PORTION OF SECTION
36 T.9 N, R.3 E. M.D.M.
YOLO COUNTY**

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07/21/2022

**YOLO BYPASS SALMONID HABITAT AND FISH RESTORATION PROGRAM
BIG NOTCH PROJECT - PHASE 3 PARCELS**

STATE OF CALIFORNIA
THE RESOURCES AGENCY

FLOWAGE EASEMENT EXHIBIT "B"

DEPARTMENT OF WATER RESOURCES

This exhibit does not represent a survey and is for informational purposes only.

DIVISION OF ENGINEERING - GEOMATICS BRANCH

EXHIBIT "A"

YBSH-139

All that real property situated in a portion of Section 25, Township 9 North, Range 3 East, MDM, in the unincorporated area of the County of Yolo, State of California, described as follows:

All of that parcel of land as described in that Grant Deed 2008-0008520, recorded March 21, 2008, Official Records of Said County.

As shown on EXHIBIT "B" attached hereto.

Containing 142.09 acres, more or less.

KRISTOPHER KLIMA, PLS

**YBSH-139
FLOWAGE EASEMENT
RAY THOMPSON & DELLA THOMPSON (25%)
DAN THOMPSON (25%)
RICHARD P GAINES (25%)
PHILIP J GAINES (25%)**

Only 103± acres of this parcel
are subject to USFWS CE

**042-270-017
GRANT DEED 2008-0008520
142 AC. +/-**

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**PORTION OF SECTION 25,
T.9 N, R.3 E., M.D.M.,
COUNTY OF YOLO**

**YOLO BYPASS SALMONID HABITAT AND FISH RESTORATION PROGRAM
BIG NOTCH PROJECT - PHASE 3 PARCELS**

FLOWAGE EASEMENT EXHIBIT "B"

This exhibit does not represent a survey and is for informational purposes only.

STATE OF CALIFORNIA
THE RESOURCES AGENCY

DEPARTMENT OF WATER RESOURCES

DIVISION OF ENGINEERING - GEOMATICS BRANCH

07/22/2022

EXHIBIT "A"

All that real property situated in portions of Sections 26, 27, 33, 34 and 35, Township 7 North, Range 3 East, a portion of Section 3, Township 6 North, Range 3 East, MDM, in the unincorporated area of the County of Yolo, State of California, described as follows:

YBSH-148

UNIT A

A portion of Parcel 1 per DEED 2019-0001933
160 ACRES, MORE OR LESS
APN 033-440-006

UNIT B

A portion of Parcel 1, all of Parcels 2, 3 and 4 per DEED 2019-0001933
138 ACRES, MORE OR LESS
APN 033-450-001

UNIT C

A portion of Parcel 1 per DEED 2019-0001933
320 ACRES, MORE OR LESS
APN 033-190-010

UNIT D

A portion of Parcel 1 per DEED 2019-0001933
624 ACRES, MORE OR LESS
APN 033-450-002

UNIT E

A portion of Parcel 1 per DEED 2000-0005643
208 ACRES, MORE OR LESS
APN 033-220-054

UNIT F

A portion of Parcel 1 per DEED 2000-0005643
276 ACRES, MORE OR LESS
APN 033-220-052

As shown on EXHIBIT "B" attached hereto.

KRISTOPHER KLIMA, PLS

YBSH-148 FLOWAGE EASEMENT EIP CALIFORNIA LLC

UNIT A
033-440-006
PORTION OF PARCEL 1 OF DEED
2019-0001933
160 AC. +/-

UNIT C
033-190-010
PORTION PARCEL 1 OF DEED
2019-0001933
320 AC. +/-

**124.4± acres of YBSH-148 Units E and F are
subject to a USFWS Conservation Easement**

UNIT E
033-220-054
PORTION PARCEL 1 OF DEED
2000-0005643
208 AC. +/-

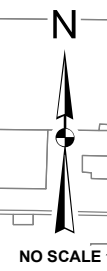
UNIT F
033-220-052
PORTION PARCEL 1 OF DEED
2000-0005643
276 AC. +/-

UNIT B
033-450-001
PORTION PARCEL 1, ALL OF
PARCELS 2, 3 & 4 OF DEED
2019-0001933
138 AC. +/-

UNIT D
033-450-002
PORTION PARCEL 1 OF DEED
2019-0001933
624 AC. +/-

**PORTIONS OF SECTIONS 26, 27, 34 & 35,
T.7 N, R.3 E., A PORTION OF SECTION 3,
T.6 N, R.3 E, M.D.M., COUNTY OF YOLO**

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**YOLO BYPASS SALMONID HABITAT AND FISH RESTORATION PROGRAM
BIG NOTCH PROJECT - PHASE 3 PARCELS
FLOWAGE EASEMENT EXHIBIT "B"**

07/22/2022

**STATE OF CALIFORNIA
THE RESOURCES AGENCY
DEPARTMENT OF WATER RESOURCES**

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DIVISION OF ENGINEERING - GEOMATICS BRANCH

EXHIBIT "A"

All that real property situated in a portion of Sections 9 and 10, Township 6 North, Range 3 East, MDM, in the unincorporated area of the County of Yolo, State of California, described as follows:

YBSH-155

UNIT A

Parcel 1 per GRANT DEED DOC-99-0001338
40 ACRES, MORE OR LESS
APN 033-220-060

UNIT B

Parcel 1 per GRANT DEED DOC-97-0011554
60 ACRES, MORE OR LESS
APN 033-220-067

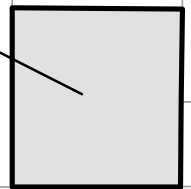
As shown on EXHIBIT "B" attached hereto.

KRISTOPHER KLIMA, PLS

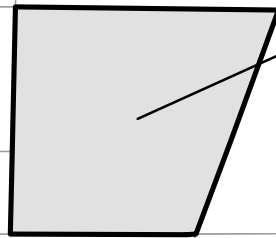
YBSH-155 FLOWAGE EASEMENT RODNEY W WILLIAMS

COUNTY ROAD 155

UNIT A
PARCEL 1 OF GRANT DEED:
DOC 99-0001338
REC. JANUARY 15, 1999
033-220-060
40 AC. +/-



UNIT B
PARCEL 1 OF GRANT DEED:
DOC 97-0011554
REC. MAY 15, 1997
033-220-067
60 AC. +/-



TOE DRAIN

HAMILTON RD.

SAC RIVER DEEP WATER CHANNEL



NO SCALE

MALLARD RD.

**PORTIONS OF SECTIONS 9 & 10,
T.6 N, R.3 E., M.D.M.,
COUNTY OF YOLO**

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YOLO BYPASS SALMONID HABITAT AND FISH RESTORATION PROGRAM
 BIG NOTCH PROJECT - PHASE 3 PARCELS
FLOWAGE EASEMENT EXHIBIT "B"
 This exhibit does not represent a survey and is for informational purposes only.

07/22/2022

STATE OF CALIFORNIA
 THE RESOURCES AGENCY
DEPARTMENT OF WATER RESOURCES
 DIVISION OF ENGINEERING - GEOMATICS BRANCH

EXHIBIT "A"

YBSH-159

All that real property situated in a portion of Section 10, Township 6 North, Range 3 East, MDM, in the unincorporated area of the County of Yolo, State of California, described as follows:

All of that parcel of land described as Parcel 1 in that Grant Deed Doc-2018-0019230, recorded August 15, 2018, Official Records of Said County.

As shown on EXHIBIT "B" attached hereto.

Containing 44.744 acres, more or less.

KRISTOPHER KLIMA, PLS

YBSH-159
FLOWAGE EASEMENT
MICHAEL G KLEARY & DIANA KLEARY,
GUS MARGARITE & GAYLE MARGARITE

COUNTY ROAD 155

CENTRAL AVE

PARCEL 1 OF GRANT DEED:
DOC 2018-0019230
REC. AUGUST 15, 2018
44 AC. +/-

033-220-068

HAMILTON RD.

TOE DRAIN

SAC RIVER DEEP WATER CHANNEL

MALLARD RD.



NO SCALE

PORTION OF SECTION 10,
T.6 N, R.3 E., M.D.M.,
COUNTY OF YOLO

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YOLO BYPASS SALMONID HABITAT AND FISH RESTORATION PROGRAM
BIG NOTCH PROJECT - PHASE 3 PARCELS

FLOWAGE EASEMENT EXHIBIT "B"

This exhibit does not represent a survey and is for informational purposes only.

STATE OF CALIFORNIA
THE RESOURCES AGENCY

07/22/2022

DEPARTMENT OF WATER RESOURCES

DIVISION OF ENGINEERING - GEOMATICS BRANCH

EXHIBIT "A"

YBSH-172

All that real property situated in a portion of Section 26, Township 7 North, Range 3 East, MDM, in the unincorporated area of the County of Yolo, State of California, described as follows:

All of that parcel of land described as Parcel No. 1 of Exhibit "A" per that GRANT DEED 06134 at Book 1102, Page 420, recorded May 1, 1974 in Official Records of said County.

As shown on EXHIBIT "B" attached hereto.

Containing 191.16 acres, more or less.

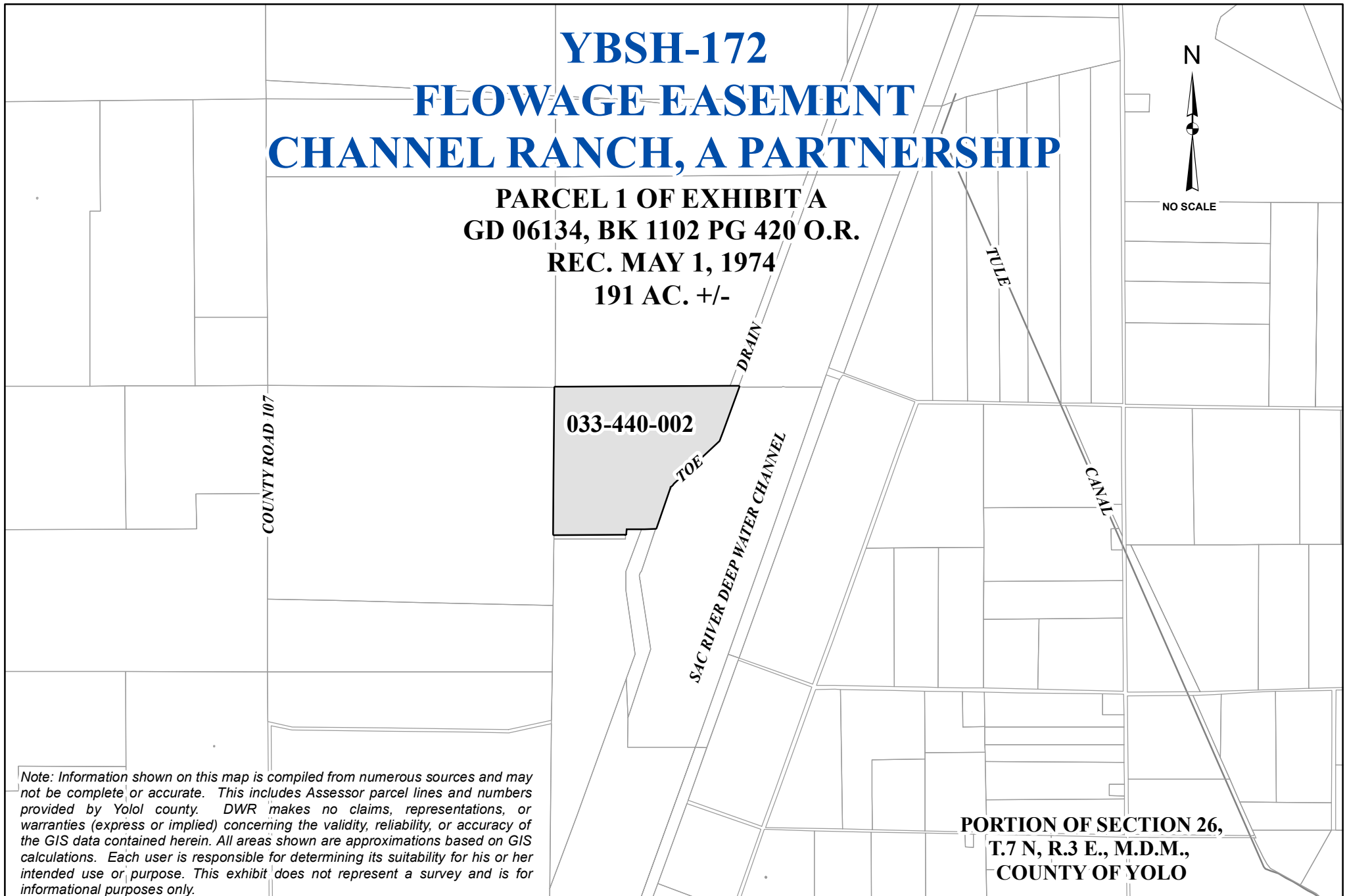
KRISTOPHER KLIMA, PLS

YBSH-172 FLOWAGE EASEMENT CHANNEL RANCH, A PARTNERSHIP

PARCEL 1 OF EXHIBIT A
GD 06134, BK 1102 PG 420 O.R.
REC. MAY 1, 1974
191 AC. +/-



NO SCALE



Note: Information shown on this map is compiled from numerous sources and may not be complete or accurate. This includes Assessor parcel lines and numbers provided by Yolo county. DWR makes no claims, representations, or warranties (express or implied) concerning the validity, reliability, or accuracy of the GIS data contained herein. All areas shown are approximations based on GIS calculations. Each user is responsible for determining its suitability for his or her intended use or purpose. This exhibit does not represent a survey and is for informational purposes only.

**PORTION OF SECTION 26,
T.7 N, R.3 E., M.D.M.,
COUNTY OF YOLO**

**YOLO BYPASS SALMONID HABITAT AND FISH RESTORATION PROGRAM
BIG NOTCH PROJECT - PHASE 3 PARCELS
FLOWAGE EASEMENT EXHIBIT "B"**
This exhibit does not represent a survey and is for informational purposes only.

STATE OF CALIFORNIA
THE RESOURCES AGENCY
DEPARTMENT OF WATER RESOURCES
DIVISION OF ENGINEERING - GEOMATICS BRANCH
07/25/2022



Procedures for Resolutions of Necessity and Eminent Domain

Overview

The Department of Water Resources (DWR) may acquire property for constructing, maintaining, or operating State Water Project facilities but it may not commence an eminent domain proceeding until its governing body has adopted a resolution of necessity. The governing body is the California Water Commission. Code of Civil Procedure Section 1245.210.

California Water Code Section 11575 gives DWR the authority to acquire land for the purpose of constructing, maintaining or operating the State Water Project.

CWC §11575. For the purpose of constructing, maintaining, and operating the project and for the purpose of providing and substituting new facilities for facilities to be taken or destroyed, the department may acquire for and in the name of the state, by gift, exchange, purchase, or eminent domain proceedings, within or without the state, any and all water, water rights, rights-of-way, easements, land, electric power, power resources and facilities, and property or appurtenances thereto of every kind and description and any appurtenances to any such property as the department determines to be required and necessary for the proper construction, maintenance, and operation of the project and for effectuating the purposes and objects to be accomplished by the construction, maintenance, and operation of the project, and for providing and substituting new facilities for facilities taken or destroyed.

Water Code Section 11580 gives DWR the ability to exercise the power of eminent domain if DWR cannot acquire the necessary property through an agreement with the owner and if the project for which the property is being acquired has been authorized and funds are available.

CWC §11580. When the department cannot acquire any necessary property by agreement with the owner, the department may exercise the power of eminent domain to acquire the property in the name of the state if the project for which the property is being acquired has been authorized and funds are available therefore.

Before DWR may commence any eminent domain proceeding, it must obtain a resolution of necessity from the California Water Commission:

CCP 1245.220. A public entity may not commence an eminent domain proceeding until its governing body has adopted a resolution of necessity that meets the requirements of this article.

CCP 1245.210. As used in this article, "governing body" means: (h) In the case of a taking by the Department of Water Resources, the California Water Commission.

Procedures for Consideration of Resolution of Necessity

This document describes the California Water Commission's procedures for considering a resolution of necessity. It is the intent of the Commission to provide a transparent and well-defined process in order to ensure all legal requirements have been met, and affected and interested parties are provided due process.

1. Notification of Commission Consideration of a Resolution of Necessity

DWR shall inform the Commission it intends to request a resolution of necessity. The Commission will notice the item on its meeting agenda and send a notice to the landowner of the property for which the resolution of necessity is being considered at least 21 days prior to the meeting. The notification to the landowner will include the date, time, and location of the Commission meeting, information about the proposed resolution of necessity, a copy of the Commission's procedures, and an explanation of opportunities to provide written and oral public comments.

In addition, DWR will notify the Commission if additional interests in any of the properties for which it intends to seek a resolution of necessity have already been appropriated for another public use. The Commission will inform these additional interest holders of the Commission's intent to consider a resolution of necessity at least 21 days prior to the meeting.

2. Consideration of Evidence in support of Resolution of Necessity

At a public meeting, the Commission will consider evidence in support of the specific findings required for a resolution of necessity pursuant to Section 1245.230, which states:

In addition to other requirements imposed by law, the resolution of necessity shall contain all of the following:

(a) A general statement of the public use for which the property is to be taken and a reference to the statute that authorizes the public entity to acquire the property by eminent domain.

(b) A description of the general location and extent of the property to be taken, with sufficient detail for reasonable identification.

(c) A declaration that the governing body of the public entity has found and determined each of the following:

(1) The public interest and necessity require the proposed project.

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

(3) The property described in the resolution is necessary for the proposed project.

(4) That either the offer required by Section 7267.2 of the Government Code has been made to the owner or owners of record, or the offer has not been made because the owner cannot be located with reasonable diligence.

In addition, in the event a property (or recorded interest in a property) that is the subject of a resolution of necessity has already been appropriated for public use, the Commission must follow the procedures outlined in this document to make determinations that the new use is either compatible with or more necessary than the existing use as required under CCP 1240.510 and 1240.610:

CCP 1240.510. Any person authorized to acquire property for a particular use by eminent domain may exercise the power of eminent domain to acquire for that use property appropriated to public use if the proposed use will not unreasonably interfere with or impair the continuance of the public use as it then exists or may reasonably be expected to exist in the future. Where property is sought and the resolution of necessity if one is required, shall refer specifically to this section.

CCP 1240.610 Any person authorized to acquire property for a particular use by eminent domain may exercise the power appropriated to public use if the use for which the property is sought to be taken is a more necessary public use than the use to which the property is appropriated. Where property is sought to be acquired pursuant to this section, the complaint, and the resolution of necessity if one is required, shall refer specifically to this section.

DWR will prepare and provide a Staff Report to the Commission for the agenda that includes the information necessary in order to ensure that all applicable requirements for a resolution of necessity have been met (CCP 1245.230 and 1240.510 and 1240.610). The report shall include the following:

- A description of the project.
- An explanation of why the project is necessary and in the public interest.
- An explanation of the legal authority for the project and the availability of funds for the project.
- A description of any findings required under CCP 1240.510 and 1240.610.
- The status of other parcels required for the project: Total parcels; number of parcels acquired; number or parcels under right of entry; number of other owners expected to request appearance before the Commission.
- Detailed Parcel Description.

- Maps (index map, project title sheet, appropriate plan sheets and parcel maps) covering the project and its relationship to the full parcel must be provided.
 - A listing of the owner's primary concerns (compensation, design features, timing of the acquisition, lack of replacement housing, etc.).
 - A description of any design or right of way modifications suggested by the owner, including DWR's opinion on the feasibility of these suggestions and the basis for DWR's opinion (why they are or are not feasible).
 - A description of alternatives to the proposed taking that have been considered by DWR.
 - A description of official contacts or attempted contacts with the property owner (or representative) involving acquisition and formal offers, as well as a summary of each of the owner's concerns.
 - Identification of the appropriate contact persons within DWR that can provide additional detailed information.
- Copy of Notice to Landowner
 - Copy of CEQA Compliance
 - Copy of correspondence between the Department of Water Resources and the landowner only if provided by the landowner to the Commission

All affected landowners and any other members of the public may appear and speak to the Commission. Written comments may also be submitted to the Commission prior to the meeting or at the meeting.

The Commission will consider all information and comment provided. The Commission will not take action on the proposed resolution of necessity at this meeting, but will schedule potential action for a subsequent meeting as described in No. 5 below. The Commission may also request additional evidence or information from DWR for consideration.

3. Consideration of Authority

As part of its deliberations, the Commission shall consider the authority of DWR to exercise eminent domain for the project, as specified in California Water Code Section 11580. If the Commission determines that DWR has not provided sufficient information to make a finding of the facts, it may request further evidence or legal analysis.

4. Site Visit

Commission staff may contact the landowner to request a site visit for one or more members of the Commission to view the property in question. This visit will only take place if agreed to by the landowner. However, a site visit is not required prior to Commission consideration of the matter or prior to action on the resolution of necessity.

5. Consideration of Action on Resolution of Necessity

The Commission will schedule action on the proposed resolution of necessity for a subsequent Commission meeting and will notify the affected landowner at least 21 calendar days prior to

California Water Commission Procedures for Resolutions of Necessity and Eminent Domain

Adopted: August 17, 2011

Revised: February 20, 2013

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the meeting. Code of Civil Procedure §1245.235. In addition, the Commission will inform any holder of a recorded interest in the property that has been appropriated for public use, as identified in part one of this document, of the Commission's intent to consider a resolution of necessity at least 21 days prior to the meeting. The Commission will consider additional information, if any, and determine if there is enough evidence to satisfy CCP 1245.230 and 1240.510 and 1240.610.

At this Commission meeting, DWR staff will provide responses to questions and review the Staff Report. Staff will provide the following additional materials in the agenda packet:

- Copy of Proposed Resolution
- Deed
- Proposed Commission Notice of Determination
- Relevant CEQA Document

The Commission will accept public testimony from the landowner and any other member of the public who appears at the hearing.

The Commission may choose to take action at this meeting. To adopt a resolution of necessity requires a two-thirds vote of all members, which is a minimum of six votes in favor of the resolution of necessity regardless of the number of Commission members present at the meeting.