

WASTEWATER COMMITTEE MEETING – 8:00 AM
WEDNESDAY, MARCH 11, 2020

Councilmember Dan Epperson
Council Member Diane Wratten
Dominic Atlan, Alternate

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. PUBLIC COMMENT: **EACH SPEAKER IS LIMITED TO 4 MINUTES**

NOTE: This is the time for members of the public who wish to be heard on matters that do not appear on the Agenda. Persons may address the Wastewater Committee at this time on any subject within the jurisdiction of the Ione City Council.

Is there any person in the audience who wishes to address the Council at this time?

V. REGULAR AGENDA:

1. Wastewater Line Easement with CDCR
2. Notice of Violation and Response Plan – Due April 1, 2020
 - Spill Detection and Response Plan – Due May 1, 2020
 - Backup Generator Plan – Due May 1, 2020
 - Arsenic Contamination – ARSA – Due May 1, 2020
 - Ground Water Pollution Sources – Due May 1, 2020
3. CIP/Water Balance
4. PERC Report
5. Roller Aeration Brush Rebuild
6. Mule Creek State Prison Waste/Storm Water Issues

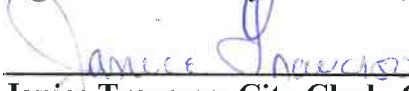
VI. ADJOURNMENT

ADA COMPLIANCE STATEMENT

In compliance with the American with Disabilities Act, if you need special assistance to participate in this meeting, please contact City Clerk Janice Traverso at (209) 274-2412, ext. 102. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

I, Janice Traverso, the City Clerk of the City of Ione, declare under the penalty that the foregoing agenda for the March 11, 2020 Wastewater Committee of the Ione City Council was posted on March 6, 2020 at the office of the City of Ione City Hall at 1 East Main Street, Ione, CA 95640 and was available for public review at that location.

Signed this 6th day of March, 2020 at Ione, California



Janice Traverso, City Clerk, City of Ione



Stephen K. Sinnock, P.E.
Christopher H. Neudeck, P.E.
Neal T. Colwell, P.E.
Barry O'Regan, P.E.

2233-0010
99-103

August 27, 2019

Coastland Civil Engineering
1400 Neotomas Ave.
Santa Rosa, CA 95405
Attn: John Wanger

Re: Department of Corrections Pipeline Easement to City of Ione
3rd Submittal Review of Pipeline Easement

Dear Mr. Wanger,

Enclosed are the August 2019 City of Ione/Dave Brubeck Road Pipeline Easement fourth submittal package, which include stamped and signed description and exhibit. We have addressed all comments and below is a summary of our submittal.

General Comments addressed:

- 1) DGS will draft the cover sheets once the easement has been approved.
- 2) Antenna Access and Tower Easement package is complete.
- 3) As requested the easement package was updated to address only the City of Ione owned or controlled rights-of-way or properties as previously requested.
- 4) The City of Ione/Dave Brubeck Road Pipeline Easement Package includes an updated closure report.

We have addressed all comments. If you have any questions, comments or require additional information, please call or e-mail.

Sincerely,
KJELDSSEN, SINNOCK & NEUDECK, INC.

Brett A. Setness

w/enclosures

cc: Diana L. Frederick - CDCR- via e-mail - letter of transmittal and description package

RECORDING REQUESTED BY:
Department of General Services

WHEN RECORDED RETURN TO:

Department of General Services
Real Property Services Section
707 Third Street, 5th Floor
West Sacramento, CA. 95605

No fee document per Government Code 27383

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT OF EASEMENT
PIPELINE EASEMENT**

Agency: Department Corrections and Rehabilitation
Project: 2709 – City Pipeline
File: TR17015

THIS AGREEMENT AND GRANT OF EASEMENT is made and entered into by and between City of Ione in the County of Amador, State of California, hereinafter called GRANTOR and the State of California, acting by and through its Director of the Department of General Services, with the approval of the California Department of Corrections and Rehabilitation, hereinafter called STATE.

GRANTOR, hereby grants unto STATE, its successors and assigns forever, a non-exclusive public easement to access, locate, relocate, construct, reconstruct, alter, use, maintain, inspect, repair, replace, and remove an underground water pipeline(s), valves, meters, and regulators together with other appurtenant facilities including but not limited to related internal communications, as GRANTEE deems necessary for the transportation of effluent and recycled water in, upon, over, on, under, and across that certain real property situated in the County of Amador, State of California, as described in the attached Exhibit "A", consisting of four (4) pages, and depicted on Exhibit "B", consisting of six (6) pages and by this reference made a part hereof.

Dated this ____ day of _____, 2020.

GRANTOR:

CITY OF IONE

By: _____
Jon Hanken
City Manager

GRANTEE:

STATE OF CALIFORNIA
Department of General Services
DANIEL C. KIM, Director

By: _____
Michael P Butler, Chief
Real Property Services Section

California Department Corrections and Rehabilitation

By: _____

Title: _____

EXHIBIT "A"

DESCRIPTION

DAVE BRUBECK ROAD – PIPELINE EASEMENT

DP8C - CITY OF IONE

APN 005-320-003-501, 005-130-023-000 & 005-130-045-000

That certain real property situate in the County of Amador, State of California, being a portion of Rancho Arroyo Seco, also being a portion of Lots 423, 424 and the roadway adjoining said Lots known as the "Road to Galt" as shown on The Map of the Rancho Arroyo Seco by J.C. Boyd recorded in Book 2 of Maps at Page 1 filed August 23, 1917, Amador County Records; also being a portion of that certain Record of Survey for County of Amador, Five Mile Bridge Right-of-Way as shown in Book 43 of Maps and Plats at Page 5 filed October 4, 1988, Amador County Records; also being a portion of that certain Parcel "E" as shown in Record of Survey surveyed for the State of California Department of General Services as shown in Book 31 of Maps and Plats at Page 1 filed January 12, 1979, Amador County Records; also being a portion of that certain easterly side of the Old Stockton Road, currently Dave Brubeck Road as shown in Record of Survey for the City of Ione in Book 47 of Maps and Plats at Page 60 filed June 16, 1993, Amador County Records; also being a portion of that certain LAFCO Resolution No. 2011-03 – Annexation to the City of Ione - Certificate of Completion recorded as Document Number 2012-0004324 on May 17, 2012, Amador County Records; also being a portion that certain Grant Deed to the City of Ione from the County of Amador recorded as DOC-2012-0004223-00 on May 16, 2012, Amador County Records, also being a portion of that certain Grand Deed to City of Ione, a Governmental agency, recorded as DOC-1993-013355-00 on December 20, 1993, Amador County Records; also being a portion of that certain Final Order of Condemnation No 4704 to City of Ione, a Municipal Corporation, recorded in Book 74, Official Records, Page 81 on December 13, 1957, Amador County Records; also being a portion of that certain State of California Quitclaim Deed to the City of Ione recorded in Book 0559 of Official Records, Page 587 on December 30, 1988, Amador County Records, more particularly described as follows:

COMMENCING at a 5/8" Steel Rod at the northeast corner of Five Mile Court Right of Way as shown on said Record of Survey for County of Amador filed in Book 43 of Maps and Plats at Page 5, which bears South 81°13'18" East 1243.61 feet from a 5/8" rebar with a 2-1/2" Aluminum Disk stamped "Survey Control Monument KSN, Inc" set in the west side of the entrance road, approximately 20 feet northerly of the entrance gate of the City of Ione Wastewater Treatment Plant located on the southwesterly side of Five Mile Drive approximately 940 feet westerly of the centerline intersection of Five Mile Drive and Five Mile Court; thence South 28°51'32" West 187.41 feet to the most northerly corner of herein described 10 foot wide pipeline easement, said point also being the **TRUE POINT OF BEGINNING** of herein described pipeline easement, being located in City of Ione parcel described in said Book 0559 of Official Records, Page 587 and as shown in said Record of Survey for County of Amador, Five Mile Bridge Right-of-Way as shown in Book 43 of Maps and Plats at Page 5 and also being in Parcel 5003-1.1 as described in Book 0589, Official Records, Page 635 recorded January 9,

1990, Amador County Records; thence in a general southwesterly direction along the westerly lines of herein described pipeline easement, the following courses:

- 1) South $11^{\circ} 56' 07''$ West 67.82 feet;
- 2) thence South $61^{\circ} 35' 12''$ West 57.45 feet,

to the intersection with the easterly line of the Five Mile Bridge Right of Way as shown on said Book 43 of Maps and Plats at Page 5 and also being the easterly line of Parcel 5003-1 as described in Book 0589, Official Records, Page 635 recorded January 9, 1990, Amador County Records; thence leaving the said easterly line of the Five Mile Bridge Right of Way, continuing within said right of way in a general westerly then southerly direction along the westerly lines of herein described pipeline easement, the following courses:

- 1) South $63^{\circ} 53' 18''$ West 16.08 feet;
- 2) thence South $27^{\circ} 42' 41''$ West 13.75 feet;
- 3) thence South $18^{\circ} 24' 44''$ East 29.54 feet;
- 4) thence South $26^{\circ} 29' 45''$ West 3.58 feet;
- 5) thence along a non-tangent curve to the right an arc length of 123.77 feet, said curve having a radius of 658.87 feet, and a central angle of $10^{\circ} 45' 46''$, with a chord bearing of South $11^{\circ} 54' 59''$ East, 123.58 feet, the radius point from beginning of said curve bearing South $72^{\circ} 42' 08''$ West;
- 6) thence South $33^{\circ} 17' 55''$ East 7.16 feet;
- 7) thence South $16^{\circ} 57' 15''$ East 16.66 feet;
- 8) thence South $00^{\circ} 21' 50''$ West 33.67 feet;
- 9) thence along a non-tangent curve to the right an arc length of 87.68 feet, said curve having a radius of 565.45 feet, and a central angle of $8^{\circ} 53' 04''$, with a chord bearing of South $06^{\circ} 35' 29''$ West, 87.59 feet, the radius point from beginning of said curve bearing North $87^{\circ} 51' 03''$ West;
- 10) thence South $10^{\circ} 45' 54''$ West 127.07 feet;
- 11) thence South $14^{\circ} 13' 48''$ West 174.61 feet,

to the intersection of westerly line of the herein described pipeline easement and the southerly line of the Five Mile Bridge Right of Way as shown on said Book 43 of Maps and Plats at Page 5 and also being the southerly line of Parcel 5000-1 as described in Book 0562, Official Records, Page 509 recorded February 16, 1989, Amador County Records; thence leaving the said southerly line of the Five Mile Bridge Right of Way, continuing in a general southerly direction along the westerly lines of herein described pipeline easement located within the easterly side of the Dave Brubeck Road right of way, being the Old Stockton Road, as shown on said Book 47 of Maps and Plats at Page 60, the following courses:

- 1) South $14^{\circ} 13' 48''$ West 540.78 feet;
- 2) thence South $35^{\circ} 52' 29''$ West 13.03 feet;
- 3) thence South $14^{\circ} 15' 35''$ West 788.93 feet,

to a point on the easterly line of that certain Grant Deed to James R Scully and Anachristina Reyes Family Trust recorded as DOC-2012-0006777-00 on August 1, 2012, Amador County Records; thence continuing southerly along the said easterly line of that certain DOC-2012-0006777-00, also lying within Dave Brubeck Road, South 14° 09' 57" West 172.30 feet, to a point on the southerly line of said LAFCO Resolution No. 2011-03 – Annexation to the City of Ione - Certificate of Completion recorded as Document Number 2012-0004324, said line also shown in said Book 47 of Maps and Plats at Page 60 as a southerly line in the easterly right of way of said Dave Brubeck Road (Old Stockton Road); thence easterly, along said southerly line of the LAFCO Resolution No. 2011-03 – Annexation to the City of Ione and said southerly line as shown in said Book 47 of Maps and Plats at Page 60, South 79° 07' 44" East 10.02 feet to the southeasterly corner of herein described pipeline easement; thence continuing northerly, leaving said southerly line of the LAFCO Resolution No. 2011-03 – Annexation to the City of Ione and said southerly line as shown in said Book 47 of Maps and Plats at Page 60, along the easterly lines of the herein described pipeline easement, also lying within Dave Brubeck Road, the following courses:

- 1) North 14° 09' 57" East 171.72 feet;
- 2) thence North 14° 15' 35" East 787.01 feet;
- 3) thence North 35° 52' 29" East 3.20 feet;
- 4) thence South 75° 38' 43" East 8.80 feet,

to the westerly line of that certain "11.2034 acre inside fences" parcel as shown in said Record of Survey surveyed for the City of Ione in Book 47 of Maps and Plats at Page 60; thence continuing northerly along the said westerly line of that certain "11.2034 acre inside fences" parcel, also lying within Dave Brubeck Road, North 14° 24' 16" East 15.08 feet; thence in a general northerly direction, leaving the said westerly line of that certain "11.2034 acre inside fences" parcel, along the easterly lines of herein described pipeline easement located in the said easterly side of Dave Brubeck Road and Five Mile Drive right of way, the following courses:

- 1) North 75° 35' 53" West 5.22 feet;
- 2) thence North 14° 13' 48" East 536.75 feet;
- 3) thence North 14° 13' 48" East 174.91 feet;
- 4) thence North 10° 45' 54" East 127.35 feet;
- 5) thence along a non-tangent curve to the left an arc length of 89.37 feet, said curve having a radius of 575.45 feet, and a central angle of 8°53'52", with a chord bearing of North 6° 34' 57" East, 89.28 feet, the radius point from beginning of said curve bearing North 78° 58' 07" West;
- 6) thence North 00° 21' 50" East 35.35 feet;
- 7) thence North 16° 57' 15" West 19.62 feet;
- 8) thence North 33° 17' 55" West 6.23 feet;
- 9) thence along a non-tangent curve to the left an arc length of 119.23 feet, said curve having a radius of 668.87 feet, and a central angle of 10°12'46", with a chord bearing of

August 27, 2019

- North 11° 50' 46" West, 119.07 feet, the radius point from beginning of said curve bearing South 83° 15' 37" West;
- 10) thence North 26° 29' 45" East 3.71 feet;
- 11) thence North 18° 24' 44" West 29.42 feet;
- 12) thence North 27° 42' 41" East 6.15 feet;
- 13) thence North 63° 53' 18" East 11.96 feet,

to the intersection with the said easterly line of the Five Mile Bridge Right of Way as shown on Book 43 of Maps and Plats at Page 5; thence leaving the said easterly line of the Five Mile Bridge Right of Way, continuing in a general northerly direction, lying within said Parcel 5003-1.1, along the easterly lines of herein described pipeline easement, the following courses:

- 1) North 61° 35' 12" East 63.39 feet;
- 2) thence North 11° 56' 07" East 62.46 feet;
- 3) thence South 78° 10' 18" East 34.32 feet;
- 4) thence North 11° 49' 42" East 10.00 feet;
- 5) thence North 78° 10' 18" West 44.30 feet,

to the **TRUE POINT OF BEGINNING** of herein described pipeline easement, containing 0.53 acres, more or less.

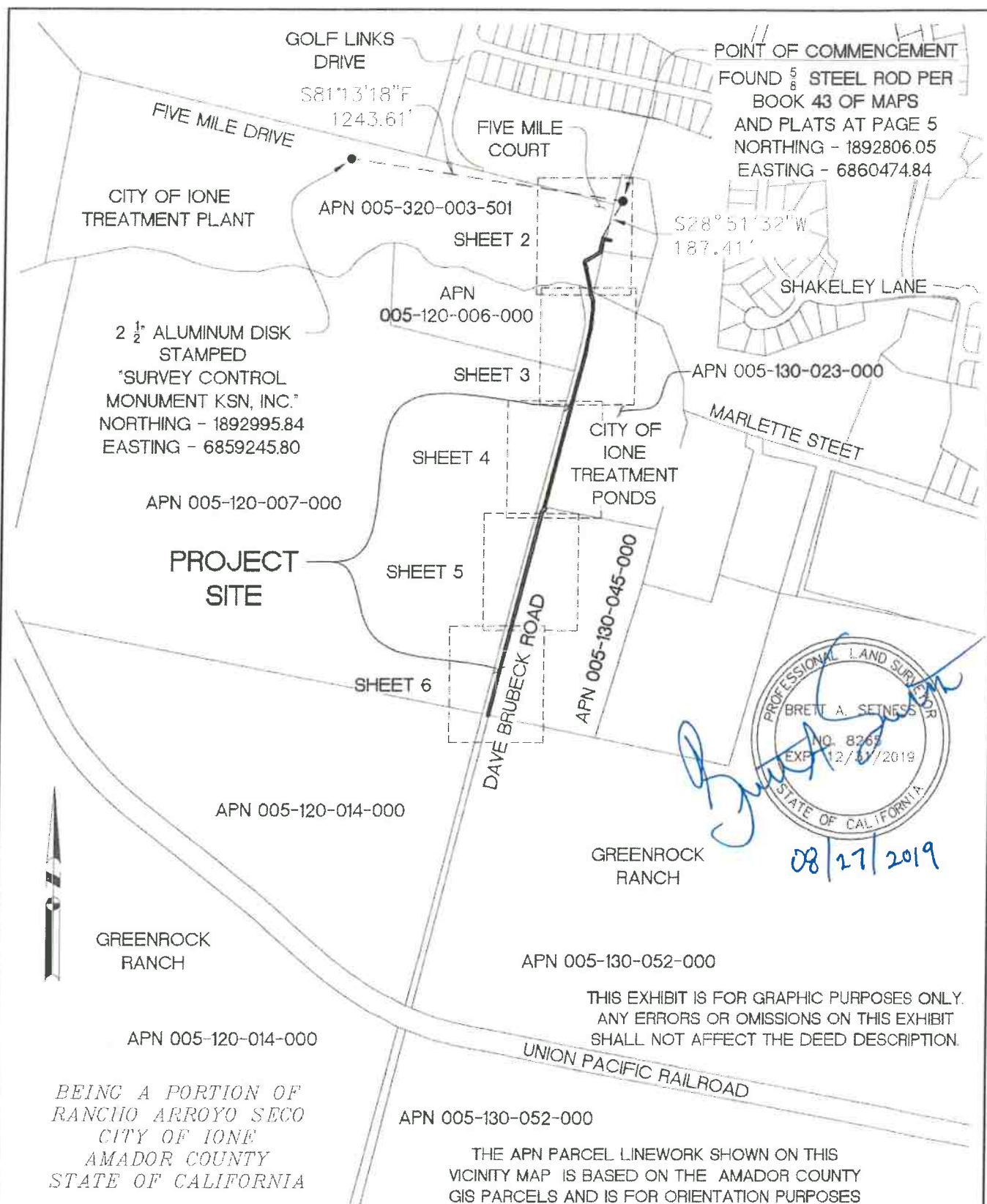
SUBJECT TO special assessments, if any, restrictions, reservations and easements of record.


Bearings and distances are based on the North American Datum of 1983 (NAD83) converted to the California Coordinate System of 1983; Zone 2 (CCS83-II), Survey Feet Units, 2010.00 Epoch Date Adjustment. Multiply distances shown by 1.00001299 to obtain ground distances.

End of Description.



FILE SPEC: P:\2233-0200-Mile_Creek_Level\0200-Offsite_Effluent_Reuse_PC0166\07_Survey\400_Boundary\020_Preliminary\Mile_Creek_Description\DP8C_Pipeline_Easement-City of Ione\DP8C-City of Ione_Parcel Only.dwg
PLOT DATE: Aug 27, 2019 - 9:22am






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West Sacramento, CA 95691
916-403-5908

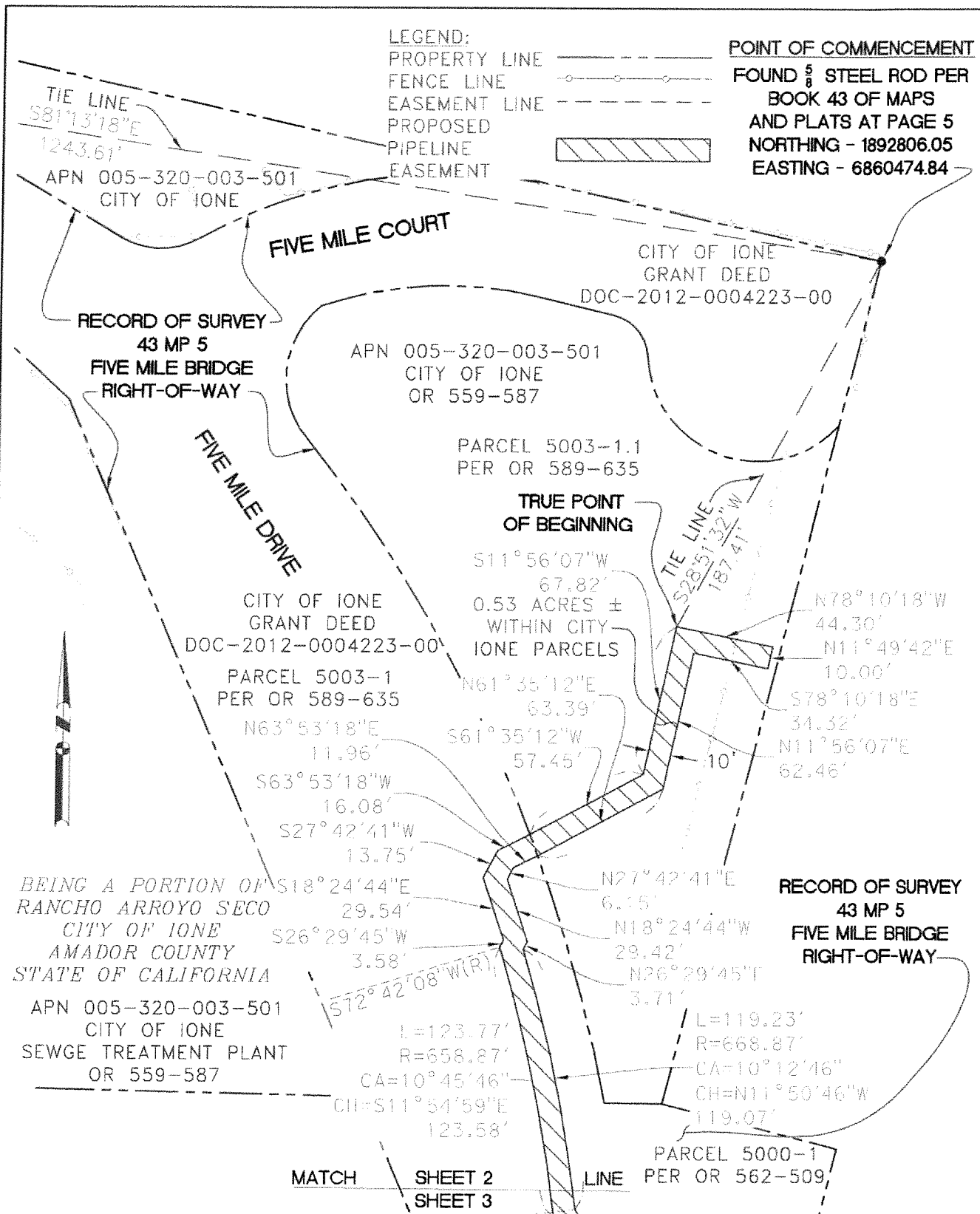
EXHIBIT "B"
IONE, CALIFORNIA

**PIPELINE EASEMENT
DP8C**
APNS 005-320-003-501, 005-130-023-000 & 005-130-045-000

DESIGN BY BAS	DRAWING SCALE
DRAWN BY BAS	1" = 600'
CHECK BY KFN	ORIG. DRAWING SCALE
HORIZONTAL DATUM CCS83, ZONE 2	0 1/4" 1/2" 3/4"
VERTICAL DATUM N/A	

DATE AUGUST 2019
SHEET IDENTIFICATION 1
SHEET OF 6
KSN PROJECT FILE NO 2233-0200

FILE: S:\2233_CDCR_Mule_Creek_Level_L\0200_Offsite_Effluent_Pause_PCO166\07_Survey\400_Boundary\020_Preliminary\Mule_Creek_Descriptions\DP8C_Pipeline_Easement-City of Ione\DP8C-City of Ione Parcel Only.dwg
PLOT DATE: Aug 27, 2019 -- 9:26am



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EXHIBIT "B"
IONE, CALIFORNIA

**PIPELINE EASEMENT
DP8C**

APNS 005-320-003-501, 005-130-023-000 & 005-130-045-000

DESIGN BY BAS

DRAWN BY BAS

CHECK BY KFN

HORIZONTAL DATUM
CCS83, ZONE 2

VERTICAL DATUM
N/A

DRAWING SCALE

1" = 60'

ORIG. DRAWING SCALE

0 1/4" 1/2"

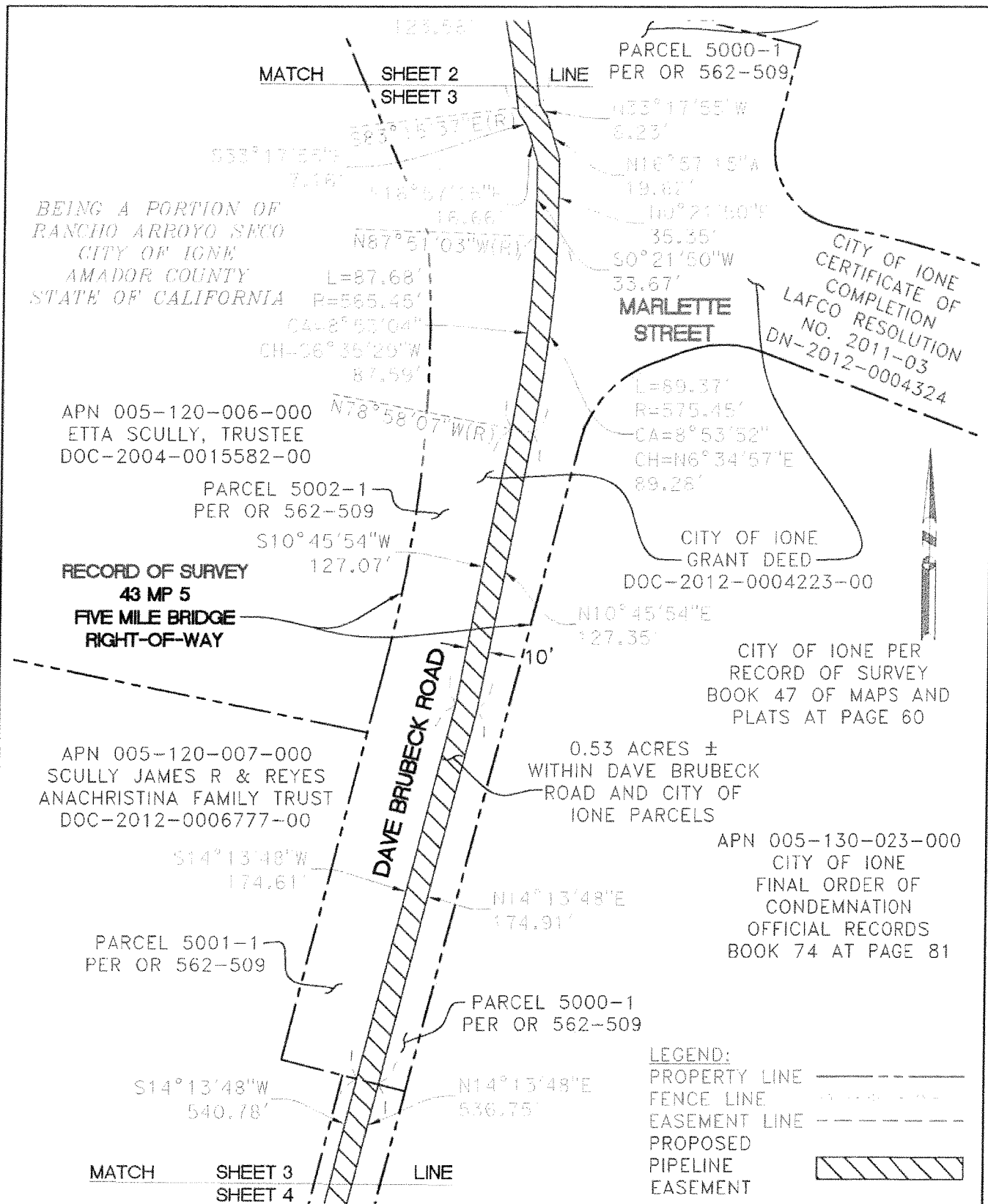
DATE
AUGUST 2019

SHEET IDENTIFICATION

2

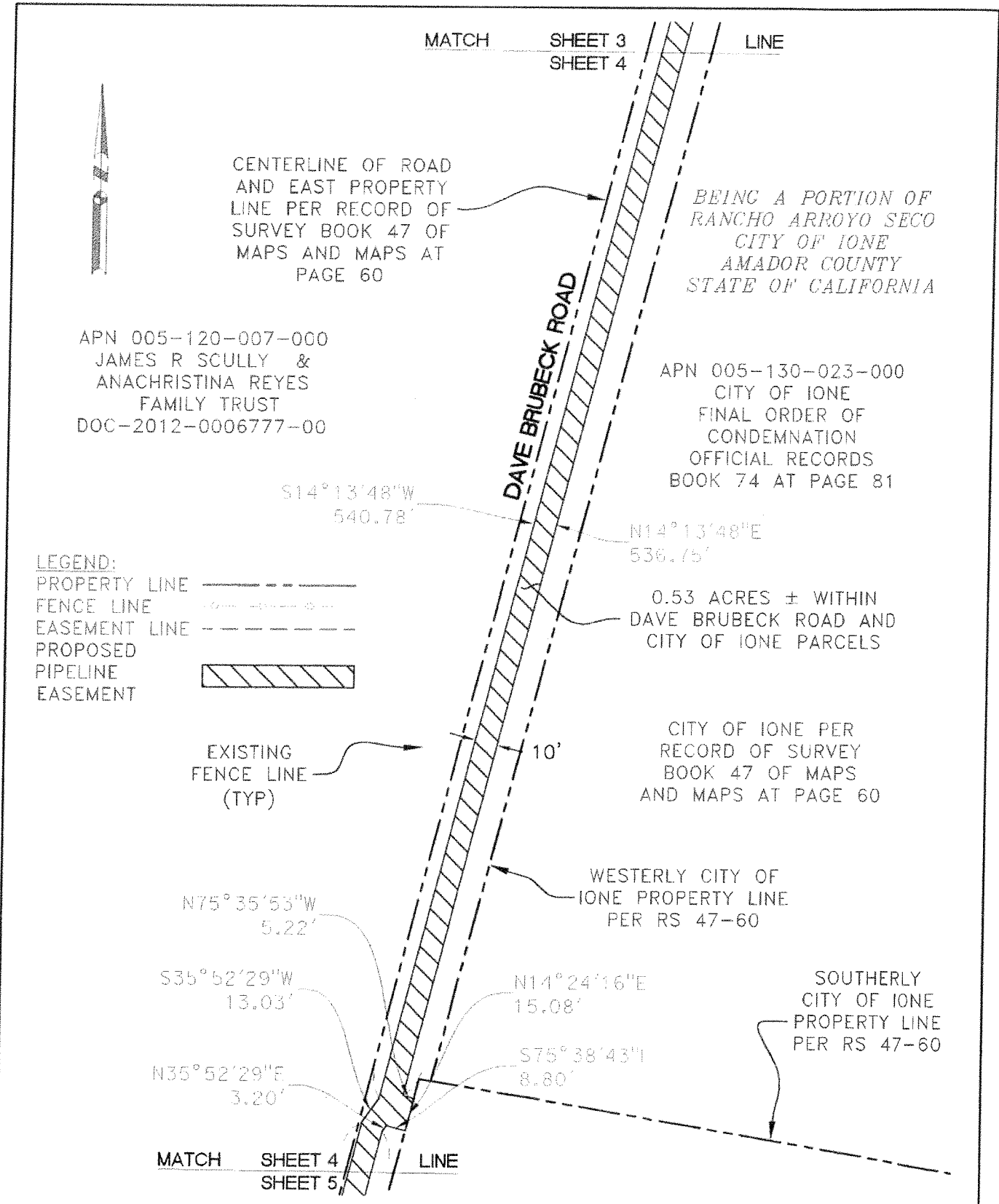
SHEET OF 6
KSN PROJECT FILE NO.
2233-0200

FILE SPEC: P:\2233_CDOR_Mule_Creek_Level_IL_Dorm\0200_Offsets_Effluent_Raues_PCO188\07_Survey\400_Boundary\020_Preliminary\Mule Creek Description\DP8C Pipeline Easement-City of Ione\DP8C-City of Ione Parcel Only.dwg
 PLOT DATE: Aug 26, 2019 - 8:55am



<div>KJELSEN SINNOCK NEUDECK</div> <div>CIVIL ENGINEERS & LAND SURVEYORS</div> <div>www.kjsinc.com</div>	<div>711 N Pershing Avenue Stockton, CA 95203 209-946-0286</div> <div>1550 Harbor Drive, Suite 212 West Sacramento, CA 95691 916-403-5900</div>	<div>EXHIBIT "B"</div> <div>IONE, CALIFORNIA</div>		DESIGN BY BAS	DRAWING SCALE	DATE AUGUST 2019
		<div>PIPELINE EASEMENT</div> <div>DP8C</div> <div>APNS 005-320-003-501, 005-130-023-000 & 005-130-045-000</div>		DRAWN BY BAS	1" = 60'	SHEET IDENTIFICATION <div>3</div>
				CHECK BY KFN		
				HORIZONTAL DATUM CCS83, ZONE 2		
VERTICAL DATUM N/A						

FILE SPEC: P:\2233_CDOR_Mule_Creek_Level_ILI_Drm\0200_Offsite_Effluent_Renew_P00186\07_Survey\400_Boundary\020_Preliminary\Mule_Creek_Description\DP8C_Pipeline_Easement-City of Ione\DP8C-City of Ione Parcel Only.dwg
PLOT DATE: Aug 26, 2019 -- 8:54am



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West Sacramento, CA 95691
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EXHIBIT "B"
IONE, CALIFORNIA

PIPELINE EASEMENT
DP8C

APNS 005-320-003-501, 005-130-023-000 & 005-130-045-000

DESIGN BY BAS	DRAWING SCALE	DATE
DRAWN BY BAS	1" = 60'	AUGUST 2019
CHECK BY KFN		SHEET IDENTIFICATION
HORIZONTAL DATUM CCS83, ZONE 2	ORIG. DRAWING SCALE 0 1/4" 1/2"	4
VERTICAL DATUM N/A		SHEET OF 6
		KSN PROJECT FILE NO. 2233-0200

MATCH SHEET 4
SHEET 5 LINE

LOT 423 PER
MAP OF THE RANCO
ARROYO SECO PER
BOOK 2 OF MAPS
AT PAGE 1

LEGEND:
PROPERTY LINE
FENCE LINE
EASEMENT LINE
PROPOSED
PIPELINE
EASEMENT

APN 005-120-007-000
JAMES R SCULLY &
ANACHRISTINA REYES
FAMILY TRUST
DOC-2012-0006777-00

CENTERLINE OF ROAD
AND EAST PROPERTY
LINE PER RECORD OF
SURVEY BOOK 47 OF
MAPS AND MAPS AT
PAGE 60

APN 005-130-045-000
CITY OF IONE
DN-1993-013355

0.53 ACRES ± WITHIN
DAVE BRUBECK ROAD AND
CITY OF IONE PARCELS

11.2034 ACRE INSIDE
FENCES PARCEL PER
RECORD OF SURVEY
BOOK 47 OF MAPS AND
PLATS AT PAGE 60

LOT 424 PER
MAP OF THE RANCO
ARROYO SECO PER
BOOK 2 OF MAPS
AT PAGE 1

S14°15'35"W
788.93'

N14°15'35"E
787.01'

10'

MATCH SHEET 5
SHEET 6 LINE

BEING A PORTION OF
RANCHO ARROYO SECO
CITY OF IONE
AMADOR COUNTY
STATE OF CALIFORNIA

FILE SPEC: P:\2233_CDOR_Mule_Creek_Level_11_Derm\0200_Offsets_Effluent_Raosa_PC0186\07_Survey\400_Boundary\020_Preliminary\Mule Creek Description\DP8C Pipeline Easement-City of Ione\Parcel Only.dwg
PLOT DATE: Aug 26, 2019 - 8:55am



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West Sacramento, CA 95601
916-403-5500

EXHIBIT "B"
IONE, CALIFORNIA

PIPELINE EASEMENT
DP8C

APNS 005-320-003-501, 005-130-023-000 & 005-130-045-000

DESIGN BY BAS
DRAWN BY BAS
CHECK BY KFN

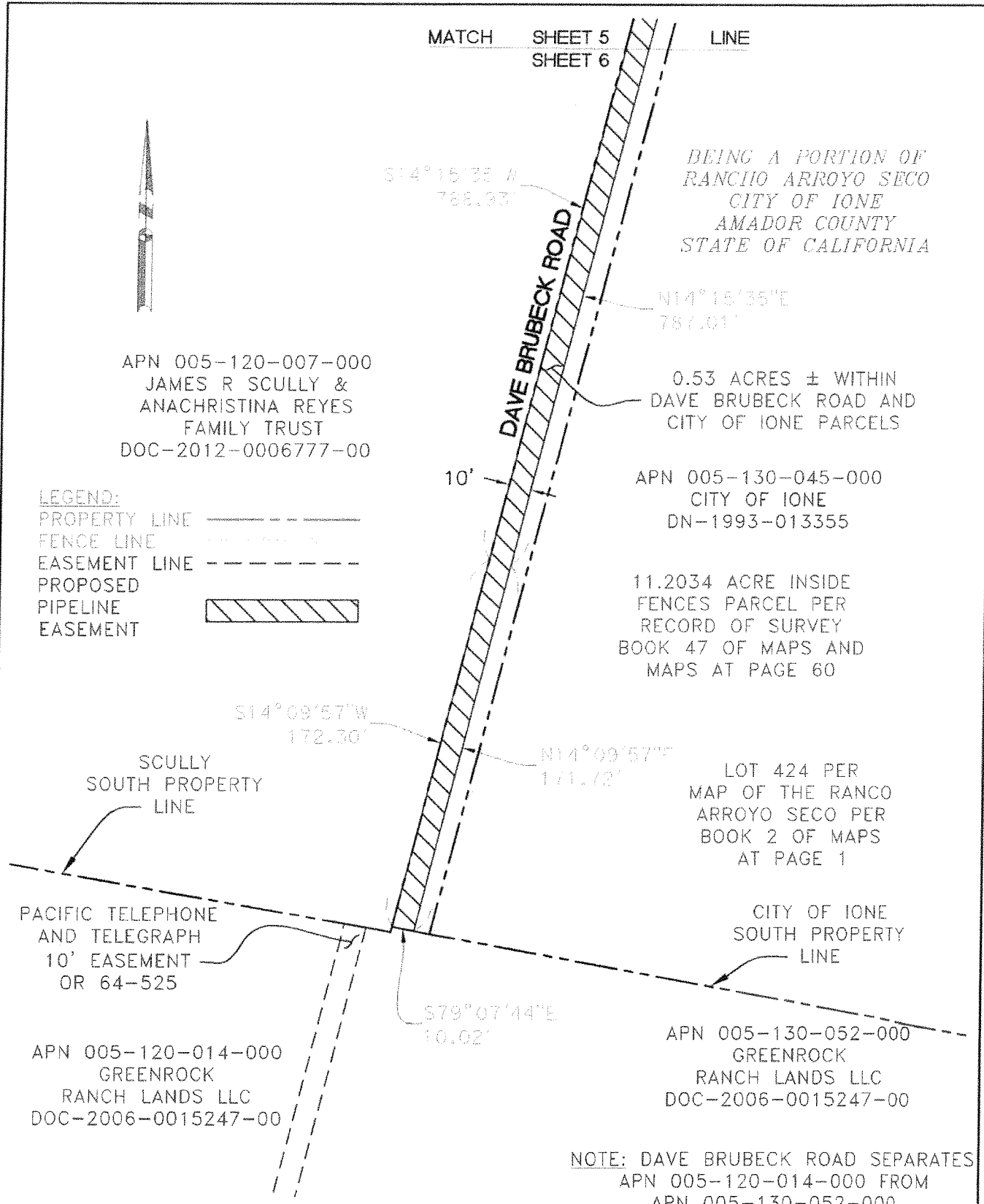
HORIZONTAL DATUM
CCS83, ZONE 2
VERTICAL DATUM
N/A

DRAWING SCALE
1" = 60'

ORIG. DRAWING SCALE
0 1/4" 1/2"

DATE
AUGUST 2019
SHEET IDENTIFICATION
5
SHEET OF 6
KSN PROJECT FILE NO.
2233-0200

FILE SPEC: P:\2233_CDOR_Mule_Creek_Level_IL_Dorm\0200_Offsite_Effluent_Reuse_PCO166\07_Survey\400_Boundary\020_Preliminary\Mule_Creek_Descriptions\DP8C_Pipeline_Easement-City of Ione\DP8C-City of Ione Parcel Only.dwg
 PLOT DATE: Aug 28, 2019 - 8:51 am



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 CIVIL ENGINEERS & LAND SURVEYORS
 711 N Pershing Avenue
 Stockton, CA 95203
 209-946-0268
 1550 Harbor Drive, Suite 212
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EXHIBIT "B"
 IONE, CALIFORNIA

**PIPELINE EASEMENT
 DP8C**

APNS 005-320-003-501, 005-130-023-000 & 005-130-046-000

DESIGN BY BAS	DRAWING SCALE	DATE AUGUST 2019
DRAWN BY BAS	1" = 60'	SHEET IDENTIFICATION
CHECK BY KFN	ORIG. DRAWING SCALE 0 1/4" 1/2"	6
HORIZONTAL DATUM CCS83, ZONE 2	VERTICAL DATUM N/A	SHEET OF 6
		KSN PROJECT FILE NO 2233-0200

Parcel name: Mule Creek DP8C - City of Ione - 0.53 Acres ± - Point of Commencement

North: 1892995.84' East: 6859245.80'
Segment #1 : Line
Course: South 81° 13' 18" East Length: 1243.61'
North: 1892806.05' East: 6860474.84'

Segment #2 : Line
Course: South 28° 51' 32" West Length: 187.41'
North: 1892641.91' East: 6860384.39'

Parcel name: Mule Creek DP8C - City of Ione - 0.53 Acres ± - Point of Beginning

North: 1892641.91' East: 6860384.39'
Segment #1 : Line
Course: South 11° 56' 07" West Length: 67.82'
North: 1892575.56' East: 6860370.36'

Segment #2 : Line
Course: South 61° 35' 12" West Length: 57.45'
North: 1892548.22' East: 6860319.83'

Segment #3 : Line
Course: South 63° 53' 18" West Length: 16.08'
North: 1892541.14' East: 6860305.39'

Segment #4 : Line
Course: South 27° 42' 41" West Length: 13.75'
North: 1892528.97' East: 6860299.00'

Segment #5 : Line
Course: South 18° 24' 44" East Length: 29.54'
North: 1892500.94' East: 6860308.33'

Segment #6 : Line
Course: South 26° 29' 45" West Length: 3.58'
North: 1892497.74' East: 6860306.73'

Segment #7 : Curve
Length: 123.77' Radius: 658.87'
Delta: 010° 45' 46" Tangent: 62.07'
Chord: 123.58' Course: South 11° 54' 59" East
Course In: South 72° 42' 08" West Course Out: North 83° 27' 53" East
RP North: 1892301.83' East: 6859677.66'
End North: 1892376.82' East: 6860332.25'

Segment #8 : Line
Course: South 33° 17' 55" East Length: 7.16'
North: 1892370.84' East: 6860336.18'

Segment #9 : Line
Course: South 16° 57' 15" East Length: 16.66'
North: 1892354.90' East: 6860341.04'

Segment #10 : Line
Course: South 00° 21' 50" West Length: 33.67'
North: 1892321.23' East: 6860340.83'

Segment #11 : Curve
Length: 87.68' Radius: 565.45'
Delta: 008° 53' 04" Tangent: 43.93'
Chord: 87.59' Course: South 06° 35' 29" West
Course In: North 87° 51' 03" West Course Out: South 78° 57' 59" East
RP North: 1892342.44' East: 6859775.77'
End North: 1892234.22' East: 6860330.77'

Segment #12 : Line
Course: South 10° 45' 54" West Length: 127.07'
North: 1892109.39' East: 6860307.04'

Segment #13 : Line
Course: South 14° 13' 48" West Length: 174.61'
North: 1891940.13' East: 6860264.12'

Segment #14 : Line
Course: South 14° 13' 48" West Length: 540.78'
North: 1891415.95' East: 6860131.18'

Segment #15 : Line
Course: South 35° 52' 29" West Length: 13.03'
North: 1891405.39' East: 6860123.55'

Segment #16 : Line
Course: South 14° 15' 35" West Length: 788.93'
North: 1890640.77' East: 6859929.22'

Segment #17 : Line
Course: South 14° 09' 57" West Length: 172.30'
North: 1890473.70' East: 6859887.05'

Segment #18 : Line
Course: South 79° 07' 44" East Length: 10.02'
North: 1890471.82' East: 6859896.89'

Segment #19 : Line
Course: North 14° 09' 57" East Length: 171.72'
North: 1890638.31' East: 6859938.92'

Segment #20 : Line
Course: North 14° 15' 35" East Length: 787.01'
North: 1891401.07' East: 6860132.77'

Segment #21 : Line
Course: North 35° 52' 29" East Length: 3.20'
North: 1891403.67' East: 6860134.65'

Segment #22 : Line
Course: South 75° 38' 43" East Length: 8.80'
North: 1891401.49' East: 6860143.17'

Segment #23 : Line
Course: North 14° 24' 16" East Length: 15.08'
North: 1891416.09' East: 6860146.92'

Segment #24 : Line
Course: North 75° 35' 53" West Length: 5.22'
North: 1891417.39' East: 6860141.87'

Segment #25 : Line
Course: North 14° 13' 48" East Length: 536.75'
North: 1891937.67' East: 6860273.81'

Segment #26 : Line
Course: North 14° 13' 48" East Length: 174.91'
North: 1892107.21' East: 6860316.81'

Segment #27 : Line
Course: North 10° 45' 54" East Length: 127.35'
North: 1892232.32' East: 6860340.59'

Segment #28 : Curve
Length: 89.37' Radius: 575.45'
Delta: 008° 53' 52" Tangent: 44.77'
Chord: 89.28' Course: North 06° 34' 57" East
Course In: North 78° 58' 07" West Course Out: South 87° 51' 59" East
RP North: 1892342.43' East: 6859775.77'
End North: 1892321.01' East: 6860350.83'

Segment #29 : Line
Course: North 00° 21' 50" East Length: 35.35'
North: 1892356.36' East: 6860351.05'

Segment #30 : Line
Course: North 16° 57' 15" West Length: 19.62'
North: 1892375.13' East: 6860345.33'

Segment #31 : Line
Course: North 33° 17' 55" West Length: 6.23'
North: 1892380.34' East: 6860341.91'

Segment #32 : Curve
Length: 119.22' Radius: 668.87'
Delta: 010° 12' 46" Tangent: 59.77'
Chord: 119.07' Course: North 11° 50' 46" West
Course In: South 83° 15' 37" West Course Out: North 73° 02' 51" East
RP North: 1892301.84' East: 6859677.66'
End North: 1892496.87' East: 6860317.47'

Segment #33 : Line
Course: North 26° 29' 45" East Length: 3.71'
North: 1892500.19' East: 6860319.12'

Segment #34 : Line
Course: North 18° 24' 44" West Length: 29.42'
North: 1892528.11' East: 6860309.83'

Segment #35 : Line
Course: North 27° 42' 41" East Length: 6.15'
North: 1892533.55' East: 6860312.69'

Segment #36 : Line
Course: North 63° 53' 18" East Length: 11.96'
North: 1892538.82' East: 6860323.43'

Segment #37 : Line
Course: North 61° 35' 12" East Length: 63.39'
North: 1892568.98' East: 6860379.18'

Segment #38 : Line
Course: North 11° 56' 07" East Length: 62.46'
North: 1892630.09' East: 6860392.10'

Segment #39 : Line
Course: South 78° 10' 18" East Length: 34.32'
North: 1892623.05' East: 6860425.69'

Segment #40 : Line
Course: North 11° 49' 42" East Length: 10.00'
North: 1892632.84' East: 6860427.74'

Segment #41 : Line
Course: North 78° 10' 18" West Length: 44.30'
North: 1892641.92' East: 6860384.38'

Perimeter: 4649.43' Area: 23175.98 Sq. Ft. - 0.53 Acres ±
Error Closure: 0.01 Course: North 29° 04' 13" West
Error North: 0.012 East: -0.007
Precision 1: 464892.00

RECORDING REQUESTED BY:
Department of General Services

WHEN RECORDED RETURN TO:

Department of General Services
Real Property Services Section
707 Third Street, 5th Floor
West Sacramento, CA. 95605

No fee document per Government Code 27383

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT OF EASEMENT
ANTENNA ACCESS and TOWER EASEMENT

Agency: Department Corrections and Rehabilitation
Project: 2709 – Antenna and Tower
File: TR17015

THIS AGREEMENT AND GRANT OF EASEMENT is made and entered into by and between City of Ione in the County of Amador, State of California, hereinafter called GRANTOR and the State of California, acting by and through its Director of the Department of General Services, with the approval of the California Department of Corrections and Rehabilitation, hereinafter called STATE.

GRANTOR hereby grants unto STATE, its successors and assigns forever, a non-exclusive public easement to access, locate, relocate, construct, reconstruct, alter, use, maintain, inspect, repair, and remove Antenna and Tower together with other appurtenant facilities including but not limited to related internal communications, as STATE deems necessary for the Communications in, upon, over, on, under, and across that certain real property situated in the County of Amador, State of California, as described in the attached Exhibit "A", consisting of three (3) pages, and depicted on Exhibit "B", consisting of three (3) pages and by this reference made a part hereof.

Dated this ____ day of _____, 2020.

GRANTOR:

CITY OF IONE

By: _____
Jon Hanken
City Manager

GRANTEE:

STATE OF CALIFORNIA
Department of General Services
DANIEL C. KIM, Director

By: _____
Michael P Butler, Chief
Real Property Services Section

California Department Corrections and Rehabilitation

By: _____

Title: _____

RECORDING REQUESTED BY:
Department of General Services

WHEN RECORDED RETURN TO:

Department of General Services
Real Property Services Section
707 Third Street, 5th Floor
West Sacramento, CA. 95605

No fee document per Government Code 27383

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT OF EASEMENT
PIPELINE EASEMENT**

Agency: Department Corrections and Rehabilitation
Project: 2709 – City Pipeline
File: TR17015

THIS AGREEMENT AND GRANT OF EASEMENT is made and entered into by and between City of Ione in the County of Amador, State of California, hereinafter called GRANTOR and the State of California, acting by and through its Director of the Department of General Services, with the approval of the California Department of Corrections and Rehabilitation, hereinafter called STATE.

GRANTOR, hereby grants unto STATE, its successors and assigns forever, a non-exclusive public easement to access, locate, relocate, construct, reconstruct, alter, use, maintain, inspect, repair, replace, and remove an underground water pipeline(s), valves, meters, and regulators together with other appurtenant facilities including but not limited to related internal communications, as GRANTEE deems necessary for the transportation of effluent and recycled water in, upon, over, on, under, and across that certain real property situated in the County of Amador, State of California, as described in the attached Exhibit "A", consisting of four (4) pages, and depicted on Exhibit "B", consisting of six (6) pages and by this reference made a part hereof.

Dated this ____ day of _____, 2020.

GRANTOR:

CITY OF IONE

By: _____
Jon Hanken
City Manager

GRANTEE:

STATE OF CALIFORNIA
Department of General Services
DANIEL C. KIM, Director

By: _____
Michael P Butler, Chief
Real Property Services Section

California Department Corrections and Rehabilitation

By: _____

Title: _____

FILE SPEC: P:\2233_ODCR_Mule_Creek_Luval_II_Dorm\0200_Offsite_Effluent_Reuse_P00166\07_Survey\400_Boundary\020_Preliminary\Aula_Creek_Descriptions\DP8C_Pipeline_Easement-City of Ione\DP8C-City of Ione Parcel.dwg
 PLOT DATE: Jul '18, 2019 - 11:29am



MATCH

SHEET 3
SHEET 4

LINE

CENTERLINE OF ROAD
AND EAST PROPERTY
LINE PER RECORD OF
SURVEY BOOK 47 OF
MAPS AND MAPS AT
PAGE 60

BRING A PORTION OF
RANCHO ARROYO SECO
CITY OF IONE
AMADOR COUNTY
STATE OF CALIFORNIA

APN 005-120-007-000
JAMES R SCULLY &
ANACHRISTINA REYES
FAMILY TRUST
DOC-2012-0006777-00

APN 005-130-023-000
CITY OF IONE
FINAL ORDER OF
CONDEMNATION
OFFICIAL RECORDS
BOOK 74 AT PAGE 81

LEGEND:

- PROPERTY LINE ————
- FENCE LINE ————
- EASEMENT LINE ————
- PROPOSED
PIPELINE
EASEMENT

EXISTING
FENCE LINE
(TYP)

0.53 ACRES ± WITHIN
DAVE BRUBECK ROAD AND
CITY OF IONE PARCELS

CITY OF IONE PER
RECORD OF SURVEY
BOOK 47 OF MAPS
AND MAPS AT PAGE 60

WESTERLY CITY OF
IONE PROPERTY LINE
PER RS 47-60

SOUTHERLY
CITY OF IONE
PROPERTY LINE
PER RS 47-60

MATCH

SHEET 4
SHEET 5

LINE

**KJELDSEN
SINNOCK
NEUDECK**
CIVIL ENGINEERS & LAND SURVEYORS
www.kjns.com

711 N Pinckney Avenue
Stockton, CA 95203
209-948-0288
1599 Harbor Drive, Suite 212
West Sacramento, CA 95691
916-483-5900

EXHIBIT "B"
IONE, CALIFORNIA

PIPELINE EASEMENT
DP8C

APNS 005-320-003-501, 005-130-023-000 & 005-130-045-000

DESIGN BY BAS
DRAWN BY BAS
CHECK BY KFM

HORIZONTAL DATUM
CCS83, ZONE 2
VERTICAL DATUM
N/A

DRAWING SCALE

1" = 60'

ORIG. DRAWING SCALE
0 1/4" 1/2"

DATE

JULY 2019

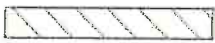
SHEET IDENTIFICATION

4

SHEET OF 9
KSN PROJECT FILE NO
2233-0200

FILE SPEC: P:\2233_ODOR_Mule_Creek_Level_IL_Dorm\0200_Offsite_Effluent_Reuse_P00166\07_Survey\400_Boundary\020_Preliminary\Mule_Creek_Description\DP8C_Pipeline_Easement-City of Ione_Parcels.dwg
 PLOT DATE: Jul 18, 2019 - 11:30am

LEGEND:

PROPERTY LINE -----
 FENCE LINE -----
 EASEMENT LINE -----
 PROPOSED
 PIPELINE EASEMENT 

MATCH SHEET 4
 SHEET 5 LINE

LOT 423 PER
 MAP OF THE RANCO
 ARROYO SECO PER
 BOOK 2 OF MAPS
 AT PAGE 1

APN 005-120-007-000
 JAMES R SCULLY &
 ANACHRISTINA REYES
 FAMILY TRUST
 DOC-2012-0006777-00

CENTERLINE OF ROAD
 AND EAST PROPERTY
 LINE PER RECORD OF
 SURVEY BOOK 47 OF
 MAPS AND MAPS AT
 PAGE 60

APN 005-130-045-000
 CITY OF IONE
 DN-1993-013355

0.53 ACRES ± WITHIN
 DAVE BRUBECK ROAD AND
 CITY OF IONE PARCELS

11.2034 ACRE INSIDE
 FENCES PARCEL PER
 RECORD OF SURVEY
 BOOK 47 OF MAPS AND
 PLATS AT PAGE 60

LOT 424 PER
 MAP OF THE RANCO
 ARROYO SECO PER
 BOOK 2 OF MAPS
 AT PAGE 1

S14°15'35"W
 788.93'

N14°15'35"E
 787.01'

10'

MATCH SHEET 5
 SHEET 6 LINE

BEING A PORTION OF
 RANCHO ARROYO SECO
 CITY OF IONE
 AMADOR COUNTY
 STATE OF CALIFORNIA



**KJELSOEN
 SINNOCK
 NEUDECK**
 CIVIL ENGINEERS & LAND SURVEYORS
 www.kjns.com

751 N Harding Avenue
 Stockton, CA 95202
 209-645-0266
 1050 Harbor Drive, Suite 212
 West Sacramento, CA 95601
 916-483-5800

EXHIBIT "B"
 IONE, CALIFORNIA

PIPELINE EASEMENT
 DP8C

APNS 005-320-003-501, 005-130-023-000 & 005-130-045-000

DESIGN BY BAS
 DRAWN BY BAS
 CHECK BY KFN

DRAWING SCALE

1" = 60'

HORIZONTAL DATUM
 CCS83, ZONE 2

ORIG. DRAWING SCALE
 0 1/4" 1/2"

VERTICAL DATUM
 N/A

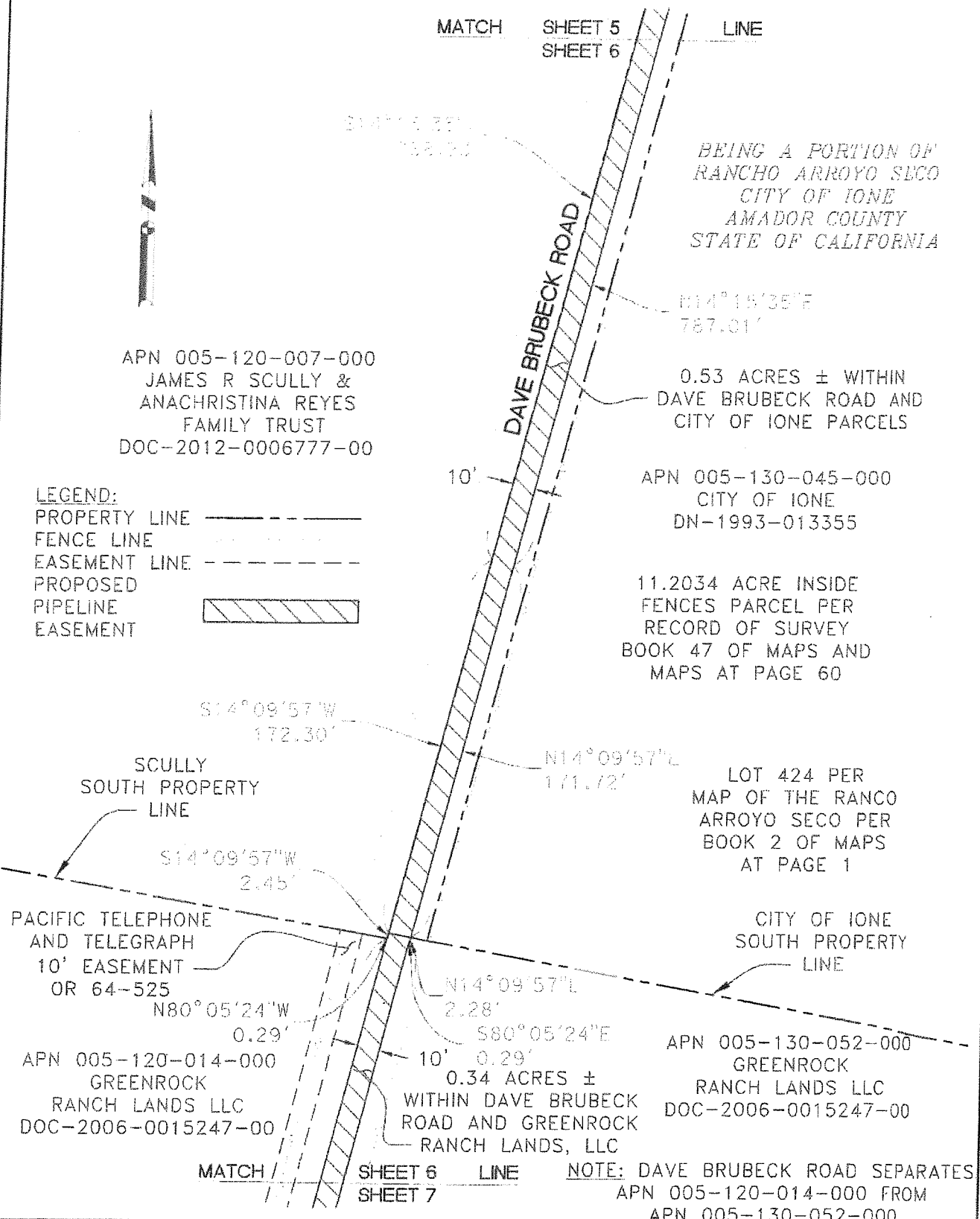
DATE
 JULY 2019

SHEET IDENTIFICATION

5

SHEET OF 9
 KSN PROJECT FILE NO
 2233-0200

FILE SPEC: P:\2233_CDOR_Mule_Creek_Level_IL\Draw\0200_Offsite_Effluent_Reuse_PCO166\07_Survey\100_Boundary\020_Preliminary\Mule_Creek_Description\DP8C Pipeline Easement-City of Ione\DP8C-City of Ione Parcel.dwg
PLOT DATE: Jul 16, 2019 - 11:42am



LEGEND:
PROPERTY LINE ———
FENCE LINE - - - - -
EASEMENT LINE - - - - -
PROPOSED PIPELINE EASEMENT [Hatched Box]

APN 005-120-007-000
JAMES R SCULLY &
ANACHRISTINA REYES
FAMILY TRUST
DOC-2012-0006777-00

BEING A PORTION OF
RANCHO ARROYO SECO
CITY OF IONE
AMADOR COUNTY
STATE OF CALIFORNIA

0.53 ACRES ± WITHIN
DAVE BRUBECK ROAD AND
CITY OF IONE PARCELS

APN 005-130-045-000
CITY OF IONE
DN-1993-013355

11.2034 ACRE INSIDE
FENCES PARCEL PER
RECORD OF SURVEY
BOOK 47 OF MAPS AND
MAPS AT PAGE 60

LOT 424 PER
MAP OF THE RANCO
ARROYO SECO PER
BOOK 2 OF MAPS
AT PAGE 1

CITY OF IONE
SOUTH PROPERTY
LINE

APN 005-130-052-000
GREENROCK
RANCH LANDS LLC
DOC-2006-0015247-00

APN 005-120-014-000
GREENROCK
RANCH LANDS LLC
DOC-2006-0015247-00

NOTE: DAVE BRUBECK ROAD SEPARATES
APN 005-120-014-000 FROM
APN 005-130-052-000

**KJELDSSEN
SINNOCK
NEUDECK**
Civil Engineers & Land Surveyors
www.jeninc.com

711 N Pershing Avenue
Stockton, CA 95203
208-946-0288
1550 Harbor Drive, Suite 212
West Sacramento, CA 95691
916-603-5800

EXHIBIT "B"
IONE, CALIFORNIA

PIPELINE EASEMENT
DP8C

APNS 005-320-003-501, 005-130-023-000 & 005-130-045-000

DESIGN BY BAS
DRAWN BY BAS
CHECK BY KFN




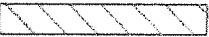
HORIZONTAL DATUM
CCS83, ZONE 2
VERTICAL DATUM
N/A

DRAWING SCALE
1" = 60'
ORIG. DRAWING SCALE
0 1/4" 1/2"

DATE
JULY 2019
SHEET IDENTIFICATION
6
SHEET OF 9
KSN PROJECT FILE NO
2233-0200

FILE SPEC: P:\2233_ODCR_Mule_Creek_Level_II_Dorm\0200_Offsite_Effluent_Reuse_P0166\07_Survey\400_Boundary\020_Preliminary\Mule_Creek_Descriptions\DP8C_Pipeline_Easement-City of Ione\DP8C-City of Ione Parcel.dwg
 PLOT DATE: Jul 18, 2019 - 11:44am

LEGEND:

- PROPERTY LINE 
- FENCE LINE 
- EASEMENT LINE 
- PROPOSED PIPELINE EASEMENT 

MATCH / SHEET 6 LINE
 SHEET 7

APN 005-120-014-000
 GREENROCK RANCH LANDS LLC
 DOC-2006-0015247-00

S14°15'35"W
 1345.81'

NOTE:
 DAVE BRUBECK ROAD SEPARATES
 APN 005-120-014-000 FROM
 APN 005-130-052-000

N14°15'35"E
 1348.20'

APN 005-130-052-000
 GREENROCK RANCH LANDS LLC
 DOC-2006-0015247-00

0.34 ACRES ±
 WITHIN DAVE
 BRUBECK ROAD
 AND GREENROCK
 RANCH LANDS, LLC

PACIFIC TELEPHONE
 AND TELEGRAPH
 10' EASEMENT
 OR 64-525

10'

10'

MATCH / SHEET 7 LINE
 SHEET 8

BEING A PORTION OF
 RANCHO ARROYO SECO
 AMADOR COUNTY
 STATE OF CALIFORNIA

KJELDSEN SINNOCK NEUDECK
 CIVIL ENGINEERS AND SURVEYORS
 www.ksninc.com

711 N Pershing Avenue
 Stockton, CA 95203
 209-949-0200
 1550 Harbor Drive, Suite 212
 West Sacramento, CA 95601
 916-493-6800

EXHIBIT "B"
 IONE, CALIFORNIA

PIPELINE EASEMENT
 DP8C

APNS 005-320-003-501, 005-130-023-000 & 005-130-045-000

DESIGN BY BAS
 DRAWN BY BAS
 CHECK BY KFN

DRAWING SCALE

1" = 60'

HORIZONTAL DATUM
 CCS83, ZONE 2

ORIG. DRAWING SCALE

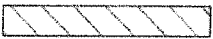
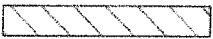
0 1/4" 1/2"

VERTICAL DATUM
 N/A

DATE
 JULY 2019
 SHEET IDENTIFICATION
 7
 SHEET 7 OF 9
 KSN PROJECT FILE NO
 2233-0200

FILE SPEC: P:\2233_CDOR_Mule_Creek_Level_IL_Dorm\0200_Offsite_Effluent_Reuse_P00166\07_Survey\400_Boundary\020_Preliminary\Mule_Creek_Descriptions\DP8C_Pipeline_Easement-City of Ione\DP8C-City of Ione Parcel.dwg
 PLOT DATE: Jul 18, 2019 - 11:48am

LEGEND:

- PROPERTY LINE ————
- FENCE LINE ————
- EASEMENT LINE - - - - -
- PROPOSED PIPELINE 
- EASEMENT 

APN 005-120-014-000
 GREENROCK RANCH LANDS LLC
 DOC-2006-0015247-00

NOTE:

DAVE BRUBECK ROAD SEPARATES
 APN 005-120-014-000 FROM
 APN 005-130-052-000

APN 005-130-052-000
 GREENROCK RANCH LANDS LLC
 DOC-2006-0015247-00

0.34 ACRES ±
 WITHIN DAVE BRUBECK
 ROAD AND GREENROCK
 RANCH LANDS, LLC

PACIFIC TELEPHONE
 AND TELEGRAPH
 10' EASEMENT
 OR 64-525 10'

BEING A PORTION OF
 RANCHO ARROYO SECO
 AMADOR COUNTY
 STATE OF CALIFORNIA

MATCH

SHEET 8 LINE
 SHEET 9

MATCH

SHEET 7 LINE
 SHEET 8

S14°15'35"W
 1345.81'

N14°15'35"E
 1348.20'

DAVE BRUBECK ROAD

10'

10'

KJELDSEN SINNOCK NEUDECK
 CIVIL ENGINEERS & LAND SURVEYORS
 www.kjnelco.com

711 N Pershing Avenue
 Stockton, CA 95203
 209-948-0268
 1550 Harbor Drive, Suite 212
 West Sacramento, CA 95691
 916-403-6000

EXHIBIT "B"
 IONE, CALIFORNIA

PIPELINE EASEMENT
 DP8C

APNS 005-320-003-501, 005-130-023-000 & 005-130-045-000

DESIGN BY BAS
 DRAWN BY BAS
 CHECK BY KFN

DRAWING SCALE
 1" = 60'

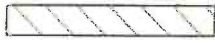
DATE
 JULY 2019
 SHEET IDENTIFICATION
8
 SHEET OF 9
 KSN PROJECT FILE NO.
 2233-0200

HORIZONTAL DATUM
 CCS83, ZONE 2
 VERTICAL DATUM
 N/A

ORIG. DRAWING SCALE
 0 1/4" 1/2"

FILE: SP001.P\2233_GDPR_Mule_Creek_Level_IL.Dwg\0200_Offsite_Effluent_Rauro_PC0166\07_Survey\400_Boundary\020_Preliminary\Mule_Creek_Pipelines_Easement-City of Ione\DP8C-City of Ione.Parcel.dwg
 PLOT DATE: Jul 16, 2019 - 11:49am

LEGEND:

- PROPERTY LINE ———
- FENCE LINE —○—
- EASEMENT LINE - - - - -
- PROPOSED PIPELINE 
- EASEMENT

MATCH

SHEET 8 LINE
SHEET 9

0.34 ACRES ±
WITHIN DAVE
BRUBECK ROAD
AND GREENROCK
RANCH LANDS, LLC

APN 005-120-014-000
GREENROCK
RANCH LANDS LLC
DOC-2006-0015247-00

UNION PACIFIC RAILROAD
(SUCCESSOR TO THE
AMADOR COUNTY RAILROAD)
BOOK OF DEEDS, VOLUME
"O" AT PAGE 791

APN 005-130-052-000
GREENROCK RANCH LANDS LLC
DOC-2006-0015247-00

APN 005-120-014-000
GREENROCK
RANCH LANDS LLC
DOC-2006-0015247-00

1,013 SQ.FT.
0.02 ACRES ±
WITHIN DAVE BRUBECK
ROAD AND RAILROAD
RIGHT OF WAY

0.34 ACRES ±
WITHIN DAVE BRUBECK
ROAD AND GREENROCK
RANCH LANDS, LLC

APN 005-130-052-000
GREENROCK RANCH LANDS LLC
DOC-2006-0015247-00

PROPOSED PIPELINE
EASEMENT WITHIN GREENROCK
RANCH LANDS, LLC NOT
PART OF THIS DESCRIPTION
PACIFIC TELEPHONE
AND TELEGRAPH
10' EASEMENT
OR 64-525

BEING A PORTION OF
RANCHO ARROYO SECO
AMADOR COUNTY
STATE OF CALIFORNIA

NOTE:
DAVE BRUBECK ROAD SEPARATES
APN 005-120-014-000 FROM
APN 005-130-052-000

**KJELDSEN
SINNOCK
NEUDECK**
LAND ENGINEERS & LAND SURVEYORS
www.ksninc.com

711 N Pershing Avenue
Stockton, CA 95209
209-943-0283
1559 Harbor Drive, Suite 212
West Sacramento, CA 95691
916-403-9300

EXHIBIT "B"
IONE, CALIFORNIA

PIPELINE EASEMENT
DP8C


APNS 005-320-003-501, 005-130-023-000 & 005-130-045-000

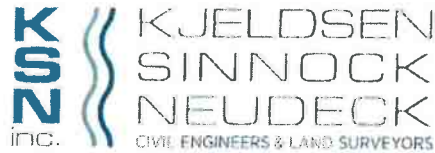
DESIGN BY BAS
DRAWN BY BAS
CHECK BY KFW

DRAWING SCALE
1" = 50'

DATE
JULY 2019
SHEET IDENTIFICATION
9
SHEET OF 9
KSN PROJECT FILE NO
2233-0200

HORIZONTAL DATUM
CCS83, ZONE 2
VERTICAL DATUM
N/A

ORIG. DRAWING SCALE
0 1/4" 1/2"




Stephen K. Sinnock, P.E.
Christopher H. Neudeck, P.E.
Neal T. Colwell, P.E.
Barry O'Regan, P.E.

2233-0010
99-103

July 18, 2019

Coastland Civil Engineering
1400 Neotomas Ave.
Santa Rosa, CA 95405
Attn: John Wanger

Re: Department of Corrections Pipeline Easement to City of Ione (two)
2nd Submittal Review of (1) Antenna Access and Tower Easement (2) Pipeline Easement

Dear Mr. Wanger,

Enclosed are the July 2019 City of Ione Antenna Access/Tower Easement and the City of Ione/Dave Brubeck Road Pipeline Easement third submittal packages, which include stamped and signed descriptions and exhibits. We have addressed all comments and below is a summary of our submittal.

General Comments addressed:

- 1) Your statements appear to be correct for 1a and 1b.
- 2) We have revised all references with APN 005-120-014-000
- 3) The provided description references only City of Ione rights-of-way or City of Ione properties, please see the limiting language to only City of Ione property in the second paragraph of the description as follows:

All that certain real property being a portion of said LAFCO Resolution No. 2011-03 – Annexation to the City of Ione - Certificate of Completion recorded as Document Number 2012-0004324 on May 17, 2012, Amador County Records, which includes that certain Grant Deed to the City of Ione from the County of Amador recorded as DOC-2012-0004223-00 on May 16, 2012, Amador County Records, and also that certain State of California Quitclaim Deed to the City of Ione recorded in Book 0559 of Official Records, Page 587 on December 30, 1988, Amador County Records, and also the easterly side of the Old Stockton Road, currently Dave Brubeck Road, as shown on said certain Record of Survey surveyed for the City of Ione as shown in Book 47 of Maps and Plats at Page 60, lying within the following parcel.

The description was formatted in this manner do to the fact that record documentation of Dave Brubeck Road dedication has not been located with the extensive research performed. Even though the overall referenced record documents may cover a larger area, only the City of Ione Documents are effected in the above second paragraph.

Grant Deed Cover Sheets:

- 4) The cover sheets will be drafted by the Department of General Services (DGS), once the easement has been approved and negotiations between DGS and the City of Ione can continue.

Antenna Access and Tower Easement:

- 5) The remainder was clarified as requested

Antenna Access and Tower Easement:

RECORDING REQUESTED BY:
Department of General Services

WHEN RECORDED RETURN TO:

Department of General Services
Real Property Services Section
707 Third Street, 5th Floor
West Sacramento, CA. 95605

No fee document per Government Code 27383

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT OF EASEMENT
ANTENNA ACCESS and TOWER EASEMENT

Agency: Department Corrections and Rehabilitation
Project: 2709 – Antenna and Tower
File: TR17015

THIS AGREEMENT AND GRANT OF EASEMENT is made and entered into by and between City of Ione in the County of Amador, State of California, hereinafter called GRANTOR and the State of California, acting by and through its Director of the Department of General Services, with the approval of the California Department of Corrections and Rehabilitation, hereinafter called STATE.

GRANTOR hereby grants unto STATE, its successors and assigns forever, a non-exclusive public easement to access, locate, relocate, construct, reconstruct, alter, use, maintain, inspect, repair, and remove Antenna and Tower together with other appurtenant facilities including but not limited to related internal communications, as STATE deems necessary for the Communications in, upon, over, on, under, and across that certain real property situated in the County of Amador, State of California, as described in the attached Exhibit "A", consisting of three (3) pages, and depicted on Exhibit "B", consisting of three (3) pages and by this reference made a part hereof.

Dated this ____ day of _____, 2020.

GRANTOR:

CITY OF IONE

By: _____
Jon Hanken
City Manager

GRANTEE:

STATE OF CALIFORNIA
Department of General Services
DANIEL C. KIM, Director

By: _____
Michael P Butler, Chief
Real Property Services Section

California Department Corrections and Rehabilitation

By: _____

Title: _____



Mr. John Wanger
June 21, 2019
Page 2 of 2

- 6) Since the City of Ione is not the owner of APN 005-130-052-000, we did not add it to the header. This description encumbers only City of Ione properties, only the City of Ione's APN's are included.
- 7) References of "642" has been updated to "635"
- 8) Reference to OR 562-509 was checked and we have included a copy of OR 562-509 in this submittal.
- 9) Pipeline Easement – Call to the existing fence. At this time the existing fence line is the best evidence of the Dave Brubeck Road right of way. Dave Brubeck Road does not have a road conveyance/easement that defines a set right of way width. We pulled preliminary reports for all the adjoining landowners, researched the County Records and hired Placer Title Company to perform a chain of title for this area to find a road deed. No road deed was acquired. We did find record maps that referenced the centerline of the road and the east line of the Dave Brubeck roadway, see attached Record of Survey, Book 47 of Maps and Maps at Page 60. We are using the existing fence lines to define Dave Brubeck Road.
- 10) The DBR pipeline description second paragraph defines and limits the impacts of the overall Dave Brubeck Road description to only the City of Ione's parcels, thus limiting the description to only the acreage impact to the City of Ione properties. The acreage of 0.53 acres, more or less, is correct.
- 11) Other redline oversight items were addressed

Plats:

Antenna Access and Tower Easement

- 12) Spelling corrected as noted

Pipeline Easement

- 13) Centerline was removed as requested
- 14) Document confirmed as requested
- 15) APN 005-120-010-000 was updated to APN 005-120-014-000. We added a "Note: Dave Brubeck Road separates APN 005-120-014-000 from APN 005-130-052-000.
- 16) Clarified line types and addressed right of way in above # 12.
- 17) Other redlines addressed

We appreciate your oversight review and we have addressed all comments. If you have any questions, comments or require additional information, please call or e-mail. If any additional supporting documents are required we can send a pdf via e-mail.

Sincerely,
KJELDSSEN, SINNOCK & NEUDECK, INC.


Brett A. Setness

w/enclosures

cc: Diana L. Frederick - CDCR– via e-mail - letter of transmittal and (2) description packages

EXHIBIT "A"

DESCRIPTION

ANTENNA ACCESS and TOWER EASEMENT APN 005-320-003-501

That certain real property situate in the County of Amador, State of California, being a portion of the Rancho Arroyo Seco; also being a portion of Parcel "E" as shown on the Record of Survey recorded in Book 31 of Maps and Plats at Page 1 filed January 12th 1979, Amador County Records; also being a portion of the "Remainder (West of New R/W) 29.61 AC" as shown on the Record of Survey recorded in Book 43 of Maps and Plats at Page 5 filed October 4th 1988, Amador County Records; also being a portion of that certain Quitclaim Deed recorded in Book 0559 at Page 587 on December 30, 1988, Amador County Records, more particularly described as follows:

UNIT A – 10 FOOT WIDE ACCESS EASEMENT

COMMENCING at a 5/8" rebar with a 2-1/2" Aluminum Disk stamped "Survey Control Monument KSN, Inc." set in the west side of the entrance road, approximately 20 feet northerly of the entrance gate of the City of Lone Wastewater Treatment Plant located on the southwesterly side of Five Mile Drive approximately 940 feet westerly of the centerline intersection of Five Mile Drive and Five Mile Court; said monument bears North 81°13'18" West 1243.61 feet from a 5/8" Steel Rod at the northeast corner of Five Mile Court Right of Way as shown on said Record of Survey for the County of Amador, filed in Book 43 of Maps and Plats at Page 5, thence South 69° 13' 53" East 634.60 feet to a point on the southerly line of the herein described Access Easement, herein designated as Point "A", said point also being the **TRUE POINT OF BEGINNING** of herein described 10 Foot Wide Access Easement, the following courses:

- 1) South 72° 36' 53" East 5.00 feet;
- 2) thence South 72° 36' 53" East 2.50 feet;
- 3) thence North 17° 23' 07" East 4.54 feet;
- 4) thence along a tangent curve to the left an arc length of 182.45 feet, said curve having a radius of 110.00 feet, and a central angle of 95° 01' 56", with a chord bearing of North 30° 07' 51" West, a distance of 162.24 feet, the radius point from beginning of said curve bearing North 72° 36' 53" West;
- 5) thence North 77° 38' 49" West 194.54 feet;
- 6) thence along a tangent curve to the left an arc length of 70.79 feet, said curve having a radius of 110.00 feet, and a central angle of 36° 52' 10", with a chord bearing of South 83° 55' 05" West, a distance of 69.57 feet, the radius point from beginning of said curve bearing South 12° 21' 11" West;
- 7) thence along a reverse curve to the right an arc length of 57.92 feet, said curve having a radius of 90.00 feet, and a central angle of 36° 52' 10", with a chord bearing of South 83° 55' 05" West, a distance of 56.92 feet, the radius point from beginning of said curve bearing North 24° 31' 01" West;

- 8) thence North 77° 38' 49" West 173.76 feet;
- 9) thence North 12° 21' 11" East 95.00 feet,

to a point on the northeasterly line of the above said Parcel "E", also being a point in the existing Five Mile Drive, a county road; thence northwesterly, along the said northeasterly line of Parcel "E", North 77° 38' 49" West 10.00 feet; thence leaving said northeasterly line of Parcel "E" and continuing along westerly and southerly lines of herein described Access Easement, the following courses:

- 1) South 12° 21' 11" West 105.00 feet;
- 2) thence South 77° 38' 49" East 183.76 feet;
- 3) thence along a tangent curve to the left an arc length of 64.35 feet, said curve having a radius of 100.00 feet, and a central angle of 36° 52' 10", with a chord bearing of North 83° 55' 05" East, a distance of 63.25 feet, the radius point from beginning of said curve bearing North 12° 21' 11" East;
- 4) thence along a reverse curve to the right an arc length of 64.35 feet, said curve having a radius of 100.00 feet, and a central angle of 36° 52' 10", with a chord bearing of North 83° 55' 05" East, a distance of 63.25 feet, the radius point from beginning of said curve bearing South 24° 31' 01" East;
- 5) thence South 77° 38' 49" East 194.54 feet;
- 6) thence along a tangent curve to the right an arc length of 165.86 feet, said curve having a radius of 100.00 feet, and a central angle of 95° 01' 56", with a chord bearing of South 30° 07' 51" East, a distance of 147.49 feet, the radius point from beginning of said curve bearing South 12° 21' 11" West;
- 7) thence South 17° 23' 07" West 4.54 feet;
- 8) thence South 72° 36' 53" East 2.50 feet,

to the **TRUE POINT OF BEGINNING** of herein described Access Easement, said point also being herein described as Point "A", containing 0.18 acres, more or less.

UNIT B – ANTENNA TOWER EASEMENT

BEGINNING at the herein described Point "A" in Unit A; thence following the southerly line of herein above described Access Easement, also being the northerly line of herein described Antenna Tower Easement, South 72° 36' 53" East 5.00 feet; thence leaving the said southerly line of the herein above described Access Easement along the easterly, southerly and westerly lines of herein described Antenna Tower Easement, the following courses:

- 1) South 17° 06' 26" West 5.00 feet;
- 2) thence North 72° 36' 53" West 5.00 feet;
- 3) thence North 17° 06' 26" East 5.00 feet,

July 17, 2019

to the **POINT OF BEGINNING** of herein described Antenna Tower Easement, said point also being herein described Point "A", containing 25 square feet, more or less.

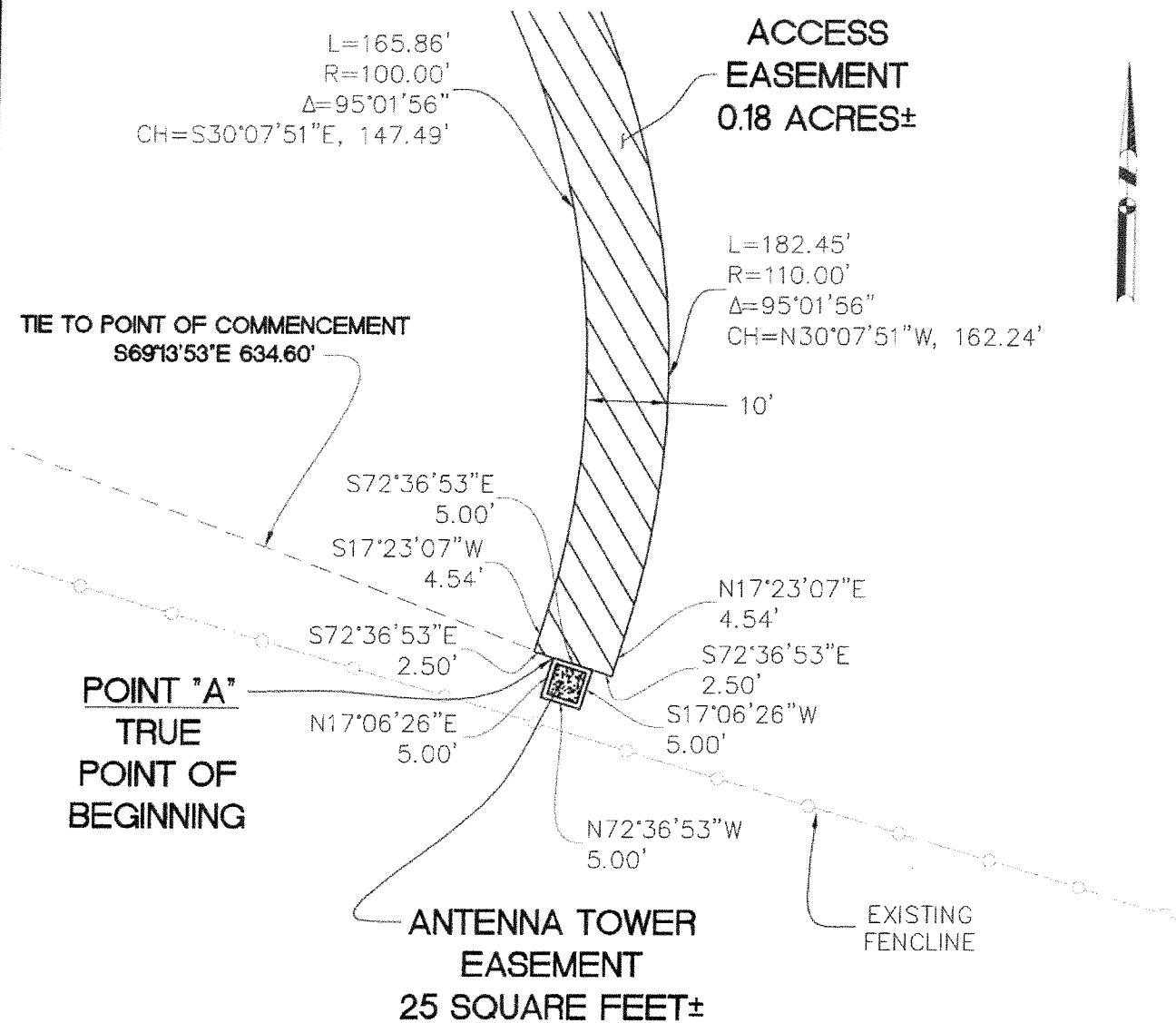
UNIT A and **UNIT B** are **SUBJECT TO** special assessments, if any, restrictions, reservations and easements of record.

Bearings and distances are based on the North American Datum of 1983 (NAD83) converted to the California Coordinate System of 1983; Zone 2 (CCS83-II), Survey Feet Units, 2010.00 Epoch Date Adjustment. Multiply distances shown by 1.00001299 to obtain ground distances.

End of Description.



FILE SPEC: P:\2233_CDCR_Mule_Creek_Level_IL_Dorm\0200_Offsite_Effluent_Reuse_PCO166\07_Survey\400_Boundary\020_Preliminary\Mule_Creek_Descriptions\Antenna_Easement\Antenna_Easement.dwg
 PLOT DATE: Jul 17, 2019 -- 9:58am



KJELDSEN SINNOCK NEUDECK CIVIL ENGINEERS & LAND SURVEYORS www.kjnelco.com	711 N Pershing Avenue Stockton, CA 95203 209-648-0268 1550 Harbor Drive, Suite 212 West Sacramento, CA 95691 916-403-9900	EXHIBIT "B" IONE, CALIFORNIA	DESIGN BY BAS DRAWN BY BAS CHECK BY KFN	DRAWING SCALE 1" = 20'	DATE JULY 2019
		ANTENNA TOWER EASEMENT SEWER TREATMENT PLANT APN: 005-320-003-501	HORIZONTAL DATUM CCS83, ZONE 2 VERTICAL DATUM NAVD88	ORIG. DRAWING SCALE 0 1/4" 1/2"	SHEET IDENTIFICATION 3 SHEET OF 3 KSN PROJECT FILE NO 2233-0010

LEGEND:

PARCEL LINES ———
TIE LINES - - - - -

APN 005-320-005
ROBERT & VIRGINIA SILVA

POINT OF COMMENCEMENT

2 1/2" ALUMINUM DISK
STAMPED

"SURVEY CONTROL

MONUMENT KSN, INC."

NORTHING - 1892995.84

EASTING - 6859245.80

L=70.79'
R=110.00'
Δ=36°52'10"
CH=S83°55'05"W, 69.57'

L=57.92'
R=90.00'
Δ=36°52'10"
CH=S83°55'05"W, 56.92'

N77°38'49"W

10.00'

S12°21'11"W

105.00'

PARCEL "E"
BOUNDARY
PER 31 M&P 1

**ACCESS
EASEMENT
0.18 ACRES±**

S77°38'49"E
183.76'

L=64.35'
R=100.00'
Δ=36°52'10"

CH=N83°55'05"E, 63.25'
APN 005-320-003-501

CITY OF IONE
OR 559-587

CH=N83°55'05"E, 63.25'

32.74 ACRES
PARCEL "E"
PER BOOK 31 OF
MAPS & PLATS
AT PAGE 1
AMADOR COUNTY
RECORDS

PARCEL "E"
BOUNDARY
CENTERLINE OF
SUTTER CREEK
PER 31 M&P 1

L=165.86'
R=100.00'
Δ=95°01'56"
CH=S30°07'51"E, 147.49'

PARCEL "A"
BOUNDARY
PER 31 M&P 1

GOLF LINKS DRIVE

BOOK 43 OF
MAPS AND PLATS
AT PAGE 5
FIVE MILE BRIDGE
RIGHT-OF-WAY
AMADOR COUNTY RECORDS

L=182.45'
R=110.00'
Δ=95°01'56"
CH=N30°07'51"W, 162.24'

FIVE MILE
BRIDGE RIGHT
OF WAY
PER 43 M&P 5

BASIS OF BEARING
N81°13'18"W
1243.61'

DRIVE

S69°13'53"E 634.60'

L=64.35'
R=100.00'
Δ=36°52'10"

DETAIL "A"
SEE PAGE 3

POINT "A"
TRUE
POINT OF
BEGINNING

BEING A PORTION OF
RANCHO ARROYO SECO
AMADOR COUNTY
STATE OF CALIFORNIA

FILE SPEC: P:\2233_CDCCP_Mule_Creek_Level_II_Drm\0200_Offsite_Effluent_Reuse_PCO166\07_Survey\400_Boundary\020_Preliminary\Mule_Creek_Description\Antenna_Easement.dwg
PLOT DATE: Jul 17, 2019 -- 9:55am

KJ

**KJELSEN
SINNOCK
NEUDECK**

www.kjnelson.com

711 N Pershing Avenue
Stockton, CA 95203
209-948-0268
1550 Harbor Drive, Suite 212
West Sacramento, CA 95691
916-403-0800

EXHIBIT "B"

IONE, CALIFORNIA

**ACCESS EASEMENT
SEWER TREATMENT PLANT**
APN: 005-320-003-501

DESIGN BY BAS
DRAWN BY BAS
CHECK BY KFN

HORIZONTAL DATUM
CCS83, ZONE 2
VERTICAL DATUM
NAVD88

DRAWING SCALE
1" = 150'

ORIG. DRAWING SCALE
0 1/4" 1/2" 3/4" 1" 1 1/4" 1 1/2" 1 3/4" 2" 2 1/4" 2 1/2" 2 3/4" 3" 3 1/4" 3 1/2" 3 3/4" 4" 4 1/4" 4 1/2" 4 3/4" 5" 5 1/4" 5 1/2" 5 3/4" 6" 6 1/4" 6 1/2" 6 3/4" 7" 7 1/4" 7 1/2" 7 3/4" 8" 8 1/4" 8 1/2" 8 3/4" 9" 9 1/4" 9 1/2" 9 3/4" 10" 10 1/4" 10 1/2" 10 3/4" 11" 11 1/4" 11 1/2" 11 3/4" 12" 12 1/4" 12 1/2" 12 3/4" 13" 13 1/4" 13 1/2" 13 3/4" 14" 14 1/4" 14 1/2" 14 3/4" 15" 15 1/4" 15 1/2" 15 3/4" 16" 16 1/4" 16 1/2" 16 3/4" 17" 17 1/4" 17 1/2" 17 3/4" 18" 18 1/4" 18 1/2" 18 3/4" 19" 19 1/4" 19 1/2" 19 3/4" 20" 20 1/4" 20 1/2" 20 3/4" 21" 21 1/4" 21 1/2" 21 3/4" 22" 22 1/4" 22 1/2" 22 3/4" 23" 23 1/4" 23 1/2" 23 3/4" 24" 24 1/4" 24 1/2" 24 3/4" 25" 25 1/4" 25 1/2" 25 3/4" 26" 26 1/4" 26 1/2" 26 3/4" 27" 27 1/4" 27 1/2" 27 3/4" 28" 28 1/4" 28 1/2" 28 3/4" 29" 29 1/4" 29 1/2" 29 3/4" 30" 30 1/4" 30 1/2" 30 3/4" 31" 31 1/4" 31 1/2" 31 3/4" 32" 32 1/4" 32 1/2" 32 3/4" 33" 33 1/4" 33 1/2" 33 3/4" 34" 34 1/4" 34 1/2" 34 3/4" 35" 35 1/4" 35 1/2" 35 3/4" 36" 36 1/4" 36 1/2" 36 3/4" 37" 37 1/4" 37 1/2" 37 3/4" 38" 38 1/4" 38 1/2" 38 3/4" 39" 39 1/4" 39 1/2" 39 3/4" 40" 40 1/4" 40 1/2" 40 3/4" 41" 41 1/4" 41 1/2" 41 3/4" 42" 42 1/4" 42 1/2" 42 3/4" 43" 43 1/4" 43 1/2" 43 3/4" 44" 44 1/4" 44 1/2" 44 3/4" 45" 45 1/4" 45 1/2" 45 3/4" 46" 46 1/4" 46 1/2" 46 3/4" 47" 47 1/4" 47 1/2" 47 3/4" 48" 48 1/4" 48 1/2" 48 3/4" 49" 49 1/4" 49 1/2" 49 3/4" 50" 50 1/4" 50 1/2" 50 3/4" 51" 51 1/4" 51 1/2" 51 3/4" 52" 52 1/4" 52 1/2" 52 3/4" 53" 53 1/4" 53 1/2" 53 3/4" 54" 54 1/4" 54 1/2" 54 3/4" 55" 55 1/4" 55 1/2" 55 3/4" 56" 56 1/4" 56 1/2" 56 3/4" 57" 57 1/4" 57 1/2" 57 3/4" 58" 58 1/4" 58 1/2" 58 3/4" 59" 59 1/4" 59 1/2" 59 3/4" 60" 60 1/4" 60 1/2" 60 3/4" 61" 61 1/4" 61 1/2" 61 3/4" 62" 62 1/4" 62 1/2" 62 3/4" 63" 63 1/4" 63 1/2" 63 3/4" 64" 64 1/4" 64 1/2" 64 3/4" 65" 65 1/4" 65 1/2" 65 3/4" 66" 66 1/4" 66 1/2" 66 3/4" 67" 67 1/4" 67 1/2" 67 3/4" 68" 68 1/4" 68 1/2" 68 3/4" 69" 69 1/4" 69 1/2" 69 3/4" 70" 70 1/4" 70 1/2" 70 3/4" 71" 71 1/4" 71 1/2" 71 3/4" 72" 72 1/4" 72 1/2" 72 3/4" 73" 73 1/4" 73 1/2" 73 3/4" 74" 74 1/4" 74 1/2" 74 3/4" 75" 75 1/4" 75 1/2" 75 3/4" 76" 76 1/4" 76 1/2" 76 3/4" 77" 77 1/4" 77 1/2" 77 3/4" 78" 78 1/4" 78 1/2" 78 3/4" 79" 79 1/4" 79 1/2" 79 3/4" 80" 80 1/4" 80 1/2" 80 3/4" 81" 81 1/4" 81 1/2" 81 3/4" 82" 82 1/4" 82 1/2" 82 3/4" 83" 83 1/4" 83 1/2" 83 3/4" 84" 84 1/4" 84 1/2" 84 3/4" 85" 85 1/4" 85 1/2" 85 3/4" 86" 86 1/4" 86 1/2" 86 3/4" 87" 87 1/4" 87 1/2" 87 3/4" 88" 88 1/4" 88 1/2" 88 3/4" 89" 89 1/4" 89 1/2" 89 3/4" 90" 90 1/4" 90 1/2" 90 3/4" 91" 91 1/4" 91 1/2" 91 3/4" 92" 92 1/4" 92 1/2" 92 3/4" 93" 93 1/4" 93 1/2" 93 3/4" 94" 94 1/4" 94 1/2" 94 3/4" 95" 95 1/4" 95 1/2" 95 3/4" 96" 96 1/4" 96 1/2" 96 3/4" 97" 97 1/4" 97 1/2" 97 3/4" 98" 98 1/4" 98 1/2" 98 3/4" 99" 99 1/4" 99 1/2" 99 3/4" 100" 100 1/4" 100 1/2" 100 3/4" 101" 101 1/4" 101 1/2" 101 3/4" 102" 102 1/4" 102 1/2" 102 3/4" 103" 103 1/4" 103 1/2" 103 3/4" 104" 104 1/4" 104 1/2" 104 3/4" 105" 105 1/4" 105 1/2" 105 3/4" 106" 106 1/4" 106 1/2" 106 3/4" 107" 107 1/4" 107 1/2" 107 3/4" 108" 108 1/4" 108 1/2" 108 3/4" 109" 109 1/4" 109 1/2" 109 3/4" 110" 110 1/4" 110 1/2" 110 3/4" 111" 111 1/4" 111 1/2" 111 3/4" 112" 112 1/4" 112 1/2" 112 3/4" 113" 113 1/4" 113 1/2" 113 3/4" 114" 114 1/4" 114 1/2" 114 3/4" 115" 115 1/4" 115 1/2" 115 3/4" 116" 116 1/4" 116 1/2" 116 3/4" 117" 117 1/4" 117 1/2" 117 3/4" 118" 118 1/4" 118 1/2" 118 3/4" 119" 119 1/4" 119 1/2" 119 3/4" 120" 120 1/4" 120 1/2" 120 3/4" 121" 121 1/4" 121 1/2" 121 3/4" 122" 122 1/4" 122 1/2" 122 3/4" 123" 123 1/4" 123 1/2" 123 3/4" 124" 124 1/4" 124 1/2" 124 3/4" 125" 125 1/4" 125 1/2" 125 3/4" 126" 126 1/4" 126 1/2" 126 3/4" 127" 127 1/4" 127 1/2" 127 3/4" 128" 128 1/4" 128 1/2" 128 3/4" 129" 129 1/4" 129 1/2" 129 3/4" 130" 130 1/4" 130 1/2" 130 3/4" 131" 131 1/4" 131 1/2" 131 3/4" 132" 132 1/4" 132 1/2" 132 3/4" 133" 133 1/4" 133 1/2" 133 3/4" 134" 134 1/4" 134 1/2" 134 3/4" 135" 135 1/4" 135 1/2" 135 3/4" 136" 136 1/4" 136 1/2" 136 3/4" 137" 137 1/4" 137 1/2" 137 3/4" 138" 138 1/4" 138 1/2" 138 3/4" 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EXHIBIT "A"

DESCRIPTION

DAVE BRUBECK ROAD – PIPELINE EASEMENT

DP8C - CITY OF IONE

APN 005-320-003-501, 005-130-023-000 & 005-130-045-000

That certain real property situate in the County of Amador, State of California, being a portion of Rancho Arroyo Seco, also being a portion of Lots 255, 422, 423, 424, 425, 426, 437 and the roadway adjoining said Lots known as the "Road to Galt" as shown on The Map of the Rancho Arroyo Seco by J.C. Boyd recorded in Book 2 of Maps at Page 1 filed August 23, 1917, Amador County Records; also being a portion of that certain Record of Survey for County of Amador, Five Mile Bridge Right-of-Way as shown in Book 43 of Maps and Plats at Page 5 filed October 4, 1988, Amador County Records; also being a portion of that certain Parcel "E" as shown in Record of Survey surveyed for the State of California Department of General Services as shown in Book 31 of Maps and Plats at Page 1 filed January 12, 1979, Amador County Records; also being a portion of that certain Record of Survey surveyed for the City of Ione as shown in Book 47 of Maps and Plats at Page 60 filed June 16, 1993, Amador County Records; also being a portion of that certain LAFCO Resolution No. 2011-03 – Annexation to the City of Ione - Certificate of Completion recorded as Document Number 2012-0004324 on May 17, 2012, Amador County Records; also being a portion of that certain Grand Deed to City of Ione, a Governmental agency, recorded as DOC-1993-013355-00 on December 20, 1993, Amador County Records; also being a portion of that certain Grand Deed recorded as DOC-2006-0015247-00 on December 29, 2006, Amador County Records; also being a portion of that certain Final Order of Condemnation No 4704 to City of Ione, a Municipal Corporation, recorded in Book 74, Official Records, Page 81 on December 13, 1957, Amador County Records; also being a portion of that certain State of California Quitclaim Deed to the City of Ione recorded in Book 0559 of Official Records, Page 587 on December 30, 1988, Amador County Records; also being a portion of that certain property owned by the Union Pacific Railroad, A successor to the Amador County Railroad recorded in Book of Deeds, Volume O at Page 791 in July 1, 1876, Amador County Records, more particularly described as follows:

All that certain real property being a portion of said LAFCO Resolution No. 2011-03 – Annexation to the City of Ione - Certificate of Completion recorded as Document Number 2012-0004324 on May 17, 2012, Amador County Records, which includes that certain Grant Deed to the City of Ione from the County of Amador recorded as DOC-2012-0004223-00 on May 16, 2012, Amador County Records, and also that certain State of California Quitclaim Deed to the City of Ione recorded in Book 0559 of Official Records, Page 587 on December 30, 1988, Amador County Records, and also the easterly side of the Old Stockton Road, currently Dave Brubeck Road, as shown on said certain Record of Survey surveyed for the City of Ione as shown in Book 47 of Maps and Plats at Page 60, lying within the following parcel:

COMMENCING at a 5/8" Steel Rod at the northeast corner of Five Mile Court Right of Way as shown on said Record of Survey for County of Amador filed in Book 43 of Maps and Plats at Page 5, which bears South 81°13'18" East 1243.61 feet from a 5/8" rebar with a 2-1/2" Aluminum Disk stamped "Survey Control Monument KSN, Inc" set in the west side of the entrance road, approximately 20 feet northerly of the entrance gate of the City of Ione Wastewater Treatment Plant located on the southwesterly side of Five Mile Drive approximately 940 feet westerly of the centerline intersection of Five Mile Drive and Five Mile Court; thence South 28°51'32" West 187.41 feet to the most northerly corner of herein described 10 foot wide pipeline easement, said point also being the **TRUE POINT OF BEGINNING** of herein described pipeline easement, being located in City of Ione parcel described in said Book 0559 of Official Records, Page 587 and as shown in said Record of Survey for County of Amador, Five Mile Bridge Right-of-Way as shown in Book 43 of Maps and Plats at Page 5 and also being in Parcel 5003-1.1 as described in Book 0589, Official Records, Page 635 recorded January 9, 1990, Amador County Records; thence in a general southwesterly direction along the westerly lines of herein described pipeline easement, the following courses:

- 1) South 11° 56' 07" West 67.82 feet;
- 2) thence South 61° 35' 12" West 57.45 feet,

to the intersection with the easterly line of the Five Mile Bridge Right of Way as shown on said Book 43 of Maps and Plats at Page 5 and also being the easterly line of Parcel 5003-1 as described in Book 0589, Official Records, Page 635 recorded January 9, 1990, Amador County Records; thence leaving the said easterly line of the Five Mile Bridge Right of Way, continuing within said right of way in a general westerly then southerly direction along the westerly lines of herein described pipeline easement, the following courses:

- 1) South 63° 53' 18" West 16.08 feet;
- 2) thence South 27° 42' 41" West 13.75 feet;
- 3) thence South 18° 24' 44" East 29.54 feet;
- 4) thence South 26° 29' 45" West 3.58 feet;
- 5) thence along a non-tangent curve to the right an arc length of 123.77 feet, said curve having a radius of 658.87 feet, and a central angle of 10°45'46", with a chord bearing of South 11° 54' 59" East, 123.58 feet, the radius point from beginning of said curve bearing South 72° 42' 08" West;
- 6) thence South 33° 17' 55" East 7.16 feet;
- 7) thence South 16° 57' 15" East 16.66 feet;
- 8) thence South 00° 21' 50" West 33.67 feet;
- 9) thence along a non-tangent curve to the right an arc length of 87.68 feet, said curve having a radius of 565.45 feet, and a central angle of 8°53'04", with a chord bearing of South 06° 35' 29" West, 87.59 feet, the radius point from beginning of said curve bearing North 87° 51' 03" West;
- 10) thence South 10° 45' 54" West 127.07 feet;
- 11) thence South 14° 13' 48" West 174.61 feet,

to the intersection of westerly line of the herein described pipeline easement and the southerly line of the Five Mile Bridge Right of Way as shown on said Book 43 of Maps and Plats at Page 5 and also being the southerly line of Parcel 5000-1 as described in Book 0562, Official Records, Page 509 recorded February 16, 1989, Amador County Records; thence leaving the said southerly line of the Five Mile Bridge Right of Way, continuing in a general southerly direction along the westerly lines of herein described pipeline easement located within the easterly side of the Dave Brubeck Road right of way, being the Old Stockton Road, as shown on said Book 47 of Maps and Plats at Page 60, the following courses:

- 1) South 14° 13' 48" West 540.78 feet;
- 2) thence South 35° 52' 29" West 13.03 feet;
- 3) thence South 14° 15' 35" West 788.93 feet,

to a point on the easterly line of that certain Grant Deed to James R Scully and Anachristina Reyes Family Trust recorded as DOC-2012-0006777-00 on August 1, 2012, Amador County Records; thence continuing southerly along the said easterly line of that certain DOC-2012-0006777-00, also lying within Dave Brubeck Road, the following courses:

- 1) South 14° 09' 57" West 172.30 feet;
- 2) thence South 14° 09' 57" West 2.45 feet,

to the southeast corner of said Grant Deed recorded as DOC-2012-0006777-00; thence westerly along the southerly line of said Grant Deed recorded as DOC-2012-0006777-00, North 80° 05' 24" West 0.29 feet; thence in a general southerly direction, leaving said southerly line of Grant Deed recorded as DOC-2012-0006777-00, continuing along the westerly lines of herein described pipeline easement lying within the easterly side of Dave Brubeck Road and also located within the property described in Grant Deed to Greenrock Ranch Lands, LLC, recorded as DOC-2006-0015247-00 on December 29, 2006, South 14° 15' 35" West 1345.81 feet, more or less, to the northerly right of way of the Union Pacific Railroad, a successor to the Amador County Railroad, as described in Book of Deeds, Volume "O" at Page 791 recorded in approximately 1876, Amador County Records; thence continuing southerly across the Union Pacific Railroad parcel, also lying within Dave Brubeck Road, South 14° 15' 35" West 101.31 feet, to the southerly right of way of the 100' wide Union Pacific Railroad parcel; thence continuing southerly, leaving said southerly right of way of the 100' wide Union Pacific Railroad parcel, lying within the Dave Brubeck Road area and being a portion of said property described in Grant Deed recorded as DOC-2006-0015247-00, the following courses:

- 1) South 14° 15' 35" West 96.19 feet;
- 2) thence South 62° 13' 00" West 24.57 feet, more or less,

to the existing fence on the westerly side of Dave Brubeck Road; thence continuing southerly, along said existing fence, South 13° 59' 02" West 13.41 feet to the most southerly corner of herein described 10 foot wide pipeline easement; thence in a general northerly direction, leaving

said existing fence on the westerly side of Dave Brubeck Road, along the easterly lines of herein described pipeline easement, also lying within Dave Brubeck Road, the following courses:

- 1) North 62° 13' 00" East 37.95 feet;
- 2) thence North 14° 15' 35" East 99.20 feet, more or less,

to the said southerly right of way of the 100' wide Union Pacific Railroad parcel; thence continuing northerly, leaving said southerly right of way of the 100' wide Union Pacific Railroad parcel, also lying within Dave Brubeck Road, North 14° 15' 35" East 101.12 feet, to the said northerly right of way of the Union Pacific Railroad; thence continuing northerly, leaving the northerly right of way of the Union Pacific Railroad, along the said easterly lines of herein described pipeline easement located within the easterly side of Dave Brubeck Road, being within Grant Deed recorded as DOC-2006-0015247-00, the following courses:

- 1) North 14° 15' 35" West 1348.20 feet;
- 2) thence South 80° 05' 24" East 0.29 feet;
- 3) thence North 14° 09' 57" East 2.28 feet,

to a point on the southerly line of said LAFCO Resolution No. 2011-03 – Annexation to the City of Ione - Certificate of Completion recorded as Document Number 2012-0004324, said line also shown in said Book 47 of Maps and Plats at Page 60 as a southerly line in the easterly right of way of said Dave Brubeck Road (Old Stockton Road); thence continuing northerly, leaving the said southerly line of said LAFCO Resolution No. 2011-03 – Annexation to the City of Ione, along the easterly lines of the herein described pipeline easement, also lying within Dave Brubeck Road, the following courses:

- 1) North 14° 09' 57" East 171.72 feet;
- 2) thence North 14° 15' 35" East 787.01 feet;
- 3) thence North 35° 52' 29" East 3.20 feet;
- 4) thence South 75° 38' 43" East 8.80 feet,

to the westerly line of that certain "11.2034 acre inside fences" parcel as shown in said Record of Survey surveyed for the City of Ione in Book 47 of Maps and Plats at Page 60; thence continuing northerly along the said westerly line of that certain "11.2034 acre inside fences" parcel, also lying within Dave Brubeck Road, North 14° 24' 16" East 15.08 feet; thence in a general northerly direction, leaving the said westerly line of that certain "11.2034 acre inside fences" parcel, along the easterly lines of herein described pipeline easement located in the said easterly side of Dave Brubeck Road and Five Mile Drive right of way, the following courses:

- 1) North 75° 35' 53" West 5.22 feet;
- 2) thence North 14° 13' 48" East 536.75 feet;
- 3) thence North 14° 13' 48" East 174.91 feet;
- 4) thence North 10° 45' 54" East 127.35 feet;

July 17, 2019

- 5) thence along a non-tangent curve to the left an arc length of 89.37 feet, said curve having a radius of 575.45 feet, and a central angle of $8^{\circ}53'52''$, with a chord bearing of North $6^{\circ}34'57''$ East, 89.28 feet, the radius point from beginning of said curve bearing North $78^{\circ}58'07''$ West;
- 6) thence North $00^{\circ}21'50''$ East 35.35 feet;
- 7) thence North $16^{\circ}57'15''$ West 19.62 feet;
- 8) ~~thence~~ North $33^{\circ}17'55''$ West 6.23 feet;
- 9) thence along a non-tangent curve to the left an arc length of 119.23 feet, said curve having a radius of 668.87 feet, and a central angle of $10^{\circ}12'46''$, with a chord bearing of North $11^{\circ}50'46''$ West, 119.07 feet, the radius point from beginning of said curve bearing South $83^{\circ}15'37''$ West;
- 10) thence North $26^{\circ}29'45''$ East 3.71 feet;
- 11) thence North $18^{\circ}24'44''$ West 29.42 feet;
- 12) thence North $27^{\circ}42'41''$ East 6.15 feet;
- 13) thence North $63^{\circ}53'18''$ East 11.96 feet,

to the intersection with the said easterly line of the Five Mile Bridge Right of Way as shown on Book 43 of Maps and Plats at Page 5; thence leaving the said easterly line of the Five Mile Bridge Right of Way, continuing in a general northerly direction, lying within said Parcel 5003-1.1, along the easterly lines of herein described pipeline easement, the following courses:

- 1) North $61^{\circ}35'12''$ East 63.39 feet;
- 2) thence North $11^{\circ}56'07''$ East 62.46 feet;
- 3) thence South $78^{\circ}10'18''$ East 34.32 feet;
- 4) thence North $11^{\circ}49'42''$ East 10.00 feet;
- 5) thence North $78^{\circ}10'18''$ West 44.30 feet,

to the **TRUE POINT OF BEGINNING** of herein described pipeline easement.

Resulting acreage containing 0.53 acres, more or less.

SUBJECT TO special assessments, if any, restrictions, reservations and easements of record.

Bearings and distances are based on the North American Datum of 1983 (NAD83) converted to the California Coordinate System of 1983; Zone 2 (CCS83-II), Survey Feet Units, 2010.00 Epoch Date Adjustment. Multiply distances shown by 1.00001299 to obtain ground distances.

End of Description.



ECS House Industries, Inc.
Cherry Valley, AR 72324

Phone: 870-588-3773

Quote

Date	Quote #
2/25/2020	2717

Name / Address		Terms		Rep		FOB		Project	
Perc Water 959 South Coast Drive Suite 315 Costa Mesa, CA 92626		Net 15							
Item	Description	Qty	Each	Total					
MFG000982L	Angle, Rotor Side Geardrive Mounting Left Hand (For TA3)	1	24.05	24.05T					
MFG000982R	Angle, Rotor Side Geardrive Mounting Right Hand (For TA3)	1	24.05	24.05T					
MFG000962L	Angle, Motor Side Geardrive Mount Left Hand (For TA3)	1	40.80	40.80T					
MFG000962R	Angle, Motor Side Geardrive Mount Right Hand (For TA3)	1	40.80	40.80T					
5GDR903001W	Gear Reducer, TA3 25:1 Ratio W/ Seals Changed And Modification Labor	1	2,858.57	2,858.57T					
MFG005835	Assy, E5 Raptor Coupling TA3 7.5/10HP (Replaces MFG000697)	1	388.99	388.99T					
MFG005961	Assy, Tail Bearing Bracket W/ Splash Shield (Complete Pre- Assy) (For SDBTA3)	1	1,211.33	1,211.33T					
5MTRWEG00718ET3E2...	Motor, 7.5 HP 3PH Weg	1	985.43	985.43T					
Misc. 1	MFG000892 Motor Shield Assy. SDD120TA3	1	900.00	900.00T					
Quote does not include freight.									
Notes:					Subtotal		\$6,474.02		
					Sales Tax (7.75%)		\$501.74		
Quote is Good For (30) Thirty Days!					Total		\$6,975.76		

2949.70
9425.46
+ shipping

ECS House Industries, Inc.
Cherry Valley, AR 72324

Phone: 870-588-3773

Quote

Date	Quote #
2/11/2020	2711

Name / Address		
Perc Water 959 South Coast Drive Suite 315 Costa Mesa, CA 92626		
Item	Description	
MFG000897S1 MFG000897	Rotor, 96" (SS) (For SDD) Rotor, 96" Powder Coated Quote does not include freight	
Qty	Each	Total
1	11,475.31	11,475.31T
1	2,449.70	2,449.70T
Notes:		
Subtotal		
\$13,925.01		
Sales Tax (7.75%)		
\$1,079.19		
Total		
\$15,004.20		
Quote is Good For (30)Thirty Days!		



Central Valley Regional Water Quality Control Board

28 January 2020

CERTIFIED MAIL
7014 2120 0001 3952 1741;

CERTIFIED MAIL
7014 2120 0001 3952 1758;

CERTIFIED MAIL
7014 2120 0001 3952 1765

Robin Peters
ARSA Chairman
Amador Regional Sanitation Authority
18 Main Street
Sutter Creek, CA 95685

Dominic Atlan
Manager
Castle Oaks Golf Courts
1000 Castle Oaks Drive
Ione, CA 95640

Jon Hanken
City Manager
City of Ione
1 East Main Street
Ione, CA 95640

***NOTICE OF VIOLATION, REVIEW OF MONITORING REPORTS, AND SITE
INSPECTION REPORT, AMADOR COUNTY REGIONAL OUTFALL AND CASTLE
OAKS GOLF COURSE AND DEVELOPMENT, AMADOR COUNTY***

The Central Valley Water Board regulates the Discharger under Waste Discharge Requirements (WDRs) Order 93-240 for the conveyance, storage, treatment, and disposal of domestic and commercial wastewater. The WDRs incorporate the Revised Monitoring and Reporting Program (MRP) 93-240 and the March 1991 Standard Provisions and Reporting Requirements (SPRR) into the permit. The Amador Regional Sanitation Authority, Castle Oaks Golf Course, and City of Ione all own and operate a portion of the system regulated by the WDRs. All three are named as responsible parties for operating the system in compliance with the requirements of the WDRs.

On 4 November 2019 Board staff received a complaint stating that the Castle Oaks Golf Course was discharging water into Mule Creek. On 5 November 2019 Board staff performed a site inspection in conjunction with Amador County Environmental Health in response to the complaint. For additional details please see below and the attached inspection report.

The site inspection is also accompanied by a review of recent monitoring reports. After review of recent monitoring reports Board staff has identified several violations of the WDRs. These violations include insufficient reporting, deficient monitoring, discharge specification violations, and groundwater impacts. Specific comments pertaining to the violations are listed below.

Site Inspection Report:

During the 5 November 2019 inspection Board staff confirmed that water was being discharged from the golf course storage ponds into Mule Creek via a system of

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KARL E. LONGLEY, SCD, P.E., CHIEF | PATRICK POLUPA, ASQC., EXECUTIVE OFFICER

11020 Sun Center Drive #200, Rancho Cordova, CA 95670 | www.waterboards.ca.gov/centralvalley

vegetated ditches, drainage structures, and vegetated shallow basins. Flow into Mule Creek appeared to be approximately 150 gal/min. This is a violation of the WDRs. This was a focused inspection, and the inspection did not include the tertiary wastewater treatment plant, the ARSA conveyance system and associated sprayfields. The only violation noted at the time was the discharge of water to Mule Creek.

Following the inspection the Castle Oaks Golf Course management stated that, due to the recent power outage, the storage ponds had been low. In response when power was restored the Golf Course filled the ponds higher than usual. Additionally, a pipe break had occurred during that time. These two factors led to the release of stored wastewater effluent to Mule Creek. The City of Lone confirmed that the Tertiary Wastewater Treatment Plant does not have backup generators, and cannot operate or send treated water to the Golf Course without power.

General Provision A.9 of the Standard Provisions and Reporting Requirements states:

"For any electrically operated equipment at the site, the failure of which would cause loss of control or containment of waste materials, or violation of this Order, the discharger shall employ safeguards to prevent loss of control over wastes. Such safeguards may include alternate power sources, standby generators, retention capacity, operating procedures, or other means."

Specific Comments on Monitoring and Reporting Violations:

Monitoring reports submitted in 2019 did not include all the information required by the MRP of the WDRs. Please review the permit carefully to ensure all necessary information is submitted with each monitoring report. The following is a summary of the violations noted by Board staff:

- Acreage applied to needs to be noted for each land application area for Hoskins and Bowers LAAs.
- Effluent pH is not being monitored.
- Flow, rainfall, and acreage applied was not monitored for the Castle Oaks Golf Course.
- The monitoring data for the Castle Oaks Golf Course, the Lone Tertiary Plant, and the ARSA system have been submitted separately. This is not conducive to determining compliance with the WDRs. As all three parties are named in the WDR, one report should be generated and submitted for each monitoring event.

Violations:

The following are violations discharge specifications, effluent limitations, or groundwater limitations:

- a. Discharge Prohibition C.1 of the WDRs states: *"Discharge of wastes to surface waters or surface water drainage courses is prohibited"*, and Discharge Specification D.3 of the WDRs states: *"The discharge shall remain within the designated disposal area at all times."* The discharge of effluent from the Golf Course ponds to Mule Creek is a violation of these requirements.
- b. Discharge Specification C.1 of the WDRs states: *"Neither the treatment nor the discharge shall cause a nuisance or condition of pollution as defined by the California Water Code, Section 13050"*, and Discharge Specification C.1 of the WDRs states: *"The discharge shall not cause degradation of any water supply."* The following are violations of these requirements:
 - i. Arsenic was detected above the Maximum concentration limit of 0.01 mg/L in the Henderson Storage reservoir for all monthly samples reported in 2019.
 - ii. Recent TDS results indicate that groundwater may have been impacted by golf course operation.
 - iii. Recent coliform results indicate that groundwater may have been impacted by golf course operation.
- c. Discharge Specification C.6 of the WDRs states: *"A 2.0-foot freeboard shall be maintained in all treatment and storage ponds at all times or an operational plan shall be submitted which shows why a 2.0-foot freeboard is not needed to prevent overtopping of the berms."* Several freeboard violations for the tertiary plant ponds. Violations appear to have been addressed in the monitoring reports.
- d. Discharge Specification C.6 of the WDRs states: *"The dissolved oxygen content of holding ponds shall not be less than 1.0 mg/l for 16 hours in any 24-hour period."* Several dissolved oxygen violations at the Golf Course ponds. Violations appear to have been addressed in the monitoring reports.

Required Actions:

The MRP should be reviewed for specific monitoring and reporting requirements. Based on concerns brought up by the review of the monitoring reports, all monitoring data for the applicable monitoring period (i.e. monthly, quarterly, annual) shall be submitted within a single report submitted after must contain all required information. Monitoring reports must include all data required by the Revised Monitoring and Reporting Program. If a report is incomplete or insufficient at the time of submittal it will not be counted as "received" and will be considered late until the required information is submitted. Late submittals are subject to a monetary penalty.

The following documents are required to be submitted by the Discharger:

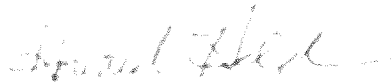
1. No later than **1 May 2020**, a workplan to complete improvements to ensure the tertiary wastewater treatment plant, the ARSA conveyance system and associated sprayfields, and the Castle Oaks Golf Course land application areas comply with General Provision A.9 of the Standard Provisions and Reporting Requirements. The plan must include, at a minimum, the installation of an onsite appropriately sized generator as well as any other necessary operational or physical changes to the system.
2. No later than **1 April 2020**, a *Spill Detection and Response Plan* which describes improvements to be made to the system to prevent, detect, and respond to releases of wastewater and wastewater effluent. The submittal should include a description of any operational or physical changes, as well as improvements to the monitoring protocols.
3. No later than **1 May 2020**, a workplan to evaluate the apparent Arsenic contamination in Henderson Reservoir, and investigate the potential contamination in the Preston Reservoir and forebay.
4. No later than **1 May 2020**, a workplan to evaluate the apparent groundwater impacts and identify likely sources of pollution. The workplan must propose to develop an Engineering Feasibility Study if impacts are found to be caused by the treatment and/or disposal of wastewater under the WDRs.

Amador County Regional Outfall and
Castle Oaks Golf Course And Development
Amador County

- 5 -

28 January 2020

If you have questions, please contact me at kenny.croyle@waterboards.ca.gov or (916) 464-4676.



HOWARD HOLD, PG #7466
Senior Engineering Geologist
Title 27 and WDR Compliance and Enforcement Unit

Encl: 5 November 2019 Inspection Report and Photo Log

Cc w/o encl: Scott Armstrong, Central Valley Regional Water Quality Control Board,
Rancho Cordova
Lixin Fu, Central Valley Regional Water Quality Control Board, Rancho
Cordova
Mike Israël, Amador County Dept. of Environmental Health, Jackson
Amy Gedney, City of Sutter Creek, Sutter Creek

CIWIS Violations: 1069891, 1069892, 1069893, 1069894, 1069895, 1069896,
1069897

CIWIS Inspection ID: 30635332

CENTRAL VALLEY REGIONAL WATER QUALITY CONTROL BOARD

INSPECTION REPORT

13 November 2019

DISCHARGER: CASTLE OAKS GOLF COURSE

LOCATION & COUNTY: Castle Oaks Drive, Ione, Amador County

CONTACT(S): Dominick Atlan, Manager, Castle Oaks

INSPECTION DATE: 5 November 2019

INSPECTED BY: Kenny Croyle, Central Valley Water Board

ACCOMPANIED BY: Mike Israel and John Applegate, Amador County Environmental Health

INTRODUCTION: The Castle Oaks Golf Course, Amador Regional Outfall System, and Ione Tertiary Wastewater Treatment Plant (Tertiary Plant) are regulated under Waste Discharge Requirements (WDRs) Order 93-240. On 5 November 2019, Regional Water Board staff performed a site inspection of the Golf Course facility in response to a complaint received the day prior. The facility conditions that were inspected are described below, and photographs are provided in the attached log. Neither the Amador Regional Outfall System nor the Ione Tertiary Wastewater Treatment Plant were inspected on this date.

The complainant stated that a large volume of water was being discharged directly to Mule Creek somewhere between where the creek crosses under Highway 104 and where it crosses 5 Mile Drive. The golf course was a likely source of discharge along this stretch of creek.

OBSERVATIONS AND COMMENTS The weather was hot and dry. Water Board staff met with Mike Israel and John Applegate from Amador County Environmental Health at the terminus of Golf Links Drive, adjacent to the tee for Hole 5. The purpose of this inspection was to verify the information in the complaint and determine the source of the discharge if needed. Staff's observations obtained during the inspection are provided below.

Mule Creek: Mule Creek was dry at the crossing of Highway 104. Some standing water was observed upstream on Mule Creek State Prison property. Areas of the streambed were muddy, but no standing water was observed downstream of the bridge (Photo 1). Mule Creek has significant water in it near the terminus of Golf Links Drive, and appeared to be flowing downstream at a very low rate (Photos 2 and 3).

Discharge from Golf Course: Board staff walked upstream along Mule Creek until a discharge was found, near where the creek bends to the west by Hole 5. Approximately 150 gal/min of clear water was flowing through a vegetated ditch (Photo 5), into the trees (Photo 4), and eventually into Mule Creek. Board staff followed the discharge back to a culvert (Photo 6). The area around the culvert was saturated, and had some ponded water on the sidewalk and in the grass (Photo 7). The culvert connected the vegetated ditch to a large vegetated basin that had several inches of standing water in most places (Photos 8, 9, and 10). Other swales and low areas of the golf course also has standing

water present, several inches deep (Photo 11). At the far side of the vegetated basin was a valve that appeared to be on the end of a pipe running under Spyglass Drive to another similar vegetated basin (Photo 12). This basin also had significant standing water, and was adjacent to a pond on the golf course (Photos 13, 14, and 15). Approximately 30 feet of grass and sidewalk separated the pond and the basin.

SUMMARY. The release of water to Mule Creek is a violation of the WDRs. The ponds also appeared to be full almost all the way to the top, and ponded/standing water was observed in several areas on the golf course over a foot deep in some low lying areas.

KENNY CROYLE, WRCE

Castle Oaks Golf Course
Spyglass Drive, Ione, Amador County
Inspection Report for 5 November 2019

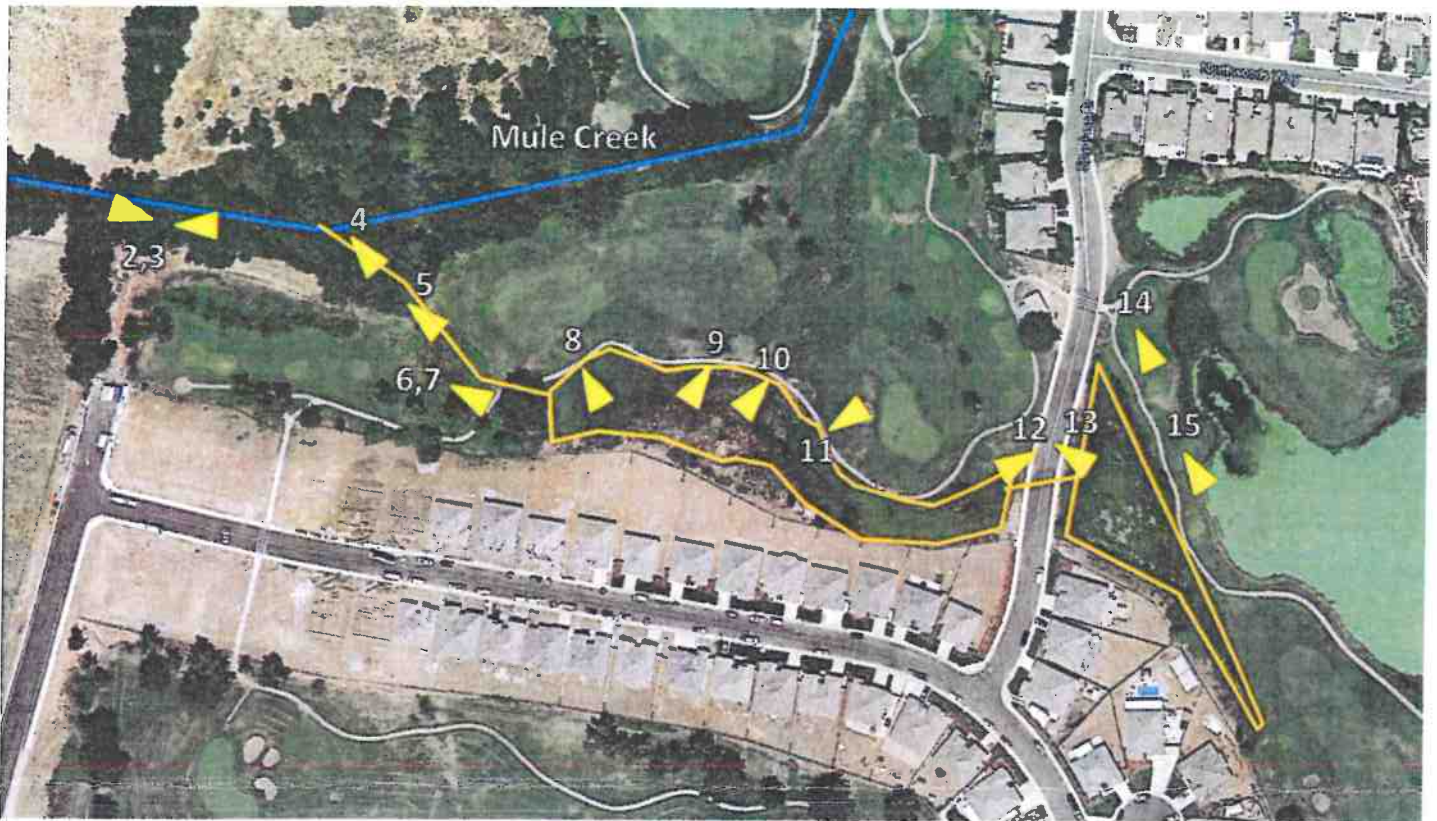


Photo Log Map: The locations where pictures 2 through 15 were taken are detailed on this map. The larger end of the triangle is closer to the subject in the photo. Photo 1 was taken upstream on Mule Creek where it crosses under Highway 104. Mule Creek is highlighted with a blue line, and flows east to west. The discharge path followed by Board staff is highlighted in orange, and also flows east to west. Vegetated areas with standing water are also outlined in orange.



Photo 1. Mule Creek crossing under Highway 104. Creek bed was dry. Some ponded water upstream on Mule Creek State Prison Property.



Photo 2. Mule Creek (looking east) near the terminus of Golf Links Drive.

ECS House Industries, Inc.
Cherry Valley, AR 72324

Phone: 870-588-3773

Quote

Date	Quote #
2/25/2020	2717

Name / Address	
Perc Water 959 South Coast Drive Suite 315 Costa Mesa, CA 92626	
Item	Description
MFG000982L	Angle, Rotor Side Geardrive Mounting Left Hand (For TA3)
MFG000982R	Angle, Rotor Side Geardrive Mounting Right Hand (For TA3)
MFG000962L	Angle, Motor Side Geardrive Mount Left Hand (For TA3)
MFG000962R	Angle, Motor Side Geardrive Mount Right Hand (For TA3)
5GDR903001W	Gear Reducer, TA3 25:1 Ratio W/ Seals Changed And Modification Labor
MFG005835	Assy, E5 Raptor Coupling TA3 7.5/10HP (Replaces MFG000697)
MFG005961	Assy, Tail Bearing Bracket W/ Splash Shield (Complete Pre- Assy) (For SDBTA3)
5MTRWEG00718ET3E2...	Motor, 7.5 HP 3PH Weg
Misc. 1	MFG000892 Motor Shield Assy. SDD120TA3
Quote does not include freight.	
Notes:	
Quote is Good For (30) Thirty Days!	

Terms	Rep	FOB	Project
Net 15			
Qty	Each	Total	
1	24.05	24.05T	
1	24.05	24.05T	
1	40.80	40.80T	
1	40.80	40.80T	
1	2,858.57	2,858.57T	
1	388.99	388.99T	
1	1,211.33	1,211.33T	
1	985.43	985.43T	
1	900.00	900.00T	
Subtotal		\$6,474.02	
Sales Tax (7.75%)		\$501.74	
Total		\$6,975.76	

2449.70
9425.46
+ shipping

ECS House Industries, Inc.
Cherry Valley, AR 72324

Phone: 870-588-3773

Quote

Date	Quote #
2/11/2020	2711

Name / Address		Rep		FOB	Project
Perc Water 959 South Coast Drive Suite 315 Costa Mesa, CA 92626		Terms Net 15			
Item	Description	Qty	Each	Total	
MFG000897S1 MFG000897	Rotor, 96" (SS) (For SDD) Rotor, 96" Powder Coated Quote does not include freight	1 1	11,475.31 2,449.70	11,475.31T 2,449.70T	
Notes:		Subtotal		\$13,925.01	
		Sales Tax (7.75%)		\$1,079.19	
Quote is Good For (30)Thirty Days!		Total		\$15,004.20	