

**YOLO LOCAL AGENCY FORMATION COMMISSION
RESOLUTION № 2024-11**

**Approving the PIRMI and Sports Park Reorganization to the City of Woodland and
determining no further environmental review is needed under the
California Environmental Quality Act (CEQA) (LAFCo № 24-01)**

WHEREAS, on August 9, 2024, the City of Woodland submitted an application to the Yolo Local Agency Formation Commission (LAFCo) for a reorganization of three areas totaling 144 +/- acres on the periphery of the City of Woodland (City); and

WHEREAS, the application was subsequently amended to remove the "Westucky and Barnard" area because it did not meet the definition of "contiguous" per Government Code Section 56031(b);

WHEREAS, the amended application includes an annexation of the "PIRMI" (Pacific International Rice Mills) area (88 +/- acres) Assessor's Parcel Numbers (APNs): 027-340-005, 027-340-008, 027-340-010; 027-340-020; 027-340-022; 027-340-027; 027-340-033; 027-340-034; 027-340-035; 027-340-037; 027-340-038; 027-340-039; and of the "Sports Park" area (40 +/- acres) APN 041-080-002 ("subject territory") to the City of Woodland and a concurrent detachment of the subject territory from the Springlake Fire Protection District; and

WHEREAS, the City initiated the application via Resolution No. 8172 adopted on November 7, 2023, pursuant to Section 56654 of the Government Code; and

WHEREAS, the proposal is subject to a negotiated tax exchange per Revenue and Taxation Code Section 99 which was approved by the Yolo County Board of Supervisors (Agreement No. 22-251) and the City of Woodland (Agreement No. 23-01), filed on February 1, 2023; and

WHEREAS, the project was routed to all subject, affected, and interested agencies on July 22, 2024 and public notices were mailed to all landowners and registered voters within 300 feet and published in the Woodland Daily Democrat on September 4, 2024; and

WHEREAS, the project was analyzed in accordance with all applicable sections of the Cortese-Knox-Hertzberg Act, Yolo LAFCo Standards of Evaluation and Agricultural Policy, and all other matters presented as prescribed by law; and

WHEREAS, the Executive Officer reviewed the proposal and prepared and filed a report with recommendations with this Commission at least five (5) days prior to the date of the September 26, 2024, meeting during which the project was set to be considered; and

WHEREAS, an opportunity was given to all interested persons, organizations, and agencies to present oral or written testimony, protests, objections, and any other information concerning the proposal and all related matters; and

WHEREAS, at said meeting, the Commission reviewed and considered the California Environmental Quality Act (CEQA) documentation and the Executive Officer's Report including all the information, recommendations, findings, and conditions contained therein.

NOW, THEREFORE, BE IT RESOLVED that the Yolo Local Agency Formation Commission approves the PIRMI and Sports Park Reorganization to the City of Woodland (LAFCo No. 24-01), consisting of (1) Annexation to the City; and (2) Concurrent detachment from the Springlake Fire Protection District

of APNs 027-340-005, 027-340-008, 027-340-010; 027-340-020; 027-340-022; 027-340-027; 027-340-033; 027-340-034; 027-340-035; 027-340-037; 027-340-038; 027-340-039; and APN 041-080-002, as illustrated in Exhibit A, subject to the following findings and conditions of approval. The Executive Officer is directed to file a CEQA Notice of Determination and set the conducting authority protest proceeding on this reorganization.

Findings

CEQA Findings

1. **Finding:** No further environmental review is required under CEQA for the PIRMI and Sports Park Reorganization to the City of Woodland (LAFCo № 24-01) pursuant to CEQA Guidelines Section 15183, which applies to projects consistent with the development density established by existing General Plan policies for which an EIR was certified and there are no project-specific significant effects which are particular to the project or the site.

Evidence: The Woodland City Council approved pre-zoning for the subject territory on November 7, 2023, and determined the Project was not subject to further CEQA environmental review pursuant to Guidelines Section 15183. Yolo LAFCo's CEQA review as a Responsible Agency is more limited than a Lead Agency. Pursuant to CEQA Guidelines Section 15096, Yolo LAFCo has considered the determination by the City of Woodland and has determined that it is acceptable and legally adequate for use by Yolo LAFCo. The proposed annexations are consistent with the development type and density established by existing land use designations under the City of Woodland General Plan policies for which the City certified an EIR in 2017 ("2035 General Plan and CAP EIR").

When Yolo LAFCo prepared a Municipal Service Review and expanded the City's Sphere of Influence to match the Urban Limit Line (ULL), LAFCo disclosed that future annexation would result in the loss of prime agricultural land. The City's 2035 General Plan EIR mitigates for this loss in a manner that is consistent with LAFCo policies, and LAFCo concluded that this loss was significant and unavoidable (Yolo LAFCo Resolution No. 2018-10 adopted on January 24, 2019). Annexation does not result in any additional impacts that were not already disclosed.

No new significant impacts specifically related to the proposed annexations or annexation areas are anticipated that were not otherwise identified under the 2035 General Plan and CAP EIR. There would not be potentially significant off-site and/or cumulative impacts that the 2035 General Plan and CAP EIR failed to evaluate. There is no substantial new information that would result in more severe impacts than anticipated by the 2035 General Plan and CAP EIR.

The proposed annexations would be subject to uniformly applied policies, regulations, and development standards that implement the 2035 General Plan, as applicable to any future development located within the annexation areas. Where the 2035 General Plan includes policies and implementation programs developed for the purposes of minimizing and avoiding environmental impacts and that would not be otherwise enforced through existing regulations, the City would enforce implementation of such policies and implementation programs through Conditions of Approval. Therefore, no further review is required for the project pursuant to CEQA Guidelines Section 15183.

Project Findings

2. Finding: The reorganization proposal was considered and analyzed in accordance with the required factors listed in Government Code Section 56668 and Yolo LAFCo Standards of Evaluation for proposals (Yolo LAFCo Project Policies Section 2.0).

Evidence: The proposed annexation area is within the City's sphere of influence (SOI) and is a logical and orderly extension of the City's urban area. The annexation areas either already have City services/utilities or will need them, and the City has the capacity and is the appropriate agency to provide services. The subject territory is mostly surrounded by existing city jurisdiction and the proposal does not create any "islands" or corridors of unincorporated territory. Both annexation areas are not identified for growth in the June 2024 Land Use Assumptions adopted by SACOG for the regional transportation plan. However, both areas are already mostly developed and are consistent with the City's 2035 General Plan land use designations. The City of Woodland has pre-zoned the PIRMI area as Industrial (I)/Light Industrial Flex Overlay (IF) and Public/Quasi-Public (PQP) with Light Industrial Flex Overlay (IF) with one 8.75-acre parcel designated as Flood Study Area (FSA). The Sports Park parcel is pre-zoned Public/Quasi Public (PQP) consistent with its General Plan and the existing surrounding uses.

The PIRMI area is already developed with industrial uses, and the annexation area is disturbed with no agricultural land remaining. The Sports Park parcel is partially developed (approximately 1/3rd) with sports fields and the rear portion is undeveloped with agricultural uses. The loss of agricultural land (approximately 20 acres of Prime Farmland) for the future development of the remainder of the parcel was determined to be significant and unavoidable because much of Yolo County contains fertile agricultural soils, it is difficult to expand the City's footprint without impacting agricultural land. However, the City's ULL preempts any uncontrolled sprawl.

The City exempts public facilities from agricultural mitigation requirements (and the County's mitigation ordinance does as well). Yolo LAFCo Project Policy 4.13 provides "that, in the case of proposals that are undertaken exclusively for the benefit of a public agency, the Commission should review the applicability of the mitigation requirements set forth in this Policy on a case-by-case basis to determine the appropriateness of requiring mitigation in any particular case." Staff recommends mitigation not be required for this portion of the Sports Park parcel because the City does not have a practical option to locate elsewhere, impacts are not growth inducing, a Statement of Overriding Considerations has already been adopted for this impact, the City does not have additional funding to mitigate this impact which would reduce public facilities, and the public good is served by the Sports Park project. Therefore, the proposal is consistent with Yolo LAFCo's Agricultural Conservation Policy.

The City's 2035 General Plan and CAP EIR analyzed the capacity and availability of public services and utilities and concluded that the City has the capacity to serve the project. Because the territory will be zoned Industrial and Public/Quasi Public, it will not affect the City in achieving its regional housing needs. The proposal boundary does not exclude any existing communities that should be provided equal access to municipal services. The proposal area is not identified as a "very high fire hazard zone". The City and County have approved a property tax exchange agreement. For all these reasons, staff recommends that the annexation proposal complies with required state factors and local standards of evaluation.

3. Finding: The mitigation requirements of Yolo LAFCo Project Policy 4.09 for the annexation of prime agricultural lands associated with the Sports Park are excused because the Project is undertaken exclusively for the benefit of a public agency and meets the factors identified in Policy 4.13.

Evidence: The Project includes the annexation of approximately 20 acres of prime agricultural lands, representing approximately half of the Sports Park parcel. Yolo LAFCo Project Policy 4.09 generally requires the preservation of an acre of farmland for each acre of prime farmland annexed into the City. However, Policy 4.13 provides “that, in the case of proposals that are undertaken exclusively for the benefit of a public agency, the Commission should review the applicability of the mitigation requirements set forth in this Policy on a case-by-case basis to determine the appropriateness of requiring mitigation in any particular case.” In making this determination, the Commission considered the following factors:

- The City does not have a practical option to locate the Sports Park on non-prime or less prime agricultural land.
- The City’s ULL limits the potential for further sprawl, and annexation of the Sports Park parcel does not have growth inducing impacts.
- The Sports Park project is exempt from the City’s mitigation requirements. Similarly, had the project been undertaken in the unincorporated area, the project would have been exempt from the County’s mitigation ordinance as well. See Yolo County Code of Ordinances § 8-2.404(c)(2)(ii).
- The 2035 General Plan and Climate Action Plan (CAP) EIR (pages 6-13 and 6-14) (City of Woodland 2016) determined that new development throughout the region would convert agricultural land, including Important Farmland, to nonagricultural uses resulting in a significant cumulative impact. New development envisioned by the 2035 General Plan would convert all the farmland in the Planning Area to non-agricultural uses (see Table 6-5 of the 2035 General Plan and CAP EIR). Therefore, the City analyzed the loss of agricultural land associated with implementation of the General Plan including the Sports Park project and determined that there was no feasible mitigation and that the impact was significant and unavoidable. The City adopted a Statement of Overriding Considerations for this impact, and LAFCo concluded that this loss was significant and unavoidable (Yolo LAFCo Resolution No. 2018-10 adopted on January 24, 2019).
- The City does not have funding available for the acquisition of farmland conservation easements, and imposing LAFCo’s mitigation requirement would reduce the funding available for the recreational facilities associated with the project.
- The Sports Park project is necessary to meet the City’s immediate needs for increased park and recreational space.
- The public good served by the Sports Park project, including enhanced recreational opportunities for children and adults, outweighs the purposes served by LAFCo Policy 4.09.

Conditions of Approval

1. The applicant and the real party of interest, if different, agree to defend, indemnify, hold harmless and release the Yolo Local Agency Formation Commission, its agents, officers, attorney and employees from any claim, action or proceeding brought against any of them, the purpose of which to attack, set aside, void, or annul the approval of this application or adoption of the environmental review which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorney fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with

the approval of this application, whether or not there is concurrent passive negligence of the part of the Yolo Local Agency Formation Commission its agents, officers, attorney or employees.

2. The project will be subject to all appropriate LAFCo, State Board of Equalization, and County Clerk-Recorder fees prior to recording the Certificate of Completion for the PIRMI and Sports Park Reorganization to the City of Woodland (LAFCo No 24-01).
3. Provided the thresholds for a protest are not met, the Executive Officer shall record a Certificate of Completion with the County Recorder.
4. The effective date of the approval of this annexation will be 5 days after the date the Certificate of Completion is recorded by the County Recorder.

PASSED AND ADOPTED by the Yolo Local Agency Formation Commission, State of California, this 26th day of September 2024, by the following vote.

AYES: *Frerichs, Garcia-Cadeng(A), Miller, Villegas, Biasi*
NOES: *None*
ABSENT: *None*



ATTEST:

A handwritten signature in blue ink, appearing to read "Christine Crawford", is written over the seal.

Christine Crawford, Executive Officer
Yolo Local Agency Formation Commission

A handwritten signature in blue ink, appearing to read "Bill Biasi", is written above a horizontal line.

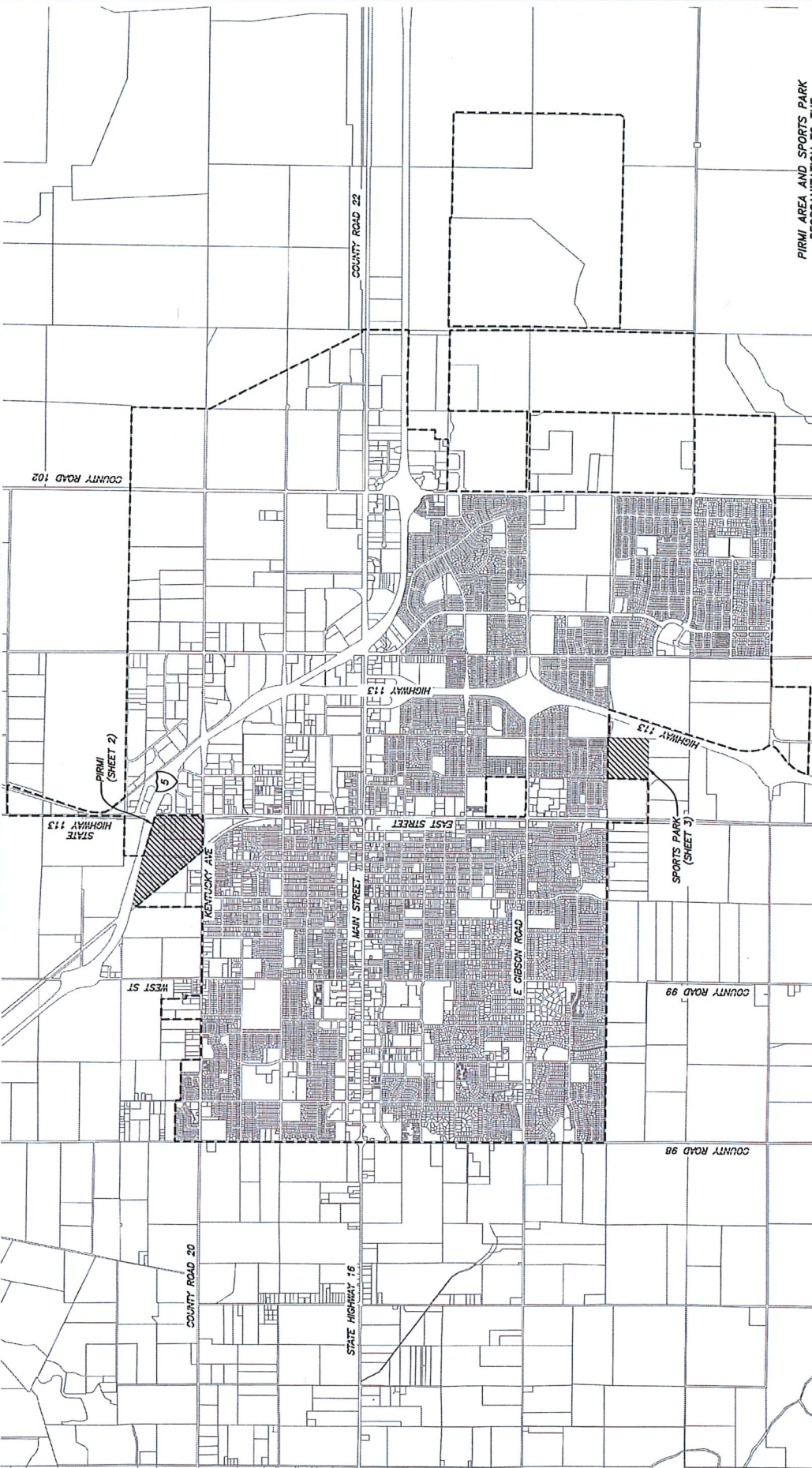
Bill Biasi, Chair
Yolo Local Agency Formation Commission

Approved as to form:

A handwritten signature in black ink, appearing to read "Eric May", is written above a horizontal line.

Eric May, Commission Counsel

**PIRMI AREA AND SPORTS PARK
REORGANIZATION TO THE CITY OF WOODLAND**



- NOTES:**
1. THIS MAP WAS CREATED FOR THE PURPOSE OF DEFINING NEW CITY OF WOODLAND BOUNDARIES. THE EXTERIOR BOUNDARY OF THE ANNEXATION AREAS SHOWN HEREON WERE NOT SURVEYED AND PLOTTED FROM RECORD INFORMATION.
 2. PIRMI AREA ENCOMPASSING 87,987 ACRES, SPORTS PARK AREA ENCOMPASSING 40,043 ACRES, FOR A COMBINED TOTAL OF 128,030 ACRES, MORE OR LESS.

LEGEND:

--- EXISTING WOODLAND CITY LIMITS

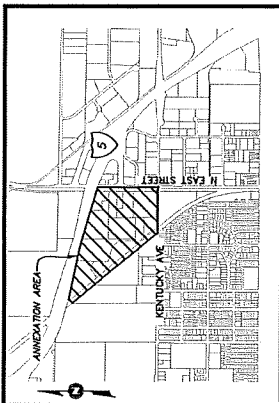


PIRMI AREA AND SPORTS PARK
REORGANIZATION TO THE
CITY OF WOODLAND
YOLO COUNTY, CALIFORNIA
KEY MAP

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING - LAND ENGINEERING - PLANNING
408 COURT STREET, WOODLAND, CALIFORNIA 95776 - PHONE: (530) 862-1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 - FAX: (530) 862-4602
SEPTEMBER 16, 2024



APPROVED BY LAFCO
LAFCO PROCEEDING NO. *2024-09-16*
John J. Jones 9/27/24
CHAIRMAN DATE



BOUNDARY DESCRIPTION:

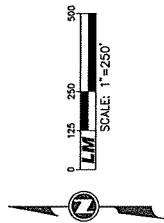
THAT PORTION OF REAL PROPERTY SITUATE IN THE COUNTY OF YOLO, STATE OF CALIFORNIA, AND BEING A PORTION OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 2 EAST, MOUNT DIABLO BASE AND MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 20, SAID POINT ALSO BEING THE NORTHWEST CORNER OF "COMMERCIAL INDUSTRIAL PARK ANNEXATION" LAFCO PROCEEDING NO. 372, SAID POINT ALSO BEING THE NORTHEAST CORNER OF "EAST STREET-KENTUCKY AVENUE REORGANIZATION" LAFCO PROCEEDING NO. 818;

- (1) THENCE, FROM SAID POINT OF BEGINNING AND ALONG THE NORTH LINE OF SAID "EAST STREET-KENTUCKY AVENUE REORGANIZATION", NORTH 89°59'52" WEST 1,191.04 FEET TO THE SOUTHEAST CORNER OF THE "NORTH KENTUCKY PARTNERS REORGANIZATION" LAFCO PROCEEDING NO. 864; THENCE, ALONG THE NORTHEASTERLY LINE OF SAID "NORTH KENTUCKY PARTNERS REORGANIZATION", THE FOLLOWING TWO COURSES AND DISTANCES:
- (2) NORTH 00°00'08" WEST 30.00 FEET;
- (3) THENCE NORTH 39°36'52" WEST 2,789.70 FEET TO THE MOST NORTHERLY CORNER OF SAID "NORTH KENTUCKY PARTNERS REORGANIZATION";
- (4) THENCE NORTH 46°58'24" EAST 100.18 FEET TO INTERSTATE 5 RIGHT-OF-WAY; THENCE, ALONG SAID INTERSTATE 5 RIGHT-OF-WAY THE FOLLOWING FOUR COURSES AND DISTANCES:
- (5) THENCE NORTH 14°10'01" EAST 39.63 FEET;
- (6) THENCE SOUTH 76°57'19" EAST 357.44 FEET;
- (7) THENCE SOUTH 78°36'54" EAST 782.92 FEET;
- (8) THENCE SOUTH 76°00'34" EAST 456.96 FEET TO AN ANGLE POINT IN THE WESTERLY LINE OF THE "VENTURA RANCH REORGANIZATION" LAFCO PROCEEDING NO. 645; THENCE, ALONG SAID "VENTURA RANCH REORGANIZATION" THE FOLLOWING TWO COURSES AND DISTANCES:
- (9) SOUTH 73°24'22" EAST 1,385.62 FEET;
- (10) THENCE SOUTH 00°00'24" WEST 1,544.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 87.9874 ACRES OF LAND, MORE OR LESS

END OF DESCRIPTION.

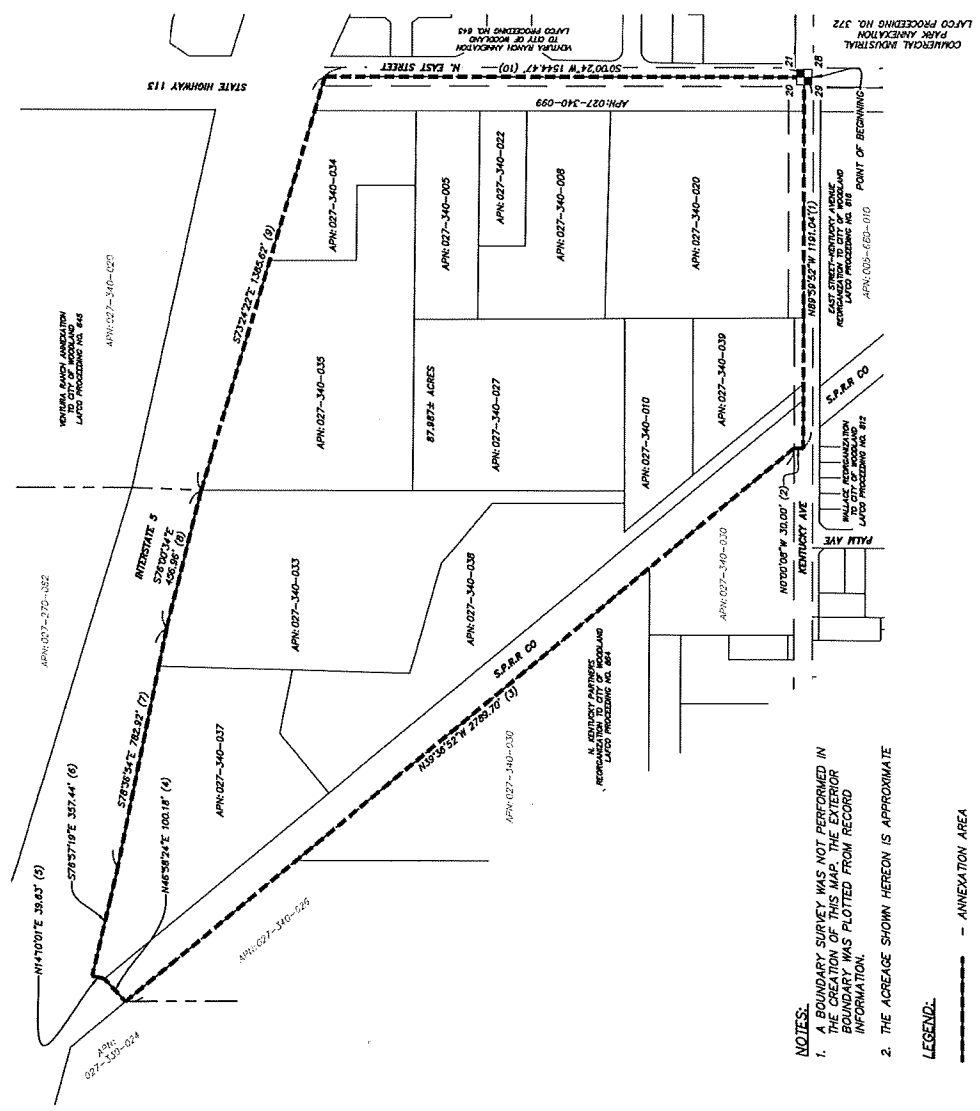


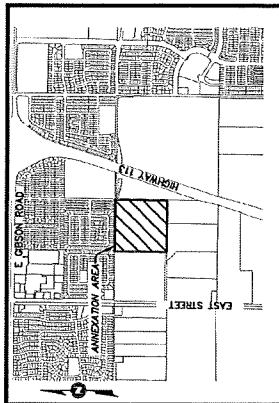
PIRMI AREA AND SPORTS PARK
REORGANIZATION TO THE
CITY OF WOODLAND

BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 2 EAST, MOUNT DIABLO BASE AND MERIDIAN, YOLO COUNTY CALIFORNIA

LM LAUGENOUR AND WEIKLE
CIVIL ENGINEERING - LAND SURVEYING - PLANNING
808 COURT STREET, WOODLAND, CALIFORNIA 95668 - PHONE: (530) 862-7755
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SHEET 2 OF 3
SEPTEMBER 16, 2024





NOTES:
 1. A BOUNDARY SURVEY WAS NOT PERFORMED IN THE CREATION OF THIS MAP. THE EXTERIOR BOUNDARY WAS PLOTTED FROM RECORD INFORMATION.
 2. THE ACREAGE SHOWN HEREON IS APPROXIMATE

LEGEND:
 - ANNEXATION AREA
 - EXISTING CITY LIMITS
 - ADJACENT PROPERTY LINES

BOUNDARY DESCRIPTION:

THAT PORTION OF REAL PROPERTY SITUATE IN THE COUNTY OF YOLO, STATE OF CALIFORNIA, AND BEING A PORTION OF SECTION 4, TOWNSHIP 9 NORTH, RANGE 2 EAST, MOUNT DIABLO BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4, SAID POINT ALSO BEING THE SOUTHEAST CORNER THE "SIEVERS & BRUDLER REORGANIZATION"; LAFCO PROCEEDING NO. 888, SAID POINT ALSO BEING THE WESTERLY TERMINUS OF COURSE 21 OF THE "SPRINGLAKE REORGANIZATION" LAFCO PROCEEDING NO. 883, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE "WOODLAND COMMUNITY CENTER REORGANIZATION" LAFCO PROCEEDING NO. 887;

- (1) THENCE, FROM SAID POINT OF BEGINNING AND ALONG THE SOUTH LINE OF SAID COURSE 21 OF SAID "SPRINGLAKE REORGANIZATION", SOUTH 89°41'24" EAST 1,320.57 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4;
- (2) THENCE, LEAVING SAID SOUTH LINE AND ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, SOUTH 01°00'48" WEST 1,321.70 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4;
- (3) THENCE, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, NORTH 89°38'53" WEST 1,320.01 FEET TO THE SOUTHWEST CORNER OF SAID LAFCO PROCEEDING NO. 887;
- (4) THENCE, ALONG THE EAST LINE OF SAID LAFCO PROCEEDING NO. 887, NORTH 00°59'23" EAST 1,320.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 40.043 ACRES OF LAND, MORE OR LESS
 END OF DESCRIPTION.

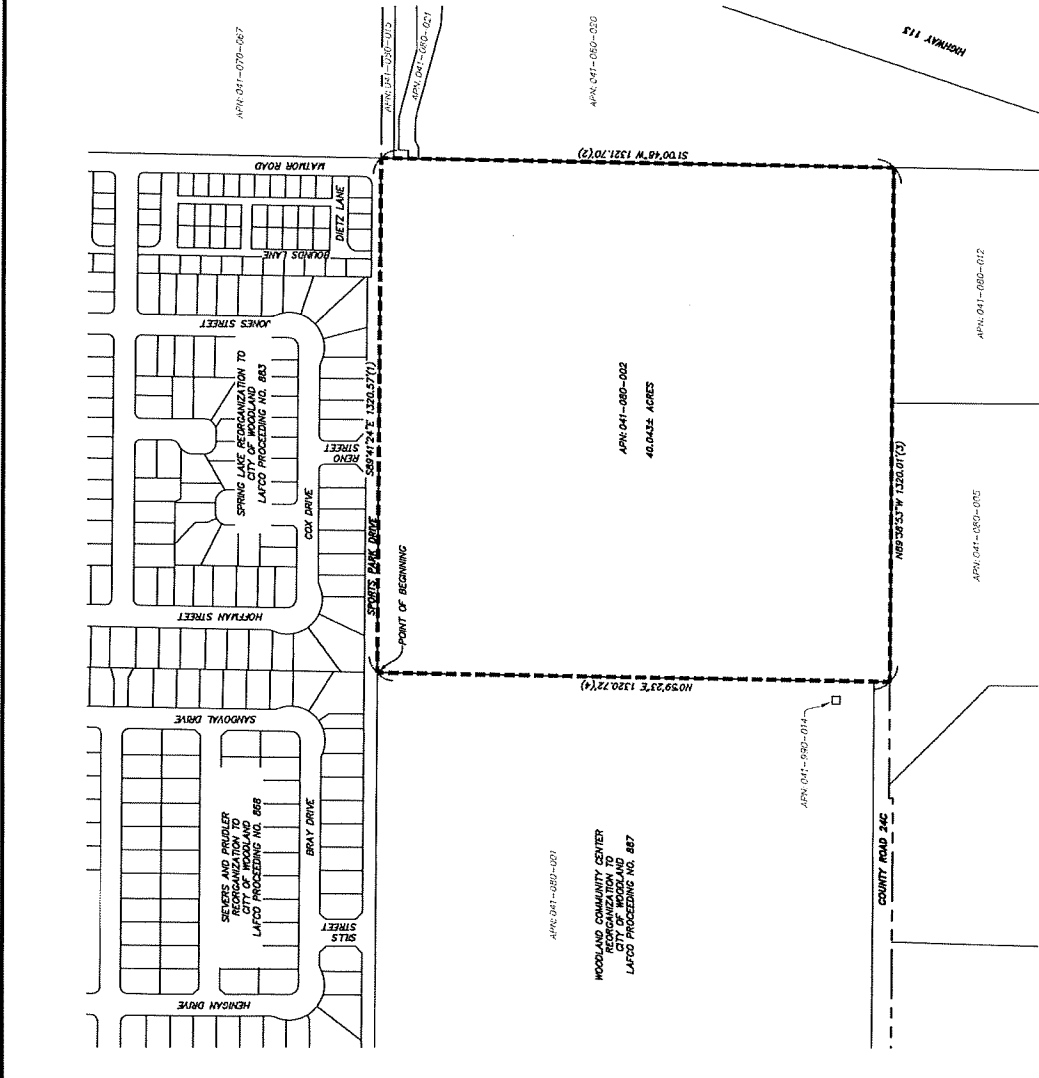
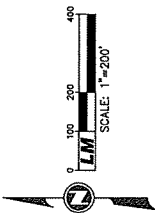
PIRMI AREA AND SPORTS PARK REORGANIZATION TO THE CITY OF WOODLAND

BEING THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 9 NORTH, RANGE 2 EAST, MOUNT DIABLO BASE AND MERIDIAN, YOLO COUNTY CALIFORNIA

LM LAUGENOUR AND WEIKLE
 CIVIL ENGINEERING - LAND SURVEYING - PLANNING
 808 COLINA STREET, SUITE 100, WOODLAND, CALIFORNIA 95776 · FAX: (530) 862-4622
 P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · FAX: (530) 862-4622

SHEET 3 OF 3

SEPTEMBER 16, 2024



PIRMI AREA AND SPORTS PARK REORGANIZATION TO THE CITY OF
WOODLAND
PIRMI AREA

THAT portion of real property situate in the County of Yolo, State of California, and being a portion of Section 20, Township 10 North, Range 2 East, Mount Diablo Base and Meridian, and being more particularly described as follows:

BEGINNING at the Southeast corner of said Section 20, said point also being the Northwest corner of "Commercial Industrial Park Annexation" LAFCO Proceeding No. 372, said point also being the Northeast corner of "East Street-Kentucky Avenue Reorganization" LAFCO Proceeding No. 818;

(1) thence, from said POINT OF BEGINNING and along the North line of said "East Street-Kentucky Avenue Reorganization", North $89^{\circ}59'52''$ West 1,191.04 feet to the Southeast corner of the "North Kentucky Partners Reorganization" LAFCO Proceeding No. 864; thence, along the Northeasterly line of said "North Kentucky Partners Reorganization" the following two courses and distances:

(2) North $00^{\circ}00'08''$ West 30.00 feet;

(3) thence North $39^{\circ}36'52''$ West 2,789.70 feet to the most Northerly corner of said "North Kentucky Partners Reorganization";

(4) thence North $46^{\circ}58'24''$ East 100.18 feet to Interstate 5 right-of-way; thence, along said Interstate 5 right-of-way the following four courses and distances:

(5) thence North $14^{\circ}10'01''$ East 39.63 feet;

(6) thence South $76^{\circ}57'19''$ East 357.44 feet;

(7) thence South $78^{\circ}36'54''$ East 782.92 feet;

(8) thence South $76^{\circ}00'34''$ East 456.96 feet to an angle point in the Westerly line of the "Ventura Ranch Reorganization" LAFCO Proceeding No. 645; thence, along said "Ventura Ranch Reorganization" the following two courses and distances:



A handwritten signature in blue ink, appearing to read "MS", positioned above a horizontal line.

Matthew K. Souza

9-4-2024
Date

(9) South 73°24'22" East 1,385.62 feet;

(10) thence South 00°00'24" West 1,544.47 feet to the POINT OF BEGINNING.

Containing 87.987 acres of land, more or less.

End of description.

**PIRMI AREA AND SPORTS PARK REORGANIZATION TO THE CITY OF
WOODLAND**

SPORTS PARK

THAT portion of real property situate in the County of Yolo, State of California, and being a portion of Section 4, Township 9 North, Range 2 East, Mount Diablo Base and Meridian, being more particularly described as follows:

BEGINNING at the Northwest corner of the Northeast Quarter of the Southwest Quarter of said Section 4, said point also being the Southeast corner the "Sievers & Prudler Reorganization", LAFCO Proceeding No. 868, said point also being the Westerly terminus of Course 21 of the "Springlake Reorganization" LAFCO Proceeding No. 883, said point also being the Northeast corner of the "Woodland Community Center Reorganization" LAFCO Proceeding No. 887;

- (1) thence, from said POINT OF BEGINNING and along the South line of said Course 21 of said "Springlake Reorganization", South 89°41'24" East 1,320.57 feet to the Northeast corner of the Northeast Quarter of the Southwest Quarter of said Section 4;
- (2) thence, leaving said South line and along the East line of said Northeast Quarter, South 01°00'48" West 1,321.70 feet to the Southeast corner of the Northeast Quarter of the Southwest Quarter of said Section 4;
- (3) thence, along the South line of said Northeast Quarter, North 89°38'53" West 1,320.01 feet to the Southeast corner of said LAFCO Proceeding No. 887;
- (4) thence, along the East line of said LAFCO Proceeding No. 887, North 00°59'23" East 1,320.72 feet to the POINT OF BEGINNING.

Containing 40.043 acres of land, more or less.

End of description.



A handwritten signature in blue ink, appearing to read "MS", positioned above the signature line.

Matthew K. Souza

9-4-2024
Date

