

YOLO
LOCAL
AGENCY
FORMATION
COMMISSION

625 Court Street, Suite 107
Woodland CA 95695

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www.yololafo.org

RECEIVED

JUN 15 2020

YOLO LAFCO



PROPOSAL APPLICATION

Includes: Changes of Organization/Reorganization (Incorporation, Formation, Annexation, Detachment, Dissolution, or Consolidation), Out of Agency Service Reviews, Sphere of Influence Amendment, and Expansion of District Powers

This application is designed to be used for all proposals received by the Commission. If a question is not applicable to your proposal, please note accordingly.

A) An application is hereby made for changes involving the following cities and special districts:

Action: (ex. annexation, detachment)		Agency:
Annexation	to/from	Dunnigan Water District
	to/from	
	to/from	

B) Proposal Detail (submit separate attachment if necessary):

See attachment page 1.

C) This proposal includes:

	YES	NO
1) 12 or more registered voters:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) 100% consent of property owners:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

D) Assessor's Parcel Numbers (Attach a list if necessary):

051-140-035	236 acres	Zoned AX	052-100-004	390 acres
051-140-037	4 acres	Zoned AN	Zoned AX	
052-010-006	98 acres	Zoned SP(AN&RE)		
054-020-014	352 acres	Zoned AX		
052-110-001	80 acres	Zoned AN		

E) Is this proposal consistent with the adopted Sphere of Influence of all affected agencies? If no, this application must include a Sphere of Influence Amendment.

F) If the proposal includes a Change of Organization/Reorganization, the following items must be submitted with this application:

1) A **resolution of application** adopted by the affected city or special district

OR

A **petition** of landowners or registered voters.

The Notice of Intent to Circulate a Petition and the Petition forms are located on the Forms page of LAFCo's website.

2) One copy of a metes-and-bounds description of the perimeter of the subject territory for review and approval by LAFCo's Surveyor.

3) A reproducible plat map (1 "hardcopy" and 1 digital copy) showing the subject territory AND the existing boundaries of the affected city or district.

4) Environmental Documents:

a) If a Negative Declaration or Environmental Impact Report (EIR) has been prepared by another agency for a project associated with this proposal, submit one copy to LAFCo with this proposal.

b) If no environmental document has been prepared, please complete the Environmental Questionnaire.

5) City Proposals:

If the proposal includes annexation to a city, submit one copy of the city's resolution or ordinance rezoning the subject territory. LAFCo cannot consider the proposal until rezoning has been completed.

a) For all city annexations that include areas that are inhabited (territory where 12 or more registered voters reside) or developed, include the number of existing housing units within the proposed city's annexation area as of the date in the resolution.

Annexing City:	N/A
Detaching City/County:	N/A
Total Housing Units:	None

6) Property Tax Revenues:

If the proposal involves an annexation to a city and/or changes in district boundaries, negotiations for any exchange of property tax revenues *must be completed by the County and any affected city prior to LAFCo action*. For those proposals, LAFCo will notify the affected agencies after receiving your application and will provide preliminary information to begin the negotiations process.

7) Indemnification:

LAFCo requires that applicants indemnify LAFCo from litigation costs as a condition of submitting an application. Click the highlighted hyperlink for the Indemnification Form.

Contact LAFCo staff if you have any questions.

8) Deposit:

Fees will be charged for all Commission proceedings and actions at the Commission's actual costs (including overhead). Click the highlighted hyperlink for the LAFCo's Fee Schedule.

All deposit fees listed are required to be paid by the applicant upon submittal of a proposal. A proposal with multiple actions requires a deposit for each action. If a proceeding is not listed, it will be subject to an initial fee as estimated by the Executive Officer. Any additional expenses incurred by the Commission, in excess of the deposited amount, will be billed to and paid by the applicant before completion of the LAFCo proceedings, including, but not limited to, consultant costs, feasibility studies, final recordation, and filings. Billing will be based on hourly rates. If a proposal is abandoned or terminated for any reason, the deposit amount not expended prior to that termination point will be refunded to the applicant.

Fees due to the State of California, including State Board of Equalization and the Department of Fish and Wildlife CEQA filing fees, will be paid by the applicant at the appropriate time and prior to final recordation of the Certificate of Completion.

JUSTIFICATION

- A) In as much detail as possible, please explain why this proposal is necessary and/or beneficial at this time. (For example, a proposed development or existing residences might require services not currently provided or available.)

This proposal is beneficial both to the landowners and to residents of the Yolo Groundwater Subbasin. By annexing in to Dunnigan Water District, these parcels will be able to use surface water for agricultural purposes, imported into the subbasin via the Tehama-Colusa Canal from the Sacramento River. It will reduce the use of groundwater on these parcels and help recharge the subbasin.

- B) Is this application proposed to carry out a development project? If so, describe the project.

No.

- C) Indicate below all discretionary approvals or permits from a city, the County, or another agency that will be needed to complete the project. If already approved, please indicate the date of approval and attached the adopted conditions of approval.

	Project File Number	Date of Approval
City or County Plan Amendment	N/A	
Prezoning (City)	N/A	
Rezoning (City)	N/A	
Tentative Subdivision Map	N/A	
Minor Land Division	N/A	
Other	See attachment pg2	Pending LAFCO

SITE DESCRIPTION

- A) Describe the general location and physical features of the territory included in this proposal. Refer to major roads, watercourses, and topographical features.

The parcels are located next to Dunnigan Water District and each comprise of orchards that are already planted, in the process of being planted or fields that have been previously farmed. One parcel is located slightly to the west of the intersection of I-505 & I-5, another is immediately south of County Road 6 next to the Tehama Colusa Canal, and the others are between County Roads 4 and 2 and abut the Tehama Colusa Canal on it's west side. See attachment page 1.

- B) How many acres (or square miles) of territory are included in the proposal? 822 acres
- C) How many people live in the subject territory? None
- D) How many registered voters live in the subject territory? None

LAND USE INFORMATION

- A) General Plan and Zoning:
 1) If in the unincorporated area, what is the current General Plan designation? AG & SP(AG & RE

- 2) What is the current County zoning? AG & SP(AG & RE)
- 3) Is the territory within a city general plan area? YES NO
- If so, what is the current general plan designation? _____
- Has a city zoned or prezoned the territory? YES NO
- If so, how is the territory zoned or prezoned? _____

B) Proposed Land Use:

- 1) Will the territory be developed with approval(s)? YES NO
- 2) If no development is planned at this time, is development of the area anticipated? If so, when?
No development is anticipated, these are agricultural use parcels.
- _____
- _____
- _____

PLAN FOR PROVIDING SERVICES

- A) List the agencies providing existing and proposed services to the territory. If not applicable or no change, please indicate accordingly.

SERVICE TYPE	Existing	Proposed
Water Service	None	Dunnigan Water District
Sewer Service	N/A	N/A
Storm Drainage	N/A	N/A
Fire Protection	N/A	N/A
Police protection	N/A	N/A
Street Maintenance	N/A	N/A
Street Lighting	N/A	N/A
Tree Maintenance	N/A	N/A
Street Sweeping/ Refuse Removal	N/A	N/A
Park & Recreation	N/A	N/A
Library	N/A	N/A
Other	N/A	N/A

B) Water/Wastewater Service:

If water/wastewater services will be provided to the territory, please answer the following:

- 1) What is the distance for connection to the agency's system? There are connections on site.
- 2) Does the agency have capacity for the anticipated service? YES NO
- 3) Will the agency be prepared to furnish service immediately? YES NO

C) Service Plan: Describe any services to be extended to the affected territory, including the level and range of services and any improvements (on and off site) that will be necessary to connect and serve the anticipated development. Indicate an indication of when those services can feasibly be extended and the method of financing. (For example, assessment district, property owner, or developer fees etc.)
Please provide will serve letter or other agency approvals.

The only change of services will be supply of water which will switch from groundwater only to adding surface water supplied by Dunnigan Water District which obtains its surface water from the Sacramento River via the Tehama-Colusa Canal. The services will become available upon completion of the LAFCO process and the USBR annexation process. The USBR annexation process is contingent upon LAFCO approval and is expected to take approximately 3 months after LAFCO approval is granted. The requesting landowners are financing the annexation process.

SPECIAL REVENUES

A) Does the city or special district have plans to establish any new assessment districts, service charges, or other means to pay for new or extended services to this area?

No new assessments or service charges are planned at this time. The existing assessments that are charged to all parcels within the district are anticipated to be applied to the annexing parcels in question. Services are funded through the existing assessments and water rates for water that is purchased.

B) Will the area assume liability for any existing bonded debt upon annexation? YES NO

If so, please indicate taxpayer cost:

There is no existing bonded debt.


C) Will the territory be subject to any new or additional taxes, benefit charges, or fees? YES NO

If so, please explain:

Please see to Special Revenues 'A' response.

PROPONENT INFORMATION

LAFCo will consider the person signing this application as the proponent of the proposed action(s).
 Notices and other communications regarding this application will be directed to the proponent at:

Name:	William Vanderwaal		
Address:	3817 1st Street		
City:	Dunnigan	Zip:	95937
Phones:	Work: 530.812.6276	Fax: N/A	
	Cell: 530.812.6276	Home: N/A	
email:	wvanderwaal@rd108.org		
Signature:			

List any other person or agent who should be contacted concerning questions on this proposal (attach additional if needed):

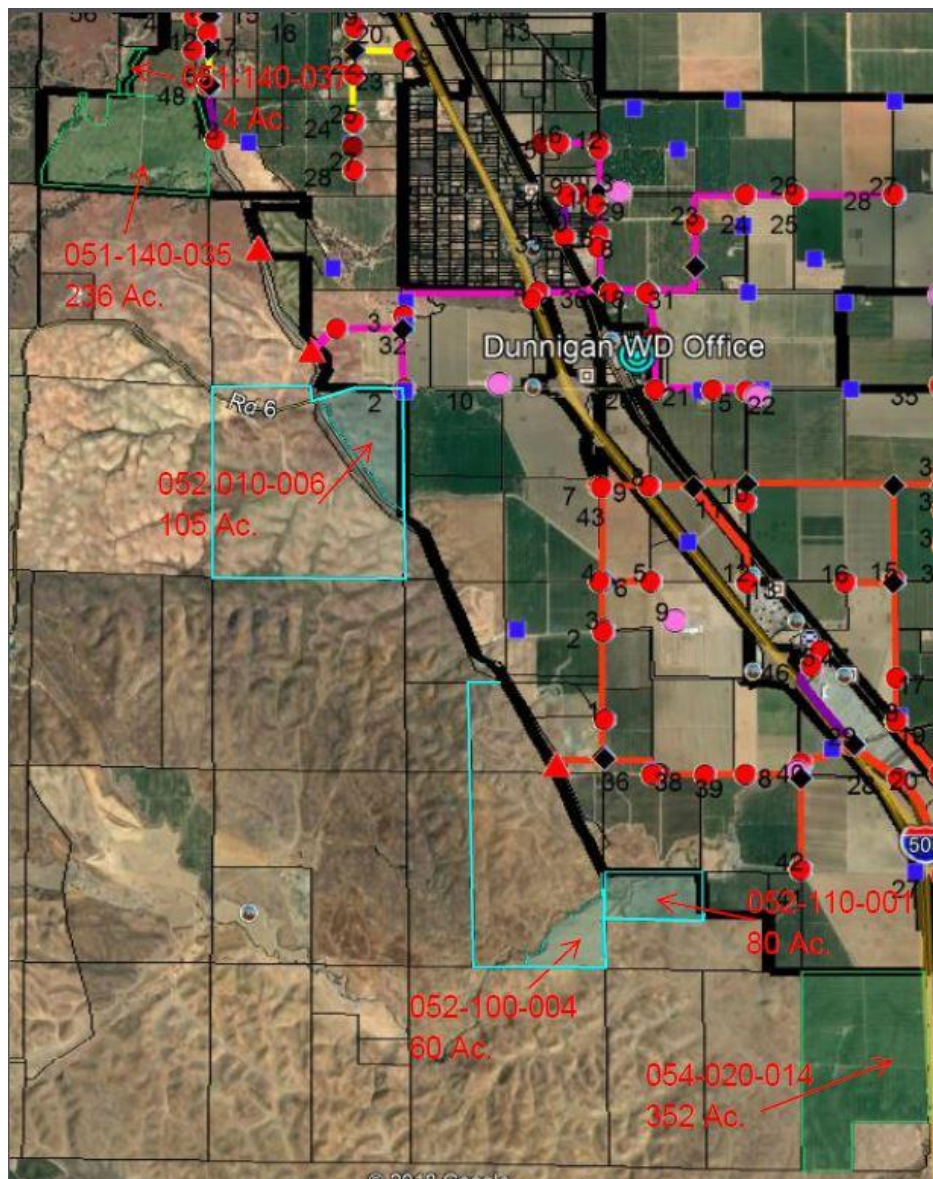
Name:	N/A		
Address:			
City:		Zip:	
Phones:	Work:	Fax:	
	Cell:	Home:	
email:			
Signature:			

Attachment to Proposal for Annexation 2020 – Dunnigan Water District

Response to Proposal Section ‘B) Proposal Detail’

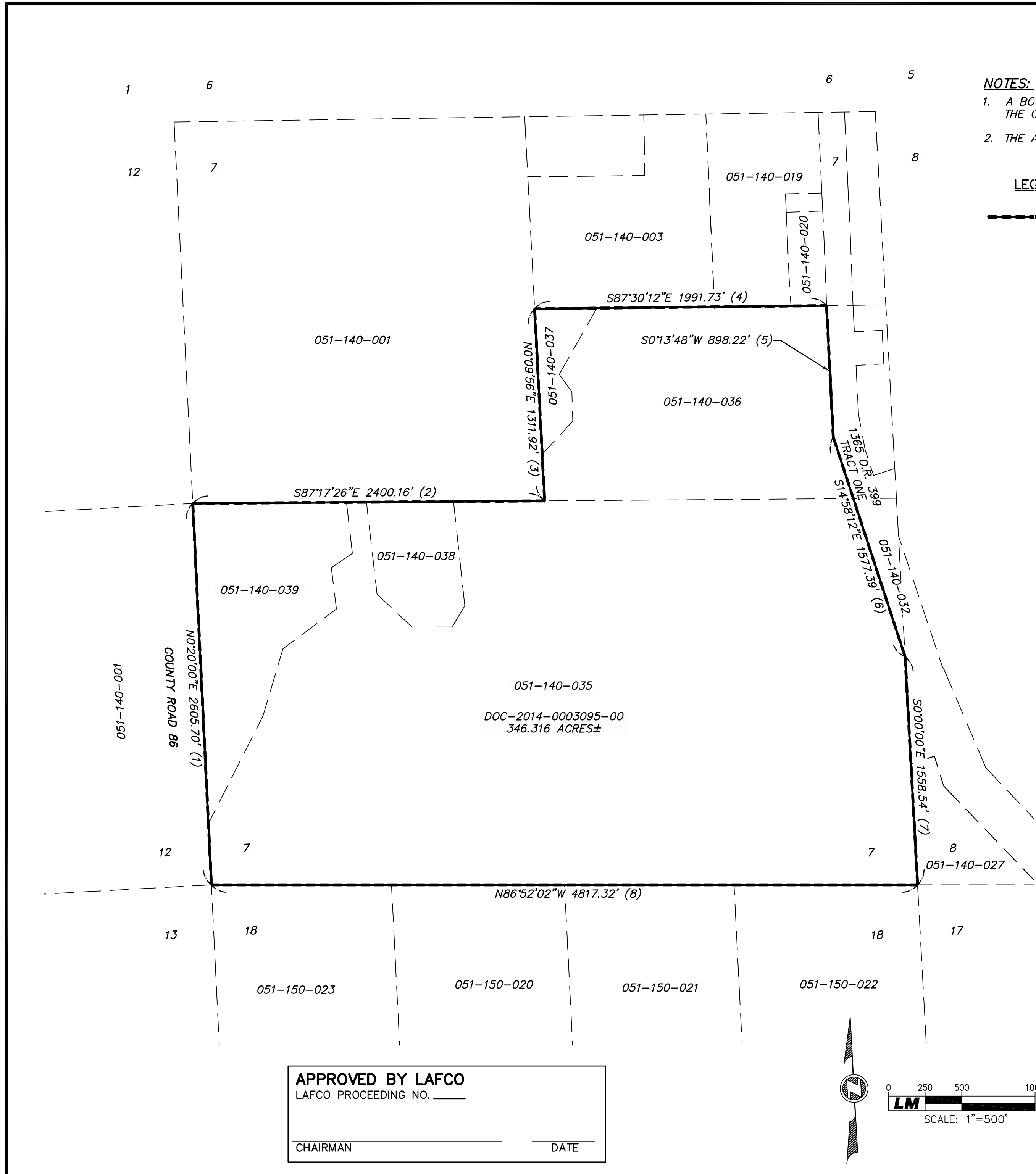
The proposed action is to annex in the parcels listed in Section D) in order to provide Agricultural Irrigation Water to them. Dunnigan Water District will provide surface water diverted from the Sacramento River, delivered via the Tehama-Colusa Canal, to the subject parcels. This will provide benefit to the parcels by providing a water source option other than groundwater. It will benefit the residents of Yolo County by enabling conservation of the Yolo Subbasin groundwater resource and providing additional recharge to the Subbasin by importing surface water. Each parcel will be able to connect to the Dunnigan Water District distribution system where it crosses or directly borders the parcel. Several of the parcels have portions that are not classified by the Bureau of Reclamation to receive water but they do include fields and portions that are classified to receive irrigation water.

The map below shows the location of the fields in question (shaded blue and green per landowner) and parcels (outlined in blue and green per landowner).



Response to Justification ‘C’

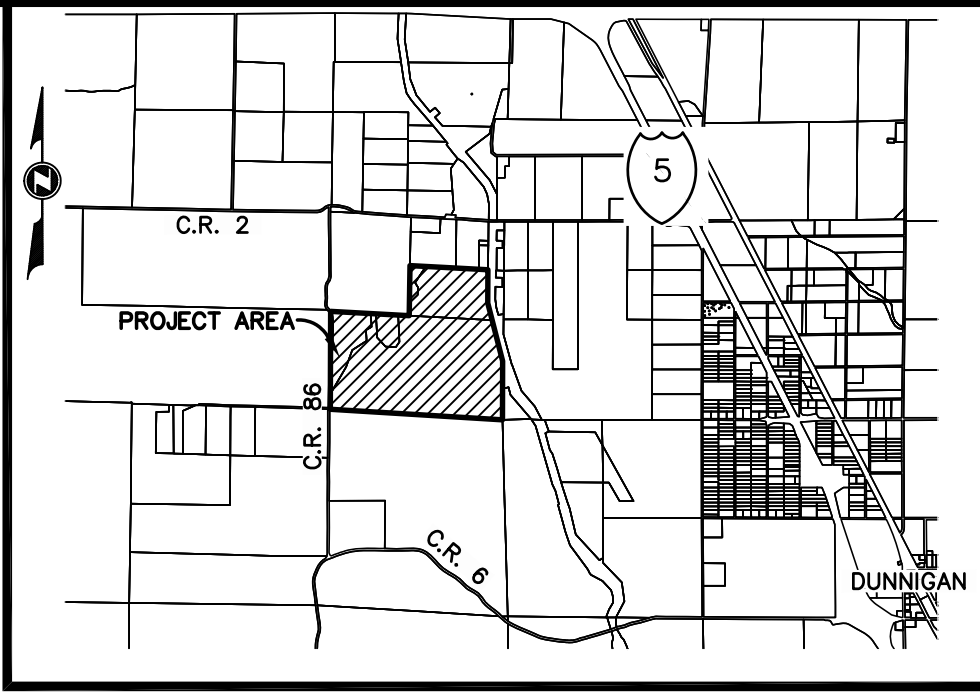
The US Bureau of Reclamation includes LAFCO approval of the annexation prior to “complete” the project.



- NOTES:**
1. A BOUNDARY SURVEY WAS NOT PERFORMED IN THE CREATION OF THIS MAP.
 2. THE ACREAGE SHOWN HEREON IS APPROXIMATE

LEGEND:

----- DISTRICT BOUNDARY



BOUNDARY DESCRIPTION:

THAT PORTION OF REAL PROPERTY SITUATE IN THE COUNTY OF YOLO, STATE OF CALIFORNIA, AND BEING A PORTION OF SECTION 7, TOWNSHIP 12 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AND ALSO BEING ALL THAT PARCEL OF LAND AS DESCRIBED IN DOCUMENT NO. 2014-0003095-00, SAID COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

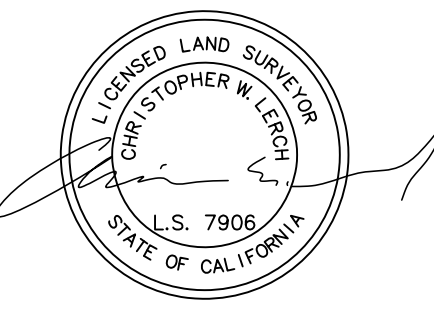
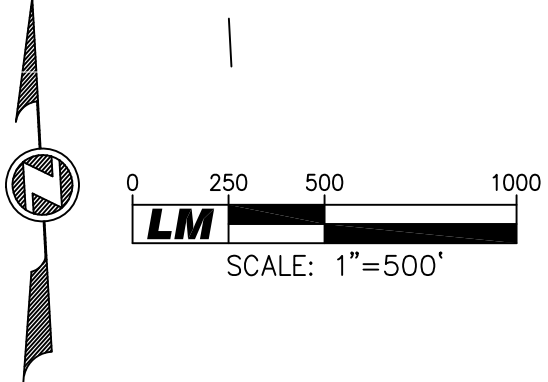
BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 7; 1) THENCE, FROM SAID POINT OF BEGINNING, AND ALONG THE WEST LINE OF SAID SECTION 7, NORTH 00°20'00" EAST 2605.70 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 7; 2) THENCE, ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 7, SOUTH 87°17'26" EAST 2,400.16 FEET TO THE CENTER OF SAID SECTION 7; 3) THENCE, ALONG THE WEST LINE OF THE OF THE NORTHEAST QUARTER OF SAID SECTION 7, NORTH 00°09'56" EAST 1,311.92 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID NORTHEAST QUARTER; 4) THENCE, ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID NORTHEAST QUARTER, SOUTH 87°30'12" EAST 1,991.73 FEET TO THE NORTHWEST CORNER OF TRACT NO. ONE AS DESCRIBED IN BOOK 1365 OF OFFICIAL RECORDS AT PAGE 399, SAID COUNTY RECORDS; THENCE, ALONG SAID WEST LINE THE FOLLOWING TWO COURSES AND DISTANCES: 5) SOUTH 00°13'48" WEST 898.22 FEET; AND 6) SOUTH 14°58'12" EAST 1,577.39 FEET TO THE EAST LINE OF SAID SECTION 7; 7) THENCE, ALONG SAID EAST LINE, SOUTH 00°00'00" EAST 1,558.54 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 7; 8) THENCE, ALONG THE SOUTH LINE OF SAID SECTION 7, NORTH 86°52'02" WEST 4,817.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 346.316 ACRES OF LAND, MORE OR LESS.

END OF DESCRIPTION.

APPROVED BY LAFCO
 LAFCO PROCEEDING NO. _____

 CHAIRMAN DATE

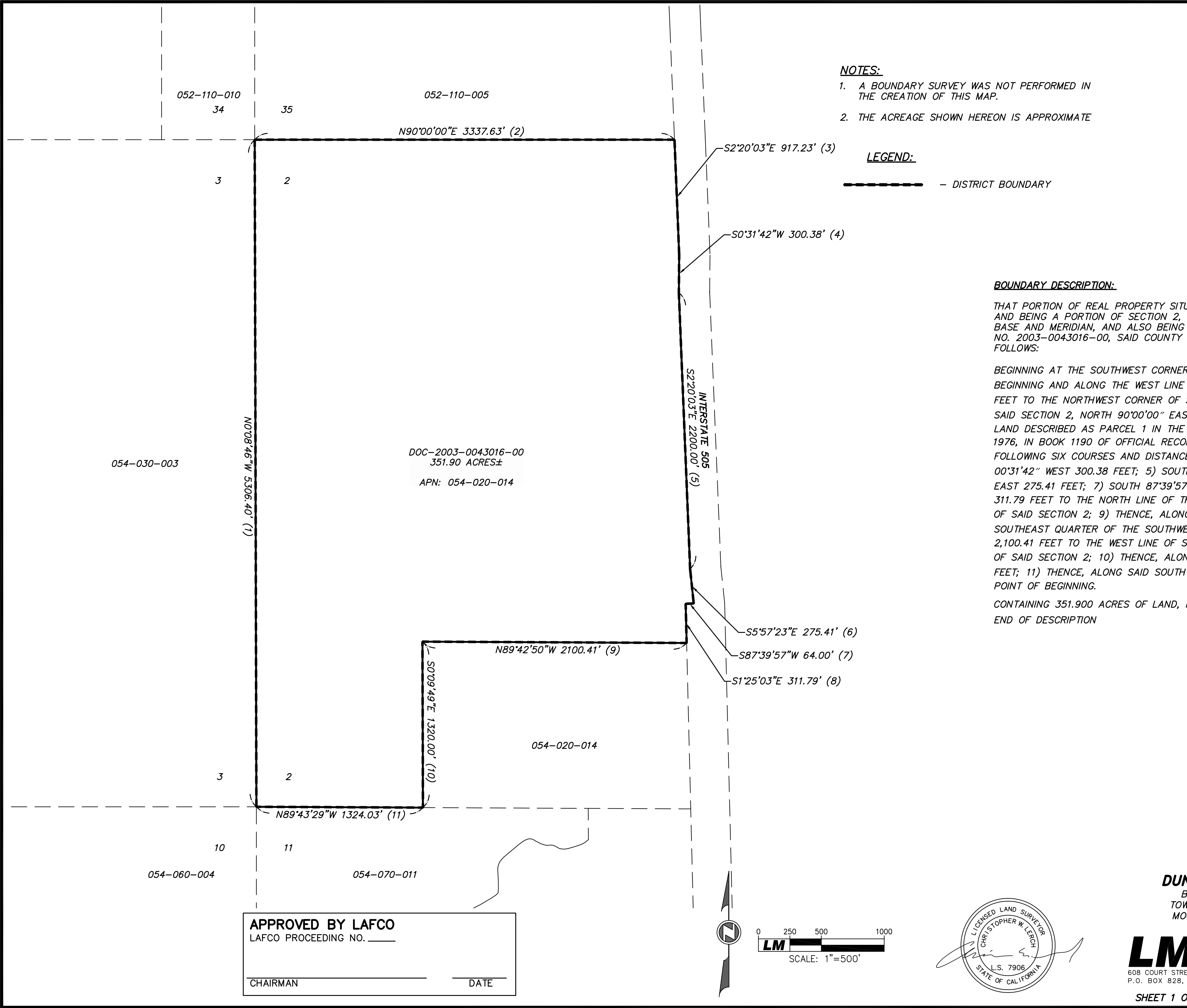


ANNEXATION TO DUNNIGAN WATER DISTRICT
 BEING A PORTION OF SECTION 7
 TOWNSHIP 12 NORTH, RANGE 1 WEST,
 MOUNT DIABLO BASE AND MERIDIAN,
 YOLO COUNTY CALIFORNIA

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 P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · FAX: (530) 662-4602

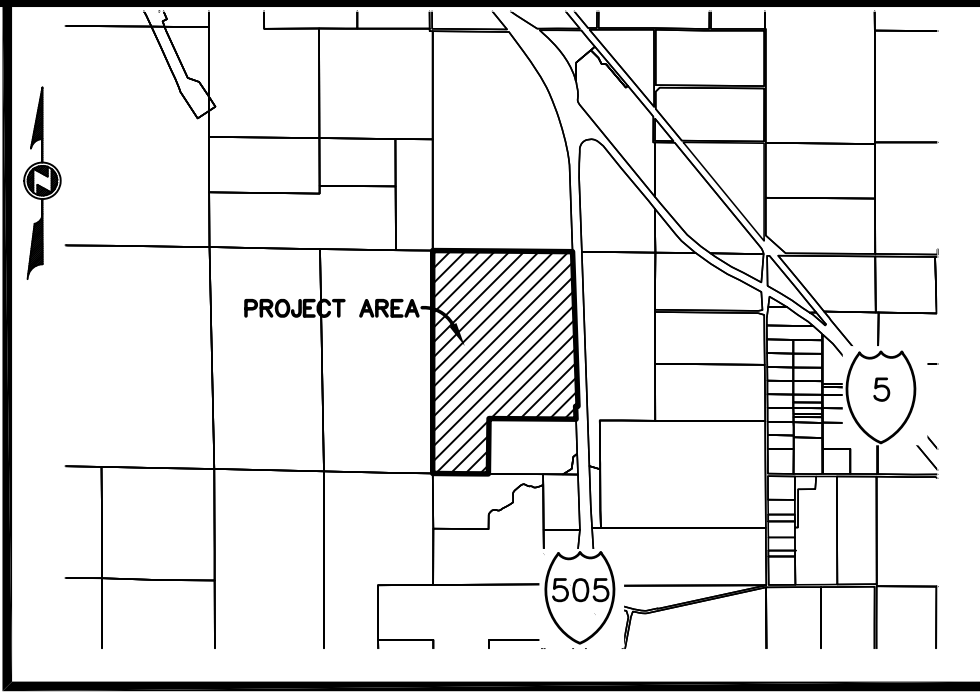
SHEET 1 OF 1
 MAY 18, 2020

#317-66



- NOTES:**
1. A BOUNDARY SURVEY WAS NOT PERFORMED IN THE CREATION OF THIS MAP.
 2. THE ACREAGE SHOWN HEREON IS APPROXIMATE

LEGEND:
 - - - - - DISTRICT BOUNDARY



BOUNDARY DESCRIPTION:

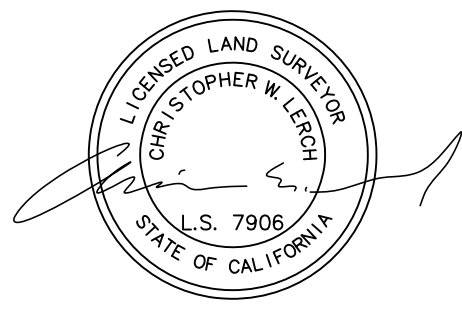
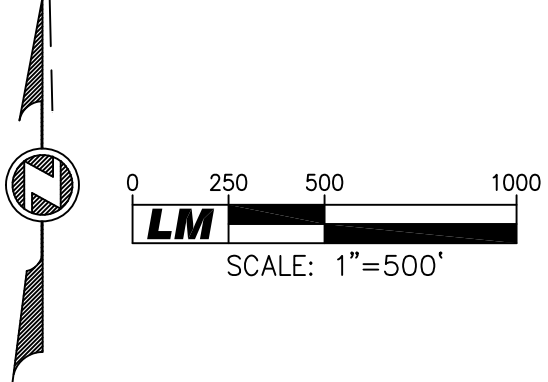
THAT PORTION OF REAL PROPERTY SITUATE IN THE COUNTY OF YOLO, STATE OF CALIFORNIA, AND BEING A PORTION OF SECTION 2, TOWNSHIP 11 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, AND ALSO BEING ALL THAT PARCEL OF LAND AS DESCRIBED IN DOCUMENT NO. 2003-0043016-00, SAID COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 2; 1) THENCE, FROM SAID POINT OF BEGINNING AND ALONG THE WEST LINE OF SAID SECTION 2, NORTH 00°08'46" WEST 5,306.40 FEET TO THE NORTHWEST CORNER OF SAID SECTION 2; 2) THENCE, ALONG THE NORTH LINE OF SAID SECTION 2, NORTH 90°00'00" EAST 3,337.63 FEET TO THE WEST LINE OF THE PARCEL OF LAND DESCRIBED AS PARCEL 1 IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED MAY 5, 1976, IN BOOK 1190 OF OFFICIAL RECORDS, PAGE 67; THENCE, ALONG SAID WEST LINE, THE FOLLOWING SIX COURSES AND DISTANCES: 3) SOUTH 02°20'03" EAST 917.23 FEET; 4) SOUTH 00°31'42" WEST 300.38 FEET; 5) SOUTH 02°20'03" EAST 2,200.00 FEET; 6) SOUTH 05°27'23" EAST 275.41 FEET; 7) SOUTH 87°39'57" WEST 64.00 FEET; AND 8) SOUTH 01°25'03" EAST 311.79 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 2; 9) THENCE, ALONG SAID NORTH LINE AND ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, NORTH 89°42'50" WEST 2,100.41 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2; 10) THENCE, ALONG SAID WEST LINE, SOUTH 00°09'49" EAST 1,320.00 FEET; 11) THENCE, ALONG SAID SOUTH LINE, NORTH 89°43'29" WEST 1,324.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 351.900 ACRES OF LAND, MORE OR LESS.
 END OF DESCRIPTION

APPROVED BY LAFCO
 LAFCO PROCEEDING NO. _____

 CHAIRMAN DATE

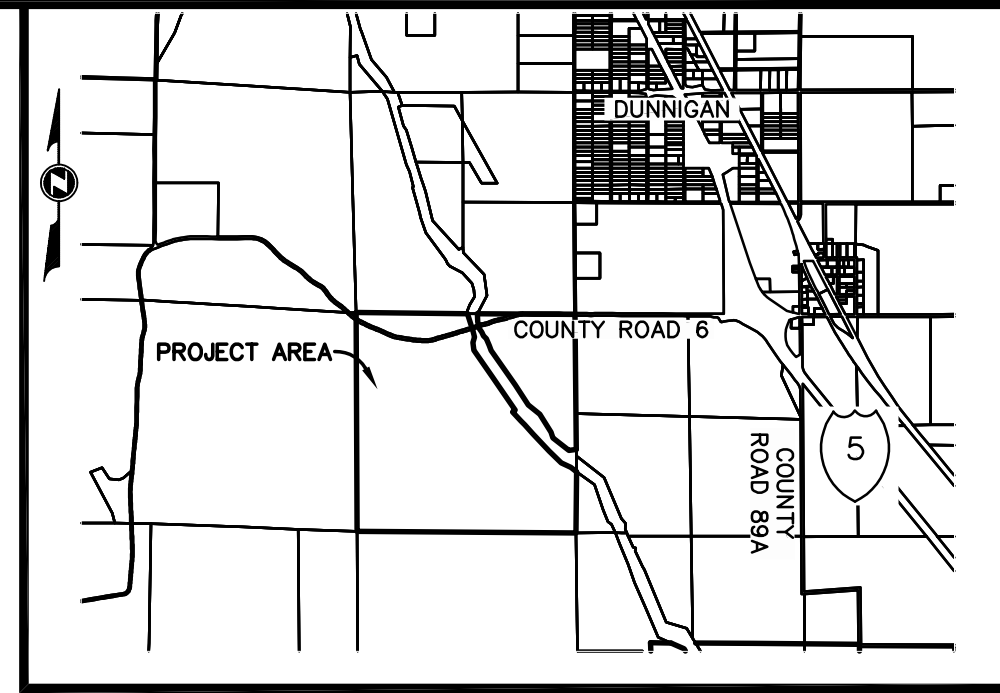
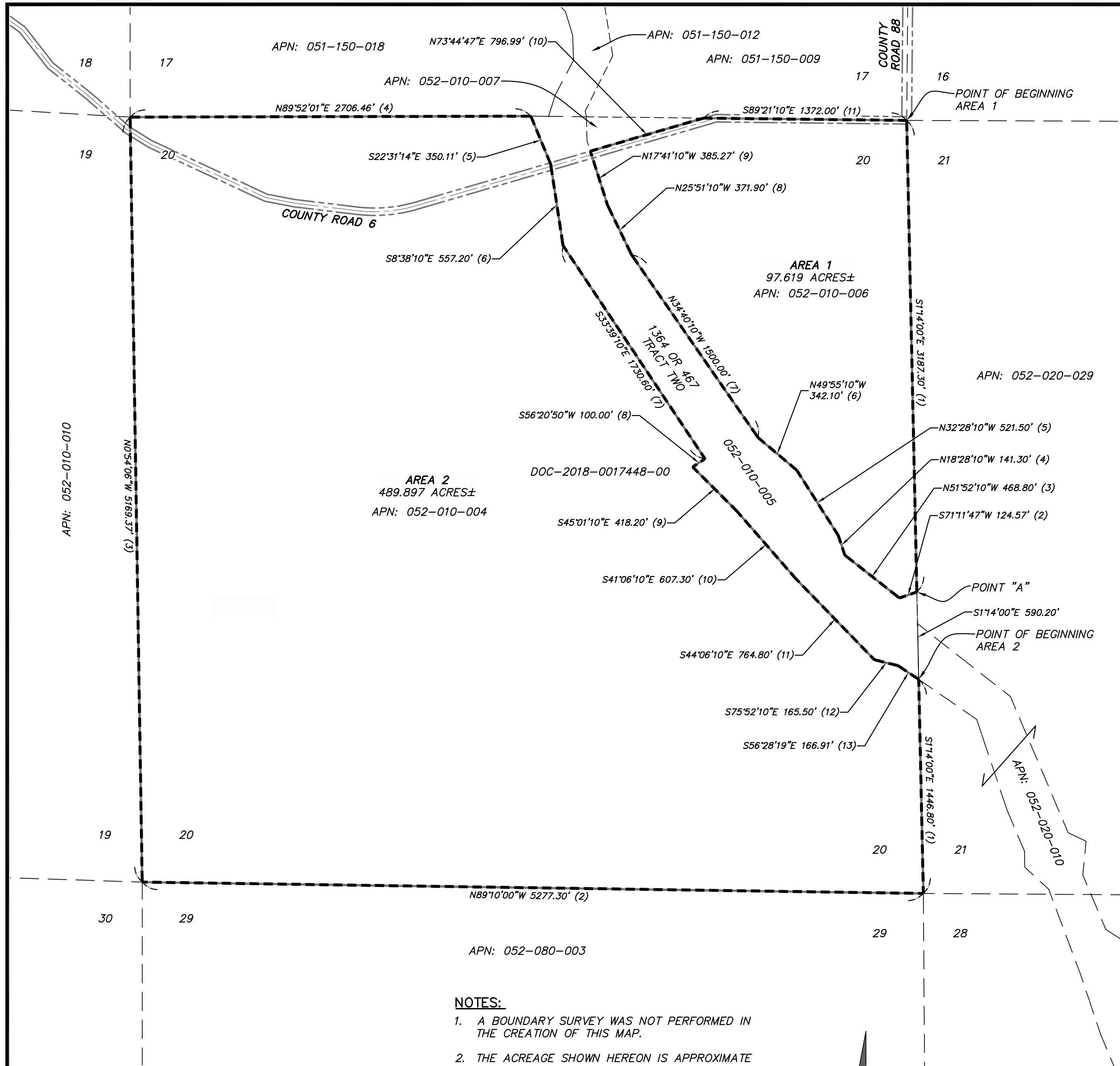


ANNEXATION TO
DUNNIGAN WATER DISTRICT
 BEING A PORTION OF SECTION 2,
 TOWNSHIP 11 NORTH, RANGE 1 WEST,
 MOUNT DIABLO BASE AND MERIDIAN,
 YOLO COUNTY CALIFORNIA

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SHEET 1 OF 1
 MAY 18, 2020

#317-66



VICINITY MAP
NO SCALE

BOUNDARY DESCRIPTION:

THAT PORTION OF REAL PROPERTY SITUATE IN THE COUNTY OF YOLO, STATE OF CALIFORNIA, AND BEING A PORTION OF SECTION 20, TOWNSHIP 12 NORTH, RANGE 1 WEST, AND ALSO BEING ALL OF THAT PARCEL OF LAND AS DESCRIBED IN DOCUMENT NO. 2018-0017448-00, SAID COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AREA 1
BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE, FROM SAID POINT OF BEGINNING AND ALONG THE EAST LINE OF SAID SECTION 20, 1) SOUTH 01°14'00" EAST 3,187.30 FEET TO THE EASTERLY LINE OF TRACT TWO AS DESCRIBED IN BOOK 1364 OF OFFICIAL RECORDS AT PAGE 467, SAID COUNTY RECORDS, SAID POINT HEREINAFTER CALLED POINT "A"; THENCE, ALONG SAID EASTERLY LINE THE FOLLOWING EIGHT COURSES AND DISTANCES: 2) THENCE SOUTH 71°11'47" WEST 124.57 FEET; 3) THENCE NORTH 51°52'10" WEST 468.80 FEET; 4) THENCE NORTH 18°28'10" WEST 141.30 FEET; 5) THENCE NORTH 32°28'10" WEST 521.50 FEET; 6) THENCE NORTH 49°55'10" WEST 342.10 FEET; 7) THENCE NORTH 34°40'10" WEST 1,500.00 FEET; 8) THENCE NORTH 25°51'10" WEST 371.90 FEET; 9) THENCE NORTH 17°41'10" WEST 385.27 FEET TO THE NORTHERLY RIGHT OF LINE OF COUNTY ROAD 6; 10) THENCE, ALONG SAID NORTHERLY RIGHT OF WAY LINE, NORTH 73°44'47" EAST 796.99 FEET TO THE NORTH LINE OF SAID SECTION 20; THENCE, ALONG SAID NORTH LINE, SOUTH 89°21'10" EAST 1,372.00 FEET TO THE POINT OF BEGINNING

CONTAINING 97.619 ACRES OF LAND, MORE OR LESS.

AREA 2
TOGETHER WITH THAT PORTION OF REAL PROPERTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF SAID EAST LINE OF SAID SECTION 20 WITH THE WESTERLY LINE OF SAID TRACT TWO, SAID POINT BEING DISTANT, SOUTH 01°41'00" EAST 590.20 FEET FROM POINT "A" HEREINABOVE DESCRIBED; 1) THENCE FROM SAID POINT OF BEGINNING AND ALONG SAID EAST LINE OF SAID SECTION 20, SOUTH 01°14'00" EAST 1,446.80 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 20; 2) THENCE, ALONG THE SOUTH LINE OF SAID SECTION 20, NORTH 89°10'00" WEST 5,277.30 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 20; 3) THENCE, ALONG THE WEST LINE OF SAID SECTION 20, NORTH 00°54'06" WEST 5,169.37 FEET TO THE NORTHWEST CORNER OF SAID SECTION 20; 4) THENCE, ALONG THE NORTH LINE OF SAID SECTION 20, NORTH 89°52'01" EAST 2,706.46 FEET TO SAID WESTERLY LINE OF SAID TRACT TWO; THENCE, ALONG SAID WESTERLY LINE THE FOLLOWING EIGHT COURSES AND DISTANCES: 5) SOUTH 22°31'14" EAST 350.11 FEET; 6) THENCE SOUTH 08°38'10" EAST 557.20 FEET; 7) THENCE SOUTH 33°39'10" EAST 1,730.60 FEET; 8) THENCE SOUTH 56°20'50" WEST 100.00 FEET; 9) THENCE SOUTH 45°01'10" EAST 418.20 FEET; 10) THENCE SOUTH 41°06'10" EAST 607.30 FEET; 11) THENCE SOUTH 44°06'10" EAST 764.80 FEET; 12) THENCE SOUTH 75°52'10" EAST 165.50 FEET; 13) THENCE SOUTH 56°28'19" EAST 166.91 FEET TO THE POINT OF BEGINNING.

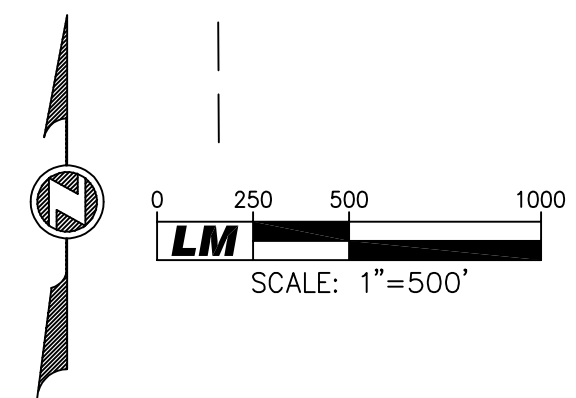
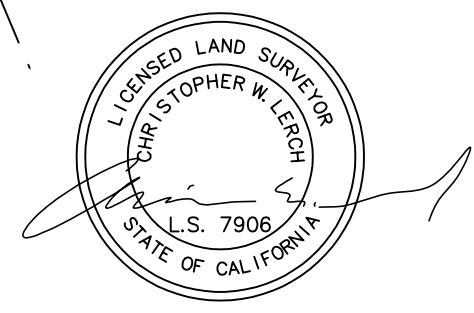
CONTAINING 489.897 ACRES OF LAND, MORE OR LESS.

TOTAL RESULTANT AREA CONTAINING 587.516 ACRES OF LAND, MORE OR LESS.

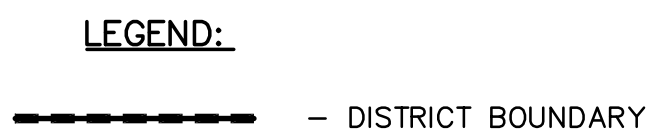
END OF DESCRIPTION.

**ANNEXATION TO
DUNNIGAN WATER DISTRICT**
BEING A PORTION OF SECTION 20
TOWNSHIP 12 NORTH, RANGE 1 WEST,
MOUNT DIABLO BASE AND MERIDIAN,
YOLO COUNTY CALIFORNIA

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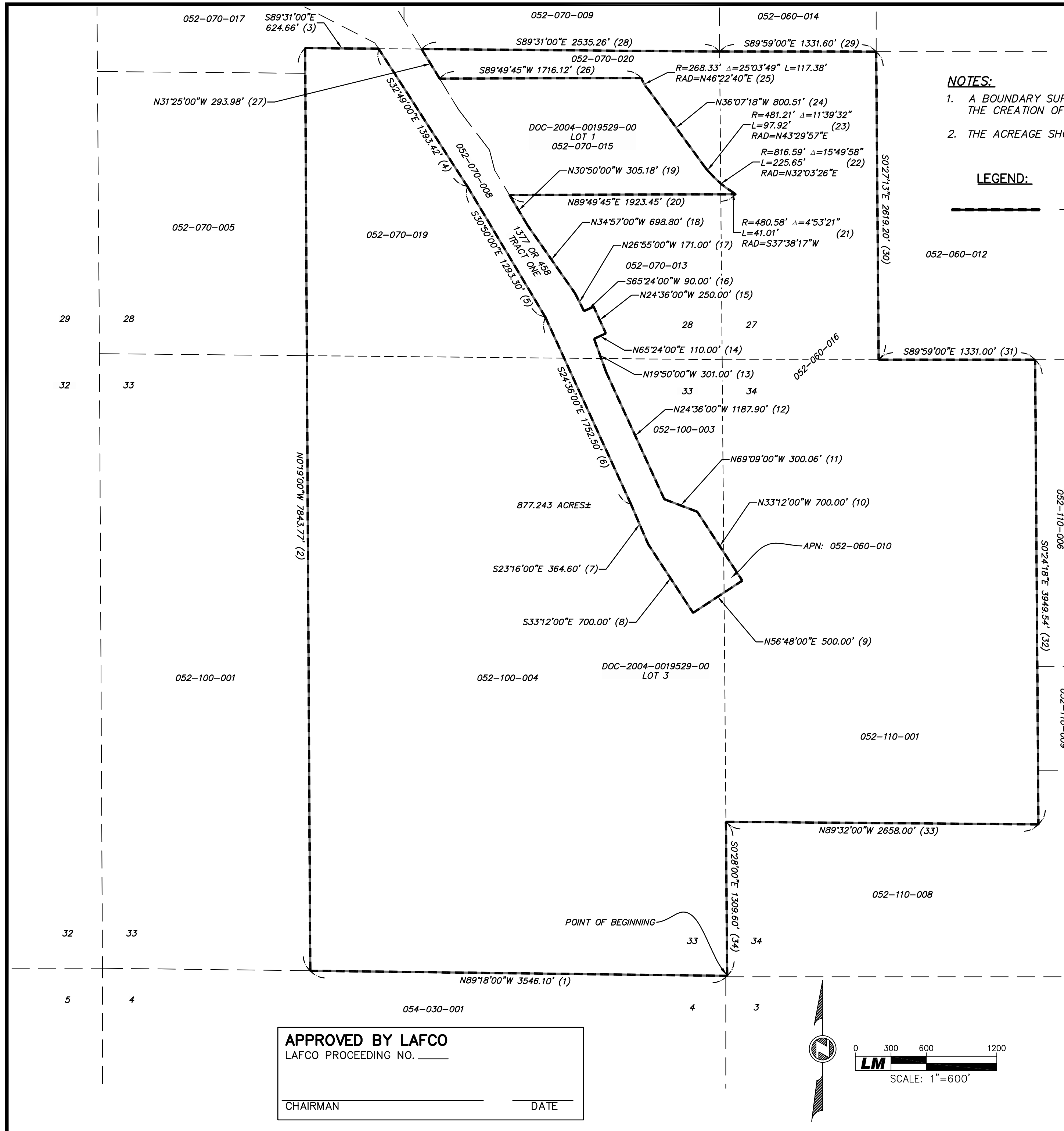


- NOTES:**
1. A BOUNDARY SURVEY WAS NOT PERFORMED IN THE CREATION OF THIS MAP.
 2. THE ACREAGE SHOWN HEREON IS APPROXIMATE



APPROVED BY LAFCO
LAFCO PROCEEDING NO. _____

CHAIRMAN _____ DATE _____



NOTES:

1. A BOUNDARY SURVEY WAS NOT PERFORMED IN THE CREATION OF THIS MAP.
2. THE ACREAGE SHOWN HEREON IS APPROXIMATE

LEGEND:

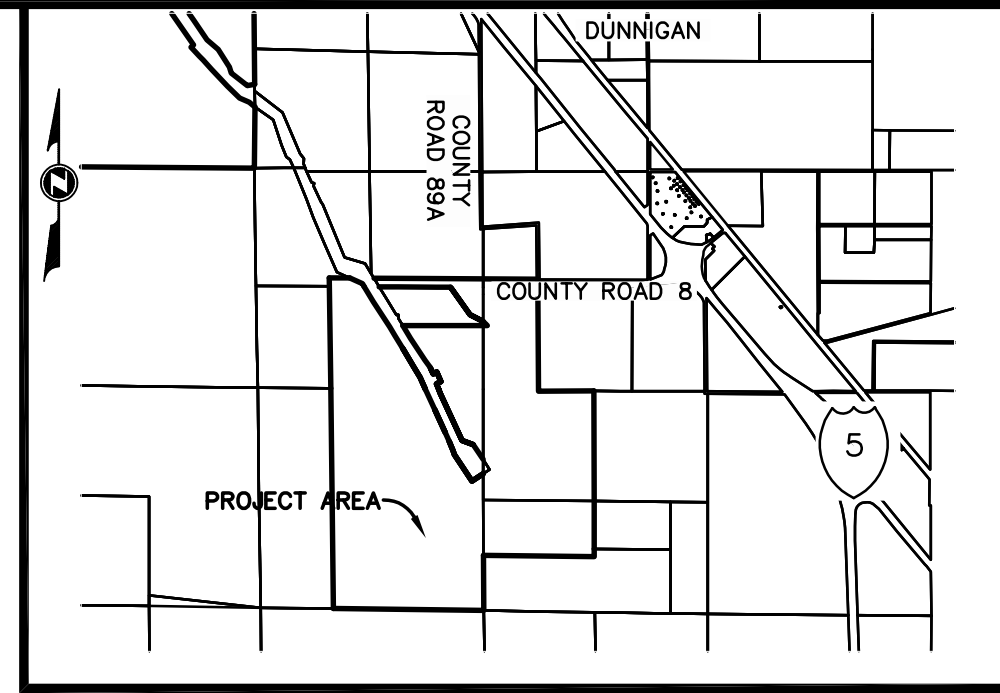
----- DISTRICT BOUNDARY

BOUNDARY DESCRIPTION:

THAT PORTION OF REAL PROPERTY SITUATE IN THE COUNTY OF YOLO, STATE OF CALIFORNIA, AND BEING A PORTION OF SECTIONS 27, 28, 33, AND 34, TOWNSHIP 12 NORTH, RANGE 1 WEST, AND ALSO BEING ALL OF LOT 3 AS DESCRIBED IN DOCUMENT NO. 2004-0019529-00, SAID COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

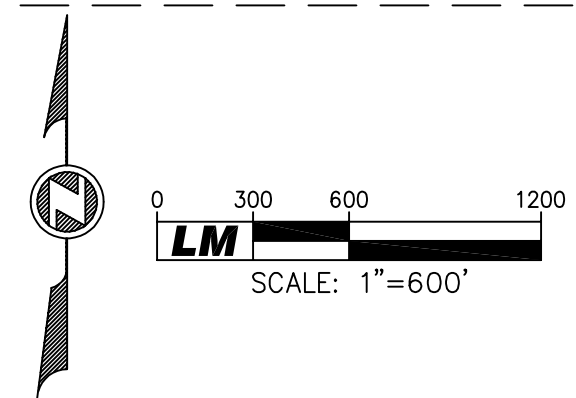
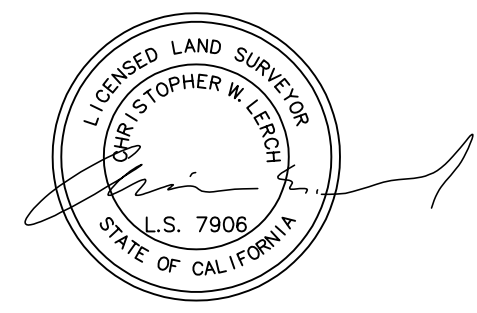
BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 33, SAID POINT ALSO BEING AN ANGLE POINT IN THE SOUTH LINE OF SAID LOT 3; 1) THENCE ALONG SAID SOUTH LINE, NORTH 89°18'00" WEST 3,546.10 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; 2) THENCE, ALONG THE WEST LINE OF SAID LOT 3, NORTH 00°19'00" WEST 7,843.77 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; 3) THENCE, ALONG THE NORTH LINE OF SAID LOT 3, SOUTH 89°31'00" EAST 624.66 FEET TO THE WESTERLY LINE OF TRACT ONE AS DESCRIBED IN BOOK 1377 OF OFFICIAL RECORDS AT PAGE 458, SAID COUNTY RECORDS; THENCE, ALONG SAID WESTERLY LINE THE FOLLOWING FIVE COURSES AND DISTANCES: 4) THENCE SOUTH 32°49'00" EAST 1,393.42 FEET; 5) THENCE SOUTH 30°50'00" EAST 1,293.30 FEET; 6) THENCE SOUTH 24°36'00" EAST 1,752.50 FEET; 7) THENCE SOUTH 23°16'00" EAST 364.60 FEET; 8) THENCE SOUTH 33°12'00" EAST 700.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID TRACT ONE; 9) THENCE, ALONG THE SOUTHEASTERLY LINE OF SAID TRACT ONE, NORTH 56°48'00" EAST 500.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID TRACT ONE; THENCE ALONG THE EASTERLY LINE OF SAID TRACT ONE THE FOLLOWING TEN COURSES AND DISTANCES: 10) THENCE NORTH 33°12'00" WEST 700.00 FEET; 11) THENCE NORTH 69°09'00" WEST 300.06 FEET; 12) THENCE NORTH 24°36'00" WEST 1,187.90 FEET; 13) THENCE NORTH 19°50'00" WEST 301.00 FEET; 14) THENCE NORTH 65°24'00" EAST 110.00 FEET; 15) THENCE NORTH 24°36'00" WEST 250.00 FEET; 16) THENCE SOUTH 65°24'00" WEST 90.00 FEET; 17) THENCE NORTH 26°55'00" WEST 171.00 FEET; 18) THENCE NORTH 34°57'00" WEST 698.80 FEET; 19) THENCE NORTH 30°50'00" WEST 305.18 FEET TO THE SOUTHWEST CORNER OF LOT 1 AS DESCRIBED IN SAID DOCUMENT NO. 2004-0019529-00; 20) THENCE, ALONG THE SOUTH LINE OF SAID LOT 1, NORTH 89°49'45" EAST 1,923.45 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE, ALONG THE EAST LINE OF SAID LOT 1 THE FOLLOWING FIVE COURSES AND DISTANCES: 21) THENCE ALONG A NON-TANGENT CURVE TO THE LEFT CONCAVE SOUTHWESTERLY, THE RADIAL LINE OF SAID CURVE BEARS SOUTH 37°38'17" WEST SAID CURVE HAVING A RADIUS OF 480.58 FEET THROUGH A CENTRAL ANGLE OF 4°53'21" AND HAVING AN ARC DISTANCE OF 41.01 FEET; 22) THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT CONCAVE NORTHEASTERLY, THE RADIAL LINE OF SAID CURVE BEARS NORTH 32°03'26" EAST SAID CURVE HAVING A RADIUS OF 816.59 FEET THROUGH A CENTRAL ANGLE OF 15°49'58" AND HAVING AN ARC DISTANCE OF 225.65 FEET; 23) THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT CONCAVE NORTHEASTERLY, THE RADIAL LINE OF SAID CURVE BEARS NORTH 43°29'57" EAST SAID CURVE HAVING A RADIUS OF 481.21 FEET THROUGH A CENTRAL ANGLE OF 11°39'32" AND HAVING AN ARC DISTANCE OF 97.92 FEET; 24) THENCE NORTH 36°07'18" WEST 800.51 FEET; 25) THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT CONCAVE NORTHEASTERLY, THE RADIAL LINE OF SAID CURVE BEARS NORTH 46°22'40" EAST SAID CURVE HAVING A RADIUS OF 268.33 FEET THROUGH A CENTRAL ANGLE OF 25°03'49" AND HAVING AN ARC DISTANCE OF 117.38 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; 26) THENCE, ALONG THE NORTH LINE OF SAID LOT 1, SOUTH 89°49'45" WEST 1,716.12 FEET TO THE EASTERLY LINE OF SAID TRACT ONE AS DESCRIBED IN SAID BOOK 1377 OF OFFICIAL RECORDS AT PAGE 458; 27) THENCE, ALONG SAID EASTERLY LINE, NORTH 31°25'00" WEST 293.98 TO THE NORTH LINE OF SAID LOT 3; THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO COURSES AND DISTANCES: 28) SOUTH 89°31'00" EAST 2,535.26 FEET; 29) THENCE SOUTH 89°59'00" EAST 1,331.60 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE ALONG THE EAST LINE OF SAID LOT 3 THE FOLLOWING THREE COURSES AND DISTANCES: 30) THENCE SOUTH 00°27'13" EAST 2,619.20 FEET; 31) THENCE SOUTH 89°59'00" EAST 1,331.00 FEET; 32) THENCE SOUTH 00°24'18" EAST 3,949.54 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE ALONG THE SOUTH LINE OF SAID LOT 3 THE FOLLOWING TWO COURSES AND DISTANCES: 33) NORTH 89°32'00" WEST 2,658.00 FEET; 34) THENCE SOUTH 00°28'00" EAST 1,309.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 877.243 ACRES OF LAND, MORE OR LESS.
END OF DESCRIPTION.



ANNEXATION TO DUNNIGAN WATER DISTRICT
BEING A PORTION OF SECTIONS 27, 28, 33 & 34
TOWNSHIP 12 NORTH, RANGE 1 WEST,
MOUNT DIABLO BASE AND MERIDIAN,
YOLO COUNTY CALIFORNIA

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING · LAND SURVEYING · PLANNING
608 COURT STREET, WOODLAND, CALIFORNIA 95695 · PHONE: (530) 662-1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · FAX: (530) 662-4602



APPROVED BY LAFCO
LAFCO PROCEEDING NO. _____
CHAIRMAN _____ DATE _____