YUBA LOCAL AGENCY COMMISSION

EXECUTIVE OFFICER'S REPORT

MEETING DATE: May 29, 2020  6:00 PM

TO: Local Agency Formation Commission

FROM: John Benoit, Executive Officer

SUBJECT: LAFCo File 2020-0002 - North Yuba Water District (NYWD) Detachment

Attachments:
1. NYWD Resolution 20-740 (Jan 23, 2020) Initiating LAFCo Proceedings
2. Map showing NYWD parcels to be detached
3. Notice of Exemption
4. Resolution 2020-0006 approving the detachment of 8,328.77 acres more or less from the North Yuba Water District

Summary:

In 2017 the Browns Valley Irrigation District (BVID) filed a reorganization request with LAFCO to annex approximately 804-acres consisting of 34 Parcels within 17 areas to its district and to detach 190.06-acres from the North Yuba Water District. After LAFCo review it was determined 716-acres would be annexed to the BVID and 190.06 acres would be detached from the NYWD, which became effective on November 26, 2018 and subsequently amended on November 29th, 2018. It was also recommended the NYWD remove all the territory in this proposal at the same time and a detachment request would be forthcoming. It was decided to postpone the detachments at that time. The detachment territory is entirely within Yuba County.

At the time of processing the BVID reorganization, a detachment of territory from the NYWD was contemplated to be processed concurrently with the BVID annexation application. The NYWD (North Yuba Water District) had consented to the detachment and the property owners were notified their land would be detached prior to their land being annexed to the BVID. A Certificate of Completion for the annexation and the 190-acre detachment took place concurrently.

Before the 2017 BVID reorganization proposal, on November 3rd, 2010 LAFCo adopted Resolution 2010-0009 placing the territory within this proposal into the BVID Sphere of Influence as an updated sphere based on information contained in the adopted MSR on July 24, 2008. On March 2, 2011, LAFCo adopted Resolution 2011-0001 amending the Sphere of Influence for the NYWD thereby removing the territory in this application from the NYWD Sphere of Influence and removing the conflicting Sphere of Influence.

Yuba LAFCO policies and the Cortese-Knox Act require the detachment of lands from other service providers providing a similar service. In 2017, the Executive Officer’s report examined both the annexations to the Browns Valley Irrigation District and the detachments from the North Yuba Water District. It was recommended the detachments occur concurrently with the annexations requested by the BVID. The detachments and annexations occurred as proposed. It was further discussed the territory within the BVID’s Sphere of Influence also be removed from the NYWD be removed at that time. These parcels were not removed from the NYWD at that time. On January 23rd, 2020 the NYWD passed Resolution 20-740 requesting LAFCo take proceedings to detach the NYWD parcels located within the BVID Sphere be detached (see Attachment #1).
Background

Background information the Browns Valley Irrigation District and the North Yuba Water District is included in the Municipal Service Review adopted by Yuba LAFCo in 2008 and an updated MSR in 2017 and the Sphere of Influence update adopted by Yuba LAFCo on 2010 for BVID and in 2011 for the NYWD. Territory to be detached from the NYWD is consistent with the District’s Sphere of Influence as adopted in 2011.

The boundaries of BVID extend from the Yuba River and Browns Valley area in the south to the Loma Rica area in the north, and from Ramirez Road in the west to Englebright Lake in the east, and to the northeast along the North Fork of the Yuba River. The District has a boundary area of approximately 86.6 square miles.

The Browns Valley Irrigation District has approximately 55,437-acres of territory within its boundaries of which 23,133-acres receive irrigation water. The district does not serve 2,842 acres of rice since this ground is being served by 15 private wells. The BVID does not provide domestic water services.

The North Yuba Water District (NYWD) provides domestic and irrigation water services to residents of the communities of Oregon House, Dobbins, Brownsville, Challenge, and Rackerby in Yuba County, and the community of Forbestown in Butte County and has a service boundary of 128 square miles. The NYWD has never served the parcels proposed to be detached nor does it have the ability to serve the parcels within the proposed detachment territory.

This detachment is exempt from from the provisions of the California Environmental Quality Act since this action involves detachments in an agricultural area and no change in land use will occur nor is contemplated for the subject territory. Staff recommends approval of a Notice of Exemption based on Class 19 Changes of Organization for local agencies where existing and proposed structures are exempt from the California Environmental Quality Act and the General Rule exemption since this action cannot or could not have an effect upon the environment since the NYWD does not provide services to the parcels proposed for detachment and there is no possibility the proposal may have a significant effect on the environment.

In passing Resolution 20-740 the NYWD District Board realizes the North Yuba Water District does not have the ability to serve these parcels in the foreseeable future.

Staff recommends the Yuba Local Agency Formation Commission approve the proposed detachment from the North Yuba Water District since overlapping boundaries and territory within an other agency’s Sphere of Influence are inconsistent with LAFCo policies and the best service provider for the detachment area is the BVID.

Proposal and Justification:

Lands proposed to be detached from the NYWD do not receive district water services nor does the district have the ability to provide service therefore the NYWD and is consistent with the NYWD Sphere of Influence adopted in 2011. This application will eliminate district overlaps. The NYWD proposes to make its southern boundary coterminous with the 2011 adopted Sphere of Influence adopted by LAFCo.

Location:

This property is located in various areas within the boundaries of the Sphere of Influence for the Browns Valley Irrigation District and the North Yuba Water District.

Purpose:
As part of the BVID it will continue to maintain the maximum irrigable acreage and to put to beneficial use the water available under the it’s water rights and has the ability to provide reliable water supply source, which the NYWD does not.

Accepted for filing: May 26, 2020 (contingent upon BOS approval of a property Tax Exchange)

Publication and Posting: May 8, 2020

Compliance with CEQA:

   Lead Agency: NYWD
   Responsible Agency: Yuba LAFCo
   Environmental Finding: Notice of Exemption (Attachment #3)
   Date of Finding: January 23, 2020

Compliance with applicable Plans:

The proposed detachment conforms to the County of Yuba General Plan being in various agricultural designations.

Compliance with the Sphere of Influence:

A Sphere of Influence update for both the NYWD and BVID have been completed. This proposal is consistent with the NYWD Sphere of Influence.
This proposal does not conflict with any other Sphere of Influence of any other agency.

Existing Land Use and Zoning:

LAND USE DESIGNATIONS: Rural Community and Natural Resource

ZONING: Agriculture(AE 40) AR 10 & 20 and Rural Residential

DWELLINGS: On various properties

POPULATION: N/A

REGISTERED VOTERS: 56

LANDOWNERS: 404 ASSESSOR’S PARCELS

Existing Land Use for surrounding territory:

North: Agriculture and Rural Community
East: Agriculture and Rural Community
South: Agriculture and Rural Community
West: Agriculture and Rural Community
Proposed development: No development is proposed.

Fiscal data: As stated in Board of Supervisor’s Resolution the NYWD territory included this reorganization will not receive property tax revenue as a result of this change of organization. Existing tax revenue (Base and Increment) received by the NYWD will be transferred to the County upon the effective date of this change of organization (Estimated revenue NYWD receives is $5,669.70). Changes in any of the 28 affected tax rate areas will be determined by the State Board of Equalization since Yuba County is not a “Consolidated” County.

Existing service agencies:

School District: Marysville Unified School District
Fire Protection: Loma Rica, Browns Valley, Foothill
General Government: County of Yuba
Police Protection: County of Yuba
Agricultural Water Service: BVID
Water and Wastewater: N/A
Street Lighting: N/A

Proposed service agencies:

School District: Marysville
Fire Protection: Foothill, Loma Rica and Browns Valley
General Government: Yuba County
Police Protection: Yuba County
Agricultural Water Service: BVID
Water and Wastewater: N/A
Street Lighting: N/A

Conclusion:

The above considerations are the basis to support the NYWD detachment and Recommended actions are presented in accordance with the requirements of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

Based upon the foregoing, it is recommended that the above stated recommendations be approved by adopting the attached Resolution Making Determinations and Approving the detachment of parcels from the North Yuba Water District.
Governing Law and LAFCO Policy

GOVERNING LAW:

LAFCO is charged with applying the policies and provisions of the Cortese-Knox-Hertzberg Act to its decisions regarding annexations, incorporations, reorganizations, and other changes of government. Section 56668 of the Government Code states the following:

Factors to be considered in the review of a proposal shall include, but not be limited to, all of the following:

(a) Population, and population density; land area and land use; per capita assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; the likelihood of significant growth in the area, and in adjacent incorporated and unincorporated areas, during the next 10 years.

(b) The Need for organized community services; the present cost and adequacy of governmental services and controls in the area; probable future needs for those services and controls; probable effect of the proposed incorporation; formation, annexation, or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.

“Services,” as used in this subdivision, refers to governmental services whether or not the services are services, which would be provided by local agencies subject to this division, and includes the public facilities necessary to provide those services.

(c) The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on the local governmental structure of the county.

(d) The conformity of both the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns, of urban development, and the policies and priorities set forth in Section 56377.

(e) The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016.

(f) The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries.

(g) A regional transportation plan adopted pursuant to Section 65080, and consistency with city or county general and specific plans.

(h) The proposal's consistency with city or county general and specific plans.

(i) The sphere of influence of any local agency which may be applicable to the proposal being reviewed.

(j) The comments of any affected local agency or other public agency.
(k) The ability of the newly formed or receiving entity to provide the services which area the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.

(l) Timely availability of water supplies adequate for projected needs as specified in Section 65352.5

(m) The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments consistent with Article 10.6 (commencing with section 65580) of Chapter 3 of Division 1 of Title 7.

(n) Any information or comments from the landowner or landowners, voters or residents of the affected territory.

(o) Any information relating to existing land use designations.

(p) The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services.

(q) Information contained in a local hazard mitigation plan, information contained in a safety element of a general plan, and any maps that identify land as a very high fire hazard zone pursuant to Section 51178 or maps that identify land determined to be in a state responsibility area pursuant to Section 4102 of the Public Resources Code, if it is determined that such information is relevant to the area that is the subject of the proposal.
These factors will be reviewed with regard to this detachment of properties from NYWD as follows:

(a) Population, and population density; land area and land use; per capita assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; the likelihood of significant growth in the area, and in adjacent incorporated and unincorporated areas, during the next 10 years.

The population growth expected in Yuba County in the next few decades is shown below:

<table>
<thead>
<tr>
<th>Year</th>
<th>Projected Population</th>
<th>Percent Increase</th>
<th>Number Increase</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td>60,553</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2010</td>
<td>71,506</td>
<td>18%</td>
<td>10,953</td>
</tr>
<tr>
<td>2020</td>
<td>84,816</td>
<td>19%</td>
<td>13,310</td>
</tr>
<tr>
<td>2030</td>
<td>98,959</td>
<td>17%</td>
<td>14,143</td>
</tr>
<tr>
<td>2040</td>
<td>112,097</td>
<td>13%</td>
<td>13,138</td>
</tr>
<tr>
<td>2050</td>
<td>125,650</td>
<td>12%</td>
<td>13,553</td>
</tr>
</tbody>
</table>

Great Valley Center, www.greatvalley.org

Since this area is currently in agricultural and have been removed from the NYWD sphere agricultural water will be provided by the BVID. Based on the County General Plan and Zoning there should be no impacts upon population growth in this area of Yuba County.

(b) The Need for organized community services; the present cost and adequacy of governmental services and controls in the area; probable future needs for those services and controls; probable effect of the proposed incorporation; formation, annexation, or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas. “Services,” as used in this subdivision, refers to governmental services whether or not the services are services, which would be provided by local agencies subject to this division, and includes the public facilities necessary to provide those services.

There should be no impact upon district services since the BVID will be the service provider.

(c) The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on the local governmental structure of the county.

There should be no significant impacts upon adjacent areas since the services provided are already being provided or are available through the BVID.
(d) The conformity of both the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns, of urban development, and the policies and priorities set forth in Section 56377.

This proposal is consistent with the Yuba County General Plan.

The proposal will be examined with regard to the Yuba LAFCO policies below:

(e) The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016.

No change is contemplated.

(f) The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries.

The boundaries are definite and certain

(g) A regional transportation plan adopted pursuant to Section 65080, and consistency with city or county general and specific plans.

The proposed reorganization is consistent with the Yuba County General Plan, area plans and zoning.

(h) The proposal's consistency with city or county general and specific plans.

This proposal is consistent with the County General Plan

(i) The sphere of influence of any local agency, which may be applicable to the proposal being reviewed.

This proposal is consistent with the Sphere of Influence for both the NYWD and BVID.

(j) The comments of any affected local agency or other public agency.

Yuba County Auditor – RE AB-8 process

K) The ability of the newly formed or receiving entity to provide the services which annex the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.

The BVID has the ability to provide services in areas.

(l) Timely availability of water supplies adequate for projected needs as specified in Section 65352.5.
(m) The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments consistent with Article 10.6 (commencing with section 65580) of Chapter 3 of Division 1 of Title 7.

Not applicable

n) Any information or comments from the landowner or owners.

None received

(o) Any information relating to existing land use designations.

The current land use designation is Agriculture and Resources. The land is currently used for various agricultural activities.

(p) The extent to which the proposal will promote environmental justice.

Not Applicable

(q) Information contained in a local hazard mitigation plan, information contained in a safety element of a general plan, and any maps that identify land as a very high fire hazard zone pursuant to Section 51178 or maps that identify land determined to be in a state responsibility area pursuant to Section 4102 of the Public Resources Code, if it is determined that such information is relevant to the area that is the subject of the proposal.

The detachment territory is within a low to high fire severity zone,

**General Policies**

<table>
<thead>
<tr>
<th>Policy</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Communication between local agencies is encouraged.</td>
<td>NYWD and BVID have communicated</td>
</tr>
<tr>
<td>Urban development proposals shall include annexation to a city where possible.</td>
<td>N/A</td>
</tr>
<tr>
<td>LAFCO will normally deny proposals that result in urban sprawl.</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Comments were received from BVID

The Territory is not planned or zoned for urban development

This project is not planned or zoned for urban development
<table>
<thead>
<tr>
<th>Environmental consequences (CEQA) shall be considered.</th>
<th>Consistent</th>
<th>Class 19 exempts minor annexations for exempt purposes</th>
</tr>
</thead>
<tbody>
<tr>
<td>LAFCO will consider the impact of a proposal on the regional supply of housing for all income levels.</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>LAFCO will favor proposals that promote compact urban form and infill development.</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Government structure should be simple, accessible, and accountable.</td>
<td>Consistent</td>
<td>There is no indication of unnecessary complexity or lack of accessibility or accountability.</td>
</tr>
<tr>
<td>Agencies must provide documentation that they can provide service within a reasonable period of time.</td>
<td>Consistent</td>
<td>The purpose of this detachment is that NYWD does not and will not provide water services within the detachment area.</td>
</tr>
<tr>
<td>Efficient services are obtained when proposals: Utilize existing public agencies. Consolidate activities and services. Restructure agency boundaries to provide more logical, effective, and efficient services.</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Adverse impacts on adjacent areas, social and economic interests and the local government structure must be mitigated.</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Conformance with general &amp; specific plans required.</td>
<td>Consistent</td>
<td></td>
</tr>
<tr>
<td>Boundaries: Definite boundaries are required. Boundaries that are favored: Create logical boundaries &amp; eliminate islands or illogical boundaries. Follow natural or man-made features and include logical service areas. Boundaries that are disfavored: Split neighborhoods or communities. Result in islands, corridors, or peninsulas. Drawn for the primary purpose of encompassing revenue-producing territories. Create areas where it is difficult to provide services.</td>
<td>Consistent</td>
<td></td>
</tr>
<tr>
<td>Revenue neutrality required for all proposals.</td>
<td>Consistent</td>
<td></td>
</tr>
</tbody>
</table>
Agricultural and Open Space Land Conservation Standards:  
- Must lead to planned, orderly & efficient development.  
- Approved Sphere of Influence Plan required.  
- Findings with respect to alternative sites required.  
- Impact on adjacent agricultural/open space lands assessed.

Agricultural Buffers

Need for services exists when:  
- Public health and safety threat exists.  
- The residents have requested extension of non-growth-inducing community services.  
- Subject area is likely to be developed for urban use within 5 years.

Exceptions are justified on the following grounds:  
- Unique.  
- Standards Conflicts.  
- Quality/Cost.  
- No Alternative.

### Annexation and Detachment Policies—General

<table>
<thead>
<tr>
<th>Policy</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposals must be consistent with LAFCO general policies.</td>
<td>Consistent</td>
</tr>
<tr>
<td>A proposal must be consistent with the agency's Sphere Plan</td>
<td>Consistent</td>
</tr>
<tr>
<td>Plan for Services required.</td>
<td>Consistent</td>
</tr>
<tr>
<td>Subject territory must be contiguous to the agency's boundaries if required by law, or if necessary for efficient service delivery.</td>
<td>N/A</td>
</tr>
<tr>
<td>The detachment is necessary to ensure delivery of services essential to Health and Safety.</td>
<td>N/A</td>
</tr>
<tr>
<td>The Successor provider will be the most efficient service provider</td>
<td>Consistent</td>
</tr>
<tr>
<td>The service plans for districts, which lie within a City’s Sphere of Influence should provide for orderly detachment of territory from the district or merger of the district as district territory is annexed to the City.</td>
<td>N/A</td>
</tr>
<tr>
<td>Detachment from a City or Special District shall not relieve the landowners within the detaching territory from existing obligations for bonded indebtedness or other indebtedness previously incurred.</td>
<td>Consistent</td>
</tr>
</tbody>
</table>
Adverse impact of detachment on other agencies or service recipients is cause for denial. | Consistent

Action options include:
Approval.
Conditional approval to require only a portion of the area to be detached.
Denial.

Comments from the public and public agencies
1. No comments received

Recommendation
Staff recommends the Commission take the following actions:

1. **Adopt Resolution 2020-0006 approving a detachment of 8,328.77 acres more or less.**
RESOLUTION NO. 20-740
A RESOLUTION OF THE NORTH YUBA WATER DISTRICT BOARD OF
DIRECTORS REQUESTING THE LOCAL AGENCY FORMATION
COMMISSION OF YUBA COUNTY TO INITIATE PROCEEDINGS FOR THE
DETACHMENT OF PARCELS FROM NORTH YUBA WATER DISTRICT
THAT ARE LOCATED WITHIN THE BROWNS VALLEY IRRIGATION
DISTRICT

WHEREAS, the North Yuba Water District ("District") seeks to initiate
proceedings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization
Act of 2000, commencing with Section 56000 of the California Government Code, for
the detachment of parcels located within the Browns Valley Irrigation District
jurisdiction from the District's boundaries; and

WHEREAS, a map of the territory to be detached from the District is set forth in
Exhibit A, attached hereto and incorporated herein by this reference; and

WHEREAS, the detachment seeks to remove parcels that are located in Browns
Valley Irrigation District's territory from the District's jurisdiction boundaries

WHEREAS, following detachment, Browns Valley Irrigation District and the
District will each have separate jurisdictional boundaries and service areas which will
clarify the assessments and taxes that are applicable to the relevant parcels; and

WHEREAS, the proposal is consistent with the Sphere of Influence for the
District; and

WHEREAS, the proposal is exempt from CEQA pursuant to section 15061(b)(3)
because District does not provide service to the parcels proposed for detachment,
meaning that there is no possibility that the proposal may have a significant effect on the
environment.

NOW, THEREFORE, BE IT RESOLVED BY THE NORTH YUBA
WATER DISTRICT BOARD OF DIRECTORS as follows:

1. The General Manager is authorized to submit a proposal, application, and all
necessary documents and information required to initiate detachment
proceedings for the parcels identified in Exhibit A pursuant to the Cortese-

2. Such proposal consists of a request to detach certain territory from the North
Yuba Water District's jurisdiction that is also located in Browns Valley
Irrigation District, as depicted on the map attached as Exhibit A, and
incorporated herein by this reference.

{CW081185.5}
3. The proposed detachment is consistent with the Sphere of Influence for the North Yuba Water District.

4. The proposal to detach the parcels from the North Yuba Water District's jurisdiction is exempt from CEQA pursuant to section 15061(b)(2) of the CEQA guidelines because there is no possibility that the detachment may have a significant impact on the environment.

PASSED AND ADOPTED by the Board of Directors of the North Yuba Water District at a meeting of said Board held on the 23 day of January, 2020, by the following vote:

AYES: Neilson, Hansard, Hawthorne, Flohr

NOES: 0

ABSENT/ABSTAIN: T. Brown

Attest: [Signature]
Jeff Maupin, General Manager/ex officio Secretary

[Signature], President of the Board
NOTICE OF EXEMPTION

TO: County Clerk
    County of Yuba
    Marysville, CA

FROM: Yuba LAFCO
      526 C Street
      Marysville, CA 95901

PROJECT TITLE: LAFCO 2020-0002 NYWD Detachment

PROJECT LOCATION: South West of Collins Lake and west of Englebright lake
                  in the BVID Sphere of Influence Territory

DESCRIPTION OF PROJECT:

The proposed project involves the detachment of 8,328.77 Acres from the North Yuba Water District

NAME OF PUBLIC AGENCY APPROVING PROJECT:

Yuba Local Agency Formation Commission

NAME OF PERSON OR AGENCY CARRYING OUT THE PROJECT:

John Benoit, Yuba Local Agency Formation Commission

EXEMPT STATUS:

Class 19 & 20 Changes in Organization of Local Agencies Categorical Exemption, “Annexation of existing facilities and lots for exempt facilities” CEQA Guidelines Sections 15319 & 15320 and 15061b (3) General Rule Exemption.

REASONS WHY THIS PROJECT IS EXEMPT:

This action is exempt from the California Environmental Quality Act pursuant to Section 15320 of the CEQA Guidelines (Class 19) as the changes would not result in any change in permitted use and 15061 b (3) whereby this change of organization is covered by the general rule that CEQA applies only to project which have the potential for causing a significant effect on the environment. Since this change of organization is removing territory from an agricultural irrigation district where another agricultural irrigation district exists, there is no possibility that agricultural irrigation activities may have a significant effect on the environment since the services are already provided within the territory subject to this change of organization. There is no unusual circumstances associated with this detachment.

CONTACT PERSON: John Benoit
LAFCO Executive Officer

TELEPHONE NUMBER:
(530) 740-4836

By: ____________________________ Date: May 29, 2020
Resolution 2020-0006 of the
Yuba Local Agency Formation Commission

A Resolution Making Determinations and Approving the detachment of 8,328.77-acres more or less of lands in Yuba County from the North Yuba Water District (NYWD)

WHEREAS, a Resolution of Application for detachment of 8,328.77-acres from the North Yuba Water District (NYWD) has been filed with the Executive Officer of the Yuba Local Agency Formation Commission; and,

WHEREAS, the proceedings for this detachment are governed by the Cortese-Knox-Hertzberg Local Government Annexation Act, Section 56000 et seq. of the Government Code; and

WHEREAS, at the time and in the manner provided by law, the Executive Officer gave notice of the date, time, and place of a public hearing by the Commission upon said application to detach the territory from the NYWD; and

WHEREAS, the Executive Officer has reviewed the application submitted by the NYWD and has prepared a report including staff recommendations thereon within the time required by law and has furnished copies of said report to the Commission and to all other persons required by law to receive it; and

WHEREAS, Yuba LAFCo policies do not allow similar services provided by multiple providers. In this case, the North Yuba Water District and the Browns Valley Irrigation District are both authorized to provide agricultural irrigation water. The North Yuba Water District has never provided water to the territory to be detached nor does it have the ability to provide that service.

WHEREAS, at a hearing on May 29th 2020, the Commission considered the proposal and the report of the Executive Officer; the factors determined by the Commission to be relevant to this proposal, including, but not limited to, factors specified in Government Code Section 56668; and all other relevant evidence and information presented at said hearing, including the comments of all interested parties desiring to be heard;

NOW THEREFORE, the Yuba Local Agency Formation Commission does hereby resolve and order the following:

1. The foregoing recitals are true and correct.
2. The territory comprises includes 8,328.77-acres more or less.
3. The change of organization is assigned the following distinctive short-term designation:
   LAFCO 2020-0002 – North Yuba Water District Detachment
4. The proposal is consistent with the sphere of influence of both the Browns Valley Irrigation District and the North Yuba Water District, since the territory is within
the Browns Valley Irrigation District Sphere and not within the North Yuba Water District Sphere.

4. The Commission has considered the factors determined by the Commission to be relevant to this proposal, including, but not limited to, General Plan consistency, and other factors specified in Government Code Section 56668 and as described in the staff report dated May 29, 2020.

5. The Commission adopts the determinations regarding consistency with LAFCO Policies contained in the staff report for this project and incorporates them by reference herein.

6. The purpose of this detachment is to put to beneficial use the water available under BVID’s water rights and not conflict in any way with the NYWD.

7. In reviewing this application, the Commission finds that a one-eighth page notice has been published in the paper.

8. In reviewing this application, the Commission affirms that irrigation water services will be provided by the Browns Valley Irrigation District and not the NYWD.

9. In reviewing this application, this Commission has considered each of the factors required by Government Code Section 56668 and LAFCO’s adopted policies.

10. The LAFCO Executive Officer’s Staff Report including attachments and recommendation for approval of the proposal are hereby incorporated by reference and hereby adopted.

11. The maps and boundary descriptions shall comply with the State Board of Equalization requirements. The boundary descriptions and maps, if rejected by the State Board of Equalization or amended by LAFCO, will be revised at the expense of the applicant. The applicant shall be responsible for all associated costs. The boundary descriptions and maps if amended by action of the Commission will be revised and checked by the Yuba County Surveyor at the expense of the applicant, prior to filing of the Certificate of Completion.

12. The boundaries, as set forth in the proposal and amended by action of the Commission, are hereby approved as submitted and are as described in Exhibit “A” Boundary Descriptions and “B” Maps attached hereto and by this reference incorporated herein subject to the terms and conditions included.

13. As stated in the LAFCO Staff Report dated May 29, 2020, the amount of base property tax and tax increment transferred shall be in accordance with Yuba County Resolution ______________ attached hereto as Exhibit “C”. Property Tax currently generated for the NYWD and future increment shall be transferred to the County of Yuba.

14. Said detachment territory is found to be inhabited.
15. All Yuba County, Yuba LAFCO and State of California fees must be paid in full prior to filing the Certificate of Completion. LAFCO will forward invoices and (or) a list of required fees prior to filing the Certificate of Completion for direct payment to the agency by project proponent.

16. Further protest proceedings may not be waived and the Commission orders the detachment of 8,328.77-acres more or less from the North Yuba Water District pursuant to Part 4 commencing with Section 57000 subject to a Conducting Authority Proceeding.

17. The Commission has reviewed and considered the information contained in the Notice of Exemption prepared for this detachment and makes a specific determination that this detachment is exempt from CEQA and affirms the district’s resolution stating this detachment is exempt from CEQA. The Commission hereby adopts a notice of exemption, which will not change the nature of any land use or intensity of land use or cropping patterns of these areas, which are currently in agricultural production and use.

18. The Commission directs the Executive Officer to file a Notice of Exemption as provided under Section 15094 of Title 14 of the California Code of Regulations upon LAFCo approval of this detachment. The applicant shall be responsible for payment of any documentary handling fees required by the Yuba County Clerk.

19. The project proponent(s) shall provide proof of payment to LAFCO of any required detachment fees, as applicable.

20. All North Yuba Water District previously authorized assessments; taxes, fees and charges, if applicable, shall no longer apply to any detached territory upon recordation of the Certificate of Completion.

21. One electronic copy in PDF, five large copies and three 8 1/2 x 11 reductions of all maps along with five copies of the final LAFCO approved boundary descriptions shall be submitted to LAFCO and wet stamped by a Surveyor licensed in California prior to recordation of the Certificate of Completion. In addition, GIS shape files for the boundary and Sphere of Influence, as amended shall be provided to Yuba LAFCO.

22. The maps and geographic descriptions for the area to be detached from the NYWD shall include the following title “LAFCO 2020-0002 – North Yuba Water District Detachment”

23. Approval of this change of organization is conditioned upon the applicant’s obligation to defend, indemnify, and hold harmless the Yuba Local Agency Formation Commission and its agents, officers and employees from any claim, action or proceeding against the Commission or its agents, officers, and employees; including all costs, attorney’s fees, expenses and liabilities incurred in the defense of such claim, action, or proceeding to attack, set aside, or void the approval or determinations of this Commission concerning this annexation. The Yuba Local Agency Formation Commission shall promptly notify the
applicants of any such claim, action, or proceeding and be entitled to
representation by counsel of its choosing.

24. The Executive Officer of this Commission is instructed to mail a certified copy of
this resolution to those persons so indicated on the application and as required
by Government Code Section 56882.

25. The Executive Officer is directed to record a Certificate of Completion for this
proposal upon completion of all proceedings.

26. Completion of proceedings shall be concluded within one year after adoption of
this resolution. If the proceedings are not concluded within one year after
passage of this resolution, all proceedings shall be terminated.

PASSED AND ADOPTED by this Yuba Local Agency Formation Commission on the 29th
day of May 2020 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINS:

Signed and approved by me after its passage this 29th day of May 2020.

__________________________________________________________
Andy Vasquez, Chair – Yuba Local Agency
Formation Commission

Attest:

__________________________________________________________
John Benoit, Executive Officer
Yuba Local Agency Formation Commission

__________________________________________________________
David Ruderman, Counsel
Yuba Local Agency Formation Commission
EXHIBIT “A”

LAFCO FILE 2020-00
NORTH YUBA WATER DISTRICT
AREA 1 DE-ANNEXATION

All that certain real property situate in the County of Yuba, State of California, being a portion of Section 1, Township 17 North, Range 5 East, M.D.M., more particularly described as follows:

1. Beginning at a point in the centerline of Los Verjeles Road from which the southwest corner of said Section 1 bears South 84° West, 1647.67 feet; thence from said point of beginning and leaving said centerline along the courses described in a Boundary Line Agreement filed as Document No. 2000R-0547 Yuba County Record and shown on Record of Survey 2007-0007 as filed in Book 89 of Maps at Page 28 Yuba County Records, North 77°08′54″ West, 183.98 feet;

2. Thence North 59°27′09″ West, 354.15 feet;

3. Thence North 40°43′56″ West, 237.54 feet;

4. Thence 71°33′54″ West, 126.49 feet;

5. Thence North 59°02′10″ West, 291.55 feet;

6. Thence North 75°57′50″ West, 155.94 feet;

7. Thence North 53°20′28″ East, 114.53 feet;

8. Thence South 88°05′03″ West 576.93 feet;

9. Thence North 02°11′35″ West, 412.99 feet;

10. Thence North 42°51′43″ East, 496.17 feet;

11. Thence North 67°10′03″ East 83.09 feet;

12. Thence North 47°30′23″ East, 31.11 feet;

13. Thence North 80°48′23″ East, 50.55 feet;

14. Thence North 31°56′28″ West, 352.26 feet;

15. Thence North 58°03′32″ East, 561.32 feet to the centerline of Los Verjeles Road;

16. Thence along said centerline, South 34°05′54″ East, 594.09 feet;
17. Thence South 32°22'01" East, 386.32 feet to the northwest corner of Parcel 1 as shown on Parcel Map No. 5.98 as filed in Book 20 of Maps at Page 13, Yuba County Records;

18. Thence following the northerly, easterly and southerly lines of Parcels 1, 2, 3 and 4 as shown on said Parcel Map No. 5.98 South 84°19'54" East, 37.66 feet;

19. Thence North 82°00'00" East, 95.00 feet;

20. Thence North 77°00'00" East, 90.00 feet;

21. Thence North 41°30'00" East, 110.00 feet;

22. Thence North 49°00'00" East, 78.00 feet;

23. Thence North 63°00'00" East, 114.00 feet;

24. Thence North 39°30'00" East, 107.00 feet;

25. Thence North 71°30'00" East, 70.00 feet;

26. Thence North 74°30'00" East, 65.00 feet;

27. Thence North 88°00'00" East, 96.00 feet;

28. Thence North 52°45'00" East, 115.38 feet;

29. Thence South 19°00'00" East, 116.00 feet;

30. Thence South 30°00'00" East, 204.00 feet;

31. Thence South 74°58'00" West, 6.00 feet;

32. Thence South 16°28'00" East, 54.30 feet;

33. Thence South 14°19'00" West, 59.00 feet;

34. Thence South 54°08'00" East, 57.90 feet;

35. Thence South 06°21'00" West, 63.30 feet;

36. Thence South 46°02'00" East, 58.60 feet;

37. Thence South 13°13'00" West, 17.10 feet;

38. Thence South 33°44'00" East, 80.00 feet;

39. Thence South 17°04'00" West, 64.80 feet;
40. Thence South 08°31’00” East, 100.60 feet;
41. Thence South 29°49’00” East, 60.70 feet;
42. Thence South 28°09’00” West, 33.90 feet;
43. Thence South 00°22’00” East, 318.00 feet;
44. Thence South 07°24’00” East, 88.50 feet;
45. Thence South 22°15’00” East, 337.10 feet;
46. Thence South 81°44’00” West, 167.20 feet;
47. Thence North 56°07’00” West, 50.60 feet;
48. Thence South 82°44’00” West, 90.10 feet;
49. Thence North 64°25’00”, 103.60 feet;
50. Thence South 84°34’00” West, 155.90 feet;
51. Thence South 46°46’00 West, 113.50 feet;
52. Thence South 89°45’00” West, 70.50 feet;
53. Thence North 74°47’00” West, 136.40 feet;
54. Thence North 55°28’00” West, 113.40 feet to the centerline of said Los Verjeles Road;
55. Thence along said centerline, South 00°39’52” East, 70.00 feet to the point of beginning.
   Containing 70.90 acres, more or less.

For assessment purposes only. This description of land is not a legal property description as
defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the
land described.
GEOREFERENCE

The parcels shown hereon are referenced geographically to the North American Datum of 1983 (NAD83) based upon the County of Yuba Geographic Information System (GIS) basemap.

LEGEND

= Course Number
○ = Calculated Point – Nothing Found or Set
P.O.B. = Point of Beginning
NYWD = North Yuba Water District
——— = Deannexation Boundary

DEANNEXED AREA
70.90 acres

NOTE:

Deannexation from:
1. North Yuba Water District

EXHIBIT

LAFCO FILE 2020 -

NORTH YUBA WATER DISTRICT
AREA 1 DEANNEXATION

Being a portion of Township 17 North, Range 5 East,
M.D.M.

YUBA COUNTY
CALIFORNIA

Prepared by: MMN INC., 1204 E STREET, MARYSVILLE, CA 95901
20-028 LAFCO DE-ANNEXATION

MARCH 2020
EXHIBIT "A"

LAFCO FILE 2020-00
NORTH YUBA WATER DISTRICT
AREA 2 DE-ANNEXATION

All that certain real property situate in the County of Yuba, State of California, being a portion of Section 4, Township 17 North, Range 6 East, M.D.M., more particularly described as follows:

Commencing at the northwest corner of Section 4, Township 17 North, Range 6 East, Mount Diablo Meridian; thence South 00°05’33” West, 1336.36 feet to the TRUE POINT OF BEGINNING of the herein described parcel of land;

1. Thence North 83°28’10” East, 851.97 feet;
2. Thence North 71°26’15” East, 673.60 feet;
3. Thence South 50°27’27” East, 482.54 feet;
4. Thence South 87°26’57” East, 1045.06 feet;
5. Thence South 15°56’59” East, 536.45 feet;
6. Thence South 72°56’31” West, 880.38 feet;
7. Thence North 75°32’21” West, 813.62 feet;
8. Thence South 60°35’15” West, 121.44 feet;
9. Thence South 60°32’37” West, 1116.00 feet;
10. Thence South 08°25’40” West, 1175.79 feet;
11. Thence South 14°44’31” West, 286.20 feet;
12. Thence South 89°10’28” West, 78.61 feet;
13. Thence North 00°25’54” West, 1310.57 feet
14. Thence North 00°20’05” West, 1352.20 feet to the point of beginning. Containing 69.44 acres, more or less.

For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.
DEANNEXED AREA
89.44 ACRES

NOTE:
DEANNEXATION FROM:
1. NORTH YUBA WATER DISTRICT

GEOREFERENCE
THE PARCELS SHOWN HEREON ARE REFERENCED GEOGRAPHICALLY TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) BASED UPON THE COUNTY OF YUBA GEOGRAPHIC INFORMATION SYSTEM (GIS) BASEMAP.

LEGEND
- COURSE NUMBER
○ CALCULATED POINT - NOTHING FOUND OR SET
P.O.B. POINT OF BEGINNING
NYWD NORTH YUBA WATER DISTRICT
----- DEANNEXATION BOUNDARY

EXHIBIT
LAFCO FILE 2020 - NORTH YUBA WATER DISTRICT
AREA 2 DEANNEXATION

BEING A PORTION OF TOWNSHIP 17 NORTH, RANGE 5 EAST,
M.D.M.
YUBA COUNTY
CALIFORNIA
MARCH 2020

PREPARED BY: MMW INC., 1204 E STREET, MARYSVILLE, CA 95901
20-628 LAFCO DE-ANNEXATION
SHEET 1 OF 1
EXHIBIT “A”

LAFCO FILE 2020-00
NORTH YUBA WATER DISTRICT
AREA 3 DE-ANNEXATION

All that certain real property situate in the County of Yuba, State of California, being a portion of Sections 8, 9, 16, 17 and 21, Township 17 North, Range 6 East, M.D.M., more particularly described as follows:

Commencing at the northwest corner of said Section 9; thence South 0°10’09” West, 813.89 feet to the **TRUE POINT OF BEGINNING** of the herein described parcel of land;

1. Thence from said point of beginning and along the easterly line of the Lands of B.V.I.D. as shown of Record of Survey No. 97-16 as filed in Book 69 of Maps at Page 22, Yuba County Records North 83°16’09” East, 356.56 feet;
2. Thence South 61°54’58” East, 444.47 feet;
3. Thence South 23°08’58” East, 605.32 feet;
4. Thence South 63°37’26” East, 589.65 feet;
5. Thence South 52°29’58” East, 594.17 feet;
6. Thence South 29°22’43” East, 654.35 feet;
7. Thence South 22°37’55” East, 657.57 feet;
8. Thence South 57°18’38” East, 437.97 feet;
9. Thence South 30°24’42” East, 259.26 feet;
10. Thence South 0°32’55” East, 822.25 feet;
11. Thence South 58°43’29” West, 280.03 feet;
12. Thence South 83°03’14” West, 382.77 feet;
13. Thence South 56°13’01” West, 583.65 feet;
14. Thence South 03°22’01” West, 353.22 feet;
15. Thence South 38°06’49” East, 1474.35 feet;
16. Thence South 10°01’23” West, 1091.66 feet;
17. Thence South 43°58’15” West, 590.53 feet;
18. Thence South 16°18’50” West, 213.60 feet;
19. Thence South 65°42’10” East, 1130.10 feet;
20. Thence South 38°22’03” West, 612.21 feet;
21. Thence South 06°59’15” East, 1189.30 feet to the north line of said Section 21;
22. Thence along the north line of said Section 21, North 88°39’34” East, 2275.04 feet to the east line of said Section 21;
23. Thence along the east line of said Section 21, South 01°00’44” West, 5336.38 feet to the southeast corner of said Section 21;
24. Thence along the south line of said Section 21, South 88°42’50” West, 2615.15 feet to the east line of the southwest one quarter of said Section 21;
25. Thence along the east line of the southwest one quarter of said Section 21, North 0°27'13" East, 1300.93 feet to the southeast corner of the northeast quarter of the southwest quarter of said Section 21;

26. Thence along the south line of the northeast quarter of the southwest quarter of said Section 21, South 88°56'28" West, 1310.20 feet to the west line of the northeast quarter of the southwest quarter of said Section 21;

27. Thence along the west line of the northeast quarter of the southwest quarter and the west line of the southeast quarter of the northwest quarter of said Section 21, North 0°12'43" East, 2622.35 feet to the south line of the northwest quarter of the northwest quarter of said Section 21;

28. Thence along the south line of the northwest quarter of the northwest quarter of said Section 21, North 88°55'24" West, 1315.74 feet to the west line of said Section 21;

29. Thence along the west line of said Section 21, North 0°57'19" East, 1311.17 feet to the northwest corner of said Section 21 also being the southeast corner of said Section 17;

30. Thence along the south line of said Section 17, South 89°57'19" West, 2605.00 feet to the line that divides said Section 17 into east and west halves;

31. Thence along the line that divides said Section 17 into east and west halves, North 0°48'40" West, 4804.00 feet;

32. Thence leaving said line that divides said Section 17 into east and west halves, North 89°11'54" East, 700.00 feet;

33. Thence North 0°56'36" West, 416.00 feet to the north line of said Section 17;

34. Thence along the north line of said Section 17, North 89°11'54" West, 700.00 feet to the line that divides said Section 8 into east and west halves;

35. Thence along the line that divides said Section 8 into east and west halves, North 0°05'36" East, 2638.79 feet to the center of said Section 8;

36. Thence along the line that divides said Section 8 into north and south halves, North 88°48'31" East, 2583.42 feet to the east line of said Section 8;

37. Thence along the east line of said Section 8, North 0°10'09" East, 1862.62 feet to the point of beginning. Containing 1490.97 acres, more or less.

For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.
EXHIBIT “A”

LAFCO FILE 2020-00
NORTH YUBA WATER DISTRICT
AREA 4 DE-ANNEXATION

All that certain real property situate in the County of Yuba, State of California, being the north half of Section 7, Township 17 North, Range 6 East, M.D.M., more particularly described as follows:

Beginning at the northwest corner of Section 7, Township 17 North, Range 6 East, Mount Diablo Meridian;

1. Thence along the north line of said Section 7, North 89°16'36” East, 2588.41 feet to the north one quarter corner of said Section 7;

2. Thence North 88°57'50” East, 2713.14 feet to the northeast corner of said Section 7;

3. Thence along the easterly line of said Section 7, South 00°19'43” West, 2587.90 feet to the east one quarter corner of said Section 7;

4. Thence along the line that divides said Section 7 into north and south halves, South 87°46'43” West, 5267.80 feet to the west one quarter corner of said Section 7;

5. Thence along the west line of said Section 7, North 00°28'10” West, 2710.63 feet to the point of beginning. Containing 320.82 acres, more or less.

For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.
GEOREFERENCE

The parcels shown hereon are referenced geographically to the North American Datum of 1983 (NAD83) based upon the County of Yuba Geographic Information System (GIS) basemap.

LEGEND

- Course Number
- Calculated Point - Nothing Found or Set
- P.O.B. Point Of Beginning
- NYWD North Yuba Water District
- Deannexation Boundary

DEANNEXED AREA

320.82 Acres

NOTE:

Deannexation from:
1. North Yuba Water District

EXHIBIT

LAFCO FILE 2020 - __________________
NORTH YUBA WATER DISTRICT
AREA 4 DEANNEXATION

Being a portion of Township 17 North, Range 5 East, M.D.M.
Yuba County California

Prepared by: M+M Inc., 1204 E Street, Marysville, CA 95901
20-528 LAFCO ANNEXATION SHEET 1 OF 1
EXHIBIT “A”

LAFCO FILE 2020-00
NORTH YUBA WATER DISTRICT
AREA 5 DE-ANNEXATION

All that certain real property situate in the County of Yuba, State of California, being a portion of the southeast quarter of the northwest quarter of Section 12, Township 17 North, Range 5 East, M.D.M., more particularly described as follows:

Commencing at the northwest corner of said Section 12: thence East, 1648.23 feet to the centerline of Los Verjeles Road; thence along the centerline of said Los Verjeles Road South 1479.95 feet to the TRUE POINT OF BEGINNING of the herein described parcel of land;

1. Thence leaving said centerline along the northerly line and westerly projection of Parcel A as shown on Record of Survey 92-23 as filed in Book 61 of Maps at Page 20, Yuba County Records North 89°05’06” East 359.03 feet;
2. Thence South 85°41’10” East 128.00 feet to the northeast corner of said Parcel A;
3. Thence along the easterly line of said Parcel A, South 17°33’01” West 528.22 feet to the southeast corner of said Parcel A;
4. Thence along the southerly line of said parcel A, South 89°35’22” West 322.17 feet to the southwest corner of said Parcel A;
5. Thence South 0°24’38” East 90.00 feet to the northwest corner of the Adams parcel as shown on said Record of Survey 92-23;
6. Thence along the northerly line of said Adams parcel, East, 919.36 feet to the northeast corner of said Adams parcel;
7. Thence along the easterly line of said Adams parcel, South 09°25’23” East, 655.32 feet to the southeast corner of said Adams parcel;
8. Thence along the southerly line of said Adams parcel, South 89°48’12” West 1,042.00 feet to the westerly right of way of Los Verjeles Road;
9. Thence along said westerly right of way, North 0°24’38” West, 935.34 feet;
10. Thence North 0°24’38” West, 344.05 feet to the point of beginning. Containing 19.77 acres more or less.

For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.

[Signature]
PROFESSIONAL LAND SURVEYOR
STATE OF CALIFORNIA

Page 1
GEOREFERENCE

THE PARCELS SHOWN HEREON ARE REFERENCED GEOGRAPHICALLY TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) BASED UPON THE COUNTY OF YUBA GEOGRAPHIC INFORMATION SYSTEM (GIS) BASEMAP.

LEGEND

12 COURSE NUMBER
O CALCULATED POINT - NOTHING FOUND OR SET
P.O.B. POINT OF BEGINNING
NYWD NORTH YUBA WATER DISTRICT
___ DEANNEXATION BOUNDARY

DEANNEXED AREA
19.77 ACRES

NOTE:

DEANNEXATION FROM:
1. NORTH YUBA WATER DISTRICT

EXHIBIT

LAFCO FILE 2020 — — — —
NORTH YUBA WATER DISTRICT
AREA 5 DEANNEXATION

BEING A PORTION OF TOWNSHIP 17 NORTH, RANGE 5 EAST,
M.B.M.
YUBA COUNTY
CALIFORNIA

PREPARED BY: MHH INC., 1204 E STREET, MARYSVILLE, CA 95901
20-628 LAFCD ANNEXATION
MARCH 2020
SHEET 1 OF 1
EXHIBIT “A”

LAFCO FILE 2020-00
NORTH YUBA WATER DISTRICT
AREA 6 DE-ANNEXATION

All that certain real property situate in the County of Yuba, State of California, being a portion of
Section 12 and Section 13, Township 17 North, Range 5 East, M.D.M., more particularly
described as follows:

Beginning at the intersection of Loma Rica Road and Los Verjeles Road:

1. Thence along the centerline of said Los Verjeles Road North 0°57’10” West, 2632.55 feet;
2. Thence leaving said centerline, South 89°57’10” West, 606.00 feet;
3. Thence North 18°37’02” East, 173.85 feet;
4. Thence North 10°14’36” West, 250.24 feet;
5. Thence North 20°40’09” East, 695.52 feet;
6. Thence North 89°37’41” East, 339.87 feet to the centerline of said Los Verjeles Road;
7. Thence along said centerline North 0°24’38” West, 57.83 feet;
8. Thence leaving said centerline North 88°07’52” East, 1279.23 feet;
9. Thence South 08°32’47” East, 43.74 feet;
10. Thence South 17°52’44” East, 57.00 feet;
11. Thence North 76°01’46” West, 105.62 feet;
12. Thence South 79°50’27” West, 87.88 feet;
13. Thence South 45°15’59’ West, 76.02 feet;
14. Thence South 10°38’25” West, 83.94 feet;
15. Thence South 19°39’12” West, 96.63 feet;
16. Thence South 13°36’36” East, 97.74 feet;
17. Thence South 88°32’13” West, 120.04 feet;
18. Thence South 88°32’13” West, 323.11 feet;
19. Thence North 79°48’41” West, 518.68 feet;
20. Thence South 89°35’35” West, 303.69 feet to the centerline of said Los Verjeles Road;
21. Thence along said centerline South 0°24’38” East, 611.19 feet;
22. Thence leaving said centerline North 89°35’28” East, 326.81 feet;
23. Thence South 0°23’11” East, 370.74 feet to the centerline of Olivera Lane;
24. Thence along said centerline North 89°48’29” East, 294.50 feet;
25. Thence leaving said centerline North 66°49’36” East, 298.59 feet;
26. Thence North 17°54’16” East, 269.99 feet;
27. Thence North 89°35’28” East, 319.31 feet;
28. Thence South 18°06’40” East, 462.45 feet;
29. Thence North 66°44’28” East, 198.72 feet;
30. Thence North 82°50’45” East, 194.20 feet;
31. Thence South 32°44’49” West, 188.24 feet;
32. Thence South 53°25'17" East, 137.60 feet;
33. Thence South 41°09'50" East, 121.54 feet to the north line of said Section 13;
34. Thence along the north line of said Section 13 East, 1786.18 feet;
35. Thence along the east line of said Section 13 South 0°28'10" East, 2836.07 feet to the intersection with the centerline of Loma Rica Road;
36. Thence along said centerline North 84°03'18" West, 663.08 feet;
37. Thence leaving said centerline North 0°12'18" West, 324.59 feet;
38. Thence North 38°42'18" West, 773.64 feet;
39. Thence North 03°42'18" West, 700.00 feet;
40. Thence South 57°26'42" West, 203.06 feet;
41. Thence South 64°19'42" West, 358.30 feet;
42. Thence North 80°45'18" West, 288.50 feet;
43. Thence South 64°04'42" West, 128.50 feet;
44. Thence South 0°12'18" East, 865.00 feet;
45. Thence North 89°47'42" East, 622.00 feet;
46. Thence South 21°30'37" East, 277.24 feet to the beginning of a curve, concave to the southwest having a radius of 200.00 feet and a central angle of 26°55'35";
47. Thence along the arc of said curve, 93.99 feet;
48. Thence South 89°47'42" West, 735.44 feet;
49. Thence South 0°12'18" East, 329.20 feet to the intersection with the centerline of said Loma Rica Road;
50. Thence along said centerline North 89° 12'00" West, 645.78 feet to the beginning of a curve, concave to the northeast having a radius of 300.00 feet and a central angle of 20°00'24";
51. Thence along the arc of said curve, 104.75 feet;
52. Thence North 69°11'36" West, 368.57 feet to the beginning of a curve, concave to the northeast having a radius of 300.00 feet and a central angle of 50°04'07";
53. Thence along the arc of said curve, 262.16 feet;
54. Thence North 19°07'30" West, 378.89 feet to the beginning of a curve, concave to the northeast having a radius of 300.00 feet and a central angle of 59°50'36";
55. Thence along the arc of said curve, 313.34 feet to the intersection with the centerline of said Los Verjeles Road and point of beginning. Containing 247.09 acres, more or less.

For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.
EXHIBIT
LAFCO FILE 2020 - NORTH YUBA WATER DISTRICT
AREA 6 DEANNEXATION

NOTE:
DEANNEXATION FROM:
1. NORTH YUBA WATER DISTRICT
### LINE TABLE - NYWD AREA 6

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### LEGEND

- **12**: COURSE NUMBER
- **O**: CALCULATED POINT - NOTHING FOUND OR SET
- **P.O.B.**: POINT OF BEGINNING
- **NYWD**: NORTH YUBA WATER DISTRICT
- **DEANNEXATION BOUNDARY**

### DEANNEXED AREA

**247.09 ACRES**

### NOTE:

DEANNEXATION FROM:
1. NORTH YUBA WATER DISTRICT

### GEOREFERENCE

The parcels shown hereon are referenced geographically to the North American Datum of 1983 (NAD83) based upon the County of Yuba Geographic Information System (GIS) Basemap.

### EXHIBIT

**LAFCO FILE 2020 - NORTH YUBA WATER DISTRICT AREA 6 DEANNEXATION**

BEING A PORTION OF TOWNSHIP 17 NORTH, RANGE 5 EAST, M.D.M.

YUBA COUNTY, CALIFORNIA

MARCH 2020

PREPARED BY: MIM INC., 1204 E STREET, MARYSVILLE, CA 95901
20-628 LAFCO DE-ANNEXATION SHEET 2 OF 2
EXHIBIT "A"

LAFCO FILE 2020-00
NORTH YUBA WATER DISTRICT
AREA 7 DE-ANNEXATION

All that certain real property situate in the County of Yuba, State of California, being a portion of Sections 11, 12, 13, and 14, Township 17 North, Range 5 East, M.D.M., more particularly described as follows:

Beginning at the intersection of Loma Rica Road and Los Verjeles Road;

1. Thence along the centerline of said Los Verjeles Road North 83°38'24" West, 240.72 feet to the beginning of a curve concave to the northeast having a radius of 500.00 feet and a central angle of 35°28'47";
2. Thence along the arc of said curve, 309.62 feet;
3. Thence North 48°09'37" West, 1428.30 feet;
4. Thence leaving said centerline North 39°21'40" East, 825.20 feet;
5. Thence North 51°18'55" West, 399.86 feet;
6. Thence South 28°54'18" West, 843.16 feet to the centerline of said Loma Rica Road and beginning of a curve concave to the southwest having a radius of 1450.00 feet and a central angle of 01°08'28";
7. Thence along the arc of said curve, 28.88 feet;
8. Thence North 58°40'00" West, 491.46 feet to the beginning of a curve concave to the south having a radius of 1200.00 feet and a central angle of 53°14'40"
9. Thence along the arc of said curve, 1115.15 feet;
10. Thence South 68°05'20" West, 432.96 feet to the beginning of a curve concave to the southeast having a radius of 470.00 feet and a central angle of 27°11'49";
11. Thence along the arc of said curve, 223.10 feet;
12. Thence South 40°53'31" West, 424.38 feet to the beginning of a curve concave to the southeast having a radius of 470.00 feet and a central angle of 22°47'18"
13. Thence along the arc of said curve, 186.93 feet to the southwest corner of Parcel 1 as shown on Parcel Map No. 1.76 filed in Book 13 of Maps at Page 17, Yuba County Records;
14. Thence leaving the centerline of said Loma Rica Road and along the westerly line of said Parcel 1 and its northerly projection North 01°25'31" West, 1265.89 feet to the exterior boundary of Tract No. 1.43 as shown of that certain Record of Survey filed in Book 8 of Maps at Page 12, Yuba County Records;
15. Thence along the exterior boundary of said Tract No. 1.43, North 89°52'35" West, 670.00 feet;
16. Thence North 07°00'15" East, 967.46 feet;
17. Thence North 17°32'00" East, 1541.00 feet to the northwest corner of said Tract No. 1.43;
18. Thence South 28°36'38" East, 250.60 feet;
19. Thence South 67°22'48" East, 260.00 feet;
20. Thence South 81°52'12" East, 282.84 feet;
21. Thence South 78°33'59" East, 908.02 feet;
22. Thence South 49°39'30" East, 957.76 feet;
23. Thence South 38°27'13" East, 868.33 feet to the northerly boundary of Parcel Map No. 1.92 filed in Book 13 of Maps at Page 29, Yuba County Records;
24. Thence along said northerly line South 85°55'51" East, 625.08 feet to the northeast corner of said Parcel Map No. 1.92;
25. Thence along the easterly line of said Parcel Map No. 1.92 South 0°36'06" East, 494.32 feet to the northwest corner of Parcel B as shown on that Record of Survey filed in Book 54 of Maps at Page 13 Yuba County Records;
26. Thence leaving said easterly line and along the northerly line of said Parcel B, East, 916.51 feet to the centerline of said Los Verjeles Road;
27. Thence along said centerline, South 00°36'14" East, 257.00 feet to the southeast corner of said Parcel B;
28. Thence leaving said centerline and along the southerly line of said Parcel B, North 88°27'38" West, 762.51 feet;
29. Thence South 16°07'02" East, 74.78 feet;
30. Thence South 53°43'25" East, 153.44 feet;
31. Thence South 86°28'56" East, 19.28 feet;
32. Thence South 0°36'06" East, 185.22 feet;
33. Thence North 89°23'54" East, 601.43 feet to the centerline of Los Verjeles Road;
34. Thence along said centerline South 0°24'38" East, 430.00 feet;
35. Thence leaving said centerline North 89°23'54" West, 910.74 feet;
36. Thence South 0°36'06" East, 239.36 feet;
37. Thence South 89°23'54" East, 909.34 feet to the centerline of said Los Verjeles Road;
38. Thence along said centerline South 0°24'38" East, 909.87 feet to the centerline of said Loma Rica Road and point of beginning. Containing 222.71 acres, more or less.

For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.
**LEGEND**

- **12** COURSE NUMBER
- **O** CALCULATED POINT - NOTHING FOUND OR SET
- **P.O.B.** POINT OF BEGINNING
- **NYWD** NORTH YUBA WATER DISTRICT
- **DEANNEXATION BOUNDARY**

**DEANNEXED AREA**

222.71 ACRES

**NOTE:**

DEANNEXATION FROM:
1. NORTH YUBA WATER DISTRICT

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**LINE TABLE**

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**GEOREFERENCE**

THE PARCELS SHOWN HEREON ARE REFERENCED GEOGRAPHICALLY TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) BASED UPON THE COUNTY OF YUBA GEOGRAPHIC INFORMATION SYSTEM (GIS) BASEMAP.

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**EXHIBIT**

LAFCO FILE 2020

NORTH YUBA WATER DISTRICT

AREA 7 DEANNEXATION

BEING A PORTION OF TOWNSHIP 17 NORTH, RANGE 5 EAST.

YUBA COUNTY

CALIFORNIA

SCALE

PREPARED BY: HMH INC., 1204 E STREET, MARYSVILLE, CA 95901
20-628 LAFCO DE-ANNEXATION

SHEET 1 OF 1

ROGER K. HARKINS
STATE OF CALIFORNIA
PROFESSIONAL LAND SURVEYOR
NO. LS 5912
EXHIBIT “A”

LAFCO FILE 2020-00
NORTH YUBA WATER DISTRICT
AREA 8 DE-ANNEXATION

All that certain real property situate in the County of Yuba, State of California, being a portion of Township 17 North, Range 5 East, Township 16 North, Range 6 East and Township 17 North, Range 6 East, Mount Diablo Meridian, more particularly described as follows:

Beginning at the center of Section 27, Township 17 North, Range 6 East, Mount Diablo Meridian;

1. Thence along the line that divided said Section 27 into west and east halves South 0°08′35″ East, 2629.34 feet;
2. Thence North 89°47′36″ East, 2616.62 feet;
3. Thence South, 1980.00 feet;
4. Thence East, 1320.00 feet;
5. Thence North, 660.00 feet;
6. Thence East, 2054.90 feet to the centerline of the Browns Valley Irrigation Ditch;
7. Thence along said ditch centerline South, 332.19 feet;
8. Thence South 05°44′30″ West, 229.90 feet;
9. Thence South 06°02′11″ East, 218.71 feet;
10. Thence South 01°22′11″ West, 481.14 feet;
11. Thence South 48°23′01″ West, 137.77 feet;
12. Thence North 66°49′22″ West, 87.02 feet;
13. Thence South 18°31′06″ West, 108.62 feet;
14. Thence South 27°26′53″ West, 348.20 feet;
15. Thence South 79°58′38″ West, 395.03 feet;
16. Thence South 31°26′12″ West, 483.17 feet;
17. Thence South 63°26′06″ West, 665.23 feet;
18. Thence West, 1797.00 feet;
19. Thence North, 297.50 feet;
20. Thence North 53°35′03″ West, 328.06 feet;
21. Thence North, 59°30′54″ West, 225.70 feet;
22. Thence South 08°47′22″ East, 150.52 feet;
23. Thence South 23°17′54″ East, 810.33 feet;
24. Thence South 50°41′53″ East, 487.84 feet;
25. Thence South 79°22′32″ East, 372.89 feet;
26. Thence South 31°49′08″ East, 390.72 feet;
27. Thence South 66°03′02″ East, 112.70 feet;
28. Thence North 71°03′45″ East, 387.47 feet;
29. Thence South 51°14′33″ East, 390.76 feet;
30. Thence South 11°05′51″ West, 228.21 feet;
31. Thence South 03°23′27″ West, 518.64 feet;
32. Thence South 27°43′23″ West, 164.22 feet;
33. Thence South 63°13′15″ West, 126.32 feet;
34. Thence North 70°70′49′40″ West, 188.17 feet;
35. Thence North 47°08′20″ West, 212.74 feet;
36. Thence North 27°46′52″ West, 219.00 feet;
37. Thence North 29°22′16″ West, 173.86 feet;
38. Thence North 73°57′19″ West, 117.93 feet;
39. Thence South 57°53′35″ West, 104.20 feet;
40. Thence South 19°44′31″ West, 350.70 feet;
41. Thence South 46°59′51″ West, 96.17 feet;
42. Thence South 81°00′43″ West, 96.17 feet;
43. Thence North 84°19′55″ West, 167.01 feet;
44. Thence South 30°58′51″ West, 240.78 feet;
45. Thence South 35°37′11″ West, 319.76 feet;
46. Thence South 15°13′10″ East, 95.53 feet;
47. Thence South 87°50′04″ East, 261.38 feet;
48. Thence South 77°01′31″ East, 231.91 feet;
49. Thence South 55°10′04″ East, 138.84 feet;
50. Thence South 30°11′27″ East, 136.23 feet;
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52. Thence South 29°47′54″ West, 152.49 feet;
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170. Thence North 63°26’06” West, 140.87 feet;
171. Thence North 40°37’12” West, 166.66 feet;
172. Thence North 52°09’20” West, 205.78 feet;
173. Thence North 50°53’38” West, 210.34 feet;
174. Thence North 67°06’13” West, 255.10 feet;
175. Thence South 52°47’31” West, 186.45 feet;
176. Thence West, 97.00 feet;
177. Thence North 67°20’24” West, 164.17 feet;
178. Thence North 66°41’49” West, 216.13 feet;
179. Thence North 56°13’42” West, 146.16 feet;
180. Thence North 23°43’22” West, 157.84 feet;
181. Thence North 26°31’30” West, 161.22 feet;
182. Thence North 52°19’35” West, 199.62 feet;
183. Thence North 70°45’34” West, 191.18 feet;
184. Thence North 35°18’09” West, 226.68 feet;
185. Thence North 15°31’01” East, 206.25 feet;
186. Thence North 30°39’02” West, 99.40 feet;
187. Thence North 09°57’29” East, 133.00 feet;
188. Thence North 42°28’45” West, 140.67 feet;
189. Thence North 77°07’17” West, 222.09 feet;
190. Thence North 32°29’22” West, 119.15 feet;
191. Thence North 33°42’38” West, 389.19 feet;
192. Thence North 43°01’49” West, 277.70 feet;
193. Thence North 76°51’27” West, 217.70 feet;
194. Thence West, 212.00 feet;
195. Thence South 62°37’26” West, 284.34 feet;
196. Thence North 84°00’49” West, 165.40 feet;
197. Thence North 51°01’50” West, 223.80 feet;
198. Thence South 46°47’02” West, 204.45 feet;
199. Thence South 27°51’31” West, 173.34 feet;
200. Thence South 55°43’17” West, 256.56 feet;
201. Thence South 73°21’33” West, 141.42 feet;
202. Thence North 84°11’12” West, 222.14 feet;
203. Thence North 32°02’28” West, 255.41 feet;
204. Thence North 42°44’19” West, 165.77 feet;
205. Thence North 68°24’56” West, 257.56 feet;
206. Thence North 44°58’06” West, 319.08 feet;
207. Thence North 18°45’31” West, 223.89 feet;
208. Thence North 51°19’23” West, 260.03 feet;
209. Thence North 49°45’49” West, 349.10 feet;
210. Thence North 12°11’32” West, 277.00 feet;
211. Thence North, 167.00 feet;
212. Thence South 89°30’57” West, 384.51 feet;
213. Thence North 44°07’30” West, 289.42 feet;
214. Thence North 10°43’14” West, 252.66 feet;
215. Thence North 28°14’08” West, 341.37 feet;
216. Thence North 36°14’18” West, 249.52 feet;
217. Thence North 21°06’58” West, 209.57 feet;
218. Thence North 44°57’21” West, 228.57 feet;
219. Thence South 69°24’33” West, 193.35 feet;
220. Thence North 76°19’43” West, 285.59 feet;
221. Thence North 83°49’26” West, 250.96 feet;
222. Thence North 27°48’17” West, 289.42 feet;
223. Thence North 15°19’37” East, 279.96 feet;
224. Thence North 62°20’32” West, 304.83 feet;
225. Thence South 30°41’06” West, 211.63 feet;
226. Thence South 85°54’52” West, 189.48 feet;
227. Thence North 32°39’28” West, 200.14 feet;
228. Thence North 44°39’10” West, 262.52 feet;
229. Thence North 11°41’56” West, 225.31 feet;
230. Thence South 83°20’49” West, 169.27 feet;
231. Thence North 08°54’52” West, 150.89 feet;
232. Thence North 04°28’50” East, 384.14 feet;
233. Thence North 13°36’14” East, 212.54 feet;
234. Thence North 39°37’27” West, 399.81 feet;
235. Thence South 75°19’20” West, 275.84 feet;
236. Thence North 10°13’49” East, 490.24 feet;
237. Thence North 11°42’27” East, 322.54 feet;
238. Thence North 19°43’56” West, 396.58 feet;
239. Thence North 58°52’21” West, 73.86 feet;
240. Thence South 45°57'02" West, 243.57 feet;
241. Thence South 02°36'49" East, 133.35 feet;
242. Thence South 55°58'38" West, 116.55 feet;
243. Thence North 71°55'30" West, 228.87 feet;
244. Thence South 38°42'20" West, 68.70 feet;
245. Thence South 29°47'20" East, 204.16 feet;
246. Thence South 16°00'49" West, 160.66 feet;
247. Thence North 83°49'53" West, 200.86 feet;
248. Thence South 65°39'42" West, 138.72 feet;
249. Thence North 69°32'50" West, 100.13 feet;
250. Thence North 14°48'00" West, 153.12 feet;
251. Thence South 75°12'53" West, 170.25 feet;
252. Thence North 79°31'03" West, 187.76 feet;
253. Thence North 53°27'04" West, 146.86 feet;
254. Thence North 10°18'58" West, 182.17 feet;
255. Thence South 85°48'46" West, 273.05 feet;
256. Thence North 45°11'58" West, 140.93 feet;
257. Thence North 02°34'26" East, 172.92 feet to the south line of Parcel Map No. 9.25 as
filed in Book 27 of Maps at Page 37, Yuba County Records;
258. Thence leaving said centerline of the Browns Valley Irrigation District ditch and along
the south line of said Parcel Map No. 9.25 and the south line of Parcel Map No. 10.16 as
filed in Book 29 of Maps at Page 39, Yuba County Records and Tract No. 94-562 as filed in
Book 66 of Maps at Page 24, Yuba County Records, North 88°41'50" East, 3497.17 feet to
the exterior boundary of Tract No. 79-273 as filed in Book 34 of Maps at Page 45, Yuba
County Records;
259. Thence along said exterior boundary North 0°18'25" West, 1415.07 feet;
260. Thence South 87°32'52" West, 1313.62 feet;
261. Thence South 88°58'14" West, 2654.14 feet;
262. Thence North 0°02'18" West, 1170.48 feet to the centerline of Dolan Harding Road and
the beginning of a curve, concave to the northwest, having a radius of 500.00 feet and a
central angle of 35°15'59";
263. Thence along the chord of said curve North 63°55'04" East, 302.92 feet;
264. Thence North 46°17'04" East, 184.21 feet;
265. Thence North 35°00'33" East, 82.58 to the exterior boundary of the Peoria Tract as filed
in Book 2 of Maps at Page 6, Yuba County Records;
266. Thence North 26°41'29" West, 608.38 feet;
267. Thence South 70°20'07" West, 191.00 feet;
268. Thence North 0°02'18" West, 620.00 feet;
269. Thence South 89°43'56" West, 2244.41 feet;
270. Thence South 89°43'56" West, 971.75 feet;
271. Thence North 42°37'04" West, 147.11 feet;
272. Thence South 60°59'33" West, 138.10 feet;
273. Thence North 78°25'25" West, 148.46 feet;
274. Thence North 40°39'10" West, 284.75 feet;
275. Thence South 54°09'43" West, 177.21 feet;
276. Thence North 26°11'10" West, 201.12 feet;
277. Thence North 12°33'45" West, 150.12 feet;
278. Thence North 26°45'46" West, 162.38 feet;
279. Thence North 11°28'36" East, 175.16 feet;
280. Thence South 73°36'36" East, 243.40 feet;
281. Thence South 58°39'02" East, 258.31 feet;
282. Thence North 27°31'42" West, 243.14 feet;
283. Thence North 12°07'45" West, 338.01 feet;
284. Thence North 16°05'47" East, 203.65 feet;
285. Thence North 80°39'12" West, 170.25 feet;
286. Thence North 43°02'50" West, 124.77 feet;
287. Thence North 46°20'30" East, 1092.38 feet;
288. Thence South 75°40'16" East, 30.00 feet to the centerline of Therese Trail;
289. Thence along said centerline North 14°38'41" East, 160.91 feet;
290. Thence North 06°38'45" West, 496.84 feet;
291. Thence North 25°42'48" West, 285.80 feet;
292. Thence North 55°45'54" West, 415.49 feet;
293. Thence North 63°20'19" West, 133.16 feet;
294. Thence North 42°37'09" West, 684.54 feet to the beginning of a curve, concave to the southwest, having a radius of 530.00 feet and a central angle of 22°25'48";
295. Thence along the chord of said curve North 53°50'03" West, 206.16 feet;
296. Thence North 65°02'57" West, 234.43 feet to the centerline intersection of Marysville Road and Scott Grant Road;
297. Thence along the centerline of said Scott Grant Road North 76°17'19" West, 520.59 feet to the beginning of a curve, concave to the northeast, having a radius of 1000.00 feet and a central angle of 14°11'01";
298. Thence along the chord of said curve North 69°11'49" West, 246.92 feet to the east line of Section 23, Township 17 North, Range 5 East, Mount Diablo Meridian;
299. Thence along the east line of said Section 23, North 0°22'35" East, 3528.73 feet to the northeast corner of said Section 23;
300. Thence along the north line of said Section 23, South 89°24'37" West, 307.69 feet;
301. Thence leaving the north line of said Section 23, North 26°52'21" East, 227.21 feet;
302. Thence North 45°46'28" West, 732.36 feet;
303. Thence North 58°15'46" West, 178.68 feet;
304. Thence North 18°54'59" West, 383.70 feet;
305. Thence North 37°29'28" East, 521.28 feet;
306. Thence North 72°44'15" West, 336.14 feet;
307. Thence North 20°42'59" West, 156.89 feet;
308. Thence North 47°51'39" West, 557.90 feet;
309. Thence North 42°13′14″ West, 760.15 feet;
310. Thence North 88°38′13″ East, 3899.10 feet;
311. Thence South 0°37′39″ East, 3730.75 feet;
312. Thence South 01°36′39″ East, 1062.15 feet;
313. Thence South 0°57′13″ East, 947.41 feet to the centerline of Marysville Road and beginning of a curve, concave to the southeast, having radius of 1599.66 feet and a central angle of 32°12′44″;
314. Thence along the chord of said curve North 73°30′11″ East, 887.55 feet;
315. Thence along said centerline North 89°36′33″ East, 683.37 feet;
316. Thence leaving said centerline North 01°40′21″ West, 1340.91 feet;
317. Thence North 0°16′42″ East, 411.51 feet;
318. Thence North 89°56′59″ West, 284.50 feet;
319. Thence North 01°13′58″ West, 1231.79 feet;
320. Thence North 87°39′46″ East, 539.45 feet;
321. Thence North 07°08′44″ West, 1037.05 feet;
322. Thence North 0°31′43″ East, 1138.05 feet to the centerline of Loma Rica Road;
323. Thence along said centerline North 88°20′27″ East, 642.70 feet to the beginning of a curve, concave to the northwest, having a radius of 1000.00 feet and a central angle of 07°15′23″;
324. Thence along the chord of said curve North 84°42′46″ East, 126.56 feet;
325. Thence North 81°05′04″ East, 864.81 feet to the beginning of a curve, concave to the south, having a radius of 1000.00 feet and a central angle of 14°37′15″;
326. Thence along the chord of said curve North 88°23′42″ East, 254.49 feet;
327. Thence South 84°17′40″ East, 353.22 feet to the beginning of a curve, concave to the north, having a radius of 1000.00 feet and a central angle of 18°23′45″;
328. Thence along the chord of said curve North 86°30′27″ East, 319.69 feet;
329. Thence leaving said centerline South 01°30′54″ East, 613.50 feet;
330. Thence North 89°07′41″ East, 328.54 feet;
331. Thence South 0°02′36″ East, 661.75 feet;
332. Thence South 89°31′54″ West, 367.01 feet;
333. Thence South 12°36′57″ East, 643.28 feet;
334. Thence South 43°42′28″ West, 188.14 feet;
335. Thence South 0°40′07″ West, 814.06 feet;
336. Thence South 85°09′21″ East, 355.27 feet;
337. Thence South 12°57′55″ W, 441.25 feet;
338. Thence South 76°50′13″ West, 222.86 feet;
339. Thence South 0°38′02″ East, 1394.68 feet to the centerline of Marysville Road;
340. Thence along said centerline South 76°20′47″ West, 200.73 feet;
341. Thence leaving said centerline South 0°46′07″ East, 1617.03 feet;
342. Thence South 45°42′46″ East, 617.35 feet;
343. Thence South 25°33′54″ West, 97.84 feet;
344. Thence South 12°30'14" East, 818.20 feet to the south line of Section 19, Township 17 North, Range 6 East, Mount Diablo Meridian;
345. Thence along the south line of said Section 19, North 88°45'41" East, 3020.67 feet to the centerline of Dolan Harding Road;
346. Thence along said centerline South 08°01'02" West, 675.25 feet;
347. Thence South 09°55'02" West, 243.70 feet;
348. Thence South 14°59'02" West, 268.10 feet;
349. Thence South 24°13'02" West, 368.00 feet;
350. Thence South 44°56'56" West, 757.32 feet;
351. Thence leaving said centerline, North 0°22'31" East, 694.07 feet to the exterior boundary of the Peoria Tract as filed in Book 2 of Maps at Page 6, Yuba County Records;
352. Thence along the exterior boundary of said Peoria Tract, South 89°04'46" West, 2918.85 feet;
353. Thence leaving said exterior boundary South 08°20'02" East, 646.16 feet to the centerline of Therese Trail and beginning of a curve, concave to the north, having a radial bearing of North 03°09'16" East, a radius of 1970.00 feet and a central angle of 06°44'00";
354. Thence along the arc of said curve the chord of which bears North 89°47'16" East, 231.37 feet;
355. Thence North 86°25'16" East, 115.92 feet;
356. Thence North 86°25'16" East, 134.25 feet to the beginning of a curve, concave to the southwest, having a radius of 230.00 feet and a central angle of 72°23'16";
357. Thence along the arc of said curve the chord of which bears South 57°23'06" East, 271.64 feet;
358. Thence leaving the centerline of said Therese Trail, North 56°21'21" East, 922.40 feet;
359. Thence South 0°49'34" West, 1457.95 feet to the centerline of Dolan Harding Road;
360. Thence along said centerline North 68°14'22" East, 520.86 feet to the beginning of a curve, concave to the northwest, having a radius of 500.00 feet and a central angle of 25°27'16"
361. Thence along the arc of said curve the chord of which bears North 55°30'44" East, 220.31 feet;
362. Thence North 42°47'06" East, 86.10 feet to the exterior boundary of Tract No. 79-273 as filed in Book 34 of Maps at Page 45, Yuba County Records;
363. Thence leaving the centerline of said Dolan Harding Road and along said exterior boundary North 89°11'44" East, 1811.14 feet;
364. Thence South 0°04'55" West, 1293.89 feet;
365. Thence North 88°22'15" East, 1316.69 feet to the west line of Section 29, Township 17 North, Range 6 East, Mount Diablo Meridian;
366. Thence along the west line of said Section 29, North 0°14'45" East, 1275.00 feet to the west one quarter corner of said Section 29;
367. Thence North 88°52'33" East, 2615.17 feet to the center of said Section 29;
368. Thence along the line that divides said Section 29 into east and west halves, South 0°09'00" East, 2602.98 feet to the south one quarter corner of said Section 29;
369. Thence along the south line of said Section 29, South 89°57'47" East, 2632.41 feet to the southeast corner of said Section 29;
370. Thence South 01°19'11" East, 2663.13 feet;
371. Thence South 89°35'53" West, 1321.41 feet;
372. Thence South 01°12'13" East, 2674.50 feet;
373. Thence North 89°06'13" East, 1326.70 feet;
374. Thence North 89°22'31" East, 2711.65 feet;
375. Thence North, 1320.00 feet;
376. Thence East, 1320.00 feet;
377. Thence North, 3960.00 feet;
378. Thence South 89°41'56" West, 618.51 feet to the centerline of Dry Creek;
379. Thence along the centerline of said Dry Creek, North 43°17'57" East, 702.82 feet;
380. Thence North 24°24'22" East, 157.31 feet;
381. Thence North 17°30'32" East, 259.26 feet;
382. Thence North 08°07'09" East, 184.10 feet;
383. Thence North 14°00'53" West, 161.04 feet;
384. Thence North 29°00'10" West, 134.06 feet;
385. Thence North 53°02'32" West, 130.15 feet;
386. Thence North 06°20'24" East, 117.72 feet;
387. Thence North 81°10'15" East, 158.82 feet to the west line of the northeast quarter of the southeast quarter of Section 28, Township 17 North, Range 6 East, Mount Diablo Meridian;
388. Thence along the west line of the northeast quarter of the southeast quarter and the west line of the southeast quarter of the northeast quarter of said Section 28, North, 2346.94 feet to the northwest corner of the southeast quarter of the northeast quarter of said Section 28;
389. Thence along the north line of the southeast quarter of the northeast quarter of said Section 28, East, 1320.00 feet to the east line of said Section 28;
390. Thence along said east line South 0°50'58" East, 1314.65 feet to the east one quarter corner of said Section 28;
391. Thence leaving said east line and along the line dividing said Section 27 into north and south halves, North 89°47'19" East, 2649.03 feet to the center of said Section 27 and point of beginning. Containing 5904.23 acres, more or less.

For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.
LEGEND

- Course Number
- Calculated Point - Nothing Found or Set
- P.O.B. Point of Beginning
- NYWD North Yuba Water District
- Deannexation Areas
- Sheet Number

NOTES:

1. De-Annexation Area: 5,904 Acres
2. De-Annexation From: North Yuba Water District

SCALE

GEOREFERENCE

The parcels shown hereon are referenced geographically to the North American Datum of 1983 (NAD83) based upon the County of Yuba Geographic Information System (GIS) BaseMap.

KEY MAP EXHIBIT
LAFCO FILE 2020-00__
AREA 8 DE-ANNEXATION
NORTH YUBA WATER DISTRICT

BEING A PORTION OF TOWNSHIP 16 AND 17 NORTH, RANGE 5 AND 6 EAST, M.D.M.

YUBA COUNTY
CALIFORNIA

APRIL 2020

PREPARED BY: MMH INC., 1204 E STREET, MARYSVILLE, CA 95901
20-628 LAFCO DE-ANNEXATION SHEET 1 OF 28
LEGEND

12 COURSE NUMBER
O CALCULATED POINT - NOTHING FOUND OR SET
P.O.B. POINT OF BEGINNING
NYWD NORTH YUBA WATER DISTRICT
--- DEANNEXATION BOUNDARY

GEOREFERENCE

THE PARCELS SHOWN HEREIN ARE REFERENCED GEOGRAPHICALLY TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) BASED UPON THE COUNTY OF YUBA GEOGRAPHIC INFORMATION SYSTEM (GIS) BASEMAP.

EXHIBIT

LAFCO FILE 2020–00_ AREA 8 DE-ANNEXATION
NORTH YUBA WATER DISTRICT

BEING A PORTION OF TOWNSHIP 16 AND 17 NORTH, RANGE 5 AND 6 EAST, M.D.M.

YUBA COUNTY CALIFORNIA

APRIL 2020 SCALE: 1" = 750'

PREPARED BY: MRM INC., 1204 E STREET, MARYSVILLE, CA 95901
20–528 LAFCO DE-ANNEXATION SHEET 4 OF 28

NOTES:

1. DE-ANNEXATION AREA: 5,904 ACRES

2. DE-ANNEXATION FROM: NORTH YUBA WATER DISTRICT
LEGEND

12  COURSE NUMBER
O  CALCULATED POINT - NOTHING FOUND OR SET
P.O.B.  POINT OF BEGINNING
NYWD  NORTH YUBA WATER DISTRICT
       DEANNEXATION BOUNDARY

GEOREFERENCE

THE PARCELS SHOWN HEREOF ARE REFERENCED GEOGRAPHICALLY TO THE NORTH AMERICAN DATUM
OF 1983 (NAD83) BASED UPON THE COUNTY OF
YUBA GEOGRAPHIC INFORMATION SYSTEM (GIS)
BASEMAP.

EXHIBIT

LAFCO FILE 2020-00
AREA 8 DE-ANNEXATION
NORTH YUBA WATER DISTRICT

BEING A PORTION OF TOWNSHIP 18 AND 17 NORTH, RANGE 5
AND 6 EAST, M.D.M.

YUBA COUNTY
CALIFORNIA
APRIL 2020

PREPARED BY: MHM INC., 1204 E STREET, MARYSVILLE, CA 95901
20-628 LAFCO DE-ANNEXATION SHEET 5 OF 28
LEGEND

12  COURSE NUMBER
0  CALCULATED POINT - NOTHING FOUND OR SET
P.O.B.  POINT OF BEGINNING
NYWD  NORTH YUBA WATER DISTRICT
---  DEANNEXATION BOUNDARY

GEOREFERENCING

THE PARCELS SHOWN HEREIN ARE REFERENCED GEOGRAPHICALLY TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) BASED UPON THE COUNTY OF YUBA GEOGRAPHIC INFORMATION SYSTEM (GIS) BASEMAP.

EXHIBIT
LAFCO FILE 2020-000__
AREA 8 DE-ANNEXATION
NORTH YUBA WATER DISTRICT

NOTES:

1. DE-ANNEXATION AREA: 5,904 ACRES
2. DE-ANNEXATION FROM: NORTH YUBA WATER DISTRICT

YUBA COUNTY
CALIFORNIA
APRIL 2020
SCALE: 1" = 750'

BEING A PORTION OF TOWNSHIP 16 AND 17 NORTH, RANGE 5 AND 6 EAST, M.D.M.

PREPARED BY: MMH INC., 1204 E STREET, MARYSVILLE, CA 95901
20-628 LAFCO DE-ANNEXATION
SHEET 6 OF 28
LEGEND

12  COURSE NUMBER
O  CALCULATED POINT — NOTHING FOUND OR SET
P.O.B.  POINT OF BEGINNING
NYWD  NORTH YUBA WATER DISTRICT
---  DEANNEXATION BOUNDARY

GEOREFERENCEx

THE PARCELS SHOWN HEREBY ARE REFERENCED GEOGRAPHICALLY TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) BASED UPON THE COUNTY OF YUBA GEOGRAPHIC INFORMATION SYSTEM (GIS) BASEMAP.

EXHIBIT

LAFCO FILE 2020-00-
AREA 8 DE-ANNEXATION
NORTH YUBA WATER DISTRICT

BEING A PORTION OF TOWNSHIP 16 AND 17 NORTH, RANGE 5 AND 6 EAST, M.D.M.

YUBA COUNTY
CALIFORNIA

APRIL 2020
SCALE: 1" = 750'

PREPARED BY: MHM INC., 1204 E STREET, MARYSVILLE, CA 95901
20-628 LAFCO DE-ANNEXATION
SHEET 7 OF 28

NOTES:

1. DE-ANNEXATION AREA: 5,904 ACRES
2. DE-ANNEXATION FROM: NORTH YUBA WATER DISTRICT

PROFESSIONAL LAND SURVEYOR
ROGER K. HANLIEV
NO. LS 5912
STATE OF CALIFORNIA
EXHIBIT
LAFCO FILE 2020-00_
AREA 8 DE-ANNEXATION
NORTH YUBA WATER DISTRICT

NOTES:
1. DE-ANNEXATION AREA:
   5,904 ACRES
2. DE-ANNEXATION FROM:
   NORTH YUBA WATER DISTRICT
LEGEND
12 COURSE NUMBER
O CALCULATED POINT - NOTHING FOUND OR SET
P.O.B. POINT OF BEGINNING
NYWD NORTH YUBA WATER DISTRICT
--- DEANNEXATION BOUNDARY

NOTES:
1. DE-ANNEXATION AREA: 5,904 ACRES
2. DE-ANNEXATION FROM:
   NORTH YUBA WATER DISTRICT

EXHIBIT
LAFCO FILE 2020-00
AREA 8 DE-ANNEXATION
NORTH YUBA WATER DISTRICT

GEOREFERENCE
THE PARCELS SHOWN HEREIN ARE REFERENCED
GEOGRAPHICALLY TO THE NORTH AMERICAN DATUM
OF 1983 (NAD83) BASED UPON THE COUNTY OF
YUBA GEOGRAPHIC INFORMATION SYSTEM (GIS)
BASEMAP.

YUBA COUNTY
CALIFORNIA
Scale: 1" = 750'
April 2020
Prepared by: M.H.W. Inc., 1204 E. Street, Marysville, CA 95901
20-028 LAFCO DE-ANNEXATION
THE PARCELS SHOWN HEREIN ARE REFERENCED GEOGRAPHICALLY TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) BASED UPON THE COUNTY OF YUBA GEOGRAPHIC INFORMATION SYSTEM (GIS) BASEMAP.

NOTES:
1. DE-ANNEXATION AREA: 5,904 ACRES
2. DE-ANNEXATION FROM: NORTH YUBA WATER DISTRICT

PREPARED BY: MHM INC., 1204 E STREET, MARYSVILLE, CA 95901
20-628 LAFCO DE-ANNEXATION SHEET 12 OF 28
EXHIBIT
LAFCO FILE 2020-00
AREA 8 DE-ANNEXATION
NORTH YUBA WATER DISTRICT

NOTES:
1. DE-ANNEXATION AREA:
   5.904 ACRES
2. DE-ANNEXATION FROM:
   NORTH YUBA WATER DISTRICT

PROFESSIONAL LAND SURVEYOR
ROGER K. HANIN
STATE OF CALIFORNIA

YUBA COUNTY
CALIFORNIA

APPROVED: MHM INC., 1204 E STREET, MARYSVILLE, CA 95901
20-628 LAFCO DE-ANNEXATION

APRIL 2020
SCALE: 1” = 750’
LEGEND

12 COURSE NUMBER
O CALCULATED POINT - NOTHING FOUND OR SET
P.O.B. POINT OF BEGINNING
NYWD NORTH YUBA WATER DISTRICT
DEANNEXATION BOUNDARY

GEOREFERENCE

THE PARCELS SHOWN HEREON ARE REFERENCED GEOGRAPHICALLY TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) BASED UPON THE COUNTY OF YUBA GEOGRAPHIC INFORMATION SYSTEM (GIS) BASEMAP.

EXHIBIT

LAFCO FILE 2020-00

AREA 8 DE-ANNEXATION
NORTH YUBA WATER DISTRICT

NOTES:

1. DE-ANNEXATION AREA: 5,904 ACRES
2. DE-ANNEXATION FROM: NORTH YUBA WATER DISTRICT

PROFESSIONAL LAND SURVEYOR

STATE OF CALIFORNIA

YUBA COUNTY
CALIFORNIA

APRIL 2020

SCALE: 1" = 750'

PREPARED BY: MHM INC., 1204 E STREET, MARYSVILLE, CA 95901
20-628 LAFCO DE-ANNEXATION
NOTES:
1. DE-ANNEXATION AREA: 5.904 ACRES ±
2. DE-ANNEXATION FROM: NORTH YUBA WATER DISTRICT

EXHIBIT
LAFCO FILE 2020-00__
AREA 8 DE-ANNEXATION
NORTH YUBA WATER DISTRICT

BEING A PORTION OF TOWNSHIP 16 AND 17 NORTH, RANGE 8 AND 6 EAST, M.D.M.
YUBA COUNTY
CALIFORNIA
APRIL 2020
SCALE: 1" = 750'
PREPARED BY: WHM INC., 1204 E STREET, MARYSVILLE, CA 95901
20-628 LAFCO DE-ANNEXATION SHEET 16 OF 28
EXHIBIT
LAFCO FILE 2020-00
AREA 8 DE-ANNEXATION
NORTH YUBA WATER DISTRICT

BEING A PORTION OF TOWNSHIP 16 AND 17 NORTH, RANGE 5 AND 6 EAST, M.D.M.
YUBA COUNTY
CALIFORNIA
APRIL 2020
SCALE: 1" = 750'

PREPARED BY: MHM INC., 1204 E STREET, MARYSVILLE, CA 95901
20-628 LAFCO DE-ANNEXATION SHEET 18 OF 29
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### NOTES:

1. DE-ANNEXATION AREA:
   5,904 ACRES

2. DE-ANNEXATION FROM:
   NORTH YUBA WATER DISTRICT

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LAFCO FILE 2020-00
AREA 8 DE-ANNEXATION
NORTH YUBA WATER DISTRICT

BEING A PORTION OF TOWNSHIP 16 AND 17 NORTH, RANGE 5 AND 6 EAST, M.D.M.

YUBA COUNTY
CALIFORNIA

APRIL 2020

PREPARED BY: MHH INC., 1204 E STREET, MARYSVILLE, CA 95901
20-028 LAFCO DE-ANNEXATION
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**NOTES:**

1. DE-ANNEXATION AREA: 5,904 ACRES.
2. DE-ANNEXATION FROM: NORTH YUBA WATER DISTRICT

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LAFCO FILE 2020-00
AREA 8 DE-ANNEXATION
NORTH YUBA WATER DISTRICT

BEING A PORTION OF TOWNSHIP 16 AND 17 NORTH, RANGE 5 AND 6 EAST, M.D.M.

YUBA COUNTY
CALIFORNIA

APRIL 2020

PREPARED BY: MWH INC., 1204 E STREET, MARYSVILLE, CA 95901
20-628 LAFCO DE-ANNEXATION SHEET 20 OF 28
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## NOTES:

1. DE-ANNEXATION AREA: 5,904 ACRES
2. DE-ANNEXATION FROM: NORTH YUBA WATER DISTRICT

---

**LAFCO FILE 2020-00**

**AREA 8 DE-ANNEXATION**

**NORTH YUBA WATER DISTRICT**

**YUBA COUNTY\ CALIFORNIA\ APRIL 2020**

**PREPARED BY: MIM INC., 1204 E STREET, MARYSVILLE, CA 95901**

**20-628 LAFCO DE-ANNEXATION**
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2. DE-ANNEXATION FROM: NORTH YUBA WATER DISTRICT

LAFCO FILE 2020-00__
AREA 8 DE-ANNEXATION
NORTH YUBA WATER DISTRICT
BEING A PORTION OF TOWNSHIP 16 AND 17 NORTH, RANGE 5 AND 6 EAST, M.D.M.
YUBA COUNTY CALIFORNIA
APRIL 2020
PREPARED BY: WHM INC., 1204 E STREET, MARYSVILLE, CA 95901
20-528 LAFCO DE-ANNEXATION SHEET 22 OF 28
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**NOTES:**

1. DE-ANNEXATION AREA: 5.564 ACRES
2. DE-ANNEXATION FROM: NORTH YUBA WATER DISTRICT

**LAFCO FILE 2020-00**
**AREA 8 DE-ANNEXATION**
**NORTH YUBA WATER DISTRICT**

**BEING A PORTION OF TOWNSHIP 16 AND 17 NORTH, RANGE 5 AND 6 EAST, M.O.M.**

**YUBA COUNTY**
**CALIFORNIA**

**APRIL 2020**

**PREPARED BY: MWH INC., 1204 E STREET, MARYSVILLE, CA 95901**

**20-628 LAFCO DE-ANNEXATION**
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**NOTES:**

1. DE-ANNEXATION AREA: 5,504 ACRES
2. DE-ANNEXATION FROM: NORTH YUBA WATER DISTRICT

**LAFCO FILE 2020-00_ _**
AREA 8 DE-ANNEXATION
NORTH YUBA WATER DISTRICT

BEING A PORTION OF TOWNSHIP 16 AND 17 NORTH, RANGE 5 AND 6 EAST, M.D.M.

YUBA COUNTY  APRIL 2020
CALIFORNIA

PREPARED BY: WMH INC., 1204 E STREET, MARYSVILLE, CA 95901
20-628 LAFCO DE-ANNEXATION  SHEET 24 OF 28
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1. DE-ANNEXATION AREA: 5,934 ACRES
2. DE-ANNEXATION FROM: NORTH YUBA WATER DISTRICT

LAFCO FILE 2020-00__
AREA 8 DE-ANNEXATION
NORTH YUBA WATER DISTRICT

BEING A PORTION OF TOWNSHIP 16 AND 17 NORTH, RANGE 5 AND 6 EAST, M.D.M.

YUBA COUNTY
CALIFORNIA

APRIL 2020

PREPARED BY: MHH INC., 1204 E STREET, MARYSVILLE, CA 95901
20-626 LAFCO DE-ANNEXATION SHEET 25 OF 28
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**NOTES:**

1. DE-ANNEXATION AREA:
   5,904 ACRES

2. DE-ANNEXATION FROM:
   NORTH YUBA WATER DISTRICT

**LAFCO FILE 2020-00_**

**AREA 8 DE-ANNEXATION**

**NORTH YUBA WATER DISTRICT**

BEING A PORTION OF TOWNSHIP 16 AND 17 NORTH, RANGE 5 AND 6 EAST, M.D.M.

**YUBA COUNTY**

**CALIFORNIA**

APRIL 2020

PREPARED BY: MWM INC., 1204 E STREET, MARYSVILLE, CA 95901

20-628 LAFCO DE-ANNEXATION SHEET 26 OF 28
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**NOTES:**

1. DE-ANNEXATION AREA: 5.924 ACRES
2. DE-ANNEXATION FROM: NORTH YUBA WATER DISTRICT

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**LAFCO FILE 2020-00_ Area 8 DE-ANNEXATION NORTH YUBA WATER DISTRICT**

BEING A PORTION OF TOWNSHIP 16 AND 17 NORTH, RANGE 5 AND 6 EAST, M.D.M.

YUBA COUNTY CALIFORNIA APRIL 2020

PREPARED BY: MMH INC., 1204 E STREET, MARYSVILLE, CA 95901

20-628 LAFCO DE-ANNEXATION SHEET 27 OF 28
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## NOTES:

1. DE-ANNEXATION AREA:
   5,904 ACRES±

2. DE-ANNEXATION FROM:
   NORTH YUBA WATER DISTRICT

## LAFCO FILE 2020-00-

AREA 8 DE-ANNEXATION
NORTH YUBA WATER DISTRICT

BEING A PORTION OF TOWNSHIP 16 AND 17 NORTH, RANGE 5 AND 6 EAST, M.D.M.

YUBA COUNTY  
CALIFORNIA

APRIL 2020

PREPARED BY: MHM INC., 1204 E STREET, MARYSVILLE, CA 95901
20-628 LAFCO DE-ANNEXATION  
SHEET 28 OF 28