

**Resolution No. 2023-24-01
of the Mendocino Local Agency Formation Commission**

**Conditionally Approving the City of Ukiah Annexation of City-owned
Properties A (File No. A-2021-01a) and Finding of Exemption Pursuant to the
California Environmental Quality Act**

WHEREAS, the Local Agency Formation Commission of Mendocino County, hereinafter referred to as the “Commission”, administers California Government Code Section 56000 et. seq., known as the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000; and

WHEREAS, on February 22, 2021, the City of Ukiah (Ukiah or City) City Council adopted Resolution No. 2020-61 to initiate a proposed annexation of City-owned properties, and on February 25, 2022, the Ukiah City Council adopted Resolution No. 2022-04 to revise the application and remove parcels 180-120-15 & 16, which were already located within the City limits (File No. A-2021-01); and

WHEREAS, the proposed change of organization includes annexation of 15 City-owned properties of 150-acres, involves two contiguous areas and two non-contiguous areas under GOV § 56742, and contains parcels 156-240-02, 156-240-13, 003-330-68, 003-330-69, 003-330-70, 184-080-36, 184-080-37, 184-090-01, 184-090-07, 184-100-04, 184-080-40, 184-100-05, 184-090-06, 184-150-01, 184-140-13; and

WHEREAS, the proposed annexation area is located within the City’s SOI boundary adopted by the Commission on December 19, 2022; and

WHEREAS, the proposed annexation is currently used for municipal purposes, including natural resource conservation, airports and aviation-related functions and uses, wastewater public utility facilities and uses, recycled water distribution, ongoing lease for agricultural purposes (Government Code Section 37382), and solid waste disposal pursuant to Government Code Section 56742; and

WHEREAS, the purpose of the proposal is to align City land ownership with City governmental controls and reduce the City’s tax burden; and

WHEREAS, the City applied a Public General Plan land use designation and Public Facilities and Agricultural Combining District overlay Rezoning to the proposed annexation area; and

WHEREAS, the City will proceed with filing an application with LAFCo for annexation of the Norgard/Airport South DUC within one-year of adoption of the master tax share agreement with Mendocino County, or in the absence of a master tax share agreement, within one-year of the adoption of this resolution submit an application to annex the Norgard/Airport South DUC with a project-specific tax share agreement with Mendocino County, to allow time for robust outreach to the community and improve the likelihood of successful completion of the annexation process upon filing; and

WHEREAS, the proposal meets the specified criteria to allow the Commission to make determinations on the proposal without notice, hearing, and protest proceedings pursuant to GOV § 56662(a), and therefore the Executive Officer was not required to give notice of a public hearing for Commission consideration of the proposed annexation; and

WHEREAS, a Certificate of Filing was issued on July 18, 2023 indicating receipt of a complete application pursuant to California Government Code Section 56658; and

WHEREAS, the proposal meets the statutory criteria outlined in LAFCo law and adopted local policy requirements; and

WHEREAS, the Executive Officer's report, which included factors for consideration required under California Government Code Section 56668 and recommendations on the proposal, was presented to the Commission in the manner provided by law and adopted local policy; and

WHEREAS, the Commission heard and fully considered all the testimony and evidence presented at a public meeting on the proposal on September 11, 2023; and

WHEREAS, the Commission has reviewed and considered this resolution and hereby finds that it accurately sets forth the intentions of the Commission with respect to the proposal.

NOW, THEREFORE, the Mendocino Local Agency Formation Commission does hereby RESOLVE, DETERMINE, and ORDER as follows:

1. The Commission finds the application is exempt from further review under the California Environmental Quality Act under the Class 20 Exemption pursuant to Title 14 of the California Code of Regulations (14 CCR) § 15320, and approves the Notice of Exemption for filing. Class 20 provides a categorical exemption for changes in organization of local agencies that do not change the geographical area in which previously existing powers are exercised. The proposed annexation is a change of organization identified in GOV § 56021. The purpose of the jurisdictional boundary change is to align City land ownership with City governmental controls and reduce the City's tax burden. The Class 20 exemption is applicable when there is no change in the existing provision of services. No new development, changes in use, expansion of existing uses, or new or enhanced provision of public services are proposed or anticipated post-annexation because the City-owned properties are already developed, improved with public utilities, or proposed for continued open space use. The proposed annexation is not anticipated to result in construction or other physical alteration of the environment because the existing land uses and public services are proposed to remain the same. There is no evidence presented of unusual circumstances that might cause a significant effect on the environment (Title 14 CCR § 15300.2(c)).
2. The City of Ukiah Annexation of City-owned Properties A, including annexation areas 2, 3, 4, and 5, is conditionally approved, subject to the following terms and conditions.
 - a) The boundaries of annexation areas 2, 3, 4, and 5 shall be defined by the map depicted in Exhibit "A" and written geographic description depicted in Exhibit "B", attached hereto and incorporated herein by reference.
3. The application is assigned the following distinctive short-term designation: "City of Ukiah Annexation of City-owned Properties A (File No. A-2021-01a)".
4. The annexation area is uninhabited, the proposal has 100% landowner consent, and the conducting authority (protest) proceedings are hereby waived.
5. The effective date of the annexation shall be the date of the filing of the Certificate of Completion for the proposal. The Certificate of Completion shall not be filed until all charges

assessed and fees due to the Commission have been paid by the applicant and all materials required for final processing of the proposal have been sufficiently prepared and submitted.

6. Any work commenced or costs incurred by the City prior to satisfying all conditions of this approval, and within the 30-day Reconsideration Period and CEQA statute of limitations timeframe, are completed at the agency's own risk.
7. The Clerk of the Commission is designated as the custodian of the documents and other materials that constitute the record of the proceedings upon which the Commission's decision herein is based. These documents may be found at the office of the Clerk of the Commission, 200 South School Street, Ukiah, CA 95482.

PASSED and ADOPTED by the Local Agency Formation Commission of Mendocino County this 11th day of September 2023 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:


MAUREEN MULHEREN, Commission Chair

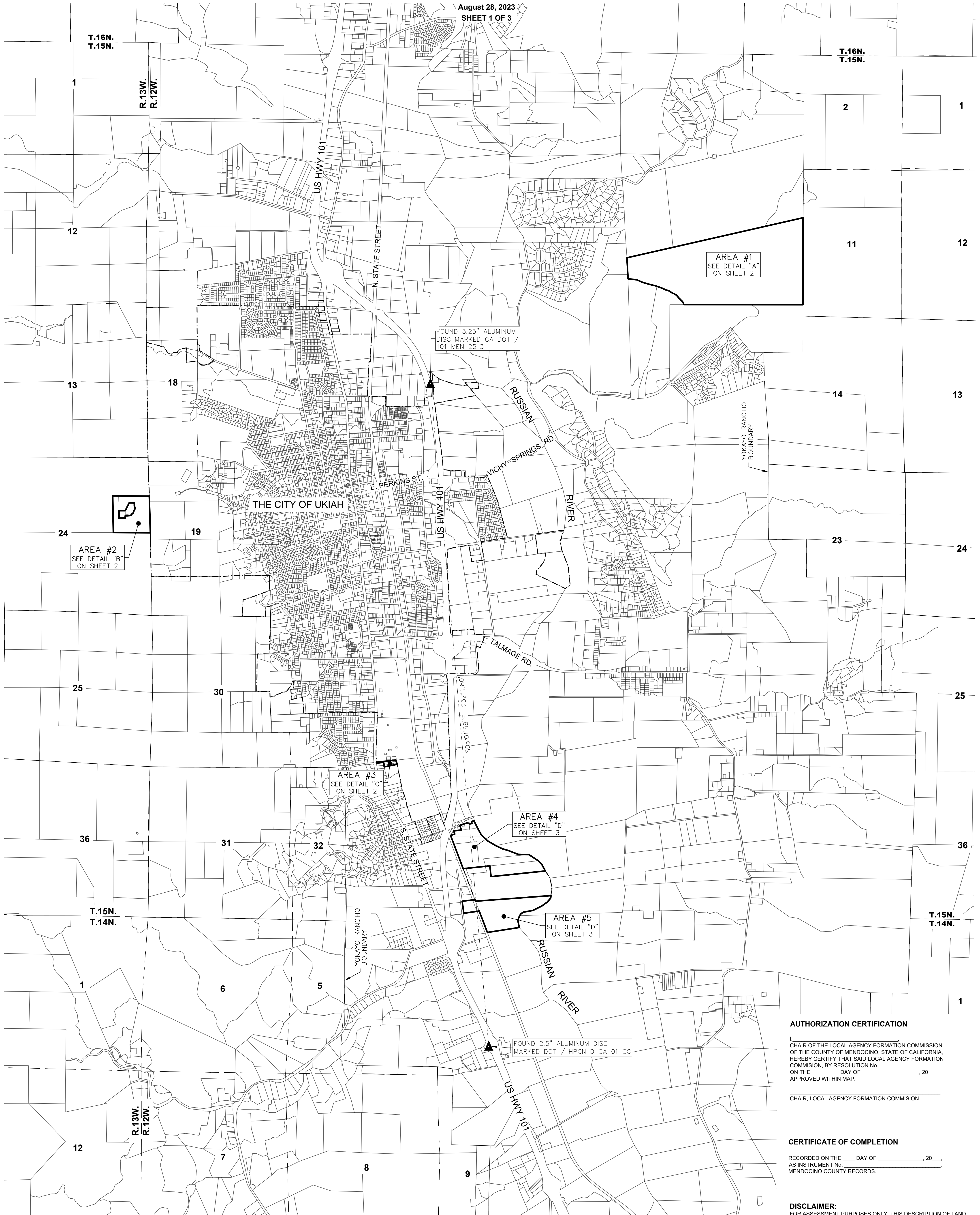
ATTEST:


UMA HINMAN, Executive Officer

**THE CITY OF UKIAH ANNEXATION OF
CITY PROPERTIES**

(LAFCo FILE No. A-2021-01)
PORTIONS OF LOTS 70, 71, 73, AND 99 OF THE YOKAYO RANCHO, AND
PORTION OF SECTION 24 TOWNSHIP 15 NORTH, RANGE 13 WEST,
MOUNT DIABLO MERIDIAN (M.D.M.)
MENDOCINO COUNTY, CALIFORNIA

August 28, 2023
SHEET 1 OF 3



AUTHORIZATION CERTIFICATION

I, _____
CHAIR OF THE LOCAL AGENCY FORMATION COMMISSION
OF THE COUNTY OF MENDOCINO, STATE OF CALIFORNIA,
HEREBY CERTIFY THAT SAID LOCAL AGENCY FORMATION
COMMISSION, BY RESOLUTION No. _____
ON THE _____ DAY OF _____, 20____
APPROVED WITHIN MAP.

CHAIR, LOCAL AGENCY FORMATION COMMISSION

CERTIFICATE OF COMPLETION

RECORDED ON THE _____ DAY OF _____, 20____
AS INSTRUMENT No. _____
MENDOCINO COUNTY RECORDS.

DISCLAIMER:
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 A BASIS FOR
AN OFFER FOR SALE OF THE LAND DESCRIBED.

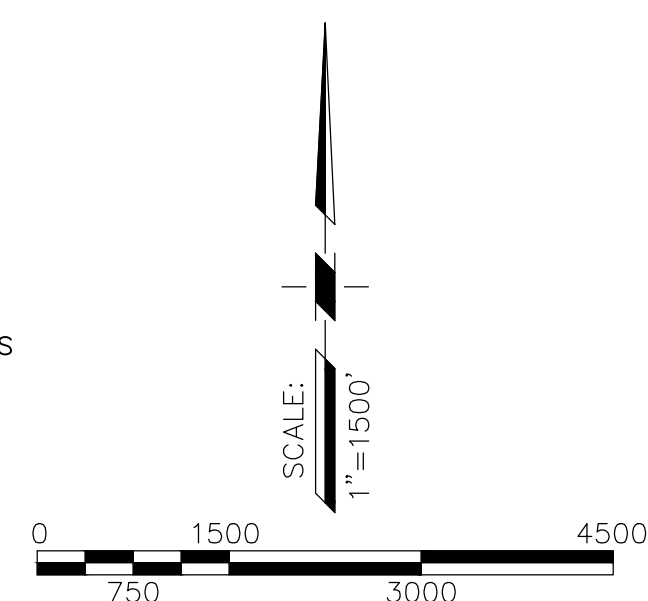
LEGEND:

- APN ASSESSOR PARCEL NUMBER
- POB POINT OF BEGINNING
- DIMENSION POINT
- ◇ SECTION CORNER
- ▲ FOUND MONUMENT AS NOTED
- - - CURRENT CITY OF UKIAH BOUNDARY
- PROPOSED CITY OF UKIAH ANNEXATION BOUNDARY



NOTES:

- ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
- THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS BASED ON NAD 83, CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE 2 (2010.00 EPOCH DATE) USING THE TWO FOUND NATIONAL GEODETIC SURVEY MONUMENTS DESIGNATED "101 MEN 25.13" AND "HPGN D CA 01 CG". ALL DISTANCES CITED HEREIN ARE GRID VALUES WHICH ARE THE BASIS FOR THE AREAS SHOWN HEREON. TO OBTAIN GROUND VALUES DIVIDE THE DISTANCES BY 0.999890795 TO OBTAIN GROUND DISTANCES.
- THE PURPOSE OF THIS EXHIBIT IS TO ACCOMPANY THE LEGAL DESCRIPTION "EXHIBIT A" FOR ANNEXATION PURPOSES AND TO COMPLY WITH THE STATE BOARD OF EQUALIZATION'S "WRITTEN LEGAL (GEODETIC) DESCRIPTION REQUIREMENTS". THE LEGAL DESCRIPTION AND THIS EXHIBIT ARE TO BE USED TO ESTABLISH GEODETIC POSITION ONLY AND ARE NOT INTENDED TO ESTABLISH PROPERTY OWNERSHIP.



PSOMAS

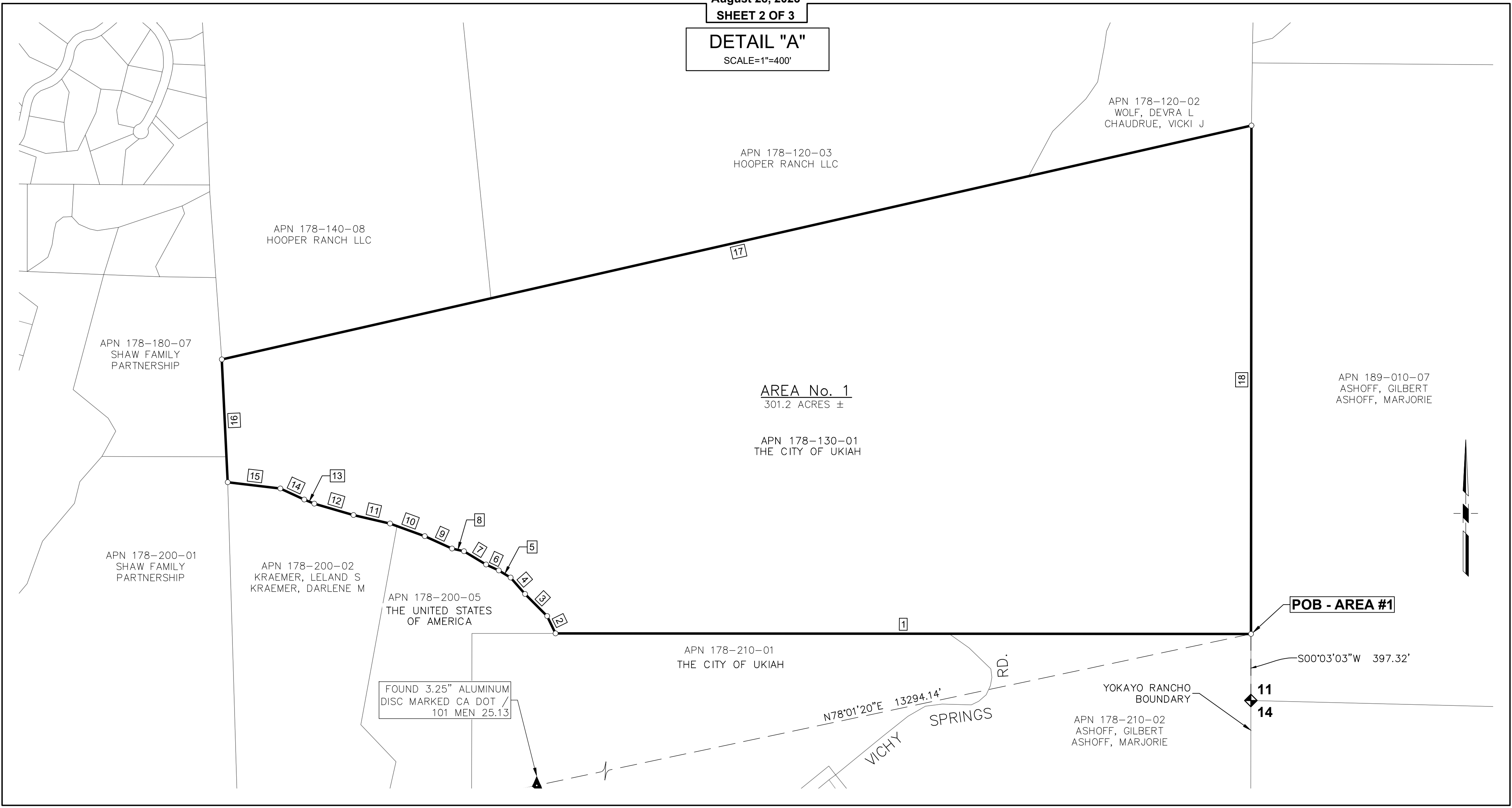
PREPARED AT THE REQUEST OF:
CITY OF UKIAH

**THE CITY OF UKIAH ANNEXATION OF
CITY PROPERTIES**

(LAFCo FILE No. A-2021-01)
PORTIONS OF LOTS 70, 71, 73, AND 99 OF THE YOKAYO RANCHO, AND
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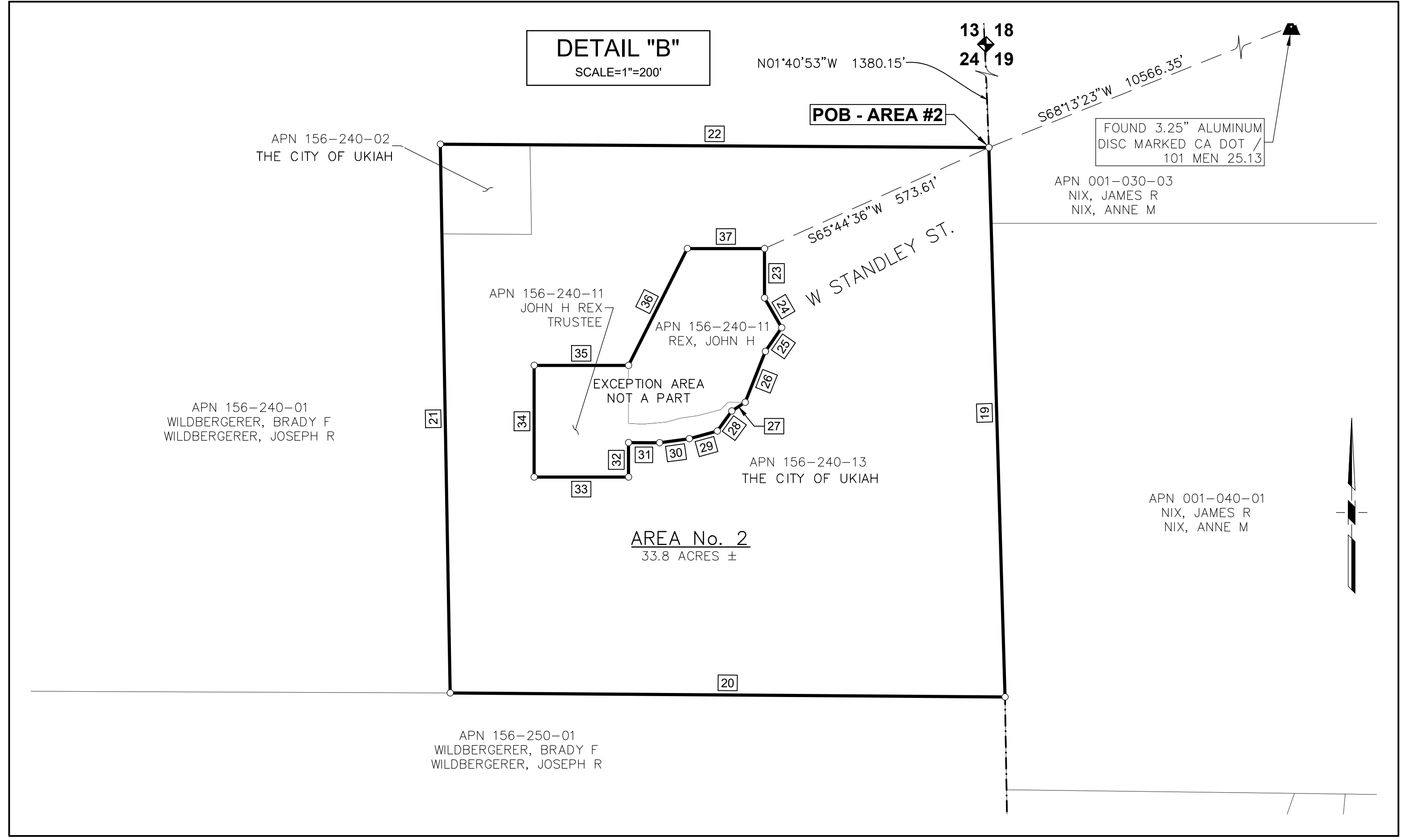
August 28, 2023
SHEET 2 OF 3

DETAIL "A"
SCALE=1"=400'

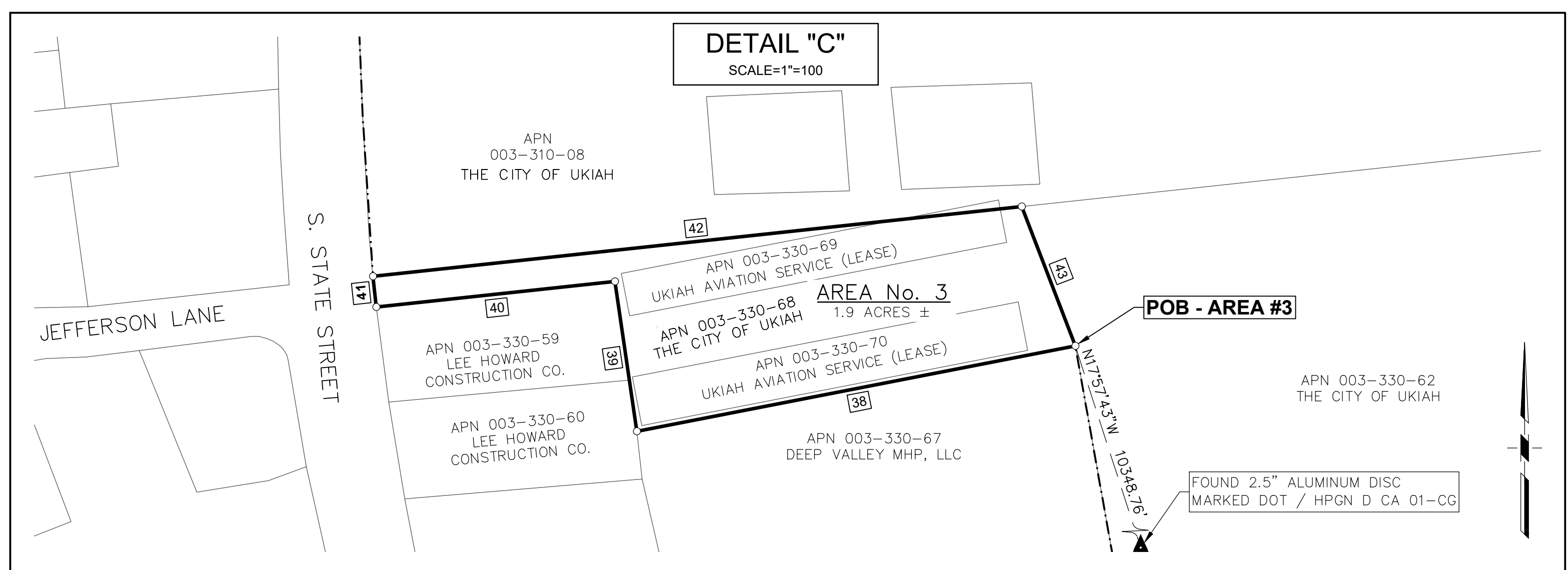


SEGMENT TABLE			
SEGMENT #	LENGTH	DIRECTION / DELTA	RADIUS
1	4150.78	N89° 56' 57"W	
2	114.79	N25° 56' 57"W	
3	186.78	N45° 04' 57"W	
4	130.49	N41° 08' 57"W	
5	82.39	N59° 03' 57"W	
6	83.69	N65° 11' 57"W	
7	154.08	N58° 49' 57"W	
8	73.19	N77° 44' 57"W	
9	178.58	N65° 18' 57"W	
10	220.68	N70° 03' 57"W	
11	223.98	N76° 56' 57"W	
12	243.67	N73° 49' 57"W	
13	65.09	N67° 31' 57"W	
14	157.18	N65° 10' 57"W	
15	315.76	N83° 11' 57"W	
16	733.99	N2° 46' 33"W	
17	6302.38	N77° 11' 49"E	
18	3036.00	S0° 03' 03"W	
19	1281.14	S1° 40' 53"E	
20	1293.15	N89° 35' 05"W	
21	1279.04	N1° 02' 15"W	
22	1278.72	S89° 39' 30"E	
23	114.99	S0° 00' 00"E	
24	79.99	S30° 00' 00"E	
25	67.07	S34° 29' 20"W	
26	127.70	S21° 35' 09"W	
27	37.23	S57° 09' 56"W	
28	57.70	S35° 53' 29"W	
29	67.61	S74° 27' 11"W	
30	69.99	S82° 23' 58"W	
31	72.50	N89° 50' 08"W	
32	79.99	S0° 00' 00"E	
33	219.98	N90° 00' 00"W	
34	259.97	N0° 00' 00"E	
35	219.98	N90° 00' 00"E	
36	304.97	N26° 43' 00"E	
37	179.98	N90° 00' 00"E	
38	465.17	S78° 58' 59"W	
39	157.78	N8° 18' 52"W	
40	249.97	S83° 51' 42"W	
41	32.17	0°37'28"	2951.91'
42	679.53	N83° 51' 42"E	
43	155.49	S21° 00' 55"E	

DETAIL "B"
SCALE=1"=200'



DETAIL "C"
SCALE=1"=100'



- LEGEND:**
- APN ASSESSOR PARCEL NUMBER
 - POB POINT OF BEGINNING
 - o DIMENSION POINT
 - ◆ SECTION CORNER
 - ▲ FOUND MONUMENT AS NOTED
 - - - - - CURRENT CITY OF UKIAH BOUNDARY
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PSOMAS

PREPARED AT THE REQUEST OF:
CITY OF UKIAH

**THE CITY OF UKIAH ANNEXATION OF
CITY PROPERTIES**

(LAFCo FILE No. A-2021-01)

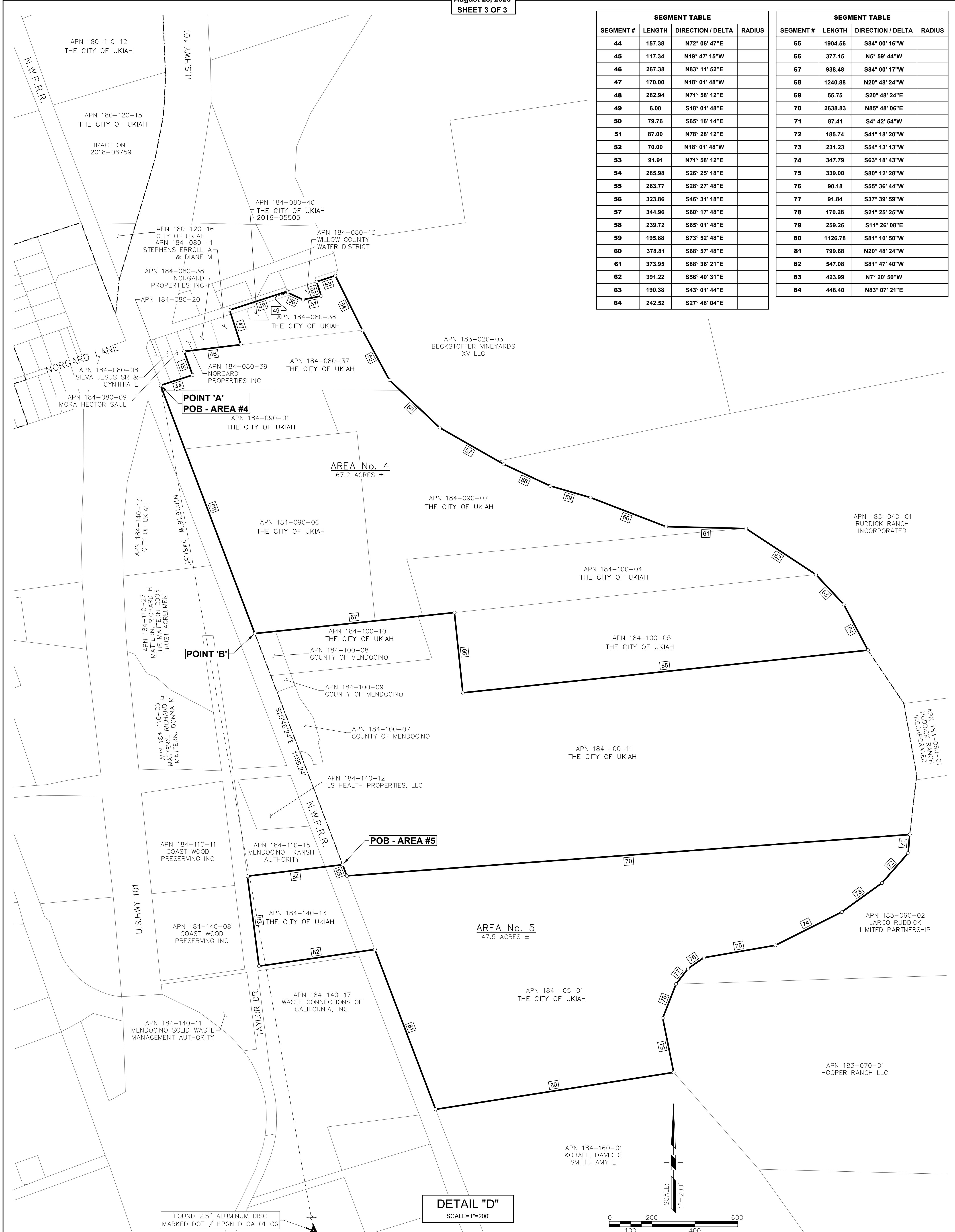
PORTIONS OF LOTS 70, 71, 73, AND 99 OF THE YOKAYO RANCHO, AND
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August 28, 2023
SHEET 3 OF 3

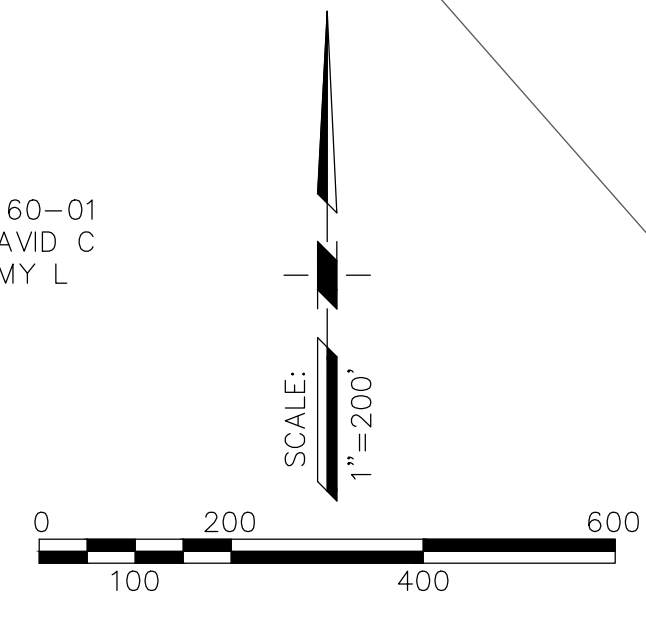
SEGMENT TABLE			
SEGMENT #	LENGTH	DIRECTION / DELTA	RADIUS
44	157.38	N72° 06' 47"E	
45	117.34	N19° 47' 15"W	
46	267.38	N83° 11' 52"E	
47	170.00	N18° 01' 48"W	
48	282.94	N71° 58' 12"E	
49	6.00	S18° 01' 48"E	
50	79.76	S65° 16' 14"E	
51	87.00	N78° 28' 12"E	
52	70.00	N18° 01' 48"W	
53	91.91	N71° 58' 12"E	
54	285.98	S26° 25' 18"E	
55	263.77	S28° 27' 48"E	
56	323.86	S46° 31' 18"E	
57	344.96	S60° 17' 48"E	
58	239.72	S65° 01' 48"E	
59	195.88	S73° 52' 48"E	
60	378.81	S68° 57' 48"E	
61	373.95	S88° 36' 21"E	
62	391.22	S56° 40' 31"E	
63	190.38	S43° 01' 44"E	
64	242.52	S27° 48' 04"E	

SEGMENT TABLE			
SEGMENT #	LENGTH	DIRECTION / DELTA	RADIUS
65	1904.56	S84° 00' 16"W	
66	377.15	N5° 59' 44"W	
67	938.48	S84° 00' 17"W	
68	1240.88	N20° 48' 24"W	
69	55.75	S20° 48' 24"E	
70	2638.83	N85° 48' 06"E	
71	87.41	S4° 42' 54"W	
72	185.74	S41° 18' 20"W	
73	231.23	S54° 13' 13"W	
74	347.79	S63° 18' 43"W	
75	339.00	S80° 12' 28"W	
76	90.18	S55° 36' 44"W	
77	91.84	S37° 39' 59"W	
78	170.28	S21° 25' 25"W	
79	259.26	S11° 26' 08"E	
80	1126.78	S81° 10' 50"W	
81	799.68	N20° 48' 24"W	
82	547.08	S81° 47' 40"W	
83	423.99	N7° 20' 50"W	
84	448.40	N83° 07' 21"E	



FOUND 2.5" ALUMINUM DISC
MARKED DOT / HPGN, D CA 01 CG

DETAIL "D"
SCALE=1"=200'



LEGEND:

APN	ASSESSOR PARCEL NUMBER
POB	POINT OF BEGINNING
○	DIMENSION POINT
◆	SECTION CORNER
▲	FOUND MONUMENT AS NOTED
---	CURRENT CITY OF UKIAH BOUNDARY
---	PROPOSED CITY OF UKIAH ANNEXATION BOUNDARY

PSOMAS
PREPARED AT THE REQUEST OF:
CITY OF UKIAH

LEGAL DESCRIPTION
THE CITY OF UKIAH ANNEXATION OF CITY OWNED PROPERTIES
(LAFCo FILE No. A-2021-01)

All that real property situate in the unincorporated area of Mendocino County, State of California, described as follows:

AREA No. 1:

Being a portion of Lot 99 of the Healey's Survey and Map of Yokayo Rancho and being the lands of the City of Ukiah described in that certain deed recorded in Book 389 of Official Records at Page 557, Mendocino County Records (M.C.R), more particularly described as follows:

COMMENCING at a National Geodetic Survey station, being a 3-1/4" Aluminum Disc marked CA DOT / 101 MEN 25.13; thence North 78°01'20" East 13,294.14 feet to a point on the east line of said Lot 99 and the **POINT OF BEGINNING**; said point also being North 00°03'03" East 397.32 feet from the southwest corner of Section 11, Township 15 North, Range 12 West, M.D.M, said point also being the southeast corner of last said lands of the City of Ukiah; thence along the boundary of last said lands of City of Ukiah the following eighteen (18) courses:

1. (1) North 89°56'57" West 4,150.78 feet;
2. (2) North 25°56'57" West 114.79 feet;
3. (3) North 45°04'57" West 186.78 feet;
4. (4) North 41°08'57" West 130.49 feet;
5. (5) North 59°03'57" West 82.39 feet;
6. (6) North 65°11'57" West 83.69 feet;
7. (7) North 58°49'57" West 154.08 feet;
8. (8) North 77°44'57" West 73.19 feet;
9. (9) North 65°18'57" West 178.58 feet;
10. (10) North 70°03'57" West 220.68 feet;
11. (11) North 76°56'57" West 223.98 feet;
12. (12) North 73°49'57" West 243.67 feet;
13. (13) North 67°31'57" West 65.09 feet;
14. (14) North 65°10'57" West 157.18 feet;
15. (15) North 83°11'57" West 315.76 feet;
16. (16) North 02°46'33" West 733.99 feet;
17. (17) North 77°11'49" East 6,302.38 feet;
18. (18) South 00°03'03" West 3,036.00 feet to the **POINT OF BEGINNING**.

Area 1 containing 301.2 acres, more or less.

AREA No. 2:

Being a portion of the Southeast $\frac{1}{4}$ of Northeast $\frac{1}{4}$ Section 24, Township 15 North, Range 13 West, Mount Diablo Meridian, and being the lands of the City of Ukiah as described as Parcel One and Parcel Two in that certain Grant Deed recorded in Document No. 2013-09089, M.C.R, more particularly described as follows:

COMMENCING at a National Geodetic Survey station, being a 3-1/4" Aluminum Disc marked CA DOT / 101 MEN 25.13; thence South $68^{\circ}13'23''$ West 10,566.35 feet to the northeast corner of the said Southeast $\frac{1}{4}$ of Northeast $\frac{1}{4}$ of Section 24 and the **POINT OF BEGINNING**, said point being South $01^{\circ}40'53''$ East 1,380.15 feet from the northeast corner of said Section 24; said point also being the northeast corner of last said Parcel One; thence from said point of beginning along the boundary of last said lands of City of Ukiah and the boundary of the said Southeast $\frac{1}{4}$ of Northeast $\frac{1}{4}$ of Section 24 the following four (4) courses:

19. (1) South $01^{\circ}40'53''$ East 1,281.14 feet;
20. (2) North $89^{\circ}35'05''$ West 1,293.15 feet;
21. (3) North $01^{\circ}02'15''$ West 1,279.04 feet;
22. (4) South $89^{\circ}39'30''$ East 1,278.72 feet to the **POINT OF BEGINNING**.

Containing 37.8 acres, more or less.

EXCEPTING THEREFROM, areas # 2 and # 3 described as being excepting therefrom said Parcel One of said Grant Deed recorded in Document No. 2013-09089, M.C.R, more particularly described as follows:

COMMENCING at the northeast corner of the said Southeast $\frac{1}{4}$ of Northeast $\frac{1}{4}$ of Section 2, thence South $65^{\circ}44'36''$ West 573.61 feet to the northeast corner of said area # 2 and the **POINT OF BEGINNING**; thence along easterly boundary of said area # 2 the following two (2) courses:

23. (1) South $00^{\circ}00'00''$ East 114.99 feet
24. (2) South $30^{\circ}00'00''$ East 79.99 feet more or less to the centerline of Gibson Creek;

thence along the easterly and southerly boundary of said areas # 2 and 3 and the centerline of Gibson Creek the following seven (7) courses:

25. (1) South $34^{\circ}29'20''$ West 67.07 feet;
26. (2) South $21^{\circ}35'09''$ West 127.70 feet;
27. (3) South $57^{\circ}09'56''$ West 37.23 feet;

28. (4) South 35°53'29" West 57.70 feet;
29. (5) South 74°27'11" West 67.61 feet;
30. (6) South 82°23'58" West 69.99 feet;
31. (7) North 89°50'08" West 72.50 feet;

thence leaving said centerline of Gibson Creek and continuing along the boundary of said areas # 2 and 3 the following six (6) courses:

32. (1) South 00°00'00" East 79.99 feet;
33. (2) North 90°00'00" West 219.98 feet;
34. (3) North 00°00'00" West 259.97 feet;
35. (4) North 90°00'00" East 219.98 feet;
36. (5) North 26°43'00" East 304.97 feet;
37. (6) North 90°00'00" East 179.98 feet to the **POINT OF BEGINNING**.

Exception area containing 4.0 acres, more or less.

Area 2 resultant area containing 33.8 acres, more or less

AREA No. 3:

Being a portion of Lot 73 of the Healey's Survey and Map of Yokayo Rancho, and being the lands of the City of Ukiah described in that certain Grant Deed recorded in Document No. 1999-05298, M.C.R., more particularly described as follows:

COMMENCING at a National Geodetic Survey station, being a 2-1/2" Aluminum Disc marked CA DOT / HPGN D CA 01 CG, thence North 17°57'43" West 10,348.76 feet to the **POINT OF BEGINNING**, said point also being the southeast corner of last said lands of the City of Ukiah; thence from said point of beginning along the boundary of last said lands of City of Ukiah the following six (6) courses:

38. (1) South 78°58'59" West 465.17 feet;
39. (2) North 08°18'52" West 157.78 feet;
40. (3) South 83°51'42" West 249.97 feet to a point on the easterly right-of-way line of South State Street; said point also being the beginning of a non-tangent curve, concave easterly, having a radius of 2,951.91 feet; and to which beginning a radial line bears South 83°32'58" West;
41. (4) northerly along last said easterly right-of-line and said curve, through a central angle of 00°37'28", an arc distance of 32.17 feet;
42. (5) leaving said easterly right-of-way line North 83°51'42" East 679.53 feet;
43. (6) South 21°00'55" East 155.49 feet to the **POINT OF BEGINNING**.

Area 3 containing 1.9 acres, more or less.

AREA No. 4:

Being a portion of Lots 70 and 71 of the Healey's Survey and Map of Yokayo Rancho, and being portions of the lands of City of Ukiah as said lands are described in that certain "Individual Grant Deed" recorded in Book 1500, at Page 242, M.C.R, and in that certain "Grand Deed in Lieu of Condemnation" recorded in Document No. 2007-11428, M.C.R, and in that certain "Grant Deed" record in Document No. 2018-06759, M.C.R; more particularly described as follows:

COMMENCING at a National Geodetic Survey station, being a 2-1/2" Aluminum Disc marked CA DOT / HPGN D CA 01 CG, thence North 10°16'16" West 7,481.51 feet to the **POINT OF BEGINNING**; said point being on the easterly right-of-way of Northwestern Pacific Railroad; said point also being a point on the boundary of said lands of City of Ukiah described in said "Grant Deed" recorded in Document No 2018-06759; thence along the boundary of last said lands of City of Ukiah the follow two (2) courses:

44. (1) North 72°06'47" East 157.38 feet;
45. (2) North 19°47'15" West 117.34 feet to the southwesterly corner of the lands of Norgard Properties, Inc. as said lands are described in that certain "Grant Deed" recorded in Document No. 2018-06761, M.C.R;
46. thence along the southerly line of said lands of Norgard Properties and its easterly prolongation North 83°11'52" East 267.38 feet to a point on the boundary of said lands of Ukiah;

thence along said boundary of City of Ukiah the following seven (7) courses:

47. (1) North 18°01'48" West 170.00 feet to a point on the centerline of Norgard Lane;
48. (2) along last said centerline and its easterly prolongation North 71°58'12" East 282.94 feet;
49. (3) leaving last said centerline and its easterly prolongation South 18°01'48" East 6.00 feet;
50. (4) South 65°16'14" East 79.76 feet;
51. (5) North 78°28'12" East 87.00 feet;
52. (6) North 18°01'48" West 70.00 feet;
53. (7) North 71°58'12" East 91.91 feet to a point on center of the channel of Russian River;

thence along continuing along said lands of City of Ukiah and said center of channel the following eleven (11) courses:

54. (1) South 26°25'18" East 285.98 feet;
55. (2) South 28°27'48" East 263.77 feet;
56. (3) South 46°31'18" East 323.86 feet;

57. (4) South 60°17'48" East 344.96 feet;
58. (5) South 65°01'48" East 239.72 feet;
59. (6) South 73°52'48" East 195.88 feet;
60. (7) South 68°57'48" East 378.81 feet;
61. (8) South 88°36'21" East 373.95 feet;
62. (9) South 56°40'31" East 391.22 feet;
63. (10) South 43°01'44" East 190.38 feet;
64. (11) South 27°48'04" East 242.52 feet;

thence leaving said center of channel and continuing along said boundary of said lands of City of Ukiah the following four (4) courses:

65. (1) South 84°00'16" West 1,904.56 feet;
66. (2) North 05°59'44" West 377.15 feet;
67. (3) South 84°00'17" West 938.48 feet to a point on the easterly right-of-way of Northwestern Pacific Railroad;
68. (4) along last said easterly right-of-way North 20°48'24" West 1,240.88 feet to the **POINT OF BEGINNING**.

Area 4 containing 67.2 acres, more or less.

AREA No. 5:

Being a portion of Lots 69 and 70 of the Healey's Survey and Map of Yokayo Rancho, more particularly described as follows:

COMMENCING at aforementioned Point "B"; said point being a point on the easterly right-of-way of Northwestern Pacific Railroad; thence along last said easterly right-of-way South 20°48'24" East 1,156.24 feet to the **POINT OF BEGINNING**;

69. thence from said point being continuing along last said easterly right-of-way South 20°48'24" East 55.75 feet to the northwesterly corner of the lands of City of Ukiah as said lands are described as Parcel One of that certain "Grant Deed" recorded in Document No. 2011-11526, M.C.R,
70. thence along the northerly boundary of last said lands of City of Ukiah North 85°48'06" East 2,638.83 feet to a point on the center of channel of Russian River;

thence continuing along the boundary of last said lands and said center of channel the following nine (9) courses:

71. (1) South 04°42'54" West 87.41 feet;
72. (2) South 41°18'20" West 185.74 feet;

73. (3) South 54°13'13" West 231.23 feet;
74. (4) South 63°18'43" West 347.79 feet;
75. (5) South 80°12'28" West 339.00 feet;
76. (6) South 55°36'44" West 90.18 feet;
77. (7) South 37°39'59" West 91.84 feet;
78. (8) South 21°25'25" West 170.28 feet;
79. (9) South 11°26'08" East 259.26 feet;

thence leaving said center of channel and continuing along the boundary of last said lands of City of Ukiah the following two (2) courses:

80. (1) South 81°10'50" West 1,126.78 feet to a point on the easterly right-of-way of Northwestern Pacific Railroad;
81. (2) along last said easterly right-of-way North 20°48'24" West 799.68 feet to the intersection with the southerly boundary and its easterly prolongation of the lands of the City of Ukiah as said lands are described in that certain "Grant Deed" recorded in Document 2017-03138; M.C.R;
82. thence along last said southerly boundary and its easterly prolongation South 81°47'40" West 547.08 feet to the southwest corner of last said lands of City of Ukiah; said corner being a point on the easterly right-of-way of Tayler Drive;
83. thence along last said easterly right-of-way North 07°20'50" West 423.99 feet to the northwest corner of last said lands of City of Ukiah;
84. thence along the northerly boundary of last said lands and its easterly prolongation North 83°07'21" East 448.40 feet to the **POINT OF BEGINNING**.

Area 5 containing 47.5 acres, more or less.

Total Combined Annexation Areas containing 451.6 acres, more or less

The basis of bearings for this description is based on NAD 83, California Coordinate System (CCS83), Zone 2 (2010.00 epoch date) using the two found National Geodetic Survey monuments designated "101 MEN 25.13" and "HPGN D CA 01 CG" said bearing being South 05°01'58" East, shown on Exhibit "B", attached hereto and made part hereof. All distances cited herein are grid values which are the basis for the areas shown hereon. To obtain ground values divide the distances by 0.999890795 to obtain ground distances.

The purpose of this description is for annexation purposes and to comply with the State Board of Equalization's "Written Legal (geodetic) Description Requirements". This description is to be used to establish geodetic position only and is not intended to establish property ownership.

Lester E. Carter Jr.

Lester E. Carter Jr., CA. LS No 6148

08/28/2023

Date

