

**FILED**

JUN - 2 2004

**ATTACHMENT "B"**

**RESOLUTION NO. 04- 99**

PATRICIA CRATTENDEN, CLERK OF THE BOARD

BY Ana Morales  
DEPUTY

(Resolution Establishing the Wild Wings County Service Area,  
Determining the Boundaries Thereof,  
and Designating the Services to be Performed Therein)

**WHEREAS**, a petition has been submitted to this Board requesting that proceedings be initiated to establish the Wild Wings County Service Area pursuant to the County Service Area Law (Government Code Sections 25210 and following) and the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code Section 56000 and following); and

**WHEREAS**, said petition describes the boundaries of the proposed county service area, i.e., the subject territory as set forth in Exhibit A, and the services to be provided, i.e., sewer disposal services, sewer collection services, and water services; and

**WHEREAS**, the formation petition was signed by 100% of the landowners within the subject territory; and

**WHEREAS**, the petition was reviewed pursuant to the California Environmental Quality Act ("CEQA), and a Categorical Exemption was prepared and approved as the appropriate environmental document pursuant to CEQA; and

**WHEREAS**, the petition was previously reviewed by the Yolo County Local Agency Formation Commission ("LAFCO") pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, Government Code Sections 56000 and following; and

**WHEREAS**, on August 25, 2003, LAFCO conditionally approved the formation petition and adopted LAFCO Resolution No. 2003-11 setting forth that approval, designating this Board as the conducting agency, and setting forth such other matters as described therein; and

**WHEREAS**, on November 17, 2003, LAFCO Resolution No. 2003-11 approving the formation petition was filed with the Clerk of this Board; and

**WHEREAS**, on April 6, 2004 this Board adopted Resolution No. 04-55, a Resolution of Intention to Establish the Wild Wings County Service Area, which stated that:

- A. The Wild Wings County Service Area is proposed to be established pursuant to County Service Area Law (Government Code Sections 25210 and following) and the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code Section 56000 and following), in the unincorporated area of the County of Yolo set forth in Exhibit "A" attached hereto and made a part hereof.
- B. The name proposed for said county service area is the Wild Wings County Service Area.
- C. The type of extended county services provided by the Wild Wings County Service Area are sewer disposal services, sewer collection services, and water services.
- D. The establishment of the proposed Wild Wings County Service Area is set for public hearing on May 25, 2004, at which time the proposed formation will be considered together with any protests submitted against the public formation.

**WHEREAS**, the Clerk of the Board of Supervisors published notice of said hearing pursuant to Government Code Section 6061 in the Woodland Daily Democrat, a newspaper of general circulation published in the County, and said publication was completed at least seven days prior to the date of said hearing; and

**WHEREAS**, said Notice contained the text of Resolution No. 04-55, stated the time and place for the hearing, and stated that at the hearing the testimony of all interested persons or taxpayers for or against the establishment of the proposed Wild Wings County Service Area, the extent of the County Service Area, or the furnishing of the specified types of extended services, would be heard; and

**WHEREAS**, on May 25, 2004, a public hearing was held to consider the proposed formation of the Wild Wings County Service Area as set forth above; and

**WHEREAS**, 0 written protests against the establishment of proposed Wild Wings County Service Area, the extent of the County Service Area, or the furnishing of the specified types of extended services within the County Service Area, were filed with the Clerk of the Board of Supervisors on or before the time fixed for the public hearing, and 0 protests were made orally at the hearing; and

**WHEREAS**, 0 written protests pertaining to the regularity or sufficiency of the proceedings were filed with the Clerk of the Board of Supervisors on or before the time fixed for the hearing, and 0 protests were made orally at the hearing; and

**WHEREAS**, at said public hearing the Board of Supervisors was presented with the Categorical Exemption that was previously prepared and approved as the appropriate environmental document pursuant to CEQA, and this Board reviewed and considered the information contained therein; and

**WHEREAS**, at said hearing this Board also received and considered LAFCO Resolution No. 2003-11, the LAFCO Executive Officer's Report and Recommendations submitted to LAFCO, the Petition Proposing Formation of the Wild Wings County Service Area, the Resolution of Intention, and all other written and oral information presented to the Board in connection with the proposed formation; and

**WHEREAS**, it appears that there was neither a written protest of 50% or more of the registered voters residing within the territory proposed to be included in the Wild Wings County Service Area nor a written protest by the owners of one-half or more of the value of the land and improvements in the territory proposed to be included in said area as shown by the last equalized assessment roll, against the establishment of the area or the furnishing of a specified type or types of extended service within the area; and

**WHEREAS**, based upon the foregoing, it appears appropriate to establish and form the Wild Wings County Service Area as described above, without modification of the boundaries or elimination of any of the services specified in the Resolution of Intention;

**NOW, THEREFORE, IT IS HEREBY RESOLVED, FOUND, AND ORDERED** by the Board of Supervisors of the County of Yolo as follows:

1. The foregoing recitals, and each of them, are true and correct.
2. All of the proceedings heretofore taken in this matter and all of the proceeding hereinabove recited are valid and in conformity with the requirements of law, including

but not limited to the County Service Area Law (Government Code Sections 25210.1 and following) and the Cortese-Knox Reorganization Act (Government Code Sections 56000 and following).

3. The services described in the Resolution of Intention to establish the proposed Wild Wings County Service Area, i.e., sewer disposal services, sewer collection services, and water services, are all and in their entirety extended services.
4. There are no written protests against the formation or establishment of the proposed Wild Wings County Service Area that would require abandonment of these proceedings, and this Board determines not to abandon these proceedings.
5. There are no written protests that would require modification of the boundaries of the proposed Wild Wings County Service Area, and this Board determines not to modify those boundaries.
6. There are no written protests that would require elimination of any of the proposed extended services, i.e., sewer disposal services, sewer collection services, and water services, and this Board determines not to eliminate any of those services.
7. The Wild Wings County Service Area is hereby established, without an election.
8. The Wild Wings County Service Area will encompass the territory and have the boundaries as set forth in Exhibit A.
9. The Wild Wings County Service Area will provide sewer disposal services, sewer collection services, and water services, and it shall not provide any further services without the approval of the Local Agency Formation Commission (LAFCO) and this Board.
10. The Clerk of this Board is directed to:
  - A. Mail a certified copy of this Resolution to the chief petitioners and the affected agencies.
  - B. File a certified copy of this Resolution with the Executive Officer of the Yolo County Local Agency Formation Commission.
  - C. File a Notice of Exemption with the County Clerk and provide notice in accordance Section 15062 of the California Environmental Quality Act.

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**PASSED AND ADOPTED** by the Board of Supervisors of the County of Yolo, State of California this 25th day of May, 2004, by the following vote:

AYES: Thomson, Siefertman, Jr., Yamada, Pollock, McGowan.

NOES: None.

ABSENT: None.

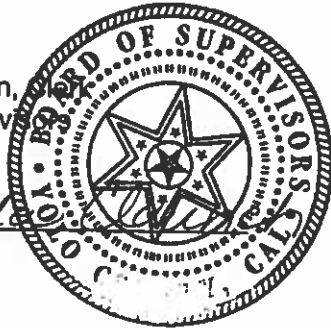
ABSTAIN: None.



Mike McGowan, Chair  
Board of Supervisors  
County of Yolo, State of California

Attest:  
Patty Crittenden,  
Board of Supervisors

By:   
Deputy  
(Seal)



Approved as to Form:  
Steven M. Basha, County Counsel

By:   
Hope P. Welton, Deputy



# County of Yolo

## PLANNING AND PUBLIC WORKS DEPARTMENT

292 WEST BEAMER STREET WOODLAND CA 95695-2598 530-666-8775 FAX 530-666-8156

[www.yolocounty.org](http://www.yolocounty.org)

JOHN BENCOMO  
DIRECTOR

**TO:** THE HONORABLE MIKE MCGOWAN, Chair,  
and Members of the Board of Supervisors

**FROM:** JOHN BENCOMO, Director  
Cari Hendricks, Departmental Analyst  
Planning and Public Works Department

**DATE:** May 25, 2004

**SUBJECT:** Approve Formation of the Wild Wings County Service Area

### RECOMMENDED ACTIONS

IT IS RECOMMENDED that the Board of Supervisors take the following actions:

- A. **HOLD** a public hearing to consider the formation of the Wild Wings County Service Area (CSA);
- B. **CERTIFY** that a Categorical Exemption (see Attachment "A") is the appropriate environmental document, having been prepared in accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines; and
- C. **AUTHORIZE** the Chair to sign enclosed Resolution (Attachment "B") establishing the Wild Wings County Service Area, determining the boundaries thereof, and designating the services to be performed therein.

### FISCAL IMPACT

There will be no impact to the General Fund as a result of these actions. All costs associated with the formation of the Wild Wings County Service Area are paid through a special fund financed by the developer for this purpose. Once the CSA is approved, the County will collect annual revenues from property owners to pay for the water distribution system, sewer collection and treatment system, capital replacement costs for both systems, and administration by County staff.

### REASON FOR RECOMMENDED ACTIONS

The proposed formation of the Wild Wings CSA will provide the County with the necessary means to fund and manage the public sewer and water systems that will serve the Wild Wings Development. The CSA will allow the County to fully recover the operation, maintenance, replacement, and administrative costs needed to provide sewer and water services to the

development, as well as establish an Advisory Committee to provide an opportunity for the residents to communicate regularly with the County on issues of interest to the community.

### **BACKGROUND**

The Board of Supervisors adopted the Resolution of Intention to form the Wild Wings County Service Area on April 6, 2004. The adoption of the resolution was the preliminary step required to hold the public hearing on the proposed formation of the district. The public hearing allows interested parties and affected agencies an opportunity to protest or comment on the formation of the CSA.

The Wild Wings Subdivision project area consists of 242+ acres located approximately five miles west of the City of Woodland in unincorporated Yolo County. The Wild Wings Subdivision is planned for 337 single-family homes, a nine-hole privately-owned and operated golf course with a clubhouse and supporting facilities. Supporting facilities will include a maintenance yard; a park and ride lot; bus stop; a recreation area consisting of a swimming pool, cabana/restroom, tot lot, tennis court, and picnic area facility; and an open space access area along Cache Creek. Supporting infrastructure will include the roadway system, water system, sewer disposal system (treatment), sewer collection system, and storm drainage system. The CSA will operate and maintain the water and sewer systems, and collect the revenues to pay for those services, as well as provide for capital replacement costs and administration.

### **OTHER AGENCY INVOLVEMENT**

The Yolo County Local Agency Formation Commission; County Counsel; Wild Wings LLC; Nolte Engineering; McDonough, Holland and Allen; Luhdorff and Scalmanini; Shilts Consultants Inc.; and Harris and Associates have been involved in the proposed CSA formation.

### **ATTACHMENTS**

On file with the Clerk of the Board:

- A – Categorical Exemption
- B – Draft Resolution
- C – Map of Proposed Wild Wings CSA

**COUNTY RECORDER**  
**Filing Requested by:**

**Yolo County Planning and Public Works**

Name

**292 West Beamer Street**

Address

**Woodland, CA 95695**

City, State, Zip

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**Notice of Exemption**

To: Yolo County Clerk  
625 Court Street  
Woodland, CA 95695

To: Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814



**Project Title:** Formation of the Wild Wings County Service Area (CSA).

**State Clearinghouse Number:** #####

**Applicant:** Yolo County Planning and Public Works Department  
625 Court Street, Room 204  
Woodland, CA. 95695

**Project Location:** The Wild Wings CSA is generally located south of Cache Creek, west of the Watts-Woodland Airport, and north of State Highway 16, approximately five miles west of the City of Woodland.

**Project Description:** The proposed actions would form a new County Service Area to provide sewer and water service to the Wild Wings development. The Wild Wings CSA would encompass 337 single-family residential homes, a nine-hole privately-owned and operated golf course with a clubhouse, and supporting facilities, including a maintenance yard; a park and ride lot; bus stop; a recreation area consisting of a swimming pool, cabana/restroom, tot lot, tennis court, and picnic area facility; and an open space access area along Cache Creek.

**Exempt Status:** Categorical Exemption. State section number and type: Class 20 Categorical Exemptions (Section 15320 of CEQA)

**Reasons why project is exempt:** The proposed formation of the Wild Wings CSA is covered under Section 15320 (Class 20 Categorical Exemption), which exempts changes in the organization of local agencies, including specifically the establishment of a subsidiary district. In this case, the County is establishing a dependent special district to exercise existing powers held by the County to operate public sewer and water systems within a portion of the unincorporated area. Based on this evidence, the project is determined to be exempt from the requirements of CEQA.

**Lead Agency Contact Person:** Cari Hendricks, Dept. Analyst  
**Telephone Number:** (530) 666-8029

Signature (Public Agency): \_\_\_\_\_ Date: \_\_\_\_\_

Date Received for Filing at OPR: \_\_\_\_\_

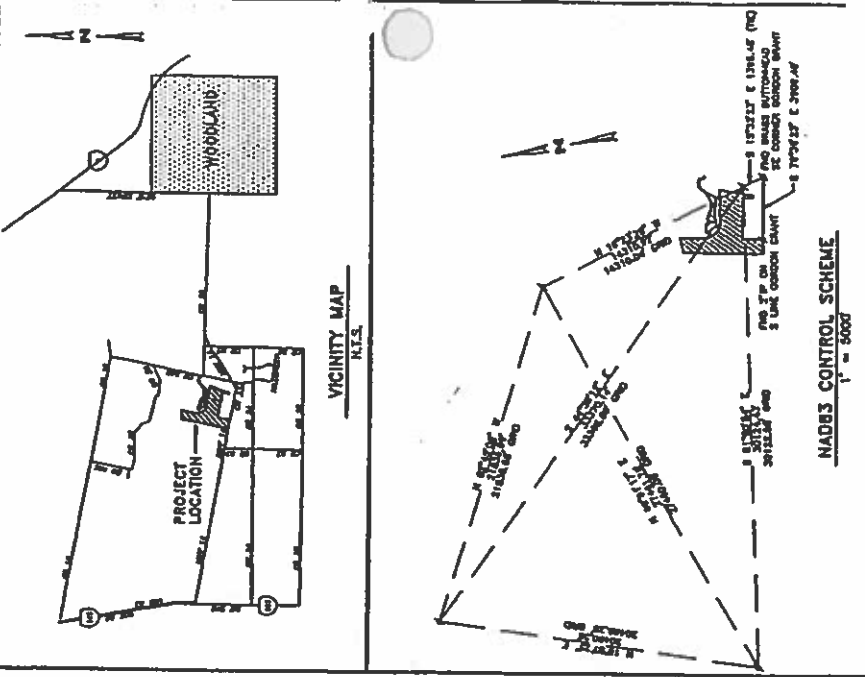
FILE # \_\_\_\_\_ FILE NAME \_\_\_\_\_  
AUTHORIZED SIGNATURE \_\_\_\_\_

RECEIPT # \_\_\_\_\_  
FEE STATUS \_\_\_\_\_



**PROPOSED BOUNDARY FOR THE FORMATION OF THE WILD WINGS COMMUNITY COUNTY SERVICE AREA**  
 A PORTION OF THE GORDON GRANT, PROJECTED T. 10 N., R. 1 E., MOUNT DIABLO MERIDIAN YOLO COUNTY, CALIFORNIA  
 APRIL 24, 2003

**NOTICE**  
 SEVERED ENGINEERING  
 12500 SHILOH RD., SUITE 100  
 PLEASANTON, CA 94566  
 (925) 462-1100



NORTH 82° 00' 23" WEST, LENGTH: 197.70 FEET; THENCE ALONG A 220.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST THROUGH A TANGENTIAL ANGLE OF 47°08'15" AN ARC DISTANCE OF 160.87 FEET; THENCE  
 SOUTH 50° 37' 27" WEST, LENGTH: 208.64 FEET; THENCE ALONG A 725.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST THROUGH A CENTRAL ANGLE OF 15°32'30" AN ARC DISTANCE OF 202.88 FEET; THENCE  
 SOUTH 34° 29' 27" WEST, 81.31 FEET; THENCE  
 SOUTH 37° 58' 09" WEST, 881.01 FEET; THENCE ALONG A 244.33 FOOT RADIUS CURVE CONCAVE TO THE EAST THROUGH A CENTRAL ANGLE OF 34°28'34" AN ARC DISTANCE OF 207.50 FEET; THENCE  
 NORTH 78° 38' 33" EAST, 22.47 FEET; THENCE  
 NORTH 10° 30' 30" WEST, 22.47 FEET; THENCE  
 NORTH 70° 18' 15" EAST, 104.84 FEET; THENCE  
 NORTH 18° 11' 28" WEST, 181.49 FEET; THENCE  
 NORTH 10° 36' 50" EAST, 651.74 FEET TO AN ANGLE POINT IN THE BOUNDARY OF THAT LAND SHOWN ON SAO PARCEL MAP RECORDED IN BOOK 8 PARCEL MAPS PAGES 102 & 103 AND BEING THE NORTHEAST CORNER OF THE HOLMES PROPERTY AS SHOWN ON SAO PARCEL MAP; THENCE ALONG SAO BOUNDARY  
 SOUTH 10° 36' 35" WEST, 2,584.77 FEET; THENCE  
 SOUTH 10° 36' 35" WEST, 1,118.79 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:  
 BEGINNING AT A POINT FROM WHICH "POINT X" AS SAO "POINT X" IS FROM SAO POINT OF BEGINNING, NORTH 64°20'5" WEST, 80.54 FEET; THENCE  
 NORTH 17°37'25" EAST, 243.57 FEET; THENCE  
 SOUTH 84°35'30" EAST, 843.88 FEET; THENCE  
 SOUTH 78°32'30" EAST, 378.28 FEET; THENCE  
 SOUTH 77°10'32" EAST, 448.53 FEET; THENCE  
 SOUTH 76°31'02" EAST, 283.41 FEET; THENCE ALONG A 304.33 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST THROUGH A CENTRAL ANGLE OF 43°37'08" AN ARC DISTANCE OF 231.81 FEET; THENCE  
 NORTH 10°16'25" WEST, 214.83 FEET; THENCE  
 SOUTH 10°16'25" WEST, 108.48 FEET; THENCE  
 NORTH 28°29'48" WEST, 108.48 FEET; THENCE  
 NORTH 83°31'22" WEST, 678.68 FEET; THENCE  
 NORTH 84°42'03" WEST, 343.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 317.65 ACRES MORE OR LESS.  
 PREPARED BY HOLT ASSOCIATES, INC.  
 APRIL 24, 2003



SIGNED *Ronald C. Parker*  
 RONALD C. PARKER, L.S. 4312  
 LICENSE EXPIRATION DATE: 6/26/04

**LEGAL DESCRIPTION**

ALL THAT PORTION OF THE GORDON GRANT, SITUATE IN PROJECTED TOWNSHIP 10 NORTH RANGE 1 EAST, MOUNT DIABLO MERIDIAN, COUNTY OF YOLO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT ON THE SOUTH LINE OF THE GORDON GRANT AND THE SOUTH LINE OF STATE HIGHWAY 16, FROM WHICH THE SOUTHWEST CORNER OF CHAM BOOK SOUTH 79° 36' 33" EAST, 3,898.98 FEET; THENCE ALONG THE SOUTH LINE OF THE GORDON GRANT AND THE SOUTH LINE OF SAO HIGHWAY;  
 NORTH 78° 38' 33" WEST, 816.00 FEET TO THE SOUTHWEST CORNER OF THAT LAND SHOWN ON PARCEL MAP NO. 3868 FILED IN BOOK 8 PARCEL MAPS PAGES 102 & 103 IN THE YOLO COUNTY RECORDS OFFICE; THENCE ALONG THE BOUNDARY OF SAO LAND SHOWN ON SAO PARCEL MAP 380A,  
 NORTH 10° 36' 33" EAST, 4,240.28 FEET; THENCE  
 NORTH 88° 17' 12" EAST, 515.01 FEET; THENCE  
 SOUTH 10° 36' 33" WEST, 198.11 FEET; THENCE  
 SOUTH 10° 36' 33" WEST, 198.11 FEET; THENCE  
 NON-TANGENTIAL CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 54.50 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS SOUTH 82° 57' 10" WEST; THENCE EASTERLY 28.14 FEET ALONG SAO CURVE THROUGH A CENTRAL ANGLE OF 27° 28' 00"; THENCE  
 NORTH 10° 36' 33" EAST, 131.73 FEET; THENCE  
 SOUTH 87° 57' 10" EAST, 194.08 FEET; THENCE  
 SOUTH 10° 36' 33" WEST, 804.18 FEET; THENCE, LEAVING SAO BOUNDARY OF LAND SHOWN ON SAO PARCEL MAP NO. 3868, ALONG THE BOUNDARY OF PARCELS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 13 SURVEYS AT PAGES 85 & 89 IN THE YOLO COUNTY RECORDS OFFICE  
 SOUTH 24° 54' 55" EAST, 342.78 FEET; THENCE  
 SOUTH 24° 36' 56" EAST, 314.53 FEET; THENCE  
 SOUTH 84° 42' 05" EAST, 174.33 FEET TO A POINT HEREIN REFERRED TO AS "POINT X"; THENCE  
 NORTH 17° 37' 25" EAST, 249.71 FEET; THENCE  
 NORTH 30° 32' 09" WEST, 283.08 FEET; THENCE  
 NORTH 26° 48' 06" WEST, 334.85 FEET; THENCE  
 NORTH 08° 56' 09" EAST, 8.80 FEET; THENCE  
 NORTH 08° 30' 09" EAST, 188.72 FEET; THENCE  
 SOUTH 16° 12' 07" WEST, 350.08 FEET; THENCE  
 SOUTH 16° 12' 07" WEST, 187.19 FEET; THENCE  
 NORTH 27° 38' 35" EAST, 156.54 FEET; THENCE  
 SOUTH 82° 24' 42" EAST, 514.34 FEET; THENCE  
 SOUTH 50° 06' 12" EAST, 144.44 FEET; THENCE  
 SOUTH 72° 27' 17" EAST, 251.07 FEET; THENCE  
 NORTH 73° 01' 36" EAST, 339.31 FEET; THENCE  
 NORTH 58° 36' 35" EAST, 318.53 FEET; THENCE  
 NORTH 58° 41' 13" EAST, 161.20 FEET; THENCE ALONG A 785.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST THROUGH A CENTRAL ANGLE OF 103°10' AN ARC DISTANCE OF 140.88 FEET; THENCE  
 NORTH 82° 00' 23" WEST, 197.70 FEET; THENCE ALONG A 280.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST THROUGH A CENTRAL ANGLE OF 47°08'15" AN ARC DISTANCE OF 160.87 FEET; THENCE  
 SOUTH 82° 00' 23" EAST, 197.70 FEET; THENCE ALONG A 230.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST THROUGH A CENTRAL ANGLE OF 66°36'38" AN ARC DISTANCE OF 208.73 FEET; THENCE  
 SOUTH 11° 53' 52" WEST, 170.49 FEET; THENCE ALONG A 100.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST THROUGH A CENTRAL ANGLE OF 93°25'00" AN ARC DISTANCE OF 166.53 FEET; THENCE  
 SOUTH 83° 31' 08" EAST, 48.83 FEET TO THE EAST LINE OF COUNTY ROAD 286; THENCE ALONG SAO EAST LINE OF COUNTY ROAD 286, WEST, 25.07 FEET; THENCE LEAVING SAO EAST LINE OF COUNTY ROAD 286, WEST, 45.88 FEET; THENCE ALONG A 134.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST THROUGH A CENTRAL ANGLE OF 93°25'00" AN ARC DISTANCE OF 224.82 FEET; THENCE  
 NORTH 11° 53' 52" EAST, 98.17 FEET; THENCE ALONG A 170.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST THROUGH A CENTRAL ANGLE OF 25°54'15" AN ARC DISTANCE OF 278.82 FEET; THENCE

THE BASIS OF BEARINGS IS N 78°38'33" W AS MEASURED BETWEEN FOUND MONUMENTS ALONG THE SOUTH LINE OF THE GORDON GRANT IN PROJECTED TOWNSHIP 10 NORTH RANGE 1 EAST, MOUNT DIABLO MERIDIAN, COUNTY OF YOLO, IS REFERENCED TO ZONE 2 OF THE CALIFORNIA STATE PLANE COORDINATE SYSTEM OF 1983.

APPROVED BY LAFCO  
 LAFCO PROCEEDING NO. 878.  
 CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS IS N 78°38'33" W AS MEASURED BETWEEN FOUND MONUMENTS ALONG THE SOUTH LINE OF THE GORDON GRANT IN PROJECTED TOWNSHIP 10 NORTH RANGE 1 EAST, MOUNT DIABLO MERIDIAN, COUNTY OF YOLO, IS REFERENCED TO ZONE 2 OF THE CALIFORNIA STATE PLANE COORDINATE SYSTEM OF 1983.

**NCS PUBLISHED POSITIONS (NAD83)**  
 EPOCH DATE: 1988.31

DESIGNATION	PRO	NORTHING (FEET)	EASTING (FEET)
WOODPORT	353888	2004530.08	6948116.84
KEATON	495045	2020158.54	6944078.97
189 USGS	923170	2030174.04	6974872.28
MADISON	952384	2010701.27	6948288.71

**SHEET INDEX**

PAGE	TITLE SHEET, LEGAL DESCRIPTION AND NOTES
1	PLAT WITH METES & BOUNDS
2	

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS IS N 78°39'27" W AS MEASURED BETWEEN FOUND MONUMENTS ALONG THE SOUTH LINE OF THE GORDON GRANT IN SECTION 10, T. 10 N., R. 1 E., S. 10 S., YOLO COUNTY, CALIFORNIA, SAID BEARINGS TO BE REFERRED TO AS ZONE 2 OF THE CALIFORNIA STATE PLANE COORDINATE SYSTEM OF 1983.

**NOTES**

ALL DISTANCES SHOWN HEREIN ARE GROUND.  
 TO CONVERT GROUND DISTANCES SHOWN HEREIN TO GRID, MULTIPLY BY THE CORRECTION FACTOR 0.99993048  
 SEE SHEET 1 FOR REFERENCE TO MOUND CONTROL SCHEME

NOT TO SCALE

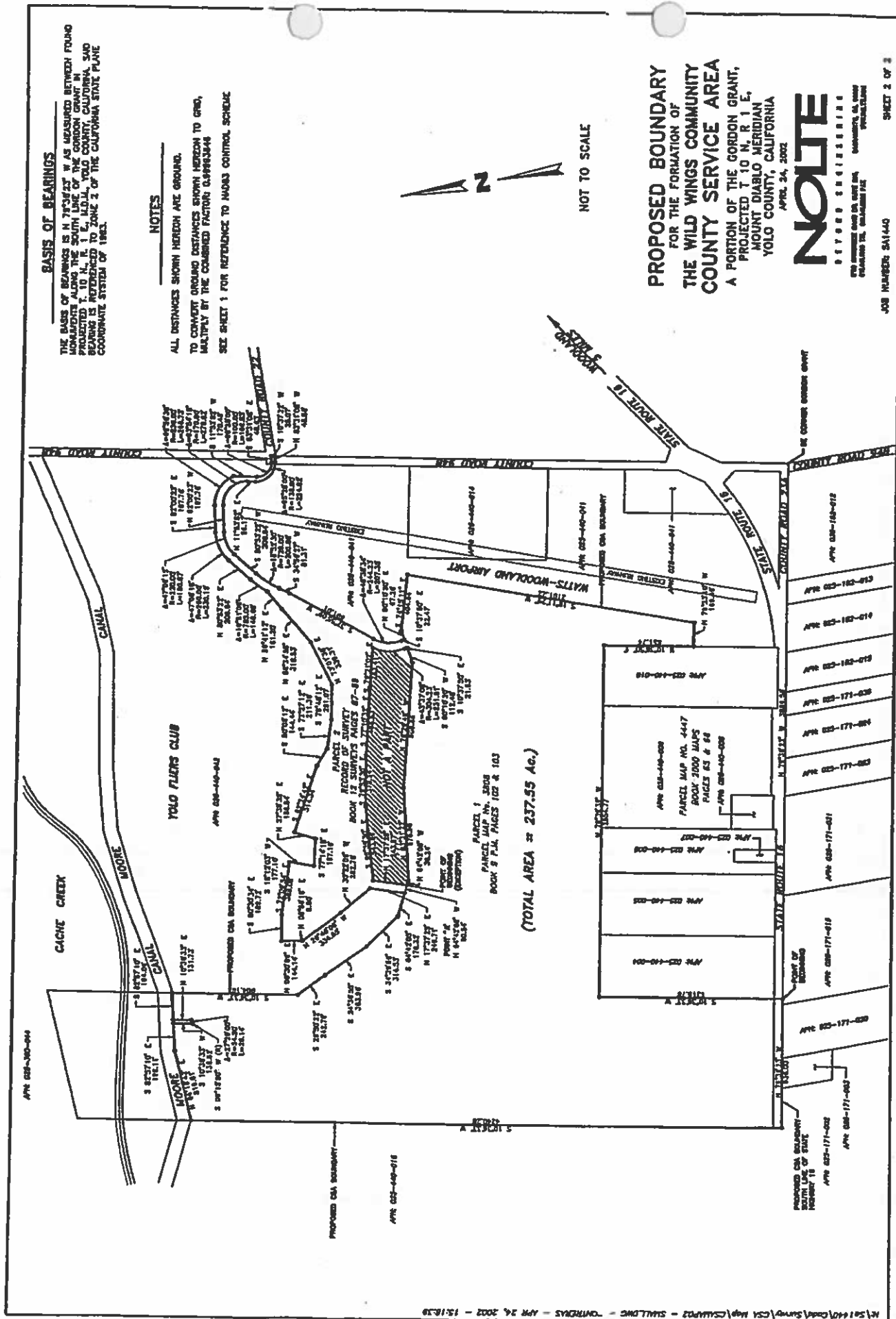
**PROPOSED BOUNDARY FOR THE FORMATION OF THE WILD WINGS COMMUNITY COUNTY SERVICE AREA**  
 A PORTION OF THE GORDON GRANT, MOUNT DIABLO MERIDIAN YOLO COUNTY, CALIFORNIA  
 APRIL 24, 2002

**NOTICE**

BY ORDER OF THE BOARD OF SUPERVISORS  
 YOLO COUNTY, CALIFORNIA

JOB NUMBER: S41440

SHEET 2 OF 2



**LEGAL DESCRIPTION**  
**of**  
**PROPOSED CSA BOUNDARY**

All that portion of the Gordon Grant, situate in projected Township 10 North Range 1 East, Mount Diablo Meridian, County of Yolo, State of California as shown on that map filed in Book 8 of Surveys at Pages 44-45 in the office of the County Recorder of said county, described as follows:

**Beginning at a point on the south line of said Gordon Grant that bears North 79°36'23" West, 3,889.58 from the southeast corner of said Gordon Grant; said point also being on the south line of the 60 foot right-of-way of California State Route 16; thence westerly along said south line,**

**North 79°36'23" West, 936.00 feet to the southwest corner of that land shown on Parcel Map No. 3808 as filed in Book 9 of Parcel Maps at Pages 102-103 in the office of the County Recorder of said county; thence northerly along the boundary of said land, North 10°36'33" East, 4,240.28 feet; thence**

**North 86°19'42" East, 515.52 feet; thence  
South 82°57'10" East, 198.11 feet; thence**

**South 10°36'33" East, 136.92 feet to the beginning of a non-tangent curve concave to the north having a radius of 54.50 feet and to which beginning a radial line bears South 09°15'50" West; thence easterly 26.14 feet along said curve through a central angle of 27°29'00"; thence**

**North 10°36'33" East, 131.73 feet; thence  
South 82°57'10" East, 194.06 feet; thence**

**South 10°36'33" West, 904.19 feet; thence, leaving said boundary of land shown on said Parcel Map No. 3808 and continuing along the boundary of lands shown on that Record of Survey as filed in Book 12 of Surveys at Pages 87-89 in the office of the County Recorder of said county,**

**South 26°50'22" East, 242.79 feet; thence  
South 24°36'55" East, 363.96 feet; thence  
South 34°39'56" East, 314.53 feet; thence  
South 64°42'05" East, 176.32 feet to a point hereinafter referred to as "Point A";  
thence**

**North 17°37'25" East, 249.71 feet; thence  
North 30°22'06" West, 282.78 feet; thence  
North 26°48'06" West, 334.65 feet; thence  
North 08°56'18" East, 8.80 feet; thence  
North 08°30'06" East, 144.14 feet; thence  
South 80°30'34" East, 189.72 feet; thence**

South 72°09'54" East, 389.08 feet; thence  
South 18°12'03" West, 177.10 feet; thence  
South 77°14'15" East, 197.16 feet; thence  
North 27°39'35" East, 158.54 feet; thence  
South 62°24'42" East, 514.34 feet; thence  
South 50°06'12" East, 144.44 feet; thence  
South 72°27'12" East, 211.36 feet; thence  
South 79°48'12" East, 251.07 feet; thence  
North 73°01'38" East, 339.31 feet; thence  
North 58°34'55" East, 318.53 feet; thence

North 59°41'13" East, 161.20 feet to the beginning of a non-tangent curve  
concave to the southeast having a radius of 785.00 feet and to which beginning a  
radial line bears North 49°57'44" West; thence northeasterly 148.68 feet along  
said curve through a central angle of 10°51'06"; thence

North 50°53'22" East, 209.64 feet to the beginning of a curve concave to the  
southeast having a radius of 280.00 feet; thence northeasterly 230.19 feet along  
said curve through a central angle of 47°06'15"; thence

South 82°00'23" East, 197.76 feet to the beginning of a curve concave to the  
southwest having a radius of 230.00 feet; thence southeasterly along said curve  
268.73 feet through a central angle of 66°56'38"; thence

South 11°53'52" West, 170.49 feet to the beginning of curve concave to the  
northeast having a radius of 100.00 feet; thence southeasterly along said curve  
166.53 feet through a central angle of 95°25'00"; thence

South 83°31'08" East, 48.63 feet to the east line of County Road 94B; thence  
southerly along said east line

South 10°37'22" West, 25.07 feet; thence leaving said east line of County Road  
94B, North 83°31'08" West, 45.88 feet to the beginning of a curve concave to the  
northeast having a radius of 135.00 feet; thence northwesterly along said curve  
224.82 feet through a central angle of 95°25'00"; thence

North 11°53'52" East, 56.17 feet to the beginning of a curve concave to the  
southwest having a radius of 170.00 feet; thence northwesterly along said curve  
278.62 feet through a central angle of 93°54'15"; thence

North 82°00'23" West, 197.76 feet to the beginning of a curve concave to the  
southeast having a radius of 220.00 feet; thence southwesterly along said curve  
180.87 feet through a central angle of 47°06'15"; thence

South 50°53'22" West, 209.64 feet to the beginning of a curve concave to the southeast having a radius of 725.00 feet; thence southwesterly 200.88 feet along said curve through a central angle of 15°52'30"; thence

South 34°59'27" West, 81.31 feet; thence

South 37°55'09" West, 691.01 feet to the beginning of a curve concave to the east having a radius of 244.23 feet; thence southerly 207.35 feet along said curve through a central angle of 48°38'34"; thence

South 10°37'50" East, 22.47 feet; thence  
North 80°10'20" East, 67.26 feet; thence  
South 74°15'11" East, 404.64 feet; thence  
South 19°11'29" West, 2,101.22 feet; thence  
North 79°23'10" West, 169.49 feet; thence

North 10°36'50" East, 651.74 feet to an angle point in the boundary of land shown on said Parcel Map filed in Book 9 of Parcel Maps at Pages 102-103, said point also being the northeast corner of the HOLMES property as shown on said Parcel Map; thence westerly along said boundary, North 79°36'36" West, 2,554.77 feet; thence

South 10°36'33" West, 1,319.79 feet to **The Point of Beginning.**

**Excepting therefrom the following described parcel of land:**

**Beginning** at a point from which "Point A" as said "Point A" is described above bears North 64°42'05" West, 60.54 feet; thence from said point of beginning,

North 17°37'25" East, 243.57 feet; thence  
South 86°35'30" East, 543.89 feet; thence  
South 79°53'30" East, 379.24 feet; thence  
South 77°10'32" East, 488.53 feet; thence

South 76°21'02" East, 283.41 feet to the beginning of a non-tangent curve concave to the east having a radius of 304.23 feet and to which beginning a radial line bears North 57°00'42" West; thence southerly 231.61 feet through a central angle of 43°37'08"; thence

South 10°37'50" East, 21.63 feet; thence  
South 80°10'20" West, 112.48 feet; thence  
North 76°29'49" West, 908.86 feet; thence  
North 83°31'22" West, 678.95 feet; thence  
North 64°42'05" West, 36.24 feet to **The Point of Beginning.**

Containing 220.23 acres more or less.

The basis of bearings for this description is the south line of the Gordon Grant as shown on that Parcel Map No. 4447 filed in the Yolo County Recorders Office. Said south line bears N 79°36'23" W and is referenced to NAD83.

Prepared by Nolte and Associates, Inc.

June 10, 2002

Ronald C. Parker, L.S. 4312

License expires 6/30/04