

AD-77-20

PINEDALE CO. WATER DIST.

"Engstrom 11 Annexation"

LAFCO PROCEDURE CHECK LIST

AD-77-20
Number

Engstrom II
Proposal Name

Linidale Co. Water Right
Affected Agency

Dec. 5, 1977
Date Received

Trakus
Lead Agency for Project

PCWD
Proponent

SOI Revision (Yes/No) (No)

Environmental Determination

3/22/78
Hearing/Presentation Date
(Circle One)

Denied
Commission Action
(Approved/Denied)

- | | <u>Date</u> | <u>Sent</u> | <u>Returned</u> |
|---|----------------------------|--------------|-----------------|
| 1. Application File Completed | <u>12/6</u> | | |
| 2. Initial Check by Executive Officer | <u>12/23</u> | | |
| 3. Environmental Assessment Requested* | <u>OK</u> | | |
| 4. Environmental Document filed* | | | |
| 5. Request for Information: | | | |
| Assessor | | <u>12/28</u> | <u>1/19</u> |
| Public Works | | | |
| Planning | | <u>12/28</u> | <u>1/16</u> |
| Health | | <u>12/28</u> | <u>1/19</u> |
| Elections | | <u>12/28</u> | <u>1/16</u> |
| Other | | | |
| 6. Notices Mailed, Posted, Published
(unless 100% consent) | <u>3/7, 3/7, 3/6, 3/78</u> | | |
| 7. Petition Certificate Verified
(unless by resolution) | | | |
| 8. Certificate of Filing Sent | <u>2/28</u> | | |
| 9. Executive Officer's Report Prepared | <u>3/15</u> | | |
| 10. Resolutions Sent | <u>3/10</u> | | |
| 11. Notice of Determination Sent* | | | |
| 12. County Recorder - Time, date & Doc. | | | |

* Only necessary where LAFCO acts as Lead Agency

Requested Additional Information from Proponent

Type

Use E.A. document on Trail 2769

Handwritten:
P. M. M. M.
2/28/78

1 MAKING DETERMINATION AND DENYING)
 2 PROPOSED "ENGSTROM II" ANNEXATION)
 3 TO PINEDALE COUNTY WATER DISTRICT)

RESOLUTION OF THE
 FRESNO LOCAL AGENCY
 FORMATION COMMISSION

4 WHEREAS, preliminary proceedings have been initiated by the
 5 Pinedale County Water District for the proposed "Engstrom II" to
 6 annex certain territory to the Pinedale County Water District in
 7 the County of Fresno; and

8 WHEREAS, an application for said proposal has been accepted
 9 for filing by the Executive Officer of this Local Agency Formation
 10 Commission pursuant to Title 5, Division 2, Chapter 6.6 of the
 11 Government Code; and

12 WHEREAS, said application was set for hearing by the Executive
 13 Officer on March 22, 1978 at the hour of 1:30 P.M. of said day; and

14 WHEREAS, notice of the hearing of said application was duly
 15 given by mail and newspaper publication as required by law; and

16 WHEREAS, said Executive Officer has reviewed said application
 17 and prepared a report, including his recommendations thereon, said
 18 application and report having been presented to and considered by
 19 this Commission; and

20 WHEREAS, the territory within the subject proposal was recom-
 21 mended for inclusion within "Tract 2754" (AD-77-17) annexation; and

22 WHEREAS, this Commission has considered all relevant factors
 23 and heard all interested parties wishing to speak on said applica-
 24 tion; and

25 WHEREAS, a negative declaration of environmental impact had
 26 been prepared and properly noticed for the subject tract by County
 27 staff and said negative declaration was considered by the Commission

28 NOW, THEREFORE, the Local Agency Formation Commission of the
 29 County of Fresno DOES HEREBY RESOLVE, DETERMINE AND ORDER as follows:

30 Section 1. This Commission certifies it has reviewed and
 31 considered the negative declaration.

32

FRESNO COUNTY
LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

March 22, 1978

LAFCO NO. AD-77-20

Proposed annexation of "Engstrom II" to Pinedale County Water District

PROPOSER

Eugene L. Adams, Attorney, Pinedale County Water District

ACREAGE & LOCATION

Approximately 4.83 acres, located south of Palm and Herndon Avenues.

PURPOSE

To provide district services and controls to a developing subdivision.

RECOMMENDED ACTION

Deny the proposed "Engstrom II" Annexation to Pinedale County Water District. The subject territory was recommended for inclusion in a previous proposal, "Tract 2754" annexation.

FINDINGS

Boundaries are definite and certain.

Territory is uninhabited.

Proposed annexation is contiguous to the present boundaries of the Pinedale County Water District.

There are no conflicts with lines of assessment or ownership.

Pinedale County Water District Board consents to the filing of this proposal.

Assessor reports that the map is insufficient for filing with the State Board of Equalization.

Assessor reports that the acreage is not shown on the map.

Assessor reports omissions and errors in the legal description.

A negative declaration of environmental impact has been assigned to the Tract, a similar project, by County staff.

PUBLICATION

The Fresno Bee, March 6 and 13, 1978.


MARVIN L. PANTER, Executive Officer

A RESOLUTION OF APPLICATION BY
PINEDALE COUNTY WATER DISTRICT REQUESTING THAT THE
LOCAL AGENCY FORMATION COMMISSION TAKE PROCEEDINGS
FOR ANNEXATION OF TERRITORY TO THE DISTRICT

RESOLVED, by the Board of Directors of the PINEDALE COUNTY WATER DISTRICT, Fresno County, California, that;

WHEREAS, the District proposes to initiate preliminary proceedings pursuant to the District Reorganization Act of 1965, Title 6, Division 1, of the Government Code of the State of California (commencing with Section 56000) for annexation of territory described in EXHIBIT "A" attached hereto and made a part hereof (hereinafter sometimes referred to as the "territory");

WHEREAS, the territory proposed to be annexed is uninhabited, as such term is defined in the Government Code, Section 56074, and a description of the exterior boundaries of the territory is set forth in EXHIBIT "A";

WHEREAS, because of the geographical location of the territory to be annexed, the District can adequately and economically furnish services which are needed within the territory.

NOW, THEREFORE, IT IS HERBY FOUND, DETERMINED AND ORDERED, as follows:

1. That this Resolution of Application be, and it is hereby adopted by the Board of Directors of the PINEDALE COUNTY WATER DISTRICT, and the LOCAL AGENCY FORMATION COMMISSION be, and it is hereby requested to take proceedings for the annexation of the territory described in said EXHIBIT "A" in the manner provided by the District of Reorganization Act of 1965.

2. That the reasons for this proposed change of organization are as follows:

- (a) The PINEDALE COUNTY WATER DISTRICT is authorized and empowered to provide for the supply, storage, and distribution of water for domestic and fire protection use, the collection, pumping, treatment, and disposal of sewage, and has a system and works for the providing of distribution facilities which may be expanded so as to provide a means of water service, and has a sewage

and disposal system capable of being expanded to serve the territory proposed to be annexed.

- (b) The territory proposed to be annexed to the PINEDALE COUNTY WATER DISTRICT is presently without a regular system for the supply of water for domestic and fire protection purposes, and sewage treatment and disposal, and which area has a need of a reliable source of water supply and distribution facilities and sewage treatment disposal. The provision of regular water and sewage disposal is essential to the continued use of the property.
- (c) The lands within the territory proposed to be annexed are susceptible of service by water facilities and sewage treatment and disposal facilities of the PINEDALE COUNTY WATER DISTRICT, or practicable works in connection therewith, and will be benefited by such service.

3. That the Secretary of the District be, and is hereby authorized and directed to file a certified copy of this Resolution with the Executive Officer of the Fresno County Local Agency Formation Commission.

PASSED AND ADOPTED, this 27th day of June, 1977 by the following vote:

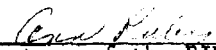
AYES: DELTES COOPER, ALBERTO P. RIOJAS, DONALD McCORKLE
WESLEY ROBB, JOHN NUGENT

NOES:

ABSENT:



President of the Board of Directors
of the PINEDALE COUNTY WATER DISTRICT



Secretary of the PINEDALE COUNTY
WATER DISTRICT



McGLASSON & ASSOCIATES

CONSULTING ENGINEERS

P. O. BOX 4185 625 NORTH PALM
FRESNO, CALIFORNIA 93744
PHONE (209) 253-8885

Ref: File # 1570

DESCRIPTION OF PROPOSED ANNEXATION TO THE
PINEDALE COUNTY WATER DISTRICT, FRESNO COUNTY
STATE OF CALIFORNIA

(ENGSTROM II ANNEXATION)

Being a portion of Section 4, T.13 S., R.20 E., M.D.B. & M. described
as follows:

Beginning at a point on the West line of Section 4, T.13 S.,
R.20 S., M.D.B. & M. from which the Northwest corner of said
Section 4, Bears N 1°05'00" E. 716.40 feet; thence S 89°17'30" E
1322.87 feet to the Northwest corner of Tract 2822; thence
S 1°07'30" W along the West line of said Tract 2822, 159.10 feet
to the Northeast corner of Tract 2598; thence N 89°17'30" W
along the North line of Tract 2598, 1322.75 feet to a point on
the West line of said Section 4; thence N 1°05'00" E along said
West line, 159.10 feet to the POINT OF BEGINNING.

EXHIBIT "A"

SECRETARY'S CERTIFICATE

I, ANN RUBIO, Secretary of the Pinedale County Water District and of the Board of Directors thereof, do hereby certify that the foregoing is a full, true and correct copy of a Resolution duly adopted at a Regular meeting of the Board of Directors of said District duly and regularly and legally held at the regular meeting place thereof on the 27th day of June, 1977 of which a majority thereof was present; that at said meeting all of the members of said Board had due notice and at which a majority thereof was present; that at said meeting said Resolution was introduced by Director Nugent, and read in full, and was thereupon, upon motion of Director Nugent seconded by Director Cooper, adopted by the following vote:

AYES: DELTES COOPER, ALBERTO P. RIOJAS, DONALD McCORKLE
WESLEY ROBB, JOHN NUGENT

NOES:

ABSENT:

ABSTAINED:

That I have carefully compared the same with the original minutes of said meeting on file and of record in my office and that said Resolution is a full, true and correct copy of the original Resolution adopted at said meeting and entered in said minutes. That said Resolution has not been amended, modified or recinded since the date of its adoption and the same is now in full force and effect.

WITNESS MY HAND and the Seal of said District this

27th day of June, 1977.



Secretary of the Pinedale County
Water District

FRESNO LOCAL AGENCY FORMATION COMMISSION
DISTRICT ANNEXATION/DETACHMENT/REORGANIZATION

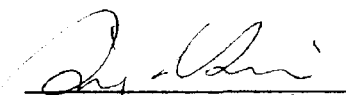
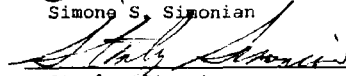
Please submit with questionnaire all required maps, legal descriptions, consent forms, petitions, etc.

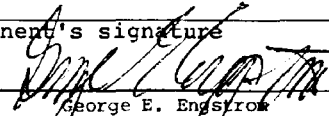
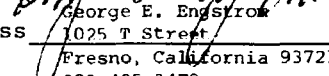
I. Proponent's Questionnaire

- a. What type of change is required (e.g. annexation to district, etc.)?
Annexation to Pinedale County Water District ~~and Fresno County~~
~~Service Area Number 7.~~
- b. How do you qualify as the proponent (e.g. chief petitioner, property owner, resident voter, district official, etc.)?
A resolution or petition is required to initiate this application; please include with this questionnaire.

Property Owner

- c. What is the purpose of this change and why is it proposed at this time?
To supply Sewer, water, disposal ~~and lighting~~ service to Tract 2769, Rosewood Homes II, the Tentative Tract Map having been approved by the Fresno County Planning Commission April 28, 1977, Amendment Application Number 2928.


Simone S. Simonian

Stanley Simonian

Proponent's signature _____
Name  _____
Address  _____
Phone _____

George E. Engstrom
1025 T Street
Fresno, California 93721
209-485-3470

II. Agency Questionnaire

A. General Information

1. If the proposal is approved, under which Sections of the State Government Code will the proposal proceedings be initiated and completed?
District Reorganization Act of 1965.
2. Is LAFCO or the district to be the lead agency for this project to comply with CEQA? Include eight copies of all environmental documents prepared or submit environmental assessment application and fee. Please contact LAFCO staff for further information.
LAFCO.
3. Does this proposal conform to the agency's sphere of influence? Please submit map showing proposal in relation to agency's sphere of influence.
Yes.
4. Is there any related request LAFCO should also consider with this proposal, e.g. authorization to proceed without notice, hearing, and election, etc.?

Authorization to proceed without notice, hearing or election.

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5. Are there any terms and/or conditions you wish this proposal made subject to? If so, please list.

NONE

B. General Area Information

1. If proposal area is in an area having significant slope (over 9%), rolling terrain or other significant topography, include topography map or U.S.G.S. contour map of the subject area and vicinity.

DOES NOT APPLY

2. What crops, if any, have been grown in the subject area over the past three years? Please indicate acreage for each type.

NONE

3. Is the area subject to substantial flooding or erosion? Please submit map showing flood areas.

NO

4. Are there any significant natural features in the area?

NO

C. Specific Area Information

Please submit detailed current land use and zoning maps for the area and adjacent properties.

1. Are there 12 or more registered voters in the area? NO

2. Approximately how many people live in the area? NONE

3. Approximately how many dwelling units are in the area? NONE

4. Is any of the area in an agriculture preserve (give number)? NO
Under Land Conservation Contract? (give number)

5. What does the County General Plan recommend for the proposal area? SINGLE FAMILY RESIDENCES

6. What does the City's General Plan recommend? NOT IN CITY. If there is a conflict, please explain.

7. Is there a specific or community general plan for the area? YES Please name BULLARD COMMUNITY PLAN
If there are no copies on file with LAFCO, please submit with application, if available.

8. What improvements are scheduled for the area in the next five year period according to the capital improvement program of the district?

NONE

9. Has your agency adopted any short term phased plan for growth and services or other plans and/or policies that will affect the proposal area?

YES- Developers will pay for extension of services to service area.

D. Proposal Information

1. What development is proposed by property owner? Please specify any development proposals, rezonings, subdivisions, that have been or will be submitted for the area, including their name and numbers.

Lands are presently being divided and developed.

2. Has an environmental assessment ever been prepared on land included in this proposal? Unknown If yes, please name the government agency and assessment number.

R. Intergovernmental Information

1. Do the appropriate elementary, junior, and high schools have adequate capacity to serve any proposed development? Yes.

2. Will it be necessary as a result of this proposal to annex to or detach from another agency?

NO.

3. Which agencies or private companies now provide urban services within the area?

Domestic water NONE

Sewer collection and treatment NONE

Fire protection MID-VALLEY

Police protection FRESNO COUNTY

Park & Recreation FRESNO COUNTY

Solid waste collection PRIVATE

Street lighting NONE

Flood control F.M.F.C.D.

Schools F.U.S.D.

4. Indicate which of the above have been notified of the proposal and their response.

NONE

5. Is the proposal area in another agency's sphere of influence which provides similar services?

NO

6. What will be the effect of the proposed change on the district and their ability to provide service?

NONE

7. Describe any policy or agreement that exists among entities currently servicing the area, or that may be needed as a result of the proposal.

NONE

F. Service and Financial Information

Please submit maps showing existing services and facilities provided by the agency in the area and vicinity, including water, sewer, storm drainage ponds, fire stations, etc.

1. What services and controls are now provided by the agency to the area?

NONE

2. What services, improvements, and controls will be provided if this proposal is approved?

Sewage collection, water service, and solid waste collection upon annexation and installation of facilities.

3. List all services, improvements, and controls that the agency could provide in the future, not listed above; what will need to be done to provide these services; and when they will be provided (e.g. extension of water and sewer lines upon formation of improvement district as requested by property owners).

NONE

4. What service is not financed by the agency's ad valorem (property) tax, and how will these costs be met?

ALL ARE FINANCED BY MONTHLY SERVICE CHARGES.

5. What is the present tax rate in the proposal area? Show how the tax rate will be affected by this proposal upon its completion.

TAX RATE WILL NOT BE AFFECTED BY THIS PROPOSAL

6. Will the affected area be responsible for any existing bonded indebtedness or contractual obligations?

NO.

G. Boundary Information

1. Explain why this particular area is proposed for charge, rather than a smaller or larger area. Include justification as to why all the proposed area was included and why areas outside the proposal were not.

DISTRICT ONLY ANNEXES PROPERTY UPON APPLICATION OF PROPERTY OWNER.

2. If property or assessment lines are split, please submit property map and explain why.

DOES NOT APPLY

3. If the proposal will create an island or corridor as a result of the boundary change, please justify the creation of such.

NONE WILL BE CREATED

H. Addresses

Show all addresses on a map of the proposal area. You may show beginning and ending addresses for each street only if numerous addresses are involved.

III. Mailings

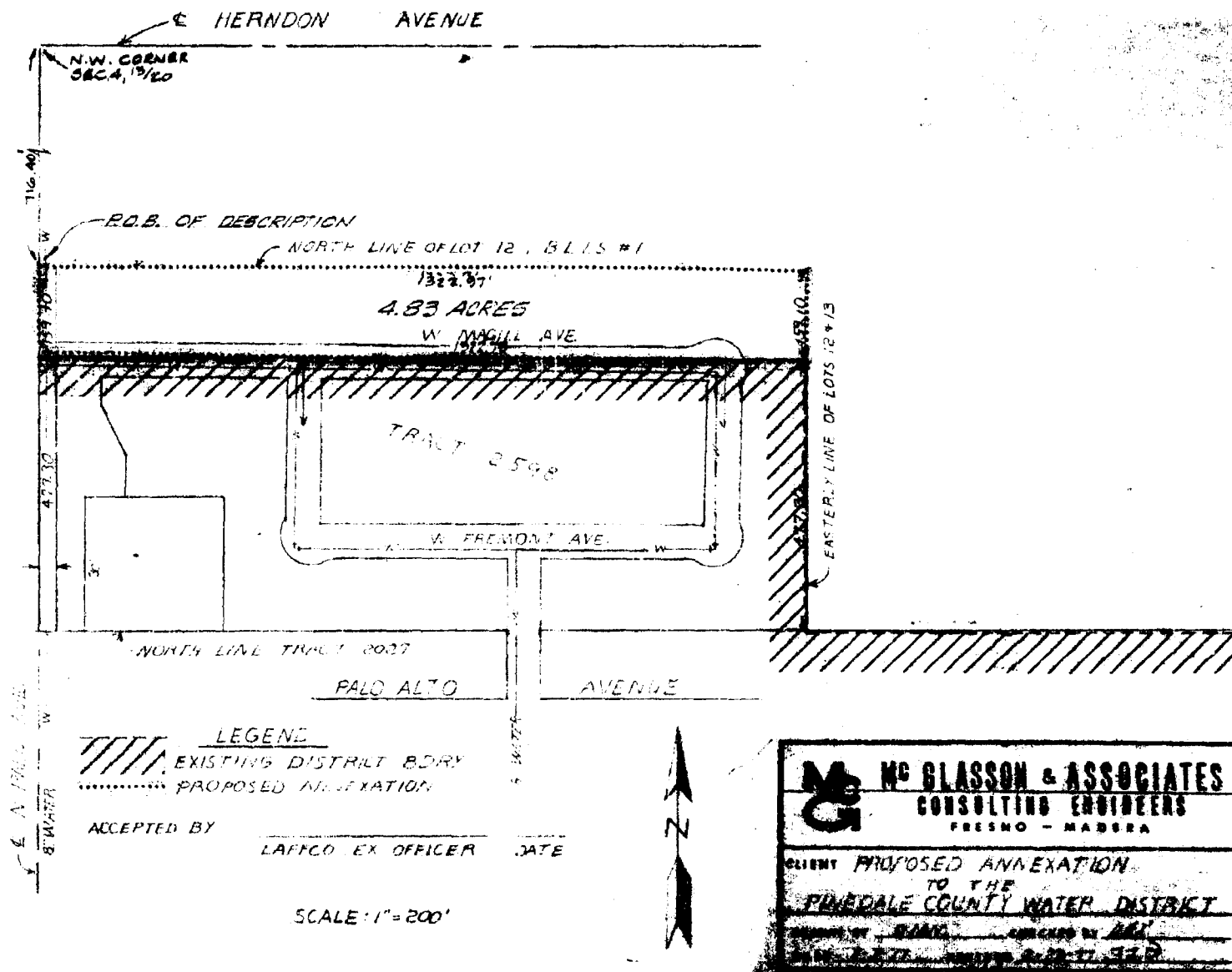
List the name and address of officers or persons, not to exceed three in number, who are to receive copies of the Executive Officer's Report and mailed Notice of Hearing:

Name	Address (Include zip code)
<u>ALBERT RIOJAS</u>	<u>480 West Birch, Pinedale, Calif. 93650</u>
<u>EUGENE L. ADAMS</u>	<u>301 Helm Building, Fresno, Calif. 94721</u>
<u>WILLIAM M. McGLASSON</u>	<u>P.O. Box 4185, Fresno, California 93744</u>

The application and attached documents are in all respects true and correct to the best of my knowledge.

Signed Eugene L Adams
Title ATTORNEY FOR DISTRICT
Agency PINEDALE COUNTY WATER DISTRICT
Address 301 Helm Building
Fresno, California
Phone 485-4611

Date June 29, 1977



DESCRIPTION OF PROPOSED ANNEXATION TO THE
PINEDALE COUNTY WATER DISTRICT, FRESNO COUNTY
STATE OF CALIFORNIA

(ENGSTROM II ANNEXATION)
(TRACT 2769)

Being a portion of Section 4, T 13S, R 20E, M.D.B. & M. described
as follows:

Beginning at a point on the West line of Section 4, T 13S, R 20E,
M.D.B. & M. from which the Northwest corner of said Section 4,
Bears N 1°05'00" E, 716.40 feet; thence S 89°17'30" E, 1322.87
feet to the Northwest corner of Tract 2822; thence S 1°07'30" W,
along the West line of said Tract 2822, 159.10 feet to the North-
east corner of Tract 2598; thence N 89°17'30" W, along the North
line of Tract 2598, being also, along the existing limits of
Pinedale County Water District, 1322.75 feet to a point on the West
line of said Section 4; thence N 1°05'00" E, along said West line,
159.10 feet to the POINT OF BEGINNING.

Containing 4.83 acres more or less.