

PINEDALE COUNTY WATER DISTRICT
LEGAL DESCRIPTIONS
February 26, 2016

AREA A

Area to be detached from the City of Fresno Water Department and attached to the Pinedale County Water District.

That portion of Section 31, Township 12 South, Range 20 East, Mount Diablo Base and Meridian, according to the Official United States Government Township Plat thereof, described as follows:

BEGINNING the Southeast corner of Lot 29 of Tract No. 3013 recorded in Volume 34 of Plats, Page 8, Fresno County Records, said corner being South 01°37'46" East, 177.66 feet from the East quarter corner of said Section 31, said point also being on the existing boundary of the Pinedale County Water District; thence leaving the existing boundary of the Pinedale County Water District

- 1) South 88°59'00" West, 287.71 feet along the South line of Lots 29, 28 and 27 of said Tract No. 3013 to the Southwest corner of said Lot 27;
- 2) thence North 01°01'00" West, 130.65 feet along the West line of said Lot 27 to the Northeast corner of Lot 26 of said Tract No. 3013;
- 3) thence South 88°59'00" West, 71.89 feet along the North line of said Lot 26 to its intersection with the Southerly prolongation of the West line of Parcel 2 of Parcel Map No. 3209 recorded in Book 23 of Parcel Maps, Page 73, Fresno County Records;
- 4) thence North 00°58'26" West, 1042.41 feet along the West line of said Parcel 2 and its Southerly prolongation to the Northwest corner of said Parcel 2;
- 5) thence North 88°14'00" East, 347.06 feet along the North line of said Parcel Map No. 3209 to a point on the existing boundary of the Pinedale County Water District, said point also being the Northeast corner of said Parcel Map No. 3209;
- 6) thence South 01°35'00" East, 1000.00 feet along the existing boundary of the Pinedale County Water District and along the East line of said Parcel Map No. 3209 and its Southerly prolongation to the East quarter corner of said Section 31;
- 7) thence South 01°37'46" East, 177.66 feet along the existing boundary of the Pinedale Water District and along the East line of the Southeast corner of said Section 31 to the POINT OF BEGINNING.

Area A containing an area of 9.32 acres, more or less.

AREA B

Area to be detached from the Pinedale County Water District and attached to the City of Fresno Water Department.

That portion of Southwest quarter of Section 32, Township 12 South, Range 20 East, Mount Diablo Base and Meridian, according to the Official United States Government Township Plat thereof, described as follows:

BEGINNING at a point on the existing boundary of the Pinedale County Water District, said point being North 00°49'00" West, 312.13 feet from the Southwest corner of said Section 32; thence leaving the existing boundary of the Pinedale County Water District

- 1) South 89°51'00" East, 462.08 feet along the North line of Tract No. 3527, Cobblestone Village, recorded in Volume 39 of Plats, Pages 72-73, Fresno County Records, to the Northeast corner of Lot 1 of said Tract No. 3527;
- 2) thence South 00°09'00" West, 312.09 feet along the East line of said Lot 1 and its Southerly prolongation to a point on the existing boundary of the Pinedale County Water District, said point also being on the South line of the Southwest quarter of said Section 32;
- 3) thence North 89°51'00" West, 456.81 feet along the existing boundary of the Pinedale County Water District and along said South line to the Southwest corner of said Section 32;
- 4) thence North 00°49'00" West, 312.13 feet along the existing boundary of the Pinedale County Water District and along the West line of the Southwest corner of said Section 32 to the POINT OF BEGINNING.

Area B containing an area of 3.29 acres, more or less.

AREA C

Area to be detached from the City of Fresno Water Department and attached to the Pinedale County Water District.

That portion of the Northwest quarter of Section 4, Township 13 South, Range 20 East, Mount Diablo Base and Meridian, according to the Official United States Government Township Plat thereof, described as follows:

BEGINNING at a point on the existing boundary of the Pinedale County Water District, said point being South 01°05'00" West, 716.39 feet from the Northwest corner of said Section 4, said point also being the Northwest corner of Tract No. 2769, Rosewood Homes II, recorded in Volume 31 of Plats, Page 96, Fresno County Records; thence leaving the existing boundary of the Pinedale County Water District

- 1) North 01°05'00" East, 716.39 feet along the West line of the Northwest quarter of said Section 4 to the Northwest corner of said Section 4, said corner being on the existing boundary of the Pinedale County Water District;
- 2) thence South 89°17'30" East, 2641.76 feet along the existing boundary of the Pinedale County Water District and along the North line of the Northwest quarter of said Section 4 to the Northeast corner of said Northwest quarter;
- 3) thence South 01°10'00" West, 716.40 feet along the existing boundary of the Pinedale County Water District and along the East line of the Northwest quarter of said Section 4 to the Northeast corner of Tract No. 2751 recorded in Volume 31 of Plats, Page 31, Fresno County Records;
- 4) thence North 89°17'30" West, 2640.72 feet along the existing boundary of the Pinedale County Water District and along the North line of said Tract No. 2751, and along the North line of Tract No. 2822 recorded in Volume 31 of Plats, Page 33, Fresno County Records, and along the North said Tract No. 2769 to the POINT OF BEGINNING.

Area C containing an area of 43.44 acres, more or less.

AREA D

Area to be detached from the Pinedale County Water District and attached to the City of Fresno Water Department.

That portion of Section 4, Township 13 South, Range 20 East, Mount Diablo Base and Meridian, according to the Official United States Government Township Plat thereof, described as follows:

BEGINNING at a point on the existing boundary of the Pinedale County Water District, said point being on the North line of the Southeast quarter of said Section 4, South 89°17'30" East, 1316.31 feet from the Northwest corner of said Southeast quarter; thence leaving the existing boundary of the Pinedale County Water District

- 1) North 89°17'30" West, 632.32 feet along the North line of said Southeast quarter to its intersection with the Northerly prolongation of the East line of Tract No. 3061 recorded in Volume 33 of Plats, Pages 81-83, Fresno County Records;
- 2) thence South 01°10'00" West, 481.02 feet along said Northerly prolongation and along said East line to a point on the existing boundary of the Pinedale County Water District, said point being the Southeast corner of said Tract No. 3061;
- 3) thence North 89°17'30" West, 683.99 feet along the existing boundary of the Pinedale County Water District and along the South line of said Tract No. 3061 and along its Westerly prolongation to a point on the West line of the Southeast quarter of said Section 4;
- 4) thence South 01°10'00" West, 110.00 feet along the existing boundary of the Pinedale County Water District to the Southwest corner of the North 591.00 feet of the Southeast quarter of said Section 4; thence leaving the existing boundary of the Pinedale County Water District
- 5) South 01°10'00" West, 77.70 feet along the West line of said Southeast quarter to its intersection with the South line of Lot 38 of Bullard Lands Irrigated Subdivision No. 1 recorded in Book 9 of Record of Surveys, Page 2, Fresno County Records;
- 6) thence North 89°17'30" West, 1315.89 feet along the South line of said Lot 38 to the Southwest corner of said Lot 38;
- 7) thence North 01°07'30" East, 626.70 feet along the West line of said Lot 38 to the Northwest corner of said Lot 38;
- 8) thence South 89°17'30" East, 968.44 feet along the North line of said Lot 38 to its intersection with the Southerly prolongation of the West line of Lot 21 of said Bullard Lands Irrigated Subdivision No. 1;
- 9) thence North 01°09'30" East, 385.20 feet along said Southerly prolongation and along said West line to the Northwest corner of the South half of the South half of said Lot 21;
- 10) thence South 89°17'30" East, 45.96 along the North line of the South half of the South half of said Lot 21 to the Southwest corner of Parcel 2 of Parcel Map No. 4057 recorded in Book 28 of Parcel Maps, Page 14, Fresno County Records;
- 11) thence North 01°10'00" East, 217.06 feet along the West line of said Parcel 2 to the Northwest corner of said Parcel 2;
- 12) thence South 89°19'35" East, 302.00 feet along the North line of said Parcel 2 and along its Easterly prolongation to a point on the East line of the Northwest quarter of said Section 4;

- 13) thence North $01^{\circ}10'00''$ East, 113.45 along said East line to a point on the existing boundary of the Pinedale County Water District, said point being on the Westerly prolongation of the North line of the South half of Lots 22 and 23 of said Bullard Lands Irrigated Subdivision No. 1;
- 14) thence South $89^{\circ}17'29''$ East, 670.98 feet along the existing boundary of the Pinedale County Water district and along said North line to a point on the West line of Lot 24 of said Bullard Lands Irrigated Subdivision No. 1;
- 15) thence North $01^{\circ}11'30''$ East, 648.90 feet along the existing boundary of the Pinedale County Water District and along said West line to the Northwest corner of said Lot 24; thence leaving the existing boundary of the Pinedale County Water District
- 16) South $89^{\circ}17'30''$ East, 646.20 feet along the North lines of Lots 24 and 25 of said Bullard Lands Irrigated Subdivision No. 1 to a point on the existing boundary of the Pinedale County Water District, said point also being the Northeast corner of said Lot 25;
- 17) Thence South $01^{\circ}13'00''$ West, 1322.81 feet along the existing boundary of the Pinedale County Water District and along the East line of said Lot 25 and its Southerly prolongation to the POINT OF BEGINNING.

EXCEPTING THEREFROM that portion of Lot 23 of said Bullard Lands Irrigated Subdivision No. 1 described as follows:

BEGINNING at a point on the existing boundary of the Pinedale County Water District, said point being on the South line of the Northeast quarter of said Section 4, South $89^{\circ}17'30''$ East, 347.85 feet from the Southwest corner of said Northeast quarter, said point also being the intersection of the Southerly prolongation of the West line of said Lot 23 with the said South line; thence along the existing boundary of the Pinedale County Water District the following four courses:

- 18) North $01^{\circ}10'40''$ East, 543.90 feet along said Southerly prolongation and along the West line of said Lot 23 to the Southwest corner of the North 130.00 feet of the South half of said Lot 23;
- 19) thence South $89^{\circ}17'29''$ East, 322.98 feet along the South line of the North 130.00 feet of the South half of said Lot 23 to the Southeast corner of the North 130.00 feet of said South half;
- 20) thence South $01^{\circ}11'30''$ West, 543.90 feet along the East line of said Lot 23 and along its Southerly prolongation to a point on the South line of the Northeast quarter of said Section 4;
- 21) thence North $89^{\circ}17'30''$ West, 322.84 feet along said South line to the POINT OF BEGINNING.

Area D containing an area of 57.03 acres, more or less.

AREA E

Area to be detached from the City of Fresno Water Department and attached to the Pinedale County Water District.

That portion of the Southeast quarter of Section 4, Township 13 South, Range 20 East, Mount Diablo Base and Meridian, according to the Official United States Government Township Plat thereof, described as follows:

BEGINNING at a point on the existing boundary of the Pinedale County Water District, said point being South $01^{\circ}11'30''$ West, 481.00 feet from the Northwest corner of the Southeast quarter of said Section 4, said point also being the intersection of the West line of said Southeast quarter with the

Westerly prolongation of the South line of Tract No. 3061 recorded in Volume 33 of Plats, Pages 81-83, Fresno County Records; thence along the existing boundary of the Pinedale County Water District the following four courses:

- 1) South 89°20'30" East, 684.00 feet along the South line of said Tract No. 3061 and its Westerly prolongation to the Southeast corner of said Tract No. 3061, said corner being on the East line of the West 684.00 feet of the Southeast quarter of said Section 4;
- 2) thence South 01°11'30" West, 110.00 feet along said East line to the Southeast corner of the West 684.00 feet of the North 591.00 feet of the Southeast quarter of said Section 4;
- 3) thence North 89°20'30" West, 684.00 feet along the South line of the North 591.00 feet to a point on the West line of said Southeast quarter;
- 4) thence North 01°11'30" East, 110.00 feet along said West line to the POINT OF BEGINNING.

Area E containing an area of 1.73 acres, more or less.

AREA F

Area to be detached from the Pinedale County Water District and attached to the City of Fresno Water Department.

That portion of the Northeast quarter of Section 4, Township 13 South, Range 20 East, Mount Diablo Base and Meridian, according to the Official United States Government Township Plat thereof, described as follows:

BEGINNING at a point on the existing boundary of the Pinedale County Water District, said point being North 89°20'30" West, 352.70 feet from the Southeast corner of the Northeast quarter of said Section 4; thence along the existing boundary of the Pinedale County Water District the following two courses:

- 1) North 89°20'30" West, 322.72 feet along the South line of said Northeast quarter to the Southwest corner of Tract No. 2671 recorded in Volume 30 of Plats, Page 84, Fresno County Records;
- 2) thence North 01°16'40" East, 1322.56 feet along the West line of said Tract No. 2671 to the Northwest corner of said Tract No. 2671; thence leaving the existing boundary of the Pinedale County Water District
- 3) South 89°20'29 East, 323.02 feet along the North line of said Tract No. 2671 to the Northeast corner of said Tract No. 2671, said corner being on the existing boundary of the Pinedale County Water District;
- 4) thence South 01°17'27" West, 1322.56 feet along the existing boundary of the Pinedale County Water District and along the East line of said Tract No. 2671 to the POINT OF BEGINNING.

Area F containing an area of 9.80 acres, more or less.

AREA G

Area to be detached from the City of Fresno Water Department and attached to the Pinedale County Water District.

That portion of Sections 3 and 4, Township 13 South, Range 20 East, Mount Diablo Base and Meridian, according to the Official United States Government Township Plat thereof, described as follows:

BEGINNING at a point on the existing boundary of the Pinedale County Water District, said point being the East quarter corner of said Section 4; thence leaving the existing boundary of the Pinedale County Water District

- 1) North 89°17'30" West, 352.70 feet along the South line of the Northeast quarter of said Section 4 to a point on the existing boundary of the Pinedale County Water District, said point also being on the Southerly prolongation of the East line of Tract No. 2671 recorded in Volume 30 of Plats, Page 84, Fresno County Records; thence along the existing boundary of the Pinedale County Water District the following eleven courses:
- 2) North 01°15'00" East, 1322.56 feet along the East line of said Tract No. 2671 and its Southerly prolongation to the Southwest corner of Lot 1 of Bullard Lands Irrigated Subdivision No. 1 recorded in Book 9 of Record of Surveys, Page 2, Fresno County Records;
- 3) thence North 01°15'00" East, 1327.80 feet along the West line of said Lot 1 and its Northerly prolongation to the North line of the Northeast quarter of said Section 4;
- 4) thence South 89°17'30" East, 353.09 feet along said North line to the Northeast corner of said Section 4;
- 5) thence South 01°15'30" West, 1150.66 feet along the East line of the Northeast quarter of said Section 4 to a point on the Westerly prolongation of the North line of the South 175.00 feet of Lot 202 of Perrin Colony No. 2 recorded in Volume 4 of Plats, Page 68, Fresno County Records;
- 6) thence South 89°19'45" East, 674.56 feet along the North line of the South 175.00 feet of said Lot 202 and its Westerly prolongation to the Northeast corner of the South 175.00 feet of the West half of said Lot 202;
- 7) thence South 01°14'12" West, 175.01 feet along the East line of the West half of said Lot 202 to the Southeast corner of the West half of said Lot 202;
- 8) thence North 89°19'45" West, 324.85 feet along the South line of said Lot 202 to the Northeast corner of Parcel Map No. 81-20 recorded in Book 37 of Parcel Maps, Page 6, Fresno County Records;
- 9) thence South 01°14'49" West, 331.09 feet along the East line of said Parcel Map No. 81-20 to the Southeast corner of said Parcel Map No. 81-20;
- 10) thence South 01°12'24" West, 331.15 feet along the Northerly prolongation of the East line of Parcel Map No. 91-17 recorded in Book 52 of Parcel Maps, Page 16, Fresno County Records, and along last said East line to the Southeast corner of said Parcel Map No. 91-17;
- 11) thence North 89°21'23" West, 350.14 feet along the South line of said Parcel Map No. 91-17 and its Westerly prolongation to a point on the East line of the Northeast quarter of said Section 4;
- 12) thence South 01°15'30" West, 662.28 feet along last said East line to the POINT OF BEGINNING.

Area G containing an area of 29.50 acres, more or less.

AREA H

Area to be detached from the City of Fresno Water Department and attached to the Pinedale County Water District.

That portion of the Northwest quarter of Section 3, Township 13 South, Range 20 East, Mount Diablo Base and Meridian, according to the Official United States Government Township Plat thereof, described as follows:

COMMENCING at the Southwest corner of the Northwest quarter of said Section 3; thence North 00°00'00" East, 993.41 feet along the West line of said Northwest quarter to a point on the North line of the South half of Lot 203 of Perrin Colony No. 2 recorded in Volume 4 of Plats, Page 68, Fresno County Records; thence North 89°24'04" East, 1318.96 feet along said North line to the Northeast corner of the South half of said Lot 203; thence South 0°02'45" East, 30.00 feet along the East line of said Lot 203 to a point on the existing boundary of the Pinedale County Water District, said point being the TRUE POINT OF BEGINNING; thence leaving the existing boundary of the Pinedale County Water District

- 1) South 0°02'45" East, 300.68 feet along the East line of said Lot 203 to a point on the existing boundary of the Pinedale County Water District, said point being the Southeast corner of said Lot 203;
- 2) thence South 89°22'53" West, 614.61 feet along the existing boundary of the Pinedale County Water District and along the South line of said Lot 203 to a point on a line 30.00 feet East of and parallel with the West line of the East half of said Lot 203;
- 3) thence North 0°01'22" West, 300.89 feet along the existing boundary of the Pinedale County Water District and along said parallel line to a point on a 30.00 feet South of and parallel with the North line of the South half of said Lot 203;
- 4) thence North 89°25'04" East, 614.49 feet along the existing boundary of the Pinedale County Water District and along last said parallel line to the TRUE POINT OF BEGINNING.

Area H containing an area of 4.24 acres, more or less.

AREA I

Area to be detached from the City of Fresno Water Department and attached to the Pinedale County Water District.

That portion of the Southeast quarter of Section 33, Township 12 South, Range 20 East, Mount Diablo Base and Meridian, according to the Official United States Government Township Plat thereof, described as follows:

BEGINNING at a point on the existing boundary of the Pinedale County Water District, said point being South 89°54'30" West, 1883.31 feet from the Southeast corner of said Section 33, said point also being the intersection of the centerline of North Abby Street and the South line of the Southeast quarter of said Section 33;

- 1) thence North 13°54'00" East, 490.53 feet along the existing boundary of the Pinedale County Water District and along the centerline of North Abby Street to a point on the South line of the

North 839.50 feet of Lots 251 and 252 of Perrin Colony No. 2 recorded in Volume 4 of Plats, Page 68, Fresno County Records;

- 2) thence, leaving the existing boundary of the Pinedale County Water District, North 89°42'11" East, 446.31 feet along said South line to the West line of the Horn Addition to Pinedale recorded in Volume 10 of Plats, Page 18, Fresno County Records;
- 3) thence South 00°11'36" West, 148.63 feet along said West line to a point on the Westerly prolongation of the North line of Lot 1 of said Horn Addition to Pinedale;
- 4) thence North 89°46'00" East, 270.26 feet along said Westerly prolongation and along the North lines of Lot 1 and Lot 2 of said Horn Addition to Pinedale to the Northeast corner of said Lot 2;
- 5) thence South 00°11'36" West, 329.62 feet along the East line of said Lot 2 and along its Southerly prolongation to a point on the existing boundary of the Pinedale County Water District, said point also being on the South line of the Southeast quarter of said Section 33;
- 6) thence South 89°54'30" West, 832.78 feet along the existing boundary of the Pinedale County Water District and along said South line to the POINT OF BEGINNING.

Area I containing an area of 7.56 acres, more or less.

AREA J

Area to be detached from the City of Fresno Water Department and attached to the Pinedale County Water District.

That portion of the Southeast quarter of Section 33, Township 12 South, Range 20 East, Mount Diablo Base and Meridian, according to the Official United States Government Township Plat thereof, described as follows:

BEGINNING at a point on the existing boundary of the Pinedale County Water District, said point being the intersection of the Northerly prolongation of the centerline of North Abby Street and the Northerly line of Parcel G of Parcel Map No. 94-06 recorded in Book 56 of Parcel Maps, Pages 39-41, Fresno County Records; thence leaving the existing boundary of the Pinedale County Water District

- 1) South 63°36'24" East, 404.62 feet along Northerly line of said Parcel G to a point on the Southerly right of way line of East Alluvial Avenue, said point being the beginning of a non-tangent curve concave to the Southeast having a radius of 458.00 feet with a radial from the center of said curve to said point bearing North 63°18'52" West;
- 2) thence Northeasterly, 491.56 feet along said curve and along said Southerly right of way line through a central angle of 61°29'41" to the West line of the land conveyed to the State of California by the Grant Deed recorded June 6, 1985 as Document No. 8505585, Official Records Fresno County;
- 3) thence South 00°10'19" West, 445.14 feet along said West line;
- 4) thence continuing along said West line, South 00°27'04" East, 683.20 feet to a point on the North line of the South 150.00 feet of Lot 230 of Perrin Colony No. 2 recorded in Volume 4 of Plats, Page 68, Fresno County Records;
- 5) thence South 89°47'11" West, 768.05 feet along said North line to the Northeast corner of Parcel A of Lot Line Adjustment No. 2002-13 as evidenced by the Grant Deed recorded October 14, 2002 as Document No. 2002-0180557, Official Records Fresno County;
- 6) thence South 0°12'49" East, 235.49 feet to the Southeast corner of said Parcel A;
- 7) thence South 89°47'11" West, 61.81 feet along the South line of said Parcel A;

- 8) thence, continuing along the South line of said Parcel A, North 78°23'49" West, 124.62 feet;
- 9) thence, South 89°47'11" West, 126.47 feet along the South line of said Parcel A and along its Westerly prolongation to a point on the existing boundary of the Pinedale County Water District, said point being the intersection of said Westerly prolongation and the centerline of North Abby Street;
- 10) thence North 13°59'14" East, 1308.90 feet along the existing boundary of the Pinedale County Water District and along said centerline to the POINT OF BEGINNING.

Area J containing an area of 22.28 acres, more or less.

AREA K

Area to be detached from the Pinedale County Water District and attached to the City of Fresno Water Department.

That portion of the Southeast quarter of Section 33, Township 12 South, Range 20 East, Mount Diablo Base and Meridian, according to the Official United States Government Township Plat thereof, described as follows:

BEGINNING at a point on the existing boundary of the Pinedale County Water District, said point being the intersection of the Northerly prolongation of the centerline of North Abby Street and the Northerly line of Parcel G of Parcel Map No. 94-06 recorded in Book 56 of Parcel Maps, Pages 39-41, Fresno County Records; thence leaving the existing boundary of the Pinedale County Water District

- 1) North 63°36'24" West, 30.72 feet along the Northerly line of said Parcel G to the Northwest corner of said Parcel G;
- 2) thence North 13°59'14" East, 40.03 feet along the Northerly prolongation of the Westerly line of said Parcel G to a point on the existing boundary of the Pinedale County Water District, said point being on the South boundary line of the Enterprise Canal; thence along the existing boundary of the Pinedale County Water District the following two courses:
- 3) North 89°44'45" East, 30.95 feet along the South boundary line of the Enterprise Canal to a point on the Northerly prolongation of the centerline of North Abby Street;
- 4) thence South 13°59'14" West, 54.25 feet along the Northerly prolongation of the centerline of North Abby Street to the POINT OF BEGINNING.

Area K containing an area of 0.032 acres, more or less.

AREA L

Area to be detached from the City of Fresno Water Department and attached to the Pinedale County Water District.

That portion of the Northeast quarter of Section 33, Township 12 South, Range 20 East, Mount Diablo Base and Meridian, according to the Official United States Government Township Plat thereof, described as follows:

BEGINNING at a point on the existing boundary of the Pinedale County Water District, said point being the Southeast corner of the Northeast quarter of said Section 33; thence leaving the existing boundary of the Pinedale County Water District

- 1) South 89°46'10" West, 209.75 feet along the South line of said Northeast quarter to the East line of the land conveyed to the State of California by the Grant Deed recorded June 6, 1985 as Document No. 85055585, Official Records Fresno County;
- 2) thence North 00°08'54" East, 222.82 feet along said East line to the beginning of a tangent curve concave to the West having a radius of 5150.00 feet;
- 3) thence Northerly, 1095.32 feet along said curve and along said East line through a central angle of 12°11'10" to the Southwest corner of Parcel Map No. 2010-02 recorded in Book 71 of Parcel Maps, Pages 51-52, Fresno County Records;
- 4) thence South 89°45'00" East, 328.10 feet along the South line of said Parcel Map No. 2010-02 to a point on the existing boundary of the Pinedale County Water District, said point being on the East line of the Northeast quarter of said Section 33;
- 5) thence South 00°15'00" West, 1307.94 feet along the existing boundary of the Pinedale County Water District and along said East line to the POINT OF BEGINNING.

Area L containing an area of 7.30 acres, more or less.

AREA M

Area to be detached from the Pinedale County Water District and attached to the City of Fresno Water Department.

That portion of the Northwest quarter of Section 34, Township 12 South, Range 20 East, Mount Diablo Base and Meridian, according to the Official United States Government Township Plat thereof, described as follows:

BEGINNING at a point on the existing boundary of the Pinedale County Water District, said point being North 89°48'45" East, 1312.11 feet from the Northwest corner of said Section 34, said point also being the Northeast corner of Lot 193 of Perrin Colony No. 2 recorded in Volume 4 of Plats, Page 68, Fresno County Records;

- 1) thence South 00°10'37" West, 659.06 feet along the existing boundary of the Pinedale County Water District and along the East line of said Lot 193 to the Southeast corner of said Lot 193;
- 2) thence, leaving the existing boundary of the Pinedale County Water District, South 89°48'06" West, 1312.95 feet along the South line of said Lot 193 to a point on the existing boundary of the Pinedale County Water District, said point also being on the West line of the Northwest quarter of said Section 34;
- 3) thence North 00°15'00" East, 659.31 feet along the existing boundary of the Pinedale County Water District and along said West line to the Northwest corner of said Section 34;
- 4) thence North 89°48'45" East, 1312.11 feet along the existing boundary of the Pinedale County Water District and along the North line of said Northwest quarter to the POINT OF BEGINNING.

Area M containing an area of 19.86 acres, more or less.

AREA N

Area to be detached from the City of Fresno Water Department and attached to the Pinedale County Water District.

That portion of Section 33, Township 12 South, Range 20 East, Mount Diablo Base and Meridian, according to the Official United States Government Township Plat thereof, described as follows:

COMMENCING at the Southeast corner of the Northwest quarter of said Section 33; thence South $89^{\circ}46'00''$ West, 478.32 feet along the South line of said Northwest quarter to a point on the East line of the vacated right of way of San Pablo Avenue; thence South $00^{\circ}15'00''$ East, 9.07 feet along said East line to a point on the existing boundary of the Pinedale County Water District, said point also being the TRUE POINT OF BEGINNING; thence along the existing boundary of the Pinedale County Water District,

- 1) North $89^{\circ}45'00''$ East, 1059.66 feet to a point on the East right of way line of North Blackstone Avenue;
- 2) thence, leaving the existing boundary of the Pinedale County Water District, South $3^{\circ}43'30''$ East, 50.09 feet along said East right of way line to a point on the existing boundary of the Pinedale County Water District;
- 3) thence South $89^{\circ}45'00''$ West, 1062.70 feet along the existing boundary of the Pinedale County Water District to a point on the East line of the vacated right of way of said San Pablo Avenue;
- 4) thence North $0^{\circ}15'00''$ West, 50.00 feet along the existing boundary of the Pinedale County Water District and along said East line to the TRUE POINT OF BEGINNING.

Area N containing an area of 1.22 acres, more or less.

Total computed area to be detached from the City of Fresno Water Department and attached to the Pinedale County Water District is 126.59 acres, more or less.

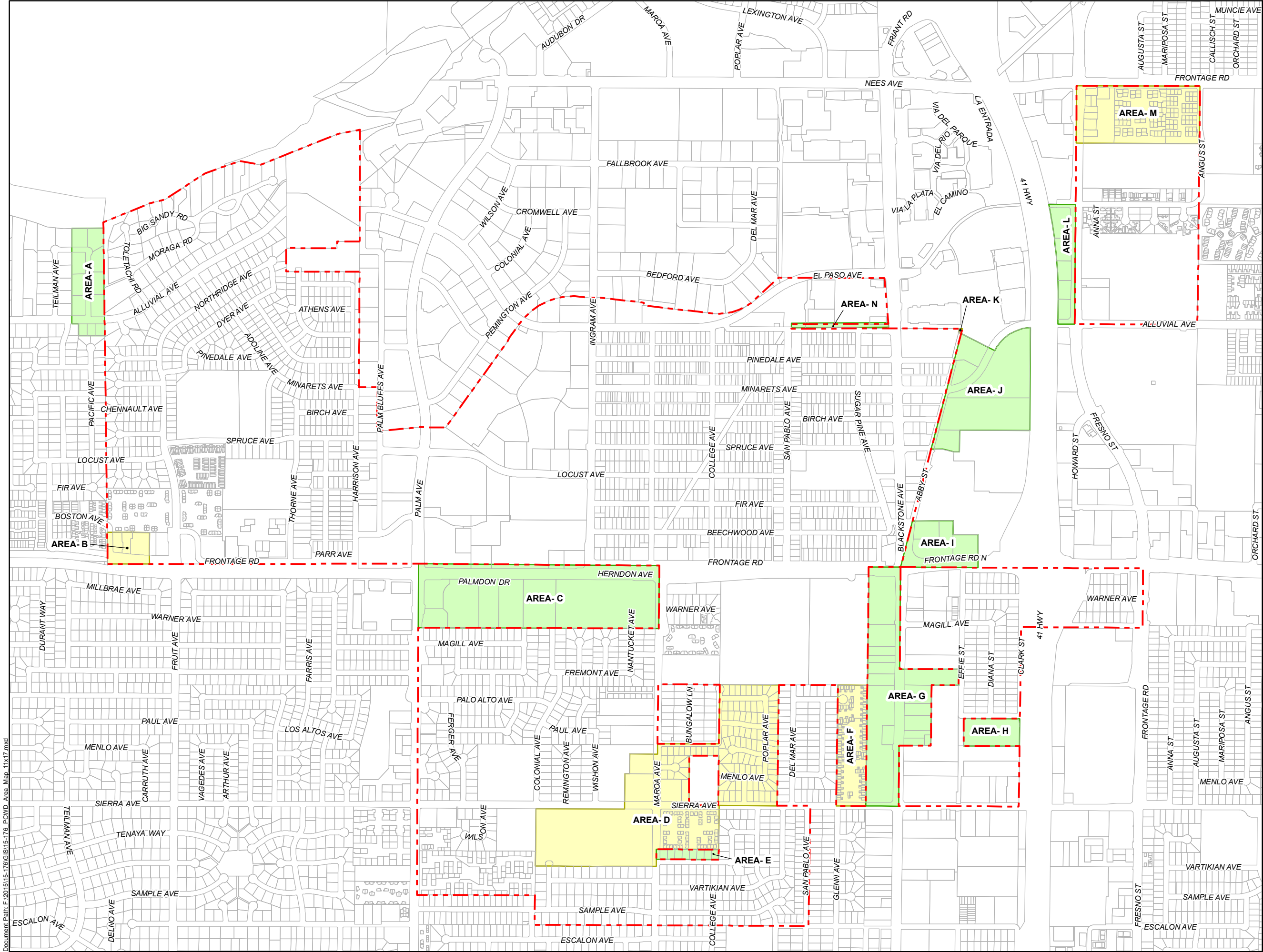
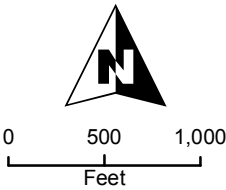
Total computed area to be detached from the Pinedale County Water District and attached to the City of Fresno Water Department is 90.01 acres, more or less.

Pinedale County
Water District

Area Map

Legend

- Existing PCWD Boundary
- Proposed Annexation
- Proposed Detachment



Pinedale County
Water District

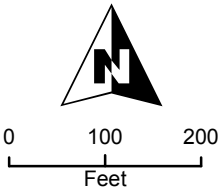
Area A

Legend

EXISTING BOUNDARY OF THE
PINEDALE COUNTY WATER DISTRICT.

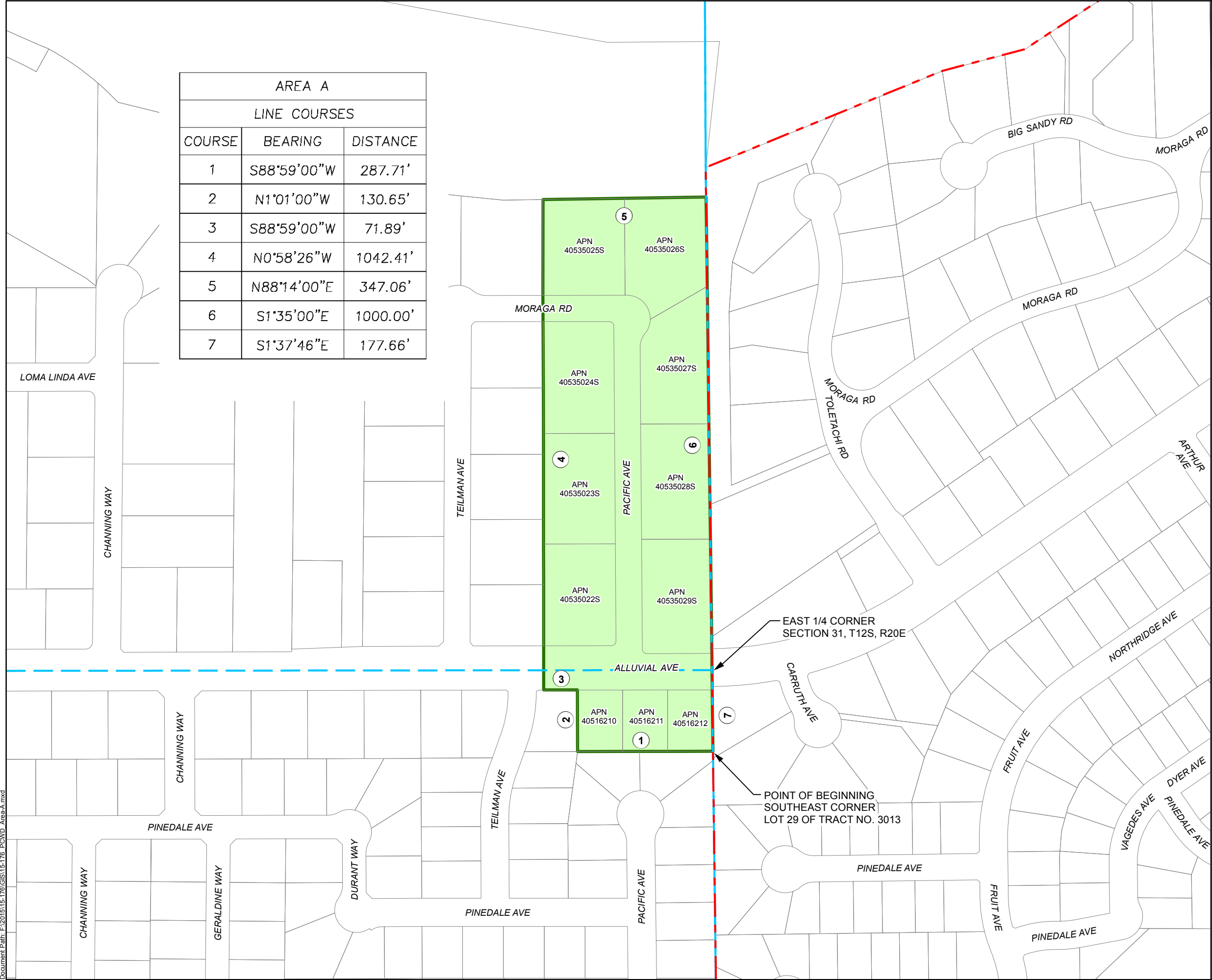
SECTION LINE

AREA TO BE DETACHED FROM THE CITY
OF FRESNO WATER DEPARTMENT AND
ATTACHED TO THE PINEDALE COUNTY
WATER DISTRICT. AREA = 9.32 ACRES



Yamabe & Horn
Engineering, Inc.
CIVIL ENGINEERS • LAND SURVEYORS

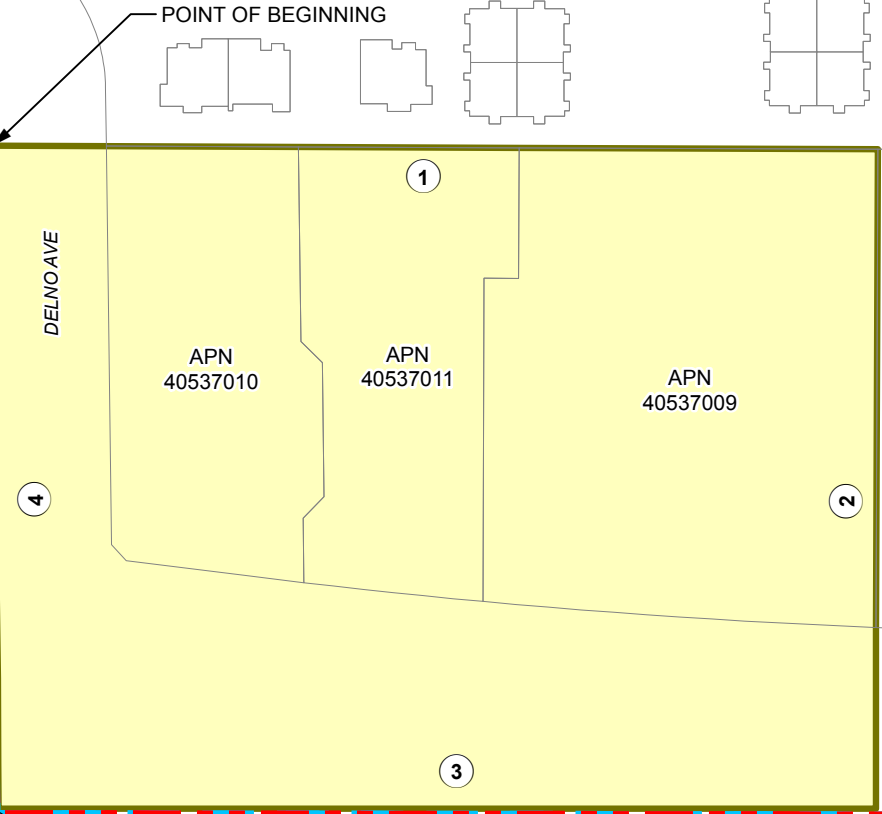
AREA A		
LINE COURSES		
COURSE	BEARING	DISTANCE
1	S88°59'00"W	287.71'
2	N1°01'00"W	130.65'
3	S88°59'00"W	71.89'
4	N0°58'26"W	1042.41'
5	N88°14'00"E	347.06'
6	S1°35'00"E	1000.00'
7	S1°37'46"E	177.66'



Pinedale County
Water District

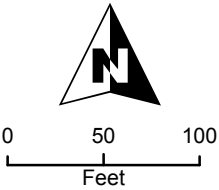
Area B

AREA B		
LINE COURSES		
COURSE	BEARING	DISTANCE
1	S89°51'00"E	462.08'
2	S0°09'00"W	312.09'
3	N89°51'00"W	456.81'
4	N0°49'00"W	312.13'

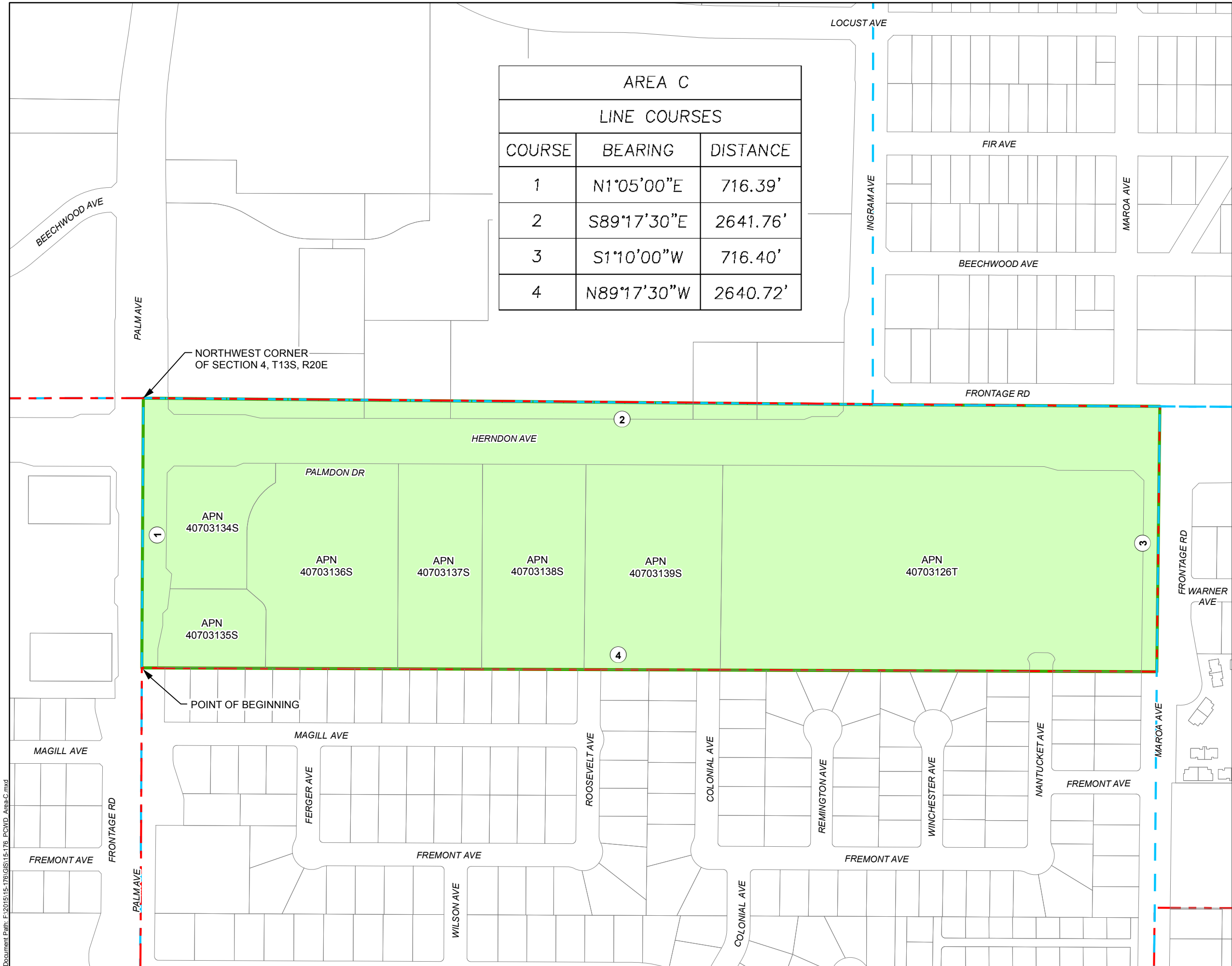


Legend

- EXISTING BOUNDARY OF THE PINEDALE COUNTY WATER DISTRICT.
- SECTION LINE
- AREA TO BE DETACHED FROM THE PINEDALE COUNTY WATER DISTRICT AND ATTACHED TO THE CITY OF FRESNO WATER DEPARTMENT. AREA = 3.29 ACRES



Document Path: F:\2015\15-176\GIS\15-176_POWD_AreaC.mxd

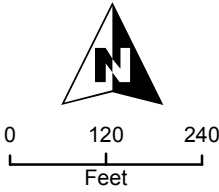


Pinedale County Water District

Area C

Legend

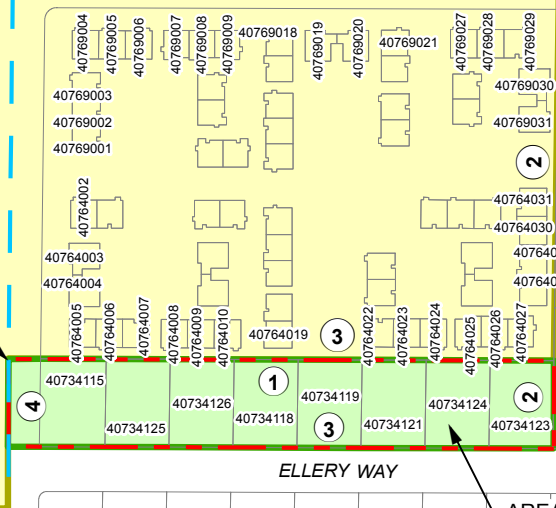
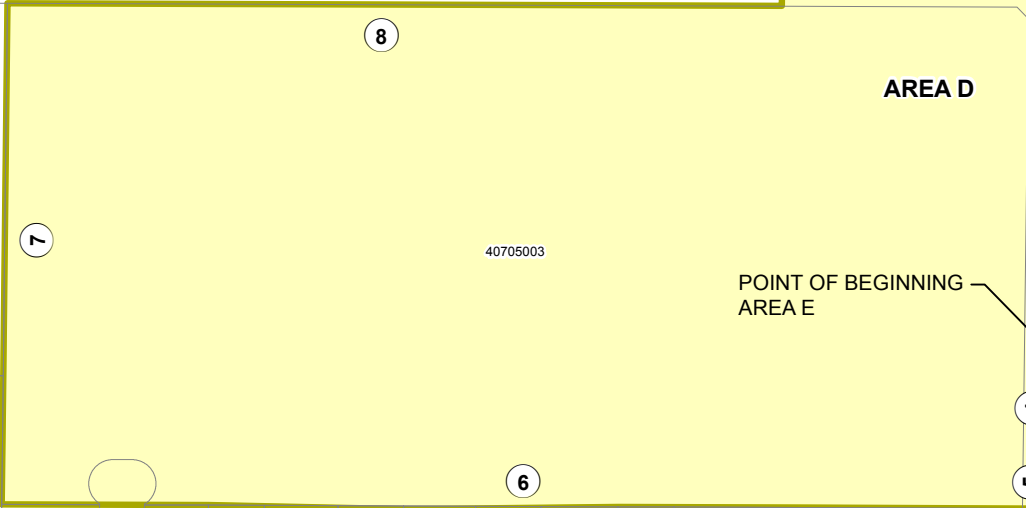
- EXISTING BOUNDARY OF THE PINEDALE COUNTY WATER DISTRICT.
- SECTION LINE
- AREA TO BE DETACHED FROM THE CITY OF FRESNO WATER DEPARTMENT AND ATTACHED TO THE PINEDALE COUNTY WATER DISTRICT. AREA = 43.44 ACRES



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AREA D		
LINE COURSES		
COURSE	BEARING	DISTANCE
1	N89°17'30"W	632.32'
2	S1°10'00"W	481.02'
3	N89°17'30"W	683.99'
4	S1°10'00"W	110.00'
5	S1°10'00"W	77.70'
6	N89°17'30"W	1315.89'
7	N1°07'30"E	626.70'
8	S89°17'30"E	968.44'
9	N1°09'30"E	385.20'
10	S89°17'30"E	45.96'
11	N1°10'00"E	217.06'
12	S89°19'35"E	302.00'
13	N1°10'00"E	113.45'
14	S89°17'29"E	670.98'
15	N1°11'30"E	648.90'
16	S89°17'30"E	646.20'
17	S1°13'00"W	1322.81'
18	N1°10'40"E	543.90'
19	S89°17'29"E	322.98'
20	S1°11'30"W	543.90'
21	N89°17'30"W	322.84'

AREA E		
LINE COURSES		
COURSE	BEARING	DISTANCE
1	S89°20'30"E	684.00'
2	S1°11'30"W	110.00'
3	N89°20'30"W	684.00'
4	N1°11'30"E	110.00'

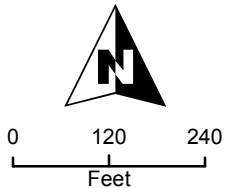


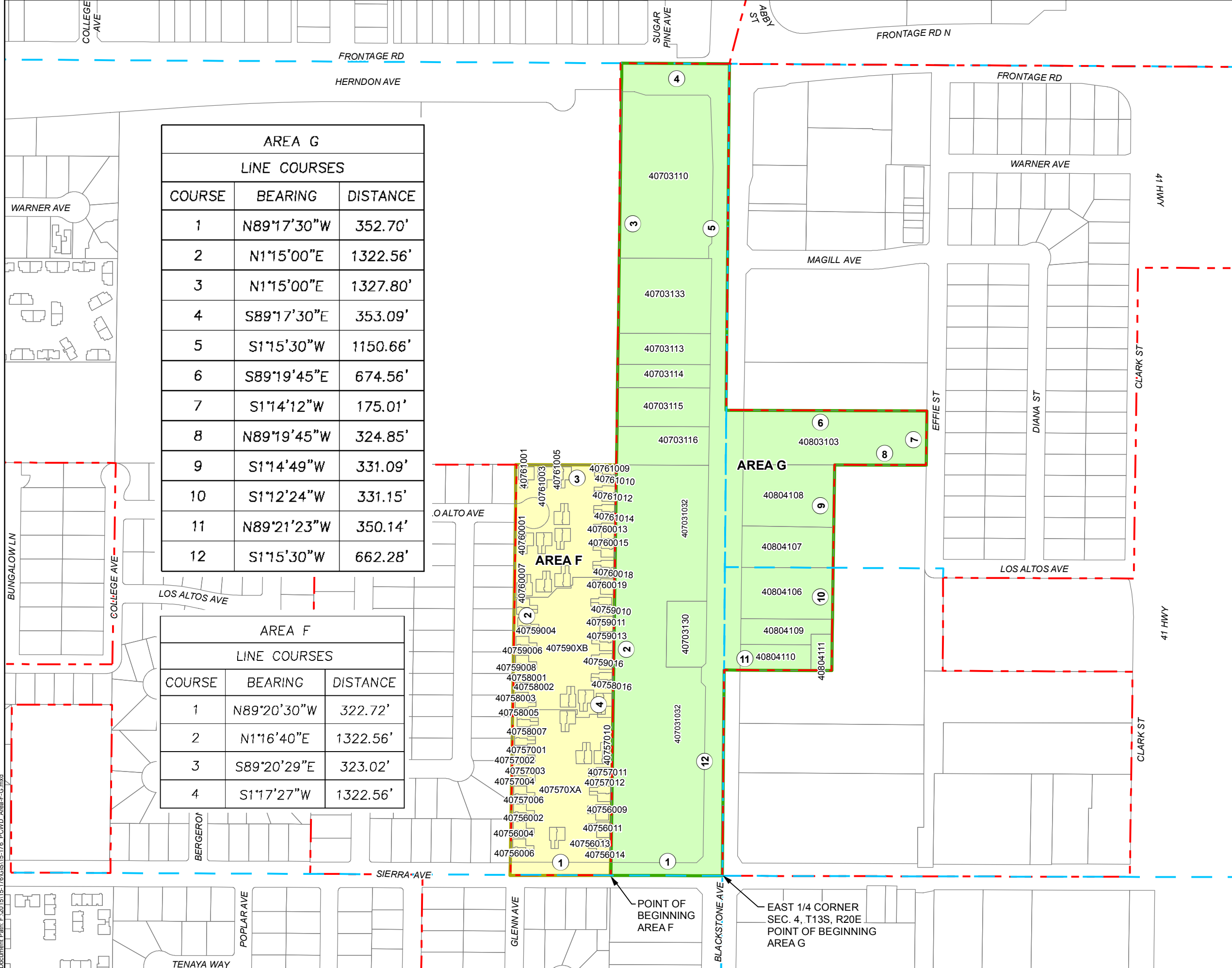
Pinedale County Water District

Area D & E

Legend

- EXISTING BOUNDARY OF THE PINEDALE COUNTY WATER DISTRICT.
- SECTION LINE
- AREA TO BE DETACHED FROM THE CITY OF FRESNO WATER DEPARTMENT AND ATTACHED TO THE PINEDALE COUNTY WATER DISTRICT. AREA E = 1.73 ACRES
- AREA TO BE DETACHED FROM THE PINEDALE COUNTY WATER DISTRICT AND ATTACHED TO THE CITY OF FRESNO WATER DEPARTMENT. AREA D = 57.03 ACRES



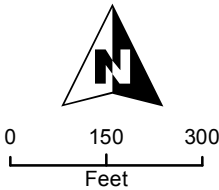


Pinedale County Water District

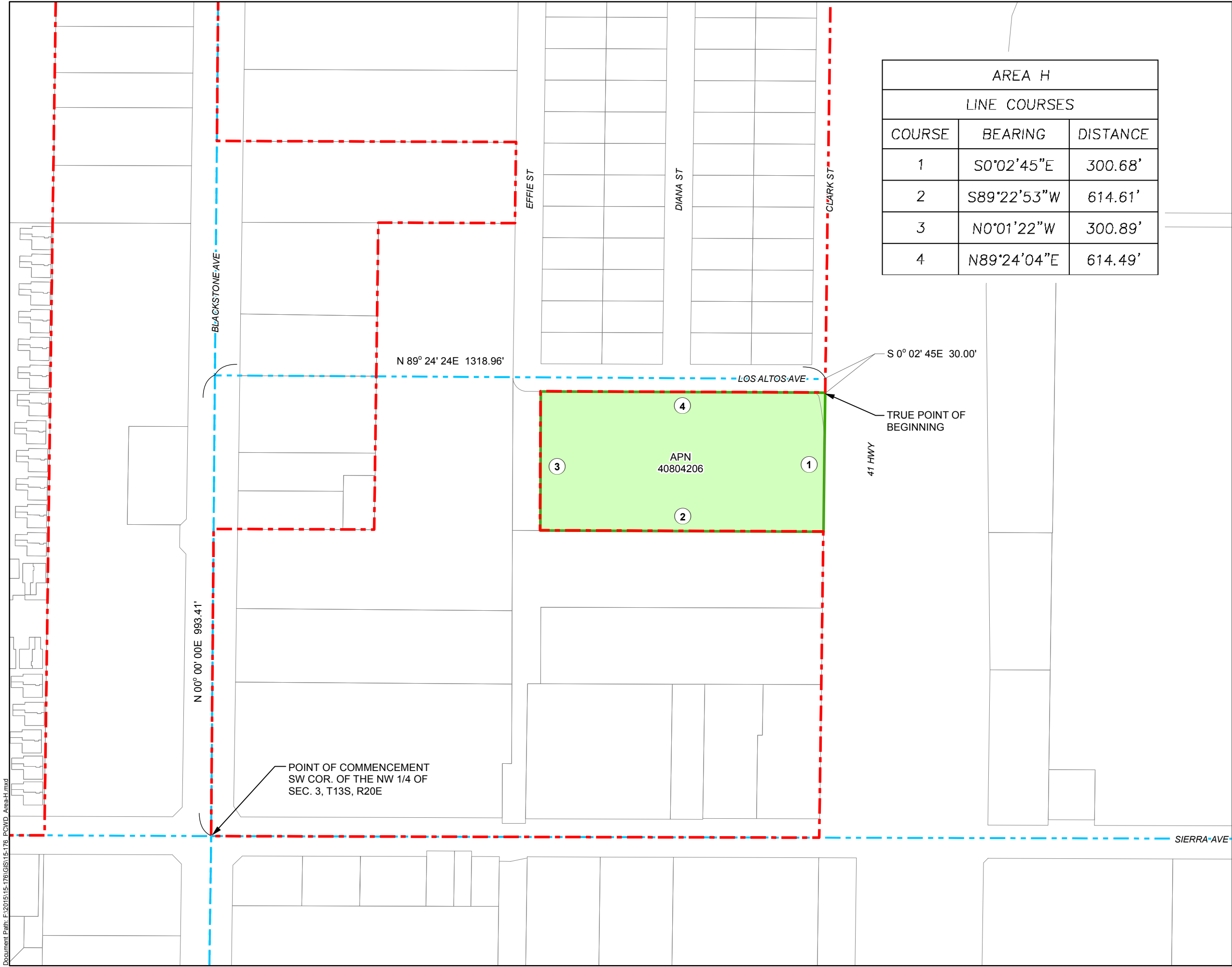
Area F & G

Legend

- EXISTING BOUNDARY OF THE PINEDALE COUNTY WATER DISTRICT.
- SECTION LINE
- AREA TO BE DETACHED FROM THE CITY OF FRESNO WATER DEPARTMENT AND ATTACHED TO THE PINEDALE COUNTY WATER DISTRICT. AREA G = 29.50 ACRES
- AREA TO BE DETACHED FROM THE PINEDALE COUNTY WATER DISTRICT AND ATTACHED TO THE CITY OF FRESNO WATER DEPARTMENT. AREA F = 9.80 ACRES



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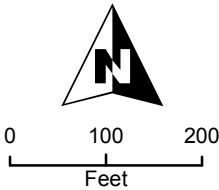
AREA H		
LINE COURSES		
COURSE	BEARING	DISTANCE
1	S0°02'45"E	300.68'
2	S89°22'53"W	614.61'
3	N0°01'22"W	300.89'
4	N89°24'04"E	614.49'

Pinedale County Water District

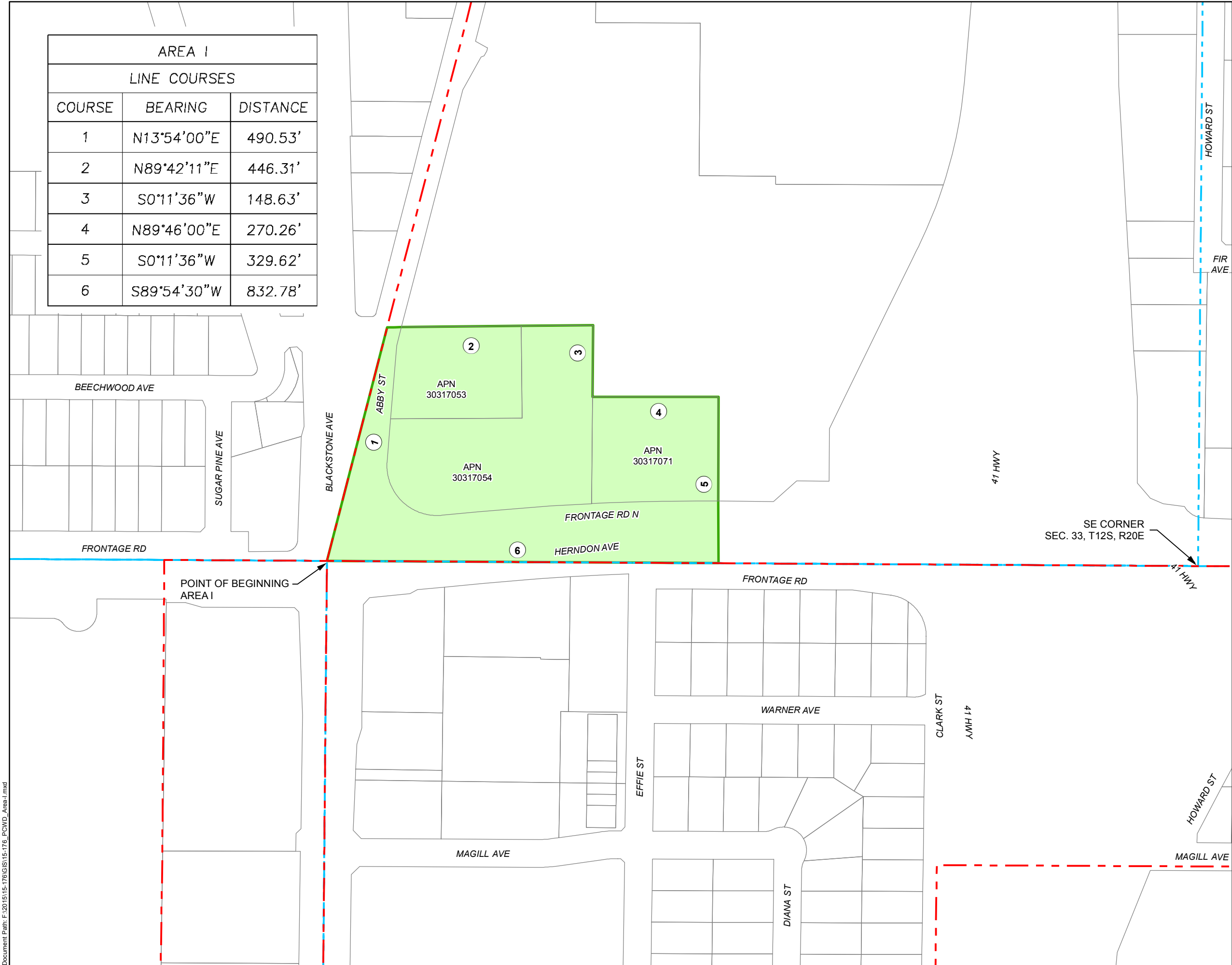
Area H

Legend

- EXISTING BOUNDARY OF THE PINEDALE COUNTY WATER DISTRICT.
- SECTION LINE
- AREA TO BE DETACHED FROM THE CITY OF FRESNO WATER DEPARTMENT AND ATTACHED TO THE PINEDALE COUNTY WATER DISTRICT. AREA H = 4.24 ACRES



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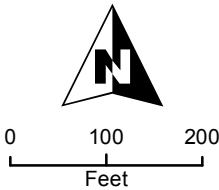
AREA I		
LINE COURSES		
COURSE	BEARING	DISTANCE
1	N13°54'00"E	490.53'
2	N89°42'11"E	446.31'
3	S0°11'36"W	148.63'
4	N89°46'00"E	270.26'
5	S0°11'36"W	329.62'
6	S89°54'30"W	832.78'

Pinedale County Water District

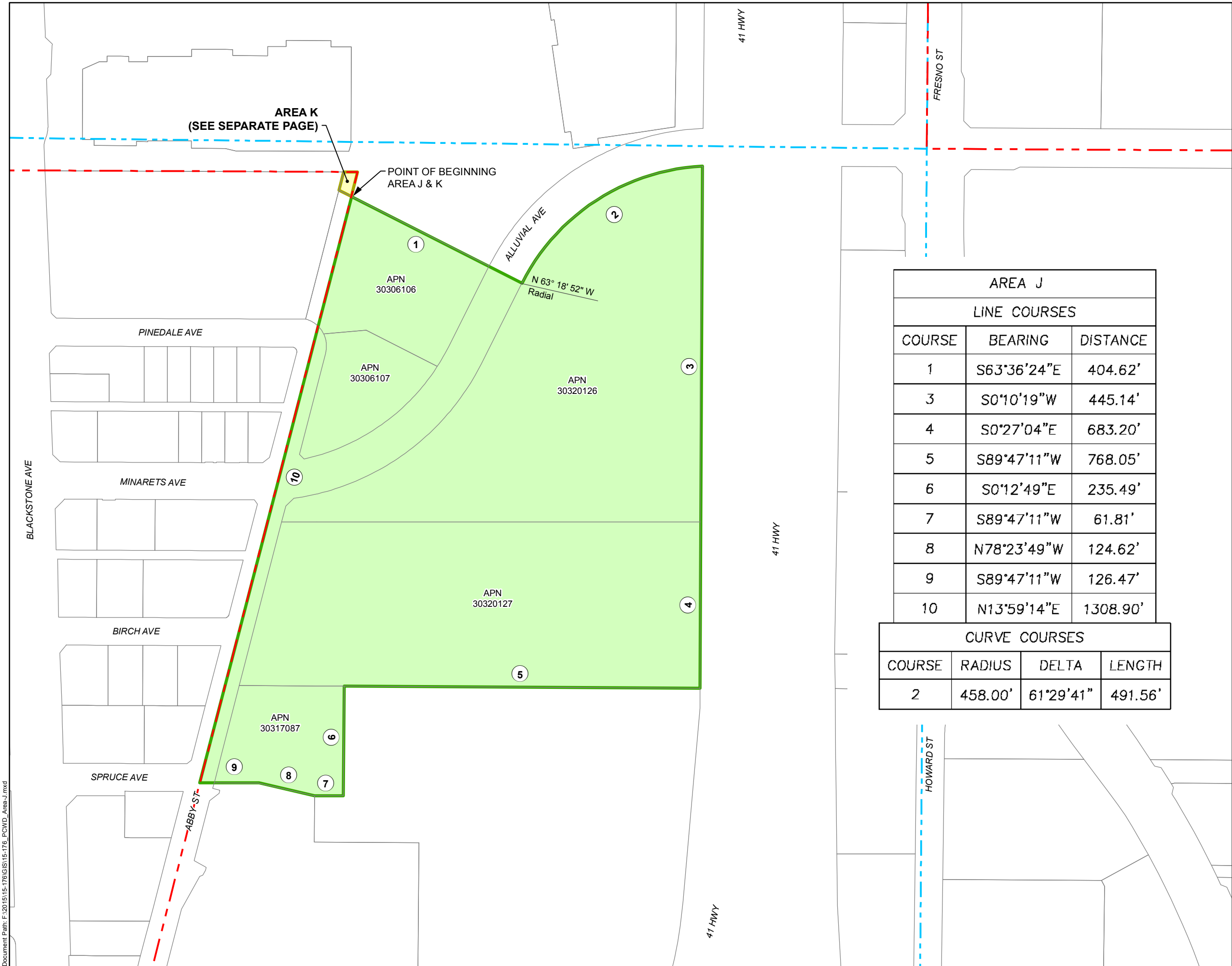
Area I

Legend

- EXISTING BOUNDARY OF THE PINEDALE COUNTY WATER DISTRICT.
- SECTION LINE
- AREA TO BE DETACHED FROM THE CITY OF FRESNO WATER DEPARTMENT AND ATTACHED TO THE PINEDALE COUNTY WATER DISTRICT. AREA I = 7.56 ACRES



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Pinedale County Water District

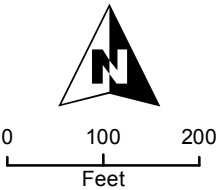
Area J

Legend

- EXISTING BOUNDARY OF THE PINEDALE COUNTY WATER DISTRICT.
- SECTION LINE
- AREA TO BE DETACHED FROM THE CITY OF FRESNO WATER DEPARTMENT AND ATTACHED TO THE PINEDALE COUNTY WATER DISTRICT. AREA J = 22.28 ACRES

AREA J		
LINE COURSES		
COURSE	BEARING	DISTANCE
1	S63°36'24"E	404.62'
3	S0°10'19"W	445.14'
4	S0°27'04"E	683.20'
5	S89°47'11"W	768.05'
6	S0°12'49"E	235.49'
7	S89°47'11"W	61.81'
8	N78°23'49"W	124.62'
9	S89°47'11"W	126.47'
10	N13°59'14"E	1308.90'

CURVE COURSES			
COURSE	RADIUS	DELTA	LENGTH
2	458.00'	61°29'41"	491.56'



Pinedale County
Water District

Area K

Legend

EXISTING BOUNDARY OF THE
PINEDALE COUNTY WATER DISTRICT.

SECTION LINE

AREA TO BE DETACHED FROM THE
PINEDALE COUNTY WATER DISTRICT
AND ATTACHED TO THE CITY OF FRESNO
WATER DEPARTMENT. AREA K = 0.032
ACRES

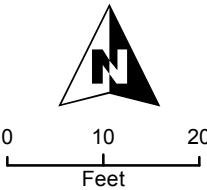
AREA K		
LINE COURSES		
COURSE	BEARING	DISTANCE
1	N63°36'24"W	30.72'
2	N13°59'14"E	40.03'
3	N89°44'45"E	30.95'
4	S13°59'14"W	54.25'

PORTION OF
APN 303-650-39

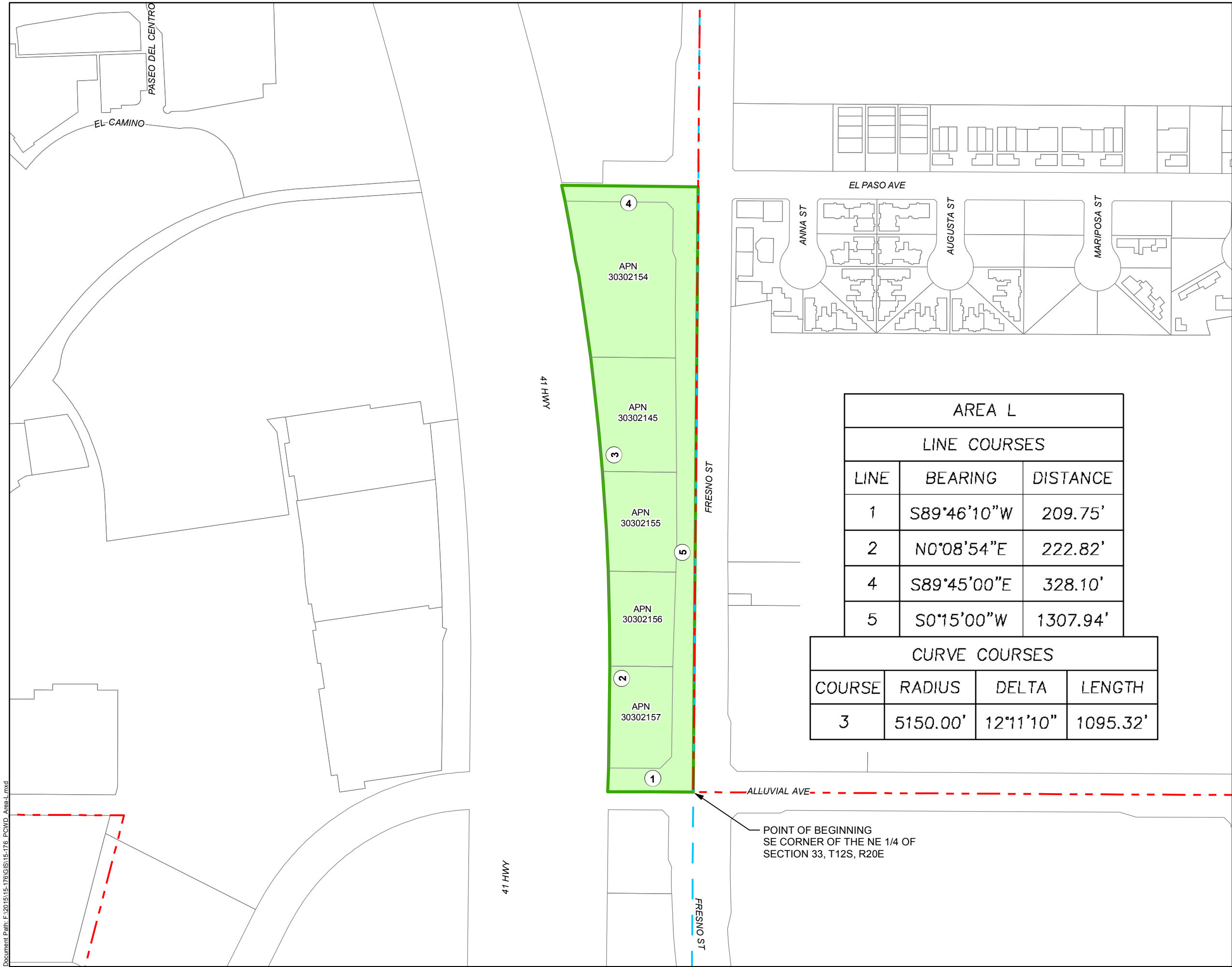
APN 303-650-39

POINT OF BEGINNING
AREA J & K

AREA J
(SEE SEPARATE PAGE)



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Pinedale County Water District

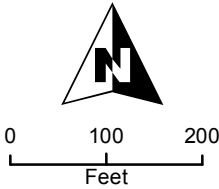
Area L

Legend

- EXISTING BOUNDARY OF THE PINEDALE COUNTY WATER DISTRICT.
- SECTION LINE
- AREA TO BE DETACHED FROM THE CITY OF FRESNO WATER DEPARTMENT AND ATTACHED TO THE PINEDALE COUNTY WATER DISTRICT. AREA L = 7.30 ACRES

AREA L			
LINE COURSES			
LINE	BEARING	DISTANCE	
1	S89°46'10"W	209.75'	
2	N0°08'54"E	222.82'	
4	S89°45'00"E	328.10'	
5	S0°15'00"W	1307.94'	

CURVE COURSES			
COURSE	RADIUS	DELTA	LENGTH
3	5150.00'	12°11'10"	1095.32'



AREA M		
LINE COURSES		
COURSE	BEARING	DISTANCE
1	S0°10'37"W	659.06'
2	S89°48'06"W	1312.95'
3	N0°15'00"E	659.31'
4	N89°48'45"E	1312.11'

Pinedale County
Water District

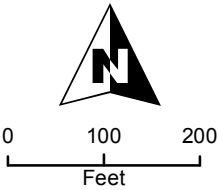
Area M

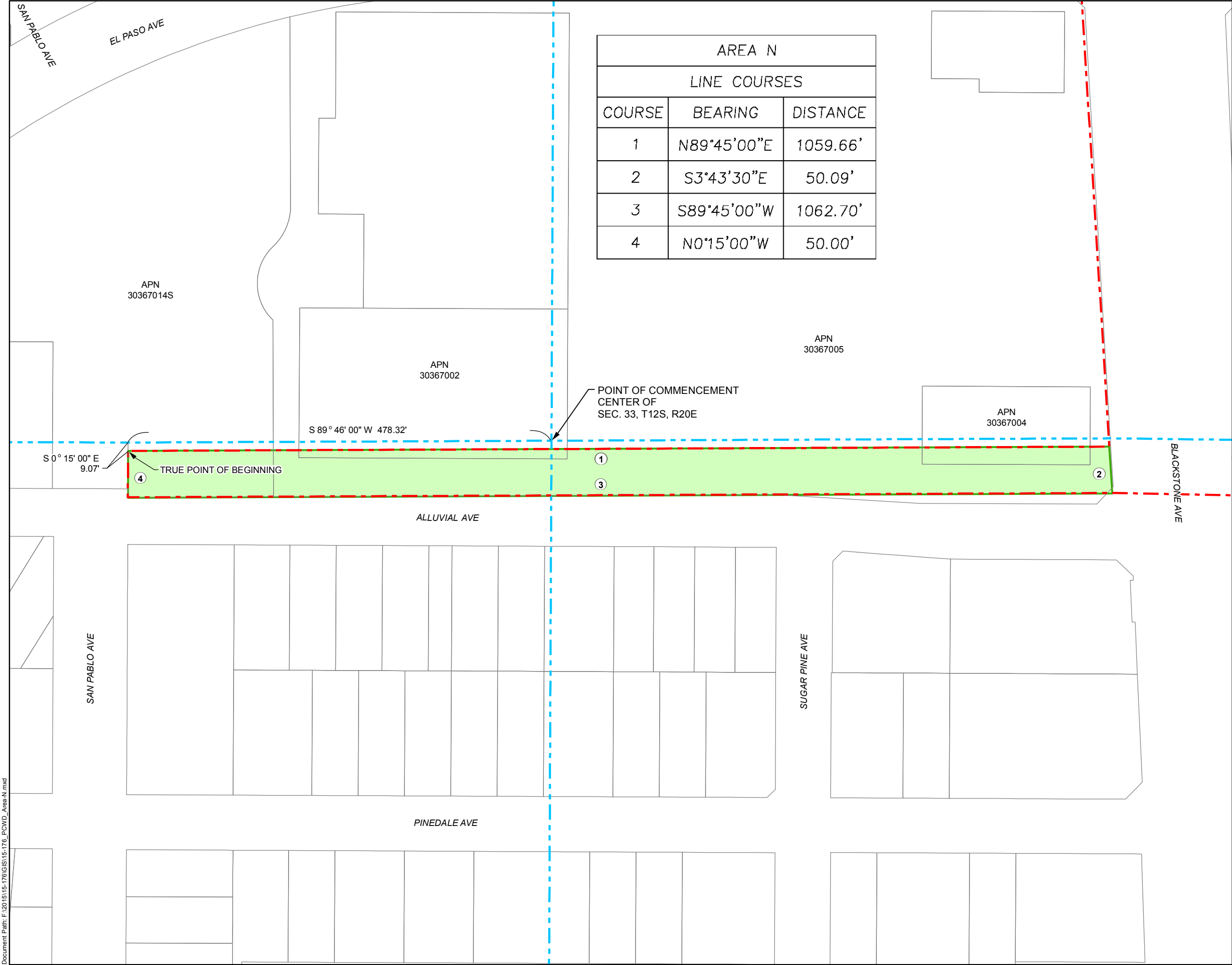
Legend

EXISTING BOUNDARY OF THE
PINEDALE COUNTY WATER DISTRICT.

SECTION LINE

AREA TO BE DETACHED FROM THE
PINEDALE COUNTY WATER DISTRICT
AND ATTACHED TO THE CITY OF FRESNO
WATER DEPARTMENT. AREA M = 19.86
ACRES



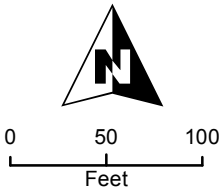


Pinedale County Water District

Area N

Legend

- EXISTING BOUNDARY OF THE PINEDALE COUNTY WATER DISTRICT.
- SECTION LINE
- AREA TO BE DETACHED FROM THE CITY OF FRESNO WATER DEPARTMENT AND ATTACHED TO THE PINEDALE COUNTY WATER DISTRICT. AREA N = 1.22 ACRES

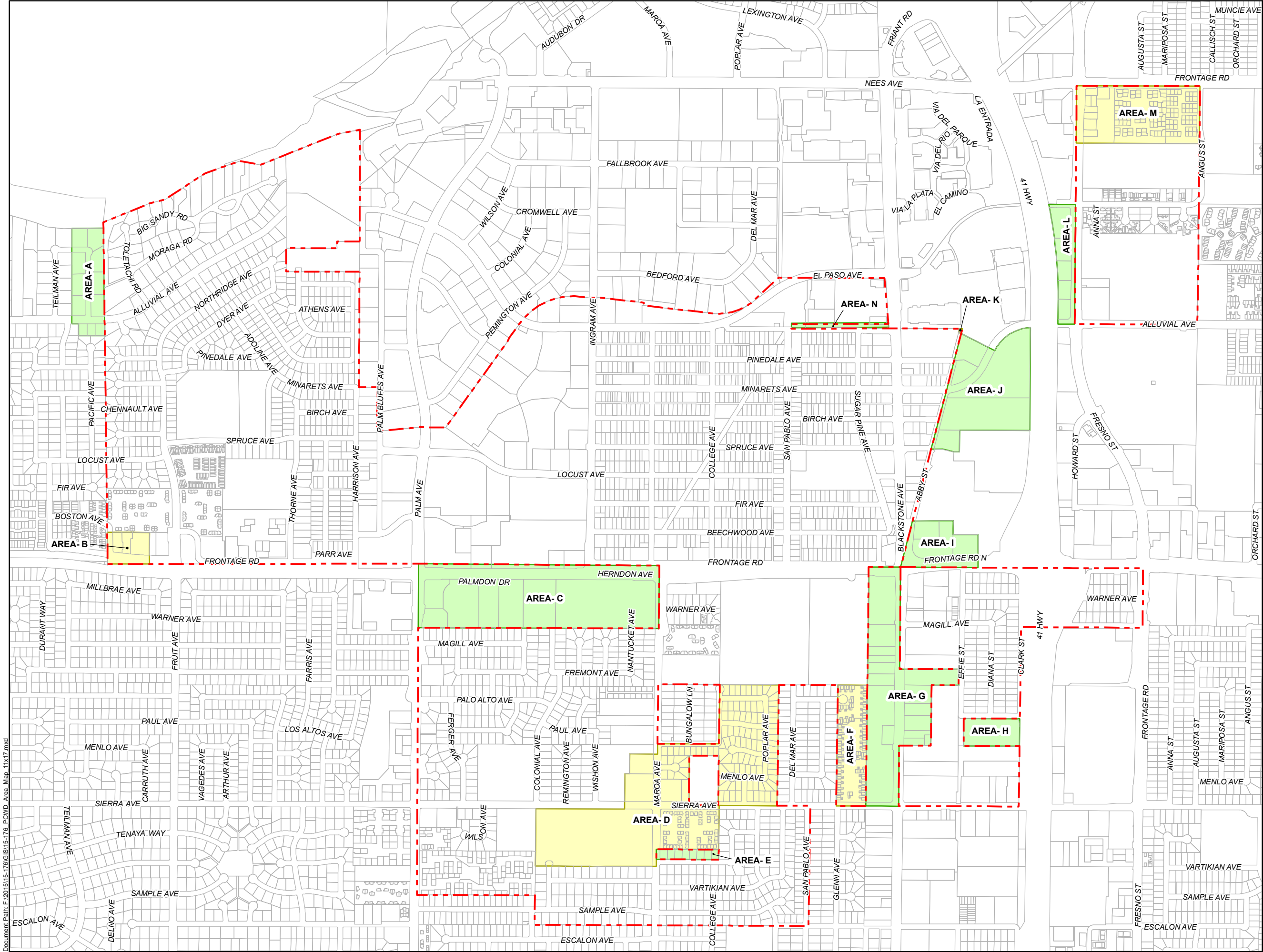
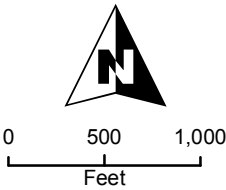


Pinedale County
Water District

Area Map

Legend

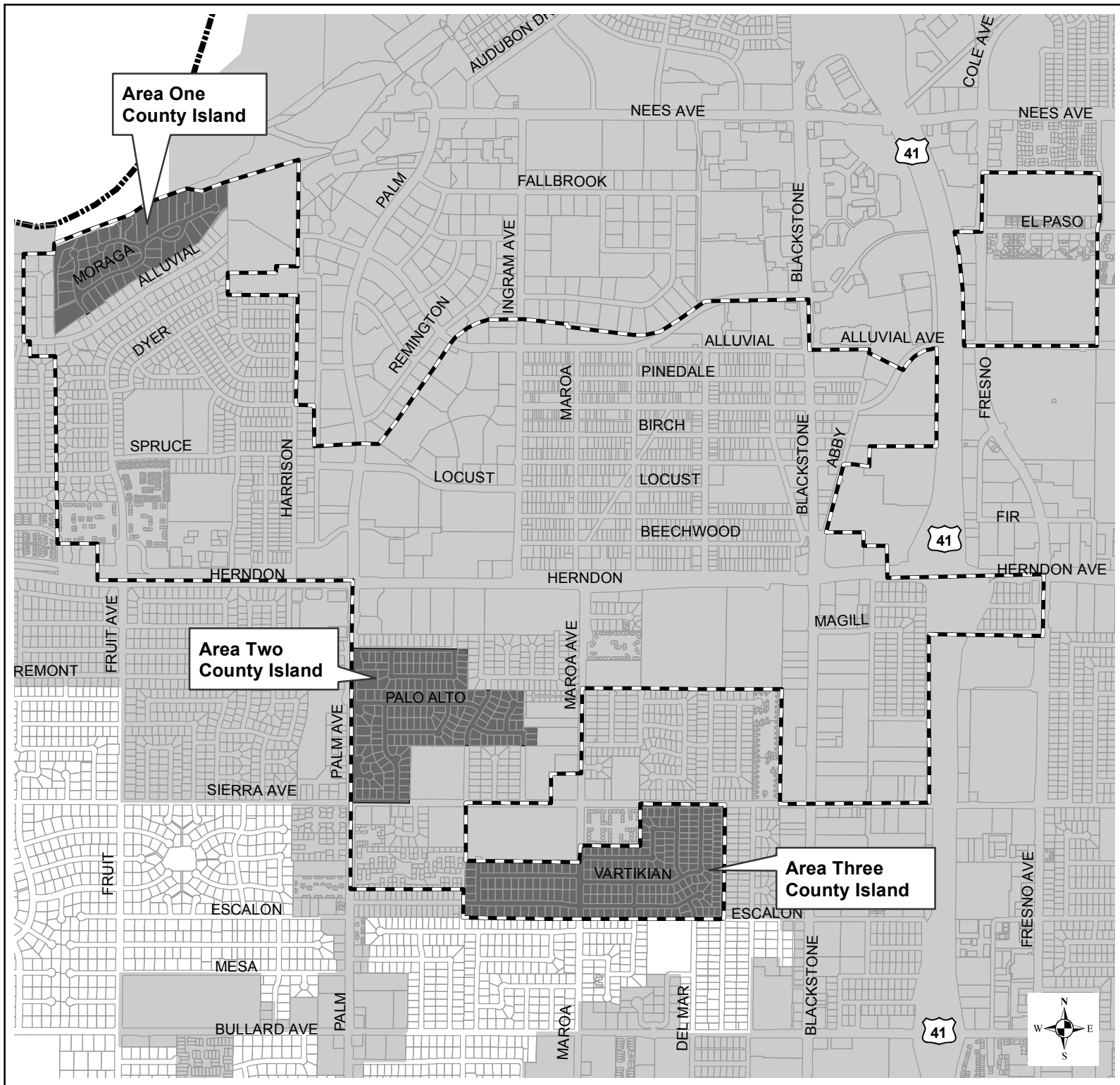
- Existing PCWD Boundary
- Proposed Annexation
- Proposed Detachment



Fresno Local Agency Formation Commission

Pinedale County Water District

Note: District Solid Waste Service Area
Shown within Water SOI

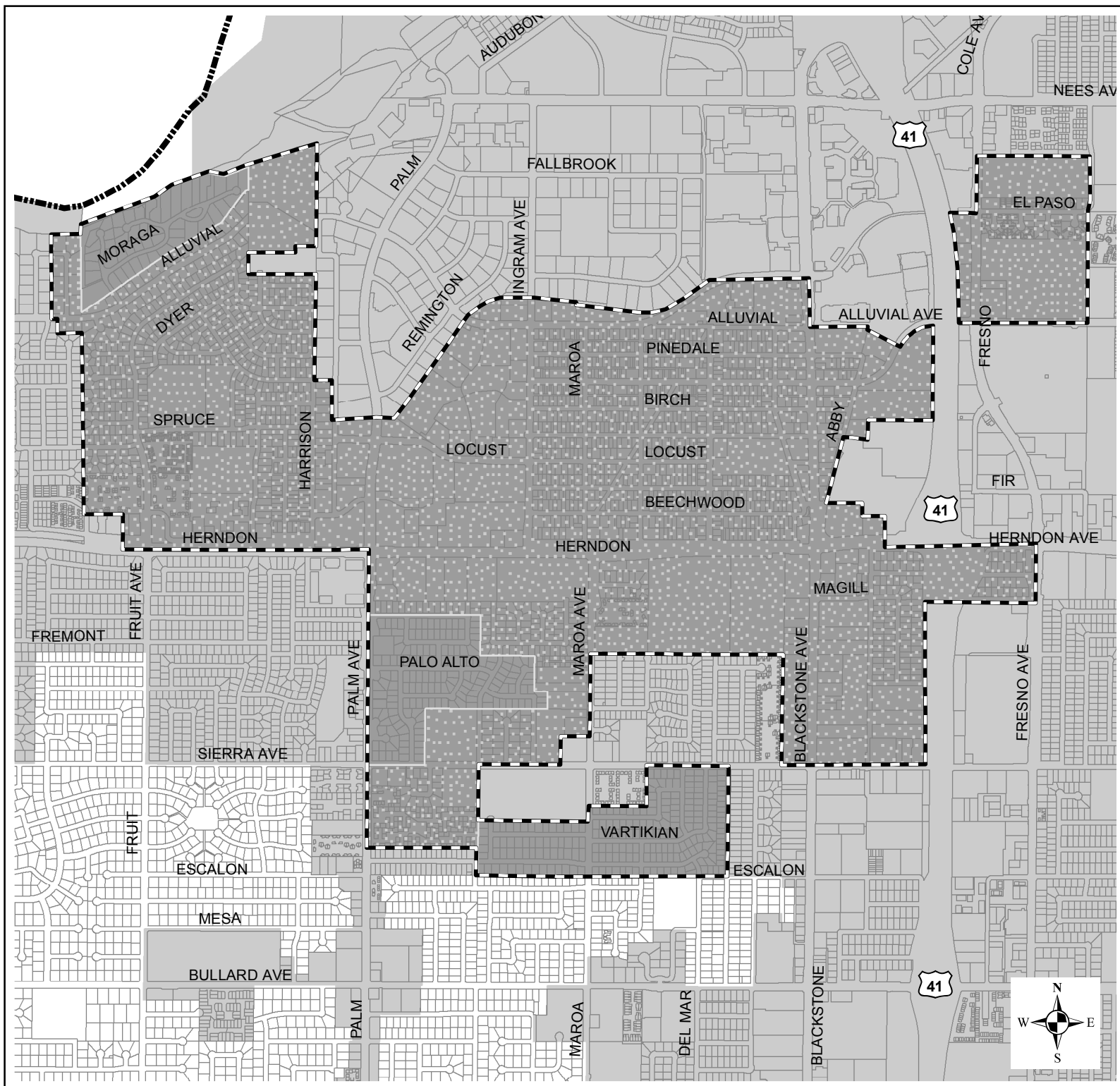


District Formed: 1954
SOI Adopted: Within Water SOI
SOI Updated: N/A

Map Date: March 2016
District Area: 120 Acres, est
Sphere Area: 886 Acres, est

Fresno Local Agency Formation Commission Pinedale County Water District

Note: Only District Water Service Area



-  District Water SOI
-  District Water Service Area
-  City Overlapping District
-  Fresno SOI
-  City of Fresno

District Formed: 1954
SOI Adopted: 03/14/1975
SOI Updated: 10/10/2007

Map Date: March 2016
District Area: 886 Acres
Sphere Area: 886 Acres

APN	TOTAL_ASSESSED_VALUE	ASSESS_LAND	ASSESS_IMP_VAL	TFI_VALUE	NAME1	NAME2	ADDRESS1	ADDRESS2	ADDRESS3	ADDRESS4
30330001	\$180,000.00	\$45,000.00	\$135,000.00	\$0.00	NICHOLS JOHN GEREN & LINDA L FRALEY TRS		4729 HILLSBORO CIR	SANTA ROSA CA 95405		
30328025	\$99,630.00	\$23,908.00	\$75,722.00	\$0.00	MARTIN WILLIAM F		381 E NEES #153	FRESNO CA 93720		
30328010	\$110,560.00	\$27,634.00	\$82,926.00	\$0.00	NELSON ELLEN M TRUSTEES		2100 FOWLER #127	CLOVIS CA 93611		
30330030	\$150,000.00	\$37,000.00	\$113,000.00	\$0.00	PIEDRAFITA GLORIA M TRUSTEE		315 E NEES #112	FRESNO CA 93720		
30330021	\$109,968.00	\$26,848.00	\$83,120.00	\$0.00	JENKINS BARBARA J		315 E NEES #152	FRESNO CA 93720		
30328013	\$128,377.00	\$25,847.00	\$102,530.00	\$0.00	PARAGIAN MARGIE		2705 W SAMPLE AVE	FRESNO CA 93711		
30331003	\$152,486.00	\$37,739.00	\$114,747.00	\$0.00	HILL ROLAND F JR & DEIDRI D		315 E NEES #119	FRESNO CA 93720		
30331004	\$145,401.00	\$27,001.00	\$118,400.00	\$0.00	PAXTON KAREN ANN		315 E NEES #120	FRESNO CA 93720		
30362012	\$1,700,000.00	\$580,000.00	\$1,120,000.00	\$0.00	GARFIELD PARK HIGHLANDS LP		2824 E NEES	CLOVIS CA 93611		
30331012	\$120,892.00	\$35,343.00	\$85,549.00	\$0.00	DREW PATRICIA A		315 E NEES #145	FRESNO CA 93720		
30331005	\$145,000.00	\$36,000.00	\$109,000.00	\$0.00	SPINO LYNETTE DEAN		315 E NEES #123	FRESNO CA 93720		
30329019	\$89,666.00	\$22,580.00	\$67,086.00	\$0.00	CARTER ELIZABETH		381 E NEES #133	FRESNO CA 93720		
30331034	\$138,716.00	\$34,679.00	\$104,037.00	\$0.00	TODD MATHEW J		41951 RD 62	REEDLEY CA 93654		
30302154	\$2,829,900.00	\$900,000.00	\$1,900,000.00	\$29,900.00	ZINKIN DE WAYNE	% DEVRY UNIVERSITY	3005 HIGHLAND PARKWAY	7TH FL	DOWNERS GROVE IL 60515	
405350265	\$1,254,121.00	\$313,530.00	\$940,591.00	\$0.00	BAKER BYRON R & CHERYL ANN TRUSTEES		8211 N FRESNO	FRESNO CA 93711		
30317054	\$5,000,000.00	\$2,000,000.00	\$3,000,000.00	\$0.00	CHONGS PLAZA LLC		1860 DOBBIE DR	SAN JOSE CA 95133		
30317053	\$2,700,000.00	\$950,000.00	\$1,750,000.00	\$0.00	CHONGS PLAZA LLC		1860 DOBBIE DR	SAN JOSE CA 95133		
40703110	\$7,290,800.00	\$2,650,000.00	\$4,600,000.00	\$40,800.00	SUNRISE SQUARE LLC		P O BOX 25818	FRESNO CA 93729		
40703115	\$910,552.00	\$399,751.00	\$426,401.00	\$84,400.00	S&B ENTERPRISES LLC		7545 N DEL MAR #206	FRESNO CA 93711		
407096035	\$193,800.00	\$51,600.00	\$142,200.00	\$0.00	ALVIDREZ MICHAEL		268 W PALO ALTO	FRESNO CA 93704		
407096065	\$159,069.00	\$45,015.00	\$114,054.00	\$0.00	WEISS DONNA LEE	STOCKKETTI MYRTLE TRUSTEE	1798 CELESTE	CLOVIS CA 93611		
407096085	\$153,428.00	\$42,419.00	\$111,009.00	\$0.00	PAPULIAS LEONARD F		220 W PALO ALTO	FRESNO CA 93704		
40761001	\$85,000.00	\$21,000.00	\$64,000.00	\$0.00	CARLTON CAREY A		76 W SIERRA #106	FRESNO CA 93704		
40761003	\$37,099.00	\$8,360.00	\$28,739.00	\$0.00	NOURI POURIA TOM		74 GREENBOUGH	IRVINE CA 92614		
407096115	\$154,568.00	\$46,518.00	\$108,050.00	\$0.00	VELASCO-DIAZ RITA		6568 N POPLAR	FRESNO CA 93704		
40760004	\$100,000.00	\$25,000.00	\$75,000.00	\$0.00	LAZALDE REBECCA		78 W SIERRA #103	FRESNO CA 93704		
407095055	\$205,000.00	\$61,500.00	\$143,500.00	\$0.00	GARCIA ESMERALDA H		252 W LOS ALTOS	FRESNO CA 93704		
407096165	\$219,000.00	\$65,700.00	\$153,300.00	\$0.00	PONCE MARGARITO V		6520 N POPLAR	FRESNO CA 93704		
40758015	\$85,000.00	\$21,000.00	\$64,000.00	\$0.00	WEAVER FRANCIS J & NANCY A	WEAVER FRANCIS J & NANCY A	1614 W SAN MADELE	FRESNO CA 93711		
407093085	\$206,035.00	\$61,810.00	\$144,225.00	\$0.00	RAFANAN VICTOR G & ANGELA		274 W PAUL	FRESNO CA 93704		
40754124	\$125,409.00	\$37,622.00	\$87,787.00	\$0.00	BEBERIAN GREGORY H		9181 W DAKOTA	FRESNO CA 93723		
40757010	\$76,847.00	\$20,954.00	\$55,893.00	\$0.00	GOMEZ MARIANO S & V MARIE		34491 LODGE RD	TOLLHOUSE CA 93667		
407542025	\$233,600.00	\$53,800.00	\$179,800.00	\$0.00	NAVA JUANA MORFIN & ENRIQUE		6448 N POPLAR	FRESNO CA 93704		
40757005	\$84,345.00	\$19,918.00	\$64,427.00	\$0.00	PELKEY EDWARD		92 W SIERRA #101	FRESNO CA 93704		
407542055	\$191,200.00	\$36,200.00	\$155,000.00	\$0.00	HUGENROTH JAMES & JANET		2534 W SAN MADELE	FRESNO CA 93711		
40756002	\$59,473.00	\$13,490.00	\$45,983.00	\$0.00	YANYAVI ALI REZA		92 W SIERRA #104	FRESNO CA 93704		
40705003	\$17,869,804.00	\$4,061,315.00	\$13,808,489.00	\$0.00	MARQA PARK APARTMENTS		1901 W KETTLEMAN LN #102	LODI CA 95242		
40756012	\$100,000.00	\$25,000.00	\$75,000.00	\$0.00	BELFY MARY ANN		56 W SIERRA #103	FRESNO CA 93704		
40769027	\$100,000.00	\$25,000.00	\$75,000.00	\$0.00	BAUER ROSS W		8317 E HERNDON	CLOVIS CA 93619		
40769019	\$115,000.00	\$28,000.00	\$87,000.00	\$0.00	LEONG JOEL JAMES	RIDAD-LEONG JOSEPHINE ANNE	1107 MISSION RD #211	S SAN FRANCISCO CA 94080		
40769009	\$85,000.00	\$21,000.00	\$64,000.00	\$0.00	FINLEY JOHN C		35597 AVE 12 1/2	MADERA CA 93638		
40769030	\$86,578.00	\$21,516.00	\$65,062.00	\$0.00	DELANEY KEVIN F & JANICE L TRS		2260 W ROBINWOOD	FRESNO CA 93711		
40769011	\$85,000.00	\$21,000.00	\$64,000.00	\$0.00	CHIPMAN DALE C & NAJIA A TRUSTEES		7931 N MATUS	FRESNO CA 93720		
40769031	\$130,557.00	\$32,639.00	\$97,918.00	\$0.00	STEWART DUANE C & DIANE J TRUSTEES		21804 EASTMERE	FRIANT CA 93626		
40764016	\$71,804.00	\$17,607.00	\$54,197.00	\$0.00	WITT ANNA T		6338 N MAROA #108	FRESNO CA 93704		
40764035	\$92,703.00	\$17,896.00	\$74,807.00	\$0.00	HALL LINDA J		317 W SIERRA #114	FRESNO CA 93704		
40764007	\$110,000.00	\$27,000.00	\$83,000.00	\$0.00	BREMSETH KIMBERLY		6338 N MAROA #117	FRESNO CA 93704		
30328003	\$97,958.00	\$22,953.00	\$75,005.00	\$0.00	POOL MICHAEL E		381 E NEES AVE #103	FRESNO CA 93720		
30330006	\$129,325.00	\$27,543.00	\$101,782.00	\$0.00	KOOP EVELYN I TRUSTEE		315 E NEES #103	FRESNO CA 93720		
30328007	\$97,781.00	\$22,560.00	\$75,221.00	\$0.00	PIERCY EMILY NICACIO TRUSTEE		797 CARSON	CLOVIS CA 93611		
30330027	\$133,247.00	\$33,045.00	\$100,202.00	\$0.00	BOROUGH ANGELINE E TRUSTEE		315 E NEES #109	FRESNO CA 93720		
30330017	\$148,554.00	\$30,003.00	\$118,551.00	\$0.00	MOORE MARGARET J TRUSTEE		2268 GUNAR DR	SAN JOSE CA 95124		
30330026	\$114,753.00	\$28,100.00	\$86,653.00	\$0.00	ASHFORD GREGORY C & WENDY L		10075 N BOYD	FRESNO CA 93720		
30330023	\$145,000.00	\$36,000.00	\$109,000.00	\$0.00	ROLDAN SABINA ANN TRUSTEE		315 E NEES #113	FRESNO CA 93720		
30328014	\$107,582.00	\$26,639.00	\$80,943.00	\$0.00	KERNS SHARON H		381 E NEES #142	FRESNO CA 93720		
30331001	\$132,548.00	\$29,821.00	\$102,727.00	\$0.00	HEADLEY DAVID		315 E NEES #117	FRESNO CA 93720		
30329006	\$135,000.00	\$33,000.00	\$102,000.00	\$0.00	E & S INVESTMENTS LLC		P O BOX 190	THREE RIVERS CA 93271		
30329021	\$125,967.00	\$30,599.00	\$95,368.00	\$0.00	OLIVIERI HEATHER		7445 N 4TH ST	FRESNO CA 93720		
30329010	\$108,413.00	\$24,936.00	\$83,477.00	\$0.00	SCOTT EDWIN	SCOTT EDWIN E	381 E NEES #124	FRESNO CA 93720		

30329012	\$108,485.00	\$27,634.00	\$80,851.00	\$0.00	VARTABEDIAN NANCY L LIFE ESTATE		10274 N PAGE	FRESNO CA 93730		
30329013	\$122,177.00	\$27,068.00	\$95,109.00	\$0.00	FALK BETTY A TRUSTEE		381 E NEES #127	FRESNO CA 93720		
30329016	\$111,703.00	\$28,276.00	\$83,427.00	\$0.00	LARIOS BEVERLY G		381 E NEES #130	FRESNO CA 93720		
30302145	\$2,292,300.00	\$585,000.00	\$1,315,000.00	\$392,300.00	THREE N LLC		7501 N FRESNO #105	FRESNO CA 93720		
40516211	\$608,300.00	\$123,100.00	\$485,200.00	\$0.00	PARDUN JEFFREY & JANINE TRUSTEES		1523 W ALLUVIAL	FRESNO CA 93711		
40516210	\$315,139.00	\$103,960.00	\$211,179.00	\$0.00	LEE PERCY F & LIZ L		1535 W ALLUVIAL	FRESNO CA 93711		
40537011	\$895,000.00	\$280,000.00	\$610,000.00	\$5,000.00	TOM STEPHEN EDWARD	TOM REEMA TRUSTEE	1565 SHAW #201	CLOVIS CA 93611		
30317071	\$6,099,030.00	\$783,827.00	\$5,121,003.00	\$194,200.00	PATEL JAGDISHKUMAR BHIKHABHAI		4219 HIGHKNOLL DR	OAKLAND CA 94619		
407031355	\$1,400,000.00	\$500,000.00	\$900,000.00	\$0.00	PALM & HERNDON LLC	% PIAZZA DEL PANE	6729 N PALM #200	FRESNO CA 93704		
40703133	\$1,612,112.00	\$238,726.00	\$1,373,386.00	\$0.00	EISNER MITCHELL H TRUSTEE (LAND)	EISNER WILLARD R & BETTYE R TRS (IM	6721 N VAN NESS BLVD	FRESNO CA 93711		
40703116	\$952,895.00	\$506,140.00	\$446,755.00	\$0.00	S & R PROPERTIES		7545 N DEL MAR STE 206	FRESNO CA 93711		
40761005	\$46,105.00	\$11,269.00	\$34,836.00	\$0.00	CARLTON-MARQUEZ SANDRA & GERALD MARQUEZ		3262 N DANTE	FRESNO CA 93722		
40761006	\$89,407.00	\$18,070.00	\$71,337.00	\$0.00	ECHEVERRIA FRANCES		3130 W MESA	FRESNO CA 93711		
40761012	\$100,000.00	\$25,000.00	\$75,000.00	\$0.00	HARRIS ROBERT D		74 W SIERRA #101	FRESNO CA 93711		
407095145	\$126,615.00	\$43,874.00	\$82,741.00	\$0.00	FAKAVA FEPAKI M	FAKAVA ANE F	233 W PALO ALTO	FRESNO CA 93704		
40760002	\$95,465.00	\$20,955.00	\$74,510.00	\$0.00	HILTON EVELYN J		78 W SIERRA AVE #105	FRESNO CA 93711		
40760015	\$65,024.00	\$15,989.00	\$49,035.00	\$0.00	MARDIROSIAN BEDROS		70 W SIERRA #104	FRESNO CA 93704		
40760011	\$92,680.00	\$18,900.00	\$73,780.00	\$0.00	MISTRY KAREN ELLICE TRUSTEE		5778 N 6TH STREET	FRESNO CA 93710		
40759009	\$62,318.00	\$17,607.00	\$44,711.00	\$0.00	ERTAN IRFAN		68 W SIERRA AVE #102	FRESNO CA 93704		
407093225	\$176,966.00	\$45,899.00	\$131,067.00	\$0.00	JUAREZ JESS & JULIA		277 W LOS ALTOS	FRESNO CA 93704		
40709318	\$120,367.00	\$20,158.00	\$100,209.00	\$0.00	HILLS ROBERT L & MARJORIE S		239 W LOS ALTOS	FRESNO CA 93704		
40759003	\$77,517.00	\$19,379.00	\$58,138.00	\$0.00	KRISTI NOA & ANNA MARIA LOPEZ		P O BOX 3996	PINEDALE CA 93650		
40804109	\$1,103,522.00	\$456,122.00	\$647,400.00	\$0.00	MARTIN JENNIE M TRUSTEE		2094 W MINARETS	FRESNO CA 93711		
40759012	\$100,000.00	\$25,000.00	\$75,000.00	\$0.00	JOHNSON TOM R		460 N 7TH	CHOWCHILLA CA 93610		
40759014	\$90,000.00	\$18,980.00	\$71,020.00	\$0.00	GAWAD HESHAM A & KAMELYA		6474 N POPLAR AVE	FRESNO CA 93704		
407093065	\$146,936.00	\$45,912.00	\$101,024.00	\$0.00	FOBES LARRY J & F JEANETTE TRUSTEES		258 W PAUL	FRESNO CA 93704		
407093045	\$171,843.00	\$42,960.00	\$128,883.00	\$0.00	GUTIERREZ DAVID & LILLY		238 W PAUL	FRESNO CA 93704		
40758010	\$71,721.00	\$18,442.00	\$53,279.00	\$0.00	STONE STEPHEN & JANET		3650 E HUNTINGTON	FRESNO CA 93702		
40758014	\$79,453.00	\$18,006.00	\$61,447.00	\$0.00	WETHEROLD JAMES L TRUSTEE	EHTERAM MEHRZAD ZARRIN TRUSTEE	2219 E COLE	FRESNO CA 93720		
407093135	\$188,900.00	\$74,900.00	\$114,000.00	\$0.00	SAMANO FRANCISCO R & BEATRIZ ZAMUDIO DE		1476 W FREMONT	FRESNO CA 93711		
407094025	\$155,057.00	\$43,269.00	\$111,788.00	\$0.00	HINOJOSA DAVID P & ANTONIA N		P O BOX 125	SACRAMENTO CA 95812		
40758004	\$63,425.00	\$15,989.00	\$47,436.00	\$0.00	SANAIE NASSER & SORAYA		2189 E BRANDON	FRESNO CA 93720		
40754130	\$222,932.00	\$42,173.00	\$180,759.00	\$0.00	MARKUS CHRIS		368 W MENLO	FRESNO CA 93704		
407541155	\$161,011.00	\$43,015.00	\$117,996.00	\$0.00	YORK DONALD B & KATHRYN G		248 W MENLO	FRESNO CA 93704		
407541165	\$200,000.00	\$50,000.00	\$150,000.00	\$0.00	MENDOZA RODOLFO VIDAL		240 W MENLO	FRESNO CA 93704		
40757012	\$97,092.00	\$18,431.00	\$78,661.00	\$0.00	DITRICH DON & KATHLEEN		36723 AVE 15	MADERA CA 93638		
40756007	\$68,698.00	\$16,995.00	\$51,703.00	\$0.00	ROSTAM-KOLAYI AHMAD & KAAREN EILEEN TRS		2301 W THOMASON	FRESNO CA 93711		
40769029	\$100,000.00	\$25,000.00	\$75,000.00	\$0.00	RICHARDSON AMY ELIZABETH		317 W SIERRA #103	FRESNO CA 93704		
40769025	\$85,000.00	\$21,000.00	\$64,000.00	\$0.00	WOLFMANN WILLIAM & HELEN P TRUSTEES		6370 N BRIARWOOD	FRESNO CA 93711		
40769012	\$85,000.00	\$21,000.00	\$64,000.00	\$0.00	FITZSIMMONS JAMES F		355 W SIERRA #113	FRESNO CA 93704		
40764031	\$61,214.00	\$15,034.00	\$46,180.00	\$0.00	NASIRHARANDI MAHMOOD & PARI		5164 W EVERETT	FRESNO CA 93722		
40764032	\$83,570.00	\$20,354.00	\$63,216.00	\$0.00	SCHOLES JOSEPH EDWARD & JANET LE	VEGA JULIA ETAL	7390 E DENNITT	FRESNO CA 93704		
40764022	\$100,000.00	\$25,000.00	\$75,000.00	\$0.00	REYNOLDS MARY LEE		317 W SIERRA #117	FRESNO CA 93704		
40734115	\$125,001.00	\$30,738.00	\$94,263.00	\$0.00	BROWNS RONALD R & CHERYL L R/L/T/A		748 N BLACKSTONE	FRESNO CA 93701		
30331026	\$131,148.00	\$32,787.00	\$98,361.00	\$0.00	BULLIS DIANE M TRS		3220 W REFLECTIONS	FRESNO CA 93711		
30330012	\$140,730.00	\$27,036.00	\$113,694.00	\$0.00	PEVERILL DAWN		P O BOX 27463	FRESNO CA 93729		
30328027	\$135,000.00	\$33,000.00	\$102,000.00	\$0.00	SANIKIAN BEDROS P & ANI		7623 N MERIDIAN	FRESNO CA 93720		
30328026	\$156,000.00	\$39,000.00	\$117,000.00	\$0.00	CAMMACK JUDITH KIRBY		381 E NEES #154	FRESNO CA 93720		
30328024	\$116,655.00	\$28,276.00	\$88,379.00	\$0.00	WIEDENHOEFER HANS JR & SHERI P		381 E NEES AVE #152	FRESNO CA 93720		
30328021	\$135,000.00	\$33,000.00	\$102,000.00	\$0.00	BRANDIS LISA	BRANDIS LISA	381 E NEES #149	FRESNO CA 93720		
30362005	\$880,000.00	\$300,000.00	\$580,000.00	\$0.00	PENSCO TRUST CO CUSTODIAN		2634 E SEAN	FRESNO CA 93720		
30328011	\$107,940.00	\$27,661.00	\$80,279.00	\$0.00	CONNOLLY GLENDEAN		381 E NEES #112	FRESNO CA 93720		
30328015	\$135,000.00	\$33,000.00	\$102,000.00	\$0.00	PAROLA ANN C	PAROLA RANDALL	381 E NEES #143	FRESNO CA 93720		
30331002	\$115,533.00	\$28,100.00	\$87,433.00	\$0.00	AANESTAD THOMAS E & LOVITA V		315 E NEES #118	FRESNO CA 93720		
30329005	\$148,000.00	\$37,000.00	\$111,000.00	\$0.00	BROOKMAN LOUIS K & DIANA F		381 E NEES #119	FRESNO CA 93720		
30329020	\$102,699.00	\$24,840.00	\$77,859.00	\$0.00	BAZE WILLIAM D & JOYCE M		381 E NEES AVE #134	FRESNO CA 93720		
30329023	\$111,574.00	\$25,069.00	\$86,505.00	\$0.00	MAHONY CRUZANNE		381 E NEES #137	FRESNO CA 93720		
30331006	\$130,050.00	\$31,979.00	\$98,071.00	\$0.00	HAKIMIPOUR MEHDI		2301 E QUINCY	FRESNO CA 93720		
30331021	\$147,542.00	\$36,885.00	\$110,657.00	\$0.00	ROHNE HOLLY TRUSTEE		315 E NEES #140	FRESNO CA 93720		
30362001	\$827,001.00	\$322,208.00	\$504,793.00	\$0.00	MAHAL KANWAR T P S & AMBER K TRS		14371 KILLARNEY DR	MADERA CA 93636		

30331023	\$122,857.00	\$27,576.00	\$95,281.00	\$0.00	GARCIA STEPHANIE		2579 E FREMONT	FRESNO CA 93710		
30329014	\$50,085.00	\$11,660.00	\$38,425.00	\$0.00	PATTERSON CHARLES R & MAGGIE F TRUSTEES		381 E NEES #128	FRESNO CA 93720		
30331028	\$145,000.00	\$36,000.00	\$109,000.00	\$0.00	HIGGINBOTHAM MICHAEL TRUSTEE		3298 RYAN	CLOVIS CA 93611		
30317087	\$2,145,879.00	\$323,242.00	\$1,817,137.00	\$5,500.00	WP GATEWAY LLC		P O BOX 847	CARLSBAD CA 92018		
40537010	\$460,179.00	\$137,356.00	\$322,823.00	\$0.00	SORENSEN JASON & CAMIE		1480 W HERNDON	FRESNO CA 93711		
40760010	\$66,409.00	\$19,918.00	\$46,491.00	\$0.00	MARTINEZ JOHN W & SARA POMARE		5750 E SILVERLY LN	FRESNO CA 93727		
40760009	\$87,686.00	\$19,472.00	\$68,214.00	\$0.00	DEAN SHERYL L		80 W SIERRA AVE #104	FRESNO CA 93704		
40761007	\$81,489.00	\$17,644.00	\$63,845.00	\$0.00	COOK KEVIN R & CARLENE R		5139 DOCKERY	CLOVIS CA 93611		
407095155	\$145,402.00	\$45,912.00	\$99,490.00	\$0.00	WILLHOIT CARLA G	% J LERNO	10125 SAN GUILLERMO	ATASCADERO CA 93422		
40804107	\$1,101,097.00	\$515,029.00	\$586,068.00	\$0.00	SIERRA VISTA VENTURES LLC		498 W SERENA	CLOVIS CA 93619		
407095035	\$159,898.00	\$42,639.00	\$117,259.00	\$0.00	LLA LEASING COMPANY LLC	NOIA LUCIA E TRUSTEE	9840 N HEATHER	FRESNO CA 93720		
407095065	\$142,276.00	\$42,001.00	\$100,275.00	\$0.00	FULLER CYNTHIA ANNE TRUSTEE		240 W LOS ALTOS	FRESNO CA 93704		
40760017	\$85,000.00	\$21,000.00	\$64,000.00	\$0.00	MOSQUEIRA CHARLOTTE		70 W SIERRA AVE #102	FRESNO CA 93704		
40760020	\$100,000.00	\$25,000.00	\$75,000.00	\$0.00	DOOMS MARILYN		68 W SIERRA #103	FRESNO CA 93704		
40759001	\$100,000.00	\$25,000.00	\$75,000.00	\$0.00	SCHAFER DEBORAH L		82 W SIERRA #101	FRESNO CA 93704		
40703130	\$1,057,309.00	\$586,987.00	\$391,322.00	\$79,000.00	EL POLLO LOCO INC		3535 HARBOR BLVD #100	COSTA MESA CA 92626		
407093205	\$120,884.00	\$35,863.00	\$85,021.00	\$0.00	TEMPLER DONALD I		257 W LOS ALTOS	FRESNO CA 93704		
40757014	\$100,000.00	\$25,000.00	\$75,000.00	\$0.00	LUCAS ELENA & GERALD		58 W SIERRA #103	FRESNO CA 93704		
40709324T	\$0.00	\$0.00	\$0.00	\$0.00	FRESNO CITY OF					
40759007	\$77,923.00	\$15,247.00	\$62,676.00	\$0.00	BRISENO DARA		84 W SIERRA #103	FRESNO CA 93704		
40754127	\$135,725.00	\$24,511.00	\$111,214.00	\$0.00	KUNIMITSU DONALD & VIVIAN		1232 E VARTIKIAN	FRESNO CA 93710		
40754122	\$165,000.00	\$49,500.00	\$115,500.00	\$0.00	SPENCER ELIJAH P & JAMIE C		339 W PAUL	FRESNO CA 93704		
40754120	\$131,352.00	\$39,121.00	\$92,231.00	\$0.00	WILSON ALEX A & MARIA		6580 W WRENWOOD LN	FRESNO CA 93723		
40758001	\$81,967.00	\$20,491.00	\$61,476.00	\$0.00	BONELLI JEANNETTE TRUSTEE		2325 PAULINE DR #2	SAN JOSE CA 95214		
40758016	\$76,511.00	\$18,354.00	\$58,157.00	\$0.00	ULRICH LARRY J		64 W SIERRA #103	FRESNO CA 93704		
407093105	\$171,618.00	\$46,867.00	\$124,751.00	\$0.00	AWAD MARCIL M		277 W PAUL	FRESNO CA 93704		
40758002	\$73,499.00	\$14,457.00	\$59,042.00	\$0.00	GARCIA ROBERT III	GARCIA RAQUEL C	P O BOX 1244	FRESNO CA 93715		
407093115	\$277,500.00	\$85,400.00	\$192,100.00	\$0.00	RAMIREZ RESIDENTIAL PROPERTIES LLC		1230 M ST	FRESNO CA 93721		
40754129	\$155,122.00	\$46,530.00	\$108,592.00	\$0.00	NISHIJIMA DEAN K & MIDORI		382 W MENLO	FRESNO CA 93704		
40758005	\$84,392.00	\$19,177.00	\$65,215.00	\$0.00	EARNHART MICHAEL R & KATHLEEN A		135 N HOLLY	CLOVIS CA 93611		
40757009	\$95,877.00	\$23,459.00	\$72,418.00	\$0.00	BEHPOOR SAM		60 W SIERRA #103	FRESNO CA 93704		
40756X0A	\$0.00	\$0.00	\$0.00	\$0.00						
407542015	\$142,819.00	\$43,038.00	\$99,781.00	\$0.00	TALKINGTON PATRICK W & JAMIE R		6456 N POPLAR	FRESNO CA 93704		
40757003	\$102,000.00	\$25,000.00	\$77,000.00	\$0.00	FANSLER KEVON J & CATHERINE L		90 W SIERRA #103	FRESNO CA 93704		
407541105	\$214,500.00	\$50,000.00	\$164,500.00	\$0.00	MORRIS KELBY & KATIE		281 W MENLO	FRESNO CA 93704		
40754138	\$1,887,635.00	\$356,815.00	\$1,530,820.00	\$0.00	LONDON GROUP VIII L P		6442 N MAROA	FRESNO CA 93704		
40754137	\$713,656.00	\$126,853.00	\$586,803.00	\$0.00	LONDON GROUP VIII L P		6442 N MAROA	FRESNO CA 93704		
407541035	\$166,170.00	\$41,803.00	\$124,367.00	\$0.00	SHIELDS WILMOUTH Z & VIRGINIA A		292 W SIERRA	FRESNO CA 93704		
407541045	\$145,423.00	\$43,874.00	\$101,549.00	\$0.00	ALLEN-SPEES FAMILY HOMES		524 W ROBERTS	FRESNO CA 93704		
407542085	\$135,817.00	\$46,832.00	\$88,985.00	\$0.00	MATTINGLY AMELITA C		244 W SIERRA	FRESNO CA 93704		
40756014	\$64,436.00	\$16,108.00	\$48,328.00	\$0.00	DAN GAMEL PROPERTY INVESTMENTS LLC		P O BOX 1258	NORTHFORK CA 93643		
40769018	\$85,000.00	\$21,000.00	\$64,000.00	\$0.00	RICKELMAN KEITH C		1554 W BARSTOW	FRESNO CA 93711		
40769005	\$85,713.00	\$21,427.00	\$64,286.00	\$0.00	BOYD ANDY & LINDA		341 ELLERY	FRESNO CA 93704		
40769020	\$102,027.00	\$25,236.00	\$76,791.00	\$0.00	MANN SUREENA		355 W SIERRA #104	FRESNO CA 93704		
40769007	\$85,000.00	\$21,000.00	\$64,000.00	\$0.00	PUGH CHEVIS D		355 W SIERRA #122	FRESNO CA 93704		
40769022	\$62,600.00	\$15,676.00	\$46,924.00	\$0.00	MILLER DANIEL D & MARGARET TRUSTEES		2510 BORDER LINKS	VISALIA CA 93291		
40764020	\$100,000.00	\$25,000.00	\$75,000.00	\$0.00	PALACIOS CAROL M		8565 N WHITNEY AVE	FRESNO CA 93720		
40764011	\$112,197.00	\$27,539.00	\$84,658.00	\$0.00	BOHRMAN DAVID L & CAROLINE A TRS		135 STANFORD DR	BEN LOMAND CA 95005		
40764018	\$85,000.00	\$21,000.00	\$64,000.00	\$0.00	YOUNG GERALD A		9360 N BLACKSTONE #261	FRESNO CA 93720		
40764026	\$85,000.00	\$21,000.00	\$64,000.00	\$0.00	ROY STEVEN C & SHIRLEE TRUSTEES		1649 SIERRA AVE	SEASIDE CA 93955		
40764024	\$96,122.00	\$23,626.00	\$72,496.00	\$0.00	KRAUSE EDWARD A & SANDRA S	KRAUSE EMILY	6524 N SHERMAN	FRESNO CA 93710		
40764005	\$81,246.00	\$23,814.00	\$57,432.00	\$0.00	GERBI MICHEL P		14276 HUNTINGTON RD	MADERA CA 93638		
40764009	\$89,312.00	\$25,163.00	\$64,149.00	\$0.00	GIBSON PATRICIA		6338 N MAROA #115	FRESNO CA 93704		
30330020	\$145,000.00	\$36,000.00	\$109,000.00	\$0.00	AVEDIKIAN KERSAM H TRS		315 E NEES #153	FRESNO CA 93720		
30362011	\$1,648,785.00	\$468,192.00	\$1,173,993.00	\$6,600.00	SIERRA-STONE PROPERTIES	% COMMERCIAL MNGMT SERVS	1187 N WILLOW #103	PMB 161	CLOVIS CA 93611	
30328001	\$121,522.00	\$29,847.00	\$91,675.00	\$0.00	MARTIN WILLIAM F CONSERVATOR		381 E NEES #153	FRESNO CA 93720		
30330008	\$123,511.00	\$30,071.00	\$93,440.00	\$0.00	BETANCOURT FABIAN		315 E NEES #101	FRESNO CA 93720		
30330014	\$141,776.00	\$35,699.00	\$106,077.00	\$0.00	MILLER PENNY L		315 E NEES #159	FRESNO CA 93720		
30330002	\$114,775.00	\$27,386.00	\$87,389.00	\$0.00	ARMSTRONG LAWRENCE W JR & DAW	CHANDLER SCOTT	2498 WARNER	CLOVIS CA 93611		
30330007	\$104,942.00	\$26,564.00	\$78,378.00	\$0.00	DINSMORE TIMOTHY W & CHERYL L		315 E NEES #102	FRESNO CA 93720		

30330005	\$113,819.00	\$27,095.00	\$86,724.00	\$0.00	SCHMIDT VERNON N & DONA M TRUSTEES		315 E NEES #104	FRESNO CA 93720		
30328006	\$135,000.00	\$33,000.00	\$102,000.00	\$0.00	VOSS MICHAEL J		381 E NEES #106	FRESNO CA 93720		
30328008	\$106,600.00	\$26,650.00	\$79,950.00	\$0.00	MOUNTS PHILIP A TRUSTEE		3833 MOODY	CLOVIS CA 93619		
30328020	\$119,390.00	\$29,847.00	\$89,543.00	\$0.00	PRICE DIANE LYNN		381 E NEES #148	FRESNO CA 93720		
30330025	\$145,000.00	\$36,000.00	\$109,000.00	\$0.00	MAIN CHARLES NORMAN & PATRICIA A	MAIN CHARLES NORMAN & PATRICIA A	658 N WESTLAWN	FRESNO CA 93722		
30328012	\$83,111.00	\$23,011.00	\$60,100.00	\$0.00	QUIROZ JOYCE M TRUSTEE		381 E NEES #113	FRESNO CA 93720		
30328017	\$105,566.00	\$24,352.00	\$81,214.00	\$0.00	MANSEAU PAMELA LOUISE TRS		381 E NEES #145	FRESNO CA 93720		
30331010	\$145,000.00	\$36,000.00	\$109,000.00	\$0.00	GENTRY CATHERINE W	ALIPAZ DANIEL C & NANCY A	315 E NEES #146	FRESNO CA 93720		
30331014	\$119,389.00	\$27,549.00	\$91,840.00	\$0.00	AVEDIKIAN KAREN A TRUSTEE		315 E NEES #148	FRESNO CA 93720		
30329004	\$135,000.00	\$33,000.00	\$102,000.00	\$0.00	ZAPATA MICHAEL & BETTY		4112 W FENDER	FRESNO CA 93722		
30331018	\$150,000.00	\$37,000.00	\$113,000.00	\$0.00	GRAHAM PETE A		315 E NEES #142	FRESNO CA 93720		
30331022	\$114,753.00	\$28,100.00	\$86,653.00	\$0.00	NESS BONNIE	% W BENNETT	548 W CROMWELL #104	FRESNO CA 93711		
30302155	\$1,536,914.00	\$471,320.00	\$1,065,594.00	\$0.00	CARLSON CHRISTINA M TRUSTEE		2765 E WILLOW RIDGE	CLOVIS CA 93619		
405350285	\$800,000.00	\$350,000.00	\$450,000.00	\$0.00	OROURKE ROBERT & MONICA TRUSTEES		7460 N PACIFIC	FRESNO CA 93711		
30302156	\$3,250,000.00	\$405,000.00	\$2,845,000.00	\$0.00	GAGE LEE & SONYA		7455 N FRESNO #101	FRESNO CA 93720		
40516212	\$294,931.00	\$92,992.00	\$201,939.00	\$0.00	HARN MARY M TRUSTEE		1509 W ALLUVIAL	FRESNO CA 93711		
30320127	\$3,322,169.00	\$137,515.00	\$3,184,654.00	\$0.00	RIVER PARK PROPERTIES II		P O BOX 543185	DALLAS TX 75354		
407031365	\$6,000,000.00	\$1,900,000.00	\$4,100,000.00	\$0.00	PALM & HERNDON LLC	% LANCE KASHIAN & CO	265 E RIVER PARK CIR #150	FRESNO CA 93720		
407031345	\$1,852,406.00	\$948,095.00	\$898,511.00	\$5,800.00	PALM & HERNDON LLC	% LANCE KASHIAN & CO	265 E RIVER PARK CIR #150	FRESNO CA 93720		
407031385	\$5,227,372.00	\$1,439,926.00	\$3,715,846.00	\$71,600.00	PALM & HERNDON LLC	% LANCE KASHIAN & CO	265 E RIVER PARK CIR #150	FRESNO CA 93720		
40703114	\$543,800.00	\$239,850.00	\$293,150.00	\$10,800.00	S&B ENTERPRISES LLC		7545 N DEL MAR #206	FRESNO CA 93711		
40761004	\$73,739.00	\$14,744.00	\$58,995.00	\$0.00	SALWASSER LORIE JANE		6765 N WILMINGTON	FRESNO CA 93711		
407095175	\$105,268.00	\$17,277.00	\$87,991.00	\$0.00	MURPHEY RALPH E		257 W PALO ALTO AVE	FRESNO CA 93704		
407096125	\$206,545.00	\$61,912.00	\$144,633.00	\$0.00	AGUILERA MARCIAL	RODRIGUEZ-AGUILERA VANESSA D	6560 N POPLAR	FRESNO CA 93704		
40759002	\$56,434.00	\$13,586.00	\$42,848.00	\$0.00	GARSCHI NADER & MITRA TRS		1051 CHESHIRE CIR	DANVILLE CA 94506		
40759011	\$79,406.00	\$19,467.00	\$59,939.00	\$0.00	AFSHAR KHOSROU VAHDAT & MARYAM G		10807 N HAMPSHIRE	FRESNO CA 93730		
407093095	\$171,375.00	\$45,015.00	\$126,360.00	\$0.00	PERRICONE DONALD JAMES & JILL ANN		278 W PAUL	FRESNO CA 93704		
40759016	\$77,260.00	\$18,720.00	\$58,540.00	\$0.00	DUFFY JOANN TRUSTEE		6691 N FELAND AVE	FRESNO CA 93711		
40754121	\$199,500.00	\$49,700.00	\$149,800.00	\$0.00	STROUD SEAN D	STROUD MARILYN E & JERRY D	P O BOX 16238	FRESNO CA 93755		
407094015	\$93,956.00	\$17,277.00	\$76,679.00	\$0.00	TAN NANCY TRUSTEE		542 E ASHLAN AVE	FRESNO CA 93704		
407093125	\$188,900.00	\$67,100.00	\$121,800.00	\$0.00	SHERROD BECKIE R		271 W PAUL	FRESNO CA 93704		
407093155	\$143,908.00	\$31,979.00	\$111,929.00	\$0.00	JONES BRYAN L		239 W PAUL	FRESNO CA 93704		
407094065	\$113,034.00	\$20,708.00	\$92,326.00	\$0.00	GAWAD HESHAM A & KAMELYA A		6474 N POPLAR AVE	FRESNO CA 93704		
40758007	\$69,044.00	\$19,177.00	\$49,867.00	\$0.00	CLARK AARON F		88 W SIERRA #103	FRESNO CA 93704		
407541175	\$189,800.00	\$47,300.00	\$142,500.00	\$0.00	PATEL MAHESH & SUREKHA M		309 PROSPERITY BLVD	CHOWCHILLA CA 93610		
40754135	\$188,200.00	\$72,400.00	\$115,800.00	\$0.00	WARREN JOSEPH & GAIL MALLARD-WARREN		391 W MENLO	FRESNO CA 93704		
40757002	\$84,147.00	\$20,399.00	\$63,748.00	\$0.00	ALLEN LAURA		4932 E KERCKHOFF	FRESNO CA 93727		
40754133	\$150,440.00	\$45,129.00	\$105,311.00	\$0.00	PAVIC DEJAN		369 W MENLO	FRESNO CA 93704		
40757006	\$93,837.00	\$23,459.00	\$70,378.00	\$0.00	AIVAZIAN ALEXIS		92 W SIERRA #102	FRESNO CA 93710		
407542065	\$218,000.00	\$49,600.00	\$168,400.00	\$0.00	MATHOS FRANK R & DIANA I		237 W MENLO	FRESNO CA 93704		
40756010	\$95,584.00	\$23,626.00	\$71,958.00	\$0.00	COLEMAN RONALD	% A COLEMAN	318 REYNARD DR	GOOSE CREEK SC 29445		
40756003	\$69,052.00	\$13,490.00	\$55,562.00	\$0.00	EISCHEN CLIFFORD W & LYNN A TRUSTEES		3258 W SPRUCE	FRESNO CA 93711		
40756011	\$85,167.00	\$20,399.00	\$64,768.00	\$0.00	SLOAN STEPHANIE		56 W SIERRA #104	FRESNO CA 93704		
407541055	\$115,430.00	\$29,538.00	\$85,892.00	\$0.00	MOVSESIAN SAYNE		274 W SIERRA	FRESNO CA 93704		
407542115	\$177,138.00	\$42,173.00	\$134,965.00	\$0.00	NAVARETTE PAUL J & MARIE		216 W SIERRA	FRESNO CA 93704		
407542125	\$147,489.00	\$43,015.00	\$104,474.00	\$0.00	DIAZ FRANCISCO M & ANITA		2707 W TENAYA	FRESNO CA 93711		
40756008	\$78,002.00	\$16,995.00	\$61,007.00	\$0.00	ROSTAM-KOLAYI AHMAD & KAAREN EILEEN TRS		2301 W THOMASON	FRESNO CA 93711		
40756005	\$93,022.00	\$18,070.00	\$74,952.00	\$0.00	NETZLEY JENNIFER		94 W SIERRA #103	FRESNO CA 93704		
40756013	\$85,000.00	\$21,000.00	\$64,000.00	\$0.00	DIAZ JENNY		300 CEDAR ST	SUSANVILLE CA 96130		
40756006	\$68,647.00	\$16,393.00	\$52,254.00	\$0.00	PATTERSON WILLIAM III & YUKO		1571 E ESCALON	FRESNO CA 93710		
40769028	\$68,755.00	\$17,055.00	\$51,700.00	\$0.00	RODRIGUEZ FELIPE		317 W SIERRA #102	FRESNO CA 93704		
40769021	\$68,975.00	\$16,721.00	\$52,254.00	\$0.00	SCURRIES DEAN M TRS	CRAWFORD EILEEN TRS	7951 RIVIERA CT	PLEASANTON CA 94588		
40769003	\$100,000.00	\$25,000.00	\$75,000.00	\$0.00	BARAJAS MARISELA	BARAJAS-RUIZ NORMA ETAL	6640 E DAYTON	FRESNO CA 93727		
40764034	\$98,427.00	\$24,479.00	\$73,948.00	\$0.00	ALAGHEBANDIAN HIWA		6850 GEORGETOWN PIKE	MCLEAN VA 22101		
40764036	\$115,000.00	\$28,000.00	\$87,000.00	\$0.00	RAGNETTI STEVEN W		317 W SIERRA #113	FRESNO CA 93704		
40764025	\$67,930.00	\$16,721.00	\$51,209.00	\$0.00	GARRIS DONALD J		317 W SIERRA #112	FRESNO CA 93704		
40734125	\$262,644.00	\$78,742.00	\$183,902.00	\$0.00	VALENCIA MIGUEL ANGEL		374 W ELLERY	FRESNO CA 93704		
40734118	\$99,916.00	\$15,162.00	\$84,754.00	\$0.00	CIRRINCIONE DORI		356 W ELLERY WY	FRESNO CA 93704		
40734123	\$99,916.00	\$15,162.00	\$84,754.00	\$0.00	EDWARDS RUTH E TRUSTEE	% P EDWARDS	P O BOX 927	AUBERRY CA 93602		
407096155	\$204,800.00	\$36,200.00	\$168,600.00	\$0.00	VILLAREAL GILBERT	FLORES MELISSA M	9552 JOYZELLE DR	GARDEN GROVE CA 92841		

30362008	\$885,000.00	\$300,000.00	\$580,000.00	\$5,000.00	INDIO COAST PROPERTIES LLC	% S O HARA	1763 E WALLINGTON	FRESNO CA 93730		
30330004	\$118,860.00	\$31,785.00	\$87,075.00	\$0.00	HOFR JONAS S & FRANCES L		315 E NEES AVE #105	FRESNO CA 93720		
30330010	\$145,000.00	\$36,000.00	\$109,000.00	\$0.00	TORRENCE JON W & TIFFANY E		12527 AUBERRY	CLOVIS CA 93619		
30328009	\$101,654.00	\$23,011.00	\$78,643.00	\$0.00	WILLIAMS PAMELA J		381 E NEES #110	FRESNO CA 93720		
30330018	\$160,646.00	\$40,799.00	\$119,847.00	\$0.00	WARD BRENDA TRS		955 E COVENTRY	FRESNO CA 93720		
30328018	\$94,537.00	\$22,503.00	\$72,034.00	\$0.00	HATTEY ALAN D TRS		10 GLENTRESS CT	SACRAMENTO CA 95833		
30330022	\$180,000.00	\$45,000.00	\$135,000.00	\$0.00	HARPER PATRICIA A TRUSTEE		315 E NEES #151	FRESNO CA 93720		
30328016	\$112,993.00	\$27,714.00	\$85,279.00	\$0.00	SHEEHAN AMANDA K		381 E NEES #144	FRESNO CA 93720		
30362004	\$960,000.00	\$330,000.00	\$630,000.00	\$0.00	KJOL INVESTORS	% S OBRIEN DDS	7730 N FRESNO ST #103	FRESNO CA 93720		
30329001	\$110,863.00	\$26,650.00	\$84,213.00	\$0.00	WALSH RALPH L		381 E NEES #115	FRESNO CA 93720		
30329024	\$100,946.00	\$24,386.00	\$76,560.00	\$0.00	SINGLETON LORAIN		381 E NEES #138	FRESNO CA 93720		
30331009	\$150,000.00	\$37,000.00	\$113,000.00	\$0.00	DEBENEDETTO DEBORAH S		315 E NEES #121	FRESNO CA 93720		
30331007	\$124,187.00	\$30,912.00	\$93,275.00	\$0.00	GORMAN RITA R TRS		315 E NEES #125	FRESNO CA 93720		
30331019	\$145,000.00	\$36,000.00	\$109,000.00	\$0.00	VASILOVICH DEBRA		315 E NEES #143	FRESNO CA 93720		
30329017	\$102,459.00	\$25,614.00	\$76,845.00	\$0.00	RIZZO ELVA R		381 E NEES #131	FRESNO CA 93720		
30329015	\$135,000.00	\$33,000.00	\$102,000.00	\$0.00	COPPOCK BRIAN K & CAROL A		44173 ROAD 415	COARSEGOLD CA 93614		
40537009	\$1,397,898.00	\$469,982.00	\$927,916.00	\$0.00	HERNDON PROPERTIES LLC		1470 W HERNDON #100	FRESNO CA 93711		
40709609S	\$162,712.00	\$41,703.00	\$121,009.00	\$0.00	GULUZIAN SUZIE TRUSTEE		7081 N MARKS #104-260	FRESNO CA 93711		
40761009	\$68,196.00	\$16,645.00	\$51,551.00	\$0.00	ESCOTO ISMAEL H JR & EVA L		1674 E SOLAR	FRESNO CA 93720		
40761011	\$73,770.00	\$18,442.00	\$55,328.00	\$0.00	MAISONNEUVE LON & PAULA		31093 WILLOW POND LN	COARSEGOLD CA 93614		
40761008	\$81,489.00	\$17,644.00	\$63,845.00	\$0.00	COOK KEVIN		5139 DOCKERY	CLOVIS CA 93619		
40709519S	\$147,407.00	\$17,277.00	\$130,130.00	\$0.00	FARRAR ROBERT K & ROSEMARY TRUSTEES		9875 N CASCADE DR	FRESNO CA 93730		
40760013	\$70,966.00	\$14,275.00	\$56,691.00	\$0.00	ROBERTS JEFFREY T & TINA J COX		P O BOX 483	FRIANT CA 93626		
40760006	\$100,000.00	\$25,000.00	\$75,000.00	\$0.00	MINICH GEORGE M TRUSTEE	BICKEL BRUCE D TRUSTEE	6510 TOPEKA RD	MCLEAN VA 22101		
40760019	\$74,827.00	\$17,996.00	\$56,831.00	\$0.00	DURHAM JAMES E & DIANA R TRUSTEE	MOORE RUTH EVELYN TRUSTEE ETAL	1336 E QUINCY	FRESNO CA 93720		
40709319S	\$214,100.00	\$38,800.00	\$175,300.00	\$0.00	DAETWEILER ELDON		251 W LOS ALTOS	FRESNO CA 93704		
40759005	\$98,937.00	\$24,479.00	\$74,458.00	\$0.00	SADAGHIANI AMIRALI		84 W SIERRA #101	FRESNO CA 93704		
40709307S	\$219,900.00	\$40,000.00	\$179,900.00	\$0.00	SAMANO FRANCISCO & BEATRIZ ZAMUDIO		1476 W FREMONT	FRESNO CA 93711		
40759006	\$65,000.00	\$16,000.00	\$49,000.00	\$0.00	GHODDOSIAN NASRIN		P O BOX 7339	TORRANCE CA 90505		
40804110	\$565,000.00	\$200,000.00	\$365,000.00	\$0.00	SOSS SIDNEY S & EILEEN S TRUSTEES		411 PARAMOUNT DR	MILLBRAE CA 94030		
40754118	\$124,988.00	\$43,766.00	\$81,222.00	\$0.00	AHRENS JIMMIE		303 W PAUL	FRESNO CA 93720		
40754125	\$116,429.00	\$31,752.00	\$84,677.00	\$0.00	MID VALLEY SERVICES INC	OTTEN CHAD	7644 N PALM	FRESNO CA 93711		
40754119	\$150,811.00	\$53,425.00	\$97,386.00	\$0.00	MILJEVICH CHRIS & PATRICIA M PAPUL	MILJEVICH CHRIS	311 W PAUL	FRESNO CA 93704		
40758017	\$85,000.00	\$21,000.00	\$64,000.00	\$0.00	ANTHONY GARRETT		62 W SIERRA #105	FRESNO CA 93704		
40758018	\$54,639.00	\$12,855.00	\$41,784.00	\$0.00	DITRICH DONALD P & KATHLEEN		36723 AVE 15	MADERA CA 93638		
40754131	\$144,170.00	\$43,874.00	\$100,296.00	\$0.00	MARTINO SUSAN M & GREGORY MASTRANTUONO		364 W MENLO	FRESNO CA 93704		
40758011	\$85,000.00	\$21,000.00	\$64,000.00	\$0.00	RIVERA JOE L & MICHELLE M		915 WILLOWOOD CT	HANFORD CA 93230		
40758006	\$85,000.00	\$21,000.00	\$64,000.00	\$0.00	ALLISON SHARON ANN		88 W SIERRA #102	FRESNO CA 93704		
40754113S	\$86,462.00	\$17,277.00	\$69,185.00	\$0.00	GAGNEBIN GARY L & NINA E		7736 E ALLUVIAL	CLOVIS CA 93619		
40757007	\$100,000.00	\$25,000.00	\$75,000.00	\$0.00	SERNA FERNANDO & HOPIE		2341 W CELESTE	FRESNO CA 93711		
40754134	\$159,093.00	\$38,863.00	\$120,230.00	\$0.00	ERICKSON THAYNE T		383 W MENLO	FRESNO CA 93704		
40757011	\$67,119.00	\$15,247.00	\$51,872.00	\$0.00	BARSOIAN ROBERT L & JOY I TRUSTEES		P O BOX 5846	FRESNO CA 93755		
40757004	\$53,033.00	\$12,855.00	\$40,178.00	\$0.00	WILKINSON FRANKIE	GARRISON JANIECE	1410 E AUSTIN	FRESNO CA 93704		
40754107S	\$200,300.00	\$51,600.00	\$148,700.00	\$0.00	FALLS MICHEAL & MICHELE MONICA M		265 W MENLO	FRESNO CA 93704		
40754204S	\$157,324.00	\$43,015.00	\$114,309.00	\$0.00	GLASS MARK TRUSTEE		29832 PHOENIX LOOP	COARSEGOLD CA 93614		
40754106S	\$97,989.00	\$19,583.00	\$78,406.00	\$0.00	MILES MARILYN C TRUSTEE		684 LOYOLA	CLOVIS CA 93611		
40769006	\$62,675.00	\$16,293.00	\$46,382.00	\$0.00	DALVA JOSEPH & SYNDI TRS		7704 N BARTON	FRESNO CA 93720		
40769008	\$67,930.00	\$16,721.00	\$51,209.00	\$0.00	SALAZAR STEVEN & TOSHIYE YONEMITSU TRS		2128 E OMAHA	FRESNO CA 93720		
40769026	\$75,215.00	\$16,293.00	\$58,922.00	\$0.00	RAUDWER WILLIAM ALLEN JR		317 W SIERRA #126	FRESNO CA 93704		
40769002	\$100,000.00	\$25,000.00	\$75,000.00	\$0.00	STEVENS JAMES E & JANICE M TRUSTEES		6330 N WILSON	FRESNO CA 93704		
40769014	\$68,516.00	\$12,855.00	\$55,661.00	\$0.00	HOOKER JONNA M		5663 N FARRIS	FRESNO CA 93711		
40764017	\$80,547.00	\$19,329.00	\$61,218.00	\$0.00	ALVARADO MARICIA		6338 N MAROA #109	FRESNO CA 93704		
40764004	\$115,000.00	\$28,000.00	\$87,000.00	\$0.00	NOONKESTER GLENDA LOETTA TRUSTEE		221 W HERNDON #92	PINEDALE CA 93650		
40764021	\$64,795.00	\$15,676.00	\$49,119.00	\$0.00	SHIRIN MARK & MARGARET SAHATDJIAN		2106 W FIR	FRESNO CA 93711		
40764008	\$99,880.00	\$24,700.00	\$75,180.00	\$0.00	LAUCK DUANE SCOTT		6338 N MAROA #116	FRESNO CA 93704		
40764010	\$117,297.00	\$28,559.00	\$88,738.00	\$0.00	COOK MARIE PAPULIAS TRUSTEE		2677 ASHLAN	CLOVIS CA 93611		
40764019	\$64,000.00	\$20,000.00	\$44,000.00	\$0.00	SERNA CELINA		6338 N MAROA #111	FRESNO CA 93707		
30330013	\$63,987.00	\$16,927.00	\$47,060.00	\$0.00	SHEGOIAN ARDSON & GLADYS TRUSTEES		1467 43RD AVE	SAN FRANCISCO CA 94122		
30328004	\$135,000.00	\$33,000.00	\$102,000.00	\$0.00	CARR JAMES R & KAREN O		12845 W RIVER PARK DR	HUNTLEY IL 60142		
40751203U	\$0.00	\$0.00	\$0.00	\$0.00						

40764X01	\$0.00	\$0.00	\$0.00	\$0.00					
30330X65	\$0.00	\$0.00	\$0.00	\$0.00					
40758X08	\$0.00	\$0.00	\$0.00	\$0.00					
30328002	\$103,648.00	\$27,634.00	\$76,014.00	\$0.00	WONG LENORE M R/T DTD 02/09/15		381 E NEES #102	FRESNO CA 93720	
30330003	\$149,426.00	\$36,719.00	\$112,707.00	\$0.00	DONG JANE		315 E NEES #106	FRESNO CA 93720	
30328022	\$105,930.00	\$25,069.00	\$80,861.00	\$0.00	MELLON CHARLES B & JANET I		22165 RED TAIL	FRIANT CA 93626	
30330019	\$150,000.00	\$37,000.00	\$113,000.00	\$0.00	PREVOST MARVIN J & DOLORES L		315 E NEES #154	FRESNO CA 93720	
30330024	\$133,754.00	\$26,507.00	\$107,247.00	\$0.00	SMITH RICHARD B & FLORENCE R TRUSTEES		8814 N 5TH	FRESNO CA 93720	
30329026	\$135,000.00	\$33,000.00	\$102,000.00	\$0.00	ROBERTS ADAM LEE		381 E NEES #140	FRESNO CA 93720	
30331013	\$122,292.00	\$27,036.00	\$95,256.00	\$0.00	SMITH LAURA E TRUSTEE		315 E NEES #147	FRESNO CA 93720	
30331011	\$144,170.00	\$29,415.00	\$114,755.00	\$0.00	COOPER MARY M TRUSTEE		315 E NEES #122	FRESNO CA 93720	
30329008	\$99,097.00	\$23,011.00	\$76,086.00	\$0.00	NUNEZ CORRINA		6410 N WARREN	FRESNO CA 93711	
30329007	\$98,911.00	\$24,384.00	\$74,527.00	\$0.00	GRIECO JUNE TRUSTEE	GRIECO GERALD A TRUSTEE	381 E NEES #121	FRESNO CA 93720	
30331033	\$150,000.00	\$37,000.00	\$113,000.00	\$0.00	KIRK DEBBIE		315 E NEES #128	FRESNO CA 93720	
30331025	\$130,106.00	\$27,549.00	\$102,557.00	\$0.00	ROSS JAMES E TRUSTEE		315 E NEES #136	FRESNO CA 93720	
405350255	\$1,481,651.00	\$420,970.00	\$1,060,681.00	\$0.00	BERBERIAN BARBARA A TRUSTEE		1546 W MORAGA	FRESNO CA 93711	
405350225	\$392,403.00	\$152,416.00	\$239,987.00	\$0.00	KEVORKIAN JOSETTE C TRUSTEE		7445 N PACIFIC	FRESNO CA 93711	
30306106	\$5,473,560.00	\$2,250,119.00	\$3,218,941.00	\$4,500.00	CCRP		265 E RIVER PARK CIR #150	FRESNO CA 93720	
40703126T	\$0.00	\$0.00	\$0.00	\$0.00	FRESNO MET FLD CONT DIST				
40709601S	\$200,400.00	\$49,900.00	\$150,500.00	\$0.00	CHAPARRO-NIETO ENRIQUE & VICTORIA		288 W PALO ALTO	FRESNO CA 93704	
40709607S	\$138,320.00	\$41,495.00	\$96,825.00	\$0.00	SANCHEZ MICHELLE		1529 E GOSHEN	FRESNO CA 93720	
40709610S	\$204,063.00	\$37,590.00	\$166,473.00	\$0.00	SARKARIAN MATTHEW TRUSTEE		6576 N POPLAR	FRESNO CA 93704	
40761014	\$89,827.00	\$20,724.00	\$69,103.00	\$0.00	KING ERNEST F		P O BOX 9667	FRESNO CA 93793	
40709520S	\$183,915.00	\$55,123.00	\$128,792.00	\$0.00	GONZALEZ-BACA MARIA GUADALUPE		289 W PALO ALTO	FRESNO CA 93704	
40760014	\$84,729.00	\$16,899.00	\$67,830.00	\$0.00	ROBERTS JEFFREY T & TINA J COX		P O BOX 483	FRIANT CA 93626	
40760005	\$86,697.00	\$21,419.00	\$65,278.00	\$0.00	DE ALBA ELISA		78 W SIERRA #102	FRESNO CA 93704	
40760012	\$85,000.00	\$21,000.00	\$64,000.00	\$0.00	MISTRY PURUSHOTTAM & KAREN		5778 N SIXTH	FRESNO CA 93710	
40804106	\$1,520,961.00	\$690,412.00	\$830,549.00	\$0.00	DUTRA J G & SON		4568 THORNTON AVE	FREMONT CA 94536	
40709617S	\$221,000.00	\$39,000.00	\$182,000.00	\$0.00	YANG KA & MAI KA YENG LEE		1686 N HOLLY	CLOVIS CA 93611	
40759015	\$60,679.00	\$15,034.00	\$45,645.00	\$0.00	MCKINLEY ERIC H		64 W SIERRA #106	FRESNO CA 93704	
40754123	\$138,575.00	\$42,416.00	\$96,159.00	\$0.00	NOBLETT WILLIAM W & BETTE L TRS		6053 N NANTUCKET AVE	FRESNO CA 93704	
40751202	\$461,695.00	\$215,436.00	\$246,259.00	\$0.00	WINGO STEPHANIE A & RONALD S		6477 N MAROA	FRESNO CA 93704	
40754128	\$224,600.00	\$56,000.00	\$168,600.00	\$0.00	GURROLA ARTHUR H TRUSTEE		390 W MENLO	FRESNO CA 93704	
40709316S	\$150,925.00	\$44,383.00	\$106,542.00	\$0.00	TAYLOR BARBARA LOIS TRUSTEE		231 W PAUL	FRESNO CA 93704	
40758012	\$100,000.00	\$25,000.00	\$75,000.00	\$0.00	GRIMES ADOLPH R & HEATHER E		62 W SIERRA #102	FRESNO CA 93704	
40754112S	\$168,952.00	\$50,303.00	\$118,649.00	\$0.00	CLAYTON DAVID L & DEANA S		276 W MENLO AVE	FRESNO CA 93704	
40754114S	\$199,900.00	\$38,800.00	\$161,100.00	\$0.00	CHEN SIMON YAN-SHENG & LYDIA AN-NAN		1532 MARIA PL	ROHNERT PARK CA 94928	
40709407S	\$204,254.00	\$43,379.00	\$160,875.00	\$0.00	HAGER ROBERT A		6466 N POPLAR	FRESNO CA 93704	
40754203S	\$220,173.00	\$54,774.00	\$165,399.00	\$0.00	PERRYMAN STEPHANIE R		6440 N POPLAR	FRESNO CA 93704	
40754108S	\$226,000.00	\$67,800.00	\$158,200.00	\$0.00	ZACKY MARGARET M		273 W MENLO	FRESNO CA 93704	
40754209S	\$127,547.00	\$21,652.00	\$105,895.00	\$0.00	DIAZ FRANCISCO M & ANITA TRUSTEES		2707 W TENAYA	FRESNO CA 93711	
40754210S	\$170,769.00	\$42,960.00	\$127,809.00	\$0.00	ZALPA MARCELLA C		224 W SIERRA	FRESNO CA 93704	
40756004	\$76,070.00	\$19,284.00	\$56,786.00	\$0.00	L & Y PROPERTIES		325 E SIERRA	FRESNO CA 93710	
40769017	\$85,000.00	\$21,000.00	\$64,000.00	\$0.00	MOYER CAROL		355 W SIERRA #102	FRESNO CA 93704	
40769010	\$85,000.00	\$21,000.00	\$64,000.00	\$0.00	FULBRIGHT DAVID W & FAYLIN G		6738 TEAK WAY	ALTA LOMA CA 91701	
40769023	\$66,885.00	\$16,721.00	\$50,164.00	\$0.00	WOOD JUDYTH LOUISE TRUSTEE		355 W SIERRA #107	FRESNO CA 93704	
40769024	\$81,203.00	\$23,879.00	\$57,324.00	\$0.00	POWELL PATRICIA ELLIS TRUSTEE		4878 N SUNSET	FRESNO CA 93704	
40769001	\$100,000.00	\$25,000.00	\$75,000.00	\$0.00	LISKEY QUINTER M & MARGARET S TRUSTEES		5533 N FRESNO #219	FRESNO CA 93710	
40764013	\$69,782.00	\$17,958.00	\$51,824.00	\$0.00	BULLIS ELAINE V TRUSTEE		6338 N MAROA #105	FRESNO CA 93710	
40764003	\$98,070.00	\$23,066.00	\$75,004.00	\$0.00	ESPINOZA RUTH		6338 N MAROA #102	FRESNO CA 93704	
40764023	\$81,113.00	\$17,200.00	\$63,913.00	\$0.00	WILLIAMSON JENNIFER TRUSTEE		4230 CASEY AVE	SANTA YNEZ CA 93460	
40734121	\$152,031.00	\$49,752.00	\$102,279.00	\$0.00	LELAND PAUL E & MARY L TRUSTEES		330 W ELLERY	FRESNO CA 93704	
30330011	\$150,000.00	\$37,000.00	\$113,000.00	\$0.00	HARMAN JANICE L		7088 W DOVEWOOD	FRESNO CA 93723	
30362006	\$607,098.00	\$154,570.00	\$452,528.00	\$0.00	SIERRA STONE PROPERTIES	% COMMERCIAL MNGMT SERV	1187 N WILLOW #103	PMB 161	CLOVIS CA 93611
30330029	\$145,000.00	\$36,000.00	\$109,000.00	\$0.00	VERRASTRO CHERI	ADOCK MARIANN	7461 N 1ST #102	FRESNO CA 93720	
30330016	\$120,707.00	\$29,784.00	\$90,923.00	\$0.00	TROOST JEFFREY J & DANA M		24662 RD 9	CHOWCHILLA CA 93610	
30328019	\$135,000.00	\$33,000.00	\$102,000.00	\$0.00	MERZOIAN MATTHEW V		121 W MENLO	CLOVIS CA 93612	
30329022	\$135,000.00	\$33,000.00	\$102,000.00	\$0.00	RYAN RUSSEL K & JUANITA M		381 E NEES #136	FRESNO CA 93720	
30331017	\$145,000.00	\$36,000.00	\$109,000.00	\$0.00	PAOLINELLI CSILLA		315 E NEES #141	FRESNO CA 93720	
30331020	\$55,119.00	\$9,391.00	\$45,728.00	\$0.00	ARNOLD JULIE B		315 E NEES #144	FRESNO CA 93720	

30331024	\$145,000.00	\$36,000.00	\$109,000.00	\$0.00	DUNCAN SANDRA L TRUSTEE		7485 N PALM #105	FRESNO CA 93711		
30329011	\$97,958.00	\$22,953.00	\$75,005.00	\$0.00	MOTT CURTIS LEELAND & CAROLE LEE TRS		35686 AVE 14	MADERA CA 93636		
30331029	\$121,603.00	\$26,322.00	\$95,281.00	\$0.00	FLYNN SHERRIE M		315 E NEES #132	FRESNO CA 93720		
30331032	\$105,304.00	\$25,069.00	\$80,235.00	\$0.00	GROSSMANN PHYLLIS J TRUSTEE		315 E NEES #129	FRESNO CA 93720		
405350275	\$698,485.00	\$282,844.00	\$415,641.00	\$0.00	PENMAN THOMAS & MARGARET ANN		7488 N PACIFIC AVE	FRESNO CA 93711		
405350245	\$879,472.00	\$215,002.00	\$664,470.00	\$0.00	ELKINS ANDREW TRUSTEE		1527 W MORAGA RD	FRESNO CA 93711		
405350235	\$501,119.00	\$149,449.00	\$351,670.00	\$0.00	WATTERS RICHARD C & DIANE C TRUSTEES		7461 N PACIFIC	FRESNO CA 93711		
407031375	\$3,256,400.00	\$1,150,000.00	\$2,106,400.00	\$6,400.00	PALM & HERNDON LLC	% LANCE KASHIAN & CO	265 E RIVER PARK CIR #150	FRESNO CA 93720		
40703113	\$817,339.00	\$353,393.00	\$463,946.00	\$0.00	ENSOM SHIRLEY P TRUSTEE		2575 W LAKE VAN NESS	FRESNO CA 93711		
40803103	\$3,014,761.00	\$1,177,773.00	\$1,836,988.00	\$0.00	EISNER MITCHELL H TRUSTEE		6721 N VAN NESS BLVD	FRESNO CA 93711		
40709602	\$157,821.00	\$46,952.00	\$110,869.00	\$0.00	MCCOLLUM LARRY L	MCCOLLUM LARRY	276 W PALO ALTO	FRESNO CA 93704		
407096055	\$142,273.00	\$43,355.00	\$98,918.00	\$0.00	YANG KA & MAI KAYENG LEE		1686 N HOLLY	CLOVIS CA 93619		
40703132	\$11,250,000.00	\$3,500,000.00	\$7,750,000.00	\$0.00	SVP PARTNERS LLC		770 TAMALPAIS DR	# 401 B	CORTE MADERA CA 94925	
40761002	\$69,288.00	\$17,055.00	\$52,233.00	\$0.00	HAMAYELIAN ARMEN & ODET		230 W PAUL	FRESNO CA 93704		
40761010	\$100,000.00	\$25,000.00	\$75,000.00	\$0.00	AMEZCUA ARTXEZIN X & ERIN C		1050 E HERNDON #130	FRESNO CA 93720		
407095185	\$198,000.00	\$49,100.00	\$148,900.00	\$0.00	MARTINEZ ROBERTO I & EDITHA E		9464 N ANN	FRESNO CA 93720		
407095165	\$158,369.00	\$46,655.00	\$111,714.00	\$0.00	MELSON BILLY WAYNE		249 W PALO ALTO	FRESNO CA 93704		
40760003	\$55,423.00	\$16,951.00	\$38,472.00	\$0.00	ISHIHARA RODNEY		78 W SIERRA #104	FRESNO CA 93704		
40760001	\$69,807.00	\$17,182.00	\$52,625.00	\$0.00	LOPEZ DANIELLE A TRUSTEE		P O BOX 254	FOWLER CA 93625		
407095045	\$214,195.00	\$64,258.00	\$149,937.00	\$0.00	SANCHEZ ESMERALDA & RICHARD A RAMIREZ		260 W LOS ALTOS AVE	FRESNO CA 93704		
40760018	\$100,000.00	\$25,000.00	\$75,000.00	\$0.00	FELLEN MICHAEL L & PATRICIA J TRUSTEES		11894 TOPPER RD	MADERA CA 93636		
40760008	\$81,425.00	\$20,354.00	\$61,071.00	\$0.00	BLUHM DAVID A & MARY ANN TRUSTEES		12249 N VIA TESORO	CLOVIS CA 93619		
40759010	\$71,604.00	\$19,177.00	\$52,427.00	\$0.00	LASHBROOK KIMBERLY ANN		68 W SIERRA #101	FRESNO CA 93704		
407093235	\$146,179.00	\$45,473.00	\$100,706.00	\$0.00	HARPER DAVID E TRUSTEE		291 W LOS ALTOS	FRESNO CA 93704		
407093215	\$138,532.00	\$44,581.00	\$93,951.00	\$0.00	MOADDAB MOHAMMAD TRUSTEE	MOADAB MAHIN D SADAGHIANI TRUS	929 E BERKSHIRE	FRESNO CA 93720		
40759004	\$78,000.00	\$19,000.00	\$59,000.00	\$0.00	GHODDOSIAN NASRIN		5623 VIA DEL COLLADO	TORRANCE CA 90505		
40759013	\$78,099.00	\$18,093.00	\$60,006.00	\$0.00	GAWAD HESHAM A & KAMELYA		6474 N POPLAR AVE	FRESNO CA 93704		
407093035	\$159,241.00	\$44,581.00	\$114,660.00	\$0.00	HAMAYELIAN ARMEN & ODET		230 W PAUL	FRESNO CA 93704		
40759008	\$67,119.00	\$15,247.00	\$51,872.00	\$0.00	TANOSSIAN ZAREH & TALIN		2642 E MUNCIE	FRESNO CA 93720		
40758009	\$100,000.00	\$25,000.00	\$75,000.00	\$0.00	NOUSHAEI FAEZEH	NOUSHAEI FAEZEH	64 W SIERRA #101	FRESNO CA 93704		
40754132	\$198,829.00	\$48,197.00	\$150,632.00	\$0.00	LABENDEIRA KENNETH J		16212 PAULA RD	MADERA CA 93636		
40757001	\$100,000.00	\$25,000.00	\$75,000.00	\$0.00	NUNCIO DANIEL A	STALLINGS MICHELLE	90 W SIERRA #101	FRESNO CA 93704		
40757013	\$66,979.00	\$14,744.00	\$52,235.00	\$0.00	RICE DAVID		1409 W MAIN ST	VISALIA CA 93291		
407542075	\$189,028.00	\$47,256.00	\$141,772.00	\$0.00	OROZCO MANUEL H & LINDA		243 W MENLO	FRESNO CA 93704		
40769004	\$75,246.00	\$18,811.00	\$56,435.00	\$0.00	ESHRAIGHI EHSAN & FOROOGH		437 AVENIDA ARLENA	SAN CLEMENTE CA 92672		
40764001	\$57,562.00	\$13,857.00	\$43,705.00	\$0.00	PALECEK JAN & ANNA		3334 N BURGAN	FRESNO CA 93727		
40764014	\$85,000.00	\$21,000.00	\$64,000.00	\$0.00	SELLERS GERALDINE ANN		6638 N MAROA	FRESNO CA 93704		
40764030	\$84,528.00	\$20,491.00	\$64,037.00	\$0.00	TANOSSIAN SARKIS R	TANOSSIAN ZAREH T & TALIN	2642 E MUNCIE	FRESNO CA 93720		
40764012	\$89,877.00	\$21,946.00	\$67,931.00	\$0.00	VOLPE PEARLIE MAE		6338 N MAROA #112	FRESNO CA 93704		
40764029	\$71,727.00	\$18,253.00	\$53,474.00	\$0.00	PAVIC IVANA		3513 CHETWOOD DR	DEL CITY OK 73115		
40764028	\$74,617.00	\$18,120.00	\$56,497.00	\$0.00	BOYD LINDA & ANDREW		341 W ELLERY	FRESNO CA 93704		
40734119	\$152,030.00	\$48,370.00	\$103,660.00	\$0.00	JAMGOCHIAN ALICE TRUSTEE		340 W ELLERY WAY	FRESNO CA 93704		
40734124	\$169,246.00	\$48,890.00	\$120,356.00	\$0.00	CHAN SALLY L & TOM L		318 W ELLERY	FRESNO CA 93704		
30328005	\$90,144.00	\$23,011.00	\$67,133.00	\$0.00	HAGEN SCOTT W		381 E NEES #105	FRESNO CA 93710		
30330015	\$151,538.00	\$36,578.00	\$114,960.00	\$0.00	LOCKWOOD KAREN THURBER		315 E NEES #158	FRESNO CA 93720		
30330009	\$114,753.00	\$28,100.00	\$86,653.00	\$0.00	BERGERON ROGER O & ANNE M		315 E NEES #164	FRESNO CA 93720		
30362007	\$610,000.00	\$210,000.00	\$400,000.00	\$0.00	SIERRA STONE PROPERTIES	% COMMERCIAL MNGMT SERVS	1187 N WILLOW #103	PMB 161	CLOVIS CA 93611	
30328023	\$132,000.00	\$33,000.00	\$99,000.00	\$0.00	WERNISING KELSEY ANN		381 E NEES #151	FRESNO CA 93720		
30330028	\$114,753.00	\$28,100.00	\$86,653.00	\$0.00	BENNETT ALLEN & STEPHANIE		315 E NEES #110	FRESNO CA 93710		
30329003	\$97,137.00	\$23,883.00	\$73,254.00	\$0.00	EDWARDS CONNIE W		381 E NEES #117	FRESNO CA 93720		
30329002	\$101,268.00	\$25,583.00	\$75,685.00	\$0.00	GOLDING BILL G & LAUREL K		381 E NEES #116	FRESNO CA 93720		
30331016	\$149,448.00	\$36,578.00	\$112,870.00	\$0.00	HOFF JOHN M		315 E NEES #150	FRESNO CA 93720		
30329027	\$99,827.00	\$21,866.00	\$77,961.00	\$0.00	HOOD MICHELLE MARIE	% M RUSSELL	381 E NEES #141	FRESNO CA 93720		
30329025	\$88,832.00	\$20,901.00	\$67,931.00	\$0.00	SHERMAN RONALD L & SUZANNE TRUSTEES		47430 MANTIS ST	FREMONT CA 94539		
30331015	\$114,753.00	\$28,100.00	\$86,653.00	\$0.00	FRIES BOBBY C & HELEN C		1501 E BROWNING AVE	FRESNO CA 93710		
30331008	\$134,585.00	\$27,036.00	\$107,549.00	\$0.00	RIGGS SHIRLEY J TRUSTEE		629 W FREMONT	FRESNO CA 93704		
30329009	\$97,956.00	\$22,953.00	\$75,003.00	\$0.00	MOTT CAROLE GUARDIAN		381 E NEES #123	FRESNO CA 93720		
30329018	\$97,137.00	\$23,883.00	\$73,254.00	\$0.00	DELGADO SARA ESTELLA		381 E NEES AVE #132	FRESNO CA 93720		
30331030	\$142,419.00	\$35,860.00	\$106,559.00	\$0.00	FESTOR ROGER & KATHRYN		19220 TRAILVIEW	SAN ANTONIO TX 78258		
30331031	\$140,809.00	\$27,543.00	\$113,266.00	\$0.00	MEYER DONNA L		315 E NEES AVE #130	FRESNO CA 93720		

PINEDALE COUNTY WATER DISTRICT

MUNICIPAL SERVICE REVIEW AND SPHERE OF INFLUENCE UPDATE

Report to the
Fresno Local Agency Formation Commission

MSR-16-11

David E. Fey, AICP
Candie Fleming
George W. Uc
Juan Lara, Intern
2607 Fresno Street, Suite B
Fresno, CA 93721

June 8, 2016

PROFILE: PINEDALE COUNTY WATER DISTRICT

Water, Wastewater, and Solid Waste Collection

Contact Information

Manager: Jason Franklin, GM
Address: 480 W. Birch Avenue
Pinedale, CA 93650
Phone: (559) 439-2362
Website: http://pcwdonline.com/index.php?option=com_content&

Management Information

Governing Body: Five-member board of directors
Board Members: David Rodriguez Elected 2013 Expires 2018
Gloria DelaPena Elected 2011 Expires 2016
Eva Valdez Elected 2011 Expires 2016
Kent Baucher Elected 2013 Expires 2016
Brad Peranick Appointed 2014 Expires 2018
Board Meetings: First Tuesday of each month, 5:00 p.m., at the District office
Staffing: Six employees

Service Information

Principal Act: County Water District Law (Water Code Section 30000-33901)
Empowered Services: Prescribed under Water Code Section 31000-31016

Services Provided: Water, wastewater collection, and solid waste collection

General location: North central City of Fresno

Population Served: 16,000 residents, estimated

Water SOI:	886 acres	Water Service Area: 886 acres
Sewer SOI:	700 acres	Sewer Service Area: 604 acres
N/A:		Solid Waste Service Area: 120 acres

Infrastructure: Four wells, water mains, and sewer lines, district office facility

Fiscal Information

Budget: \$2,270,819

Sources of Funding: Utility rates, state and federal grants, and district special assessments

Rate Structure: \$23.90/month for flat rate water service (metered rate for water varies, depending on size of service lines), \$25.75/month for sewer service, \$27.08/month minimum for solid waste disposal service. (Rates revised January 2016)

Administrative Policies

Master Plan: Yes	District Rules/Regulation: Yes	SOI Updated: 2016
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Figure 1- Pinedale County Water District

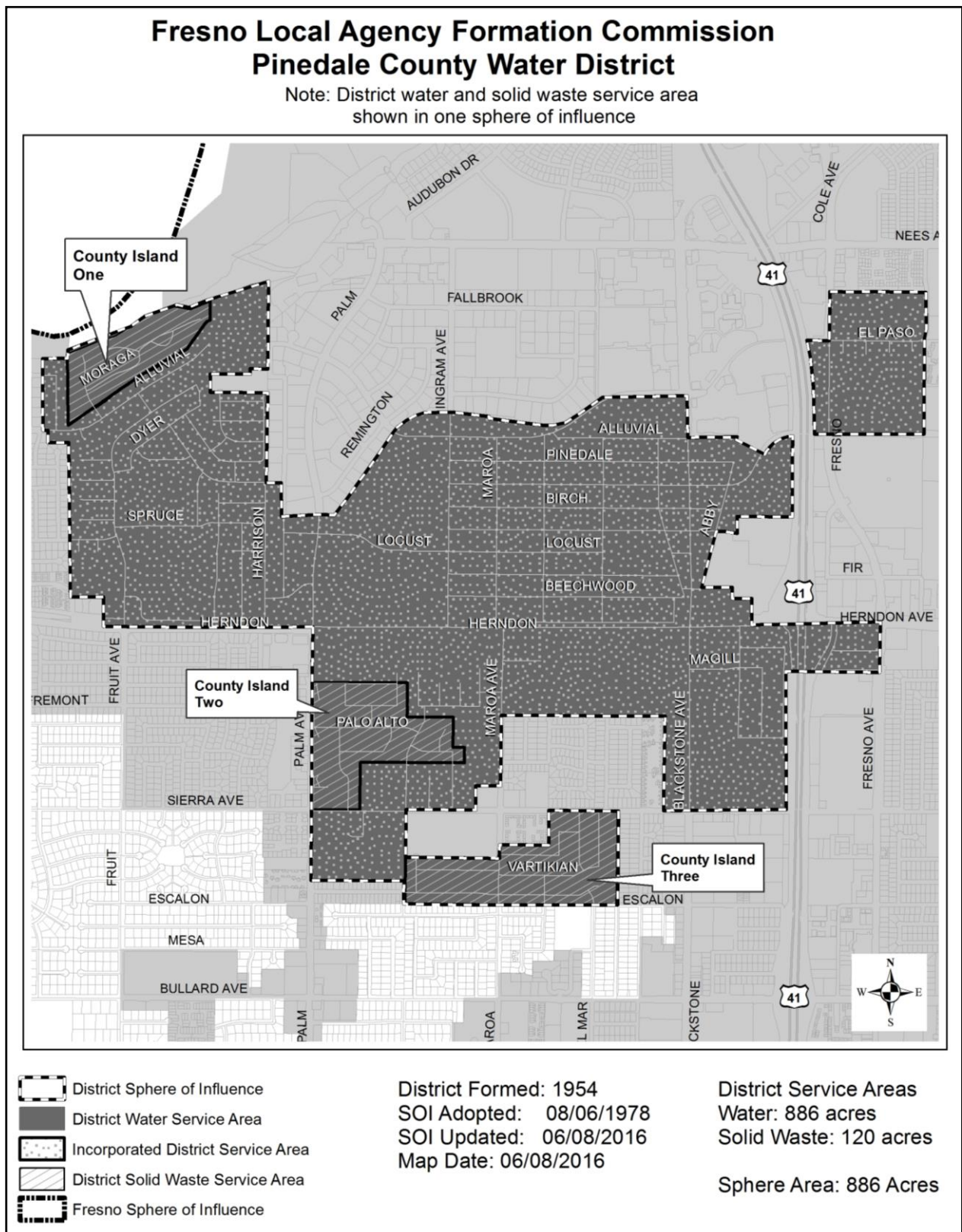
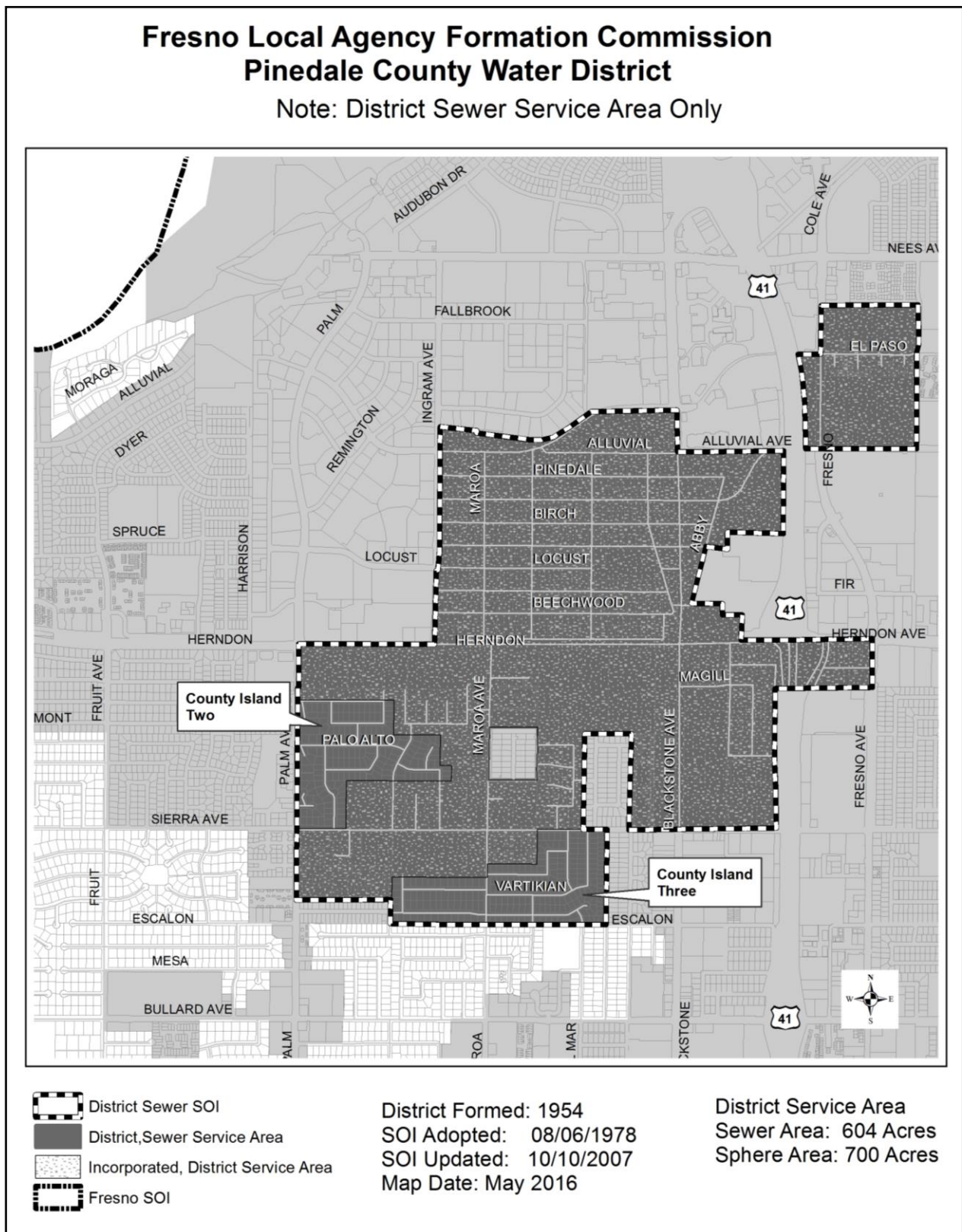


Figure 2- Pinedale County Water District – Sewer Service and SOI*



*Figurative Illustration, see page 9 of MSR

1. MUNICIPAL SERVICE REVIEW

INTRODUCTION

The District has submitted a proposal in cooperation with the City of Fresno to correct mapping and service area discrepancies that have occurred over time between these two agencies. The proposed sphere of influence (SOI) and water service area revision will correct these agencies' respective water service boundaries.

This Municipal Service Review (MSR) evaluates the subject proposal as it will require a revision to the District's water SOI. The water service area revision proposes both detachments from the District to be annexed to the City of Fresno and detachments from the City of Fresno to be annexed to the District service area.

The Commission's determination of the water service areas of the two agencies will address service delivery efficiencies.

The District provides water, sewer, and solid waste collection. District services are not all uniformly provided within the District boundaries. LAFCo designates the District with two SOIs, one for water service and a second for sewer service. It was LAFCo's practice to illustrate the District's solid waste collection services area using the District's water SOI. Over time, LAFCo notes that this practice has the potential to result in misinterpretation or confusion about the District's service area and multiple SOIs. This MSR observes that LAFCo's 2007 District maps illustrate the District's sewer service area measuring the same size as the water service area. However, this MSR update notes that the District's sewer service area was incorrectly depicted in the 2007 maps. The District's sewer service area is substantially smaller than the District's water service area. The District's sewer service and SOI are illustrated on Figure Two of this MSR. During the MSR update process, LAFCo and the District worked together to adequately identify the District's sewer service area based on District records. LAFCo encourages the District to continue working with the City of Fresno to undertake a similar feasibility analysis that will formally identify the District's and City's sewer service areas.

Through preparation of this report, LAFCo observed that the District has reached its plan for service area. Opportunities to revise the District's SOI's are limited to proposals intended to correct the agencies' service area as it relates to water or sewer service areas. Maintaining the District's SOI is purely representative and recognizes the District as a service provider within its limited boundaries. This MSR considers several revisions to the District's water SOI boundary, and figuratively rectifies the District's sewer service area.

The District's 2007 boundaries cover approximately 915 acres; approximately 795 acres are within the Fresno City limit and approximately 120 acres are within in the unincorporated areas of Fresno County, which is also within the City of Fresno's SOI.

Not all three District services are equally provided throughout the District boundaries meaning that properties within the District could receive services from a combination of service providers such as District water, City of Fresno solid waste collection, or Pinedale Public Utilities District wastewater collection.

The proposal requests detach approximately 90 acres from the District's water service area currently served by the City of Fresno's Water Department and at the same time, nine District boundary corrections will lead to the annexation of approximately 126 acres currently served by the District into its water service area. The revised District water SOI and water service area are coterminous and measure approximately 886 acres.

As previously noted, this MSR recognizes that the District's sewer service area may include similar boundary discrepancies identified in the water service boundaries and recommends that the District and City undertake a cooperative boundary assessment to officially identify its sewer service areas. The District and LAFCo estimate that the current District's sewer service area measures approximately 604 acres while the sewer SOI includes 700 acres. The sewer service area estimates rectify previous LAFCo maps; nevertheless, the District should program a sewer service assessment to confirm its sewer service boundaries and acreage. Besides resolving the District's sewer service area LAFCo maps, there are no proposed revisions to the District's sewer service boundaries at this time.

PRINCIPAL ACT

Pinedale Country Water District (PCWD, "District") was formed in 1954 to provide water to properties within a developed area north of the City of Fresno, in Fresno County. The District's formation was authorized pursuant to California's County District Law (Water Code Section 30000-33901). Currently, the District provides municipal water, wastewater collection ("sewer") service, and solid waste collection service. The District is an independent special district governed by a five-member board of directors. The District is not governed by other legislative bodies such as a city council or a county board of supervisors.

FRESNO LAFCO MSR POLICY DESIGNATION

Fresno LAFCo MSR policy designates the District as a "level two" special district that provides municipal services to its constituency. It is LAFCo's observation that level two municipal local agencies typically do not request or experience modifications to their district service area or request an update or revision to the Commission's adopted SOI for the agency. A level two municipal local agency designation means, in Fresno LAFCo's judgment, that services provided by the agency support, facilitate, or induce population growth.

The District is located within the City of Fresno's SOI and a majority of the land within the District has already been incorporated into the City with the exception of three county islands. As a matter of Commission policy, cities should be the provider of urban services within their SOI due to their higher visibility, their substantially broader sources of revenue, and their historical and legal right to provide services and controls to citizen within their incorporated boundaries, particularly in land use planning service and controls.¹ LAFCo notes that the District's growth has peaked primarily due to City growth substantially surrounding the District. Further analysis will be provided in this MSR update and Chapter 3, SOI determinations.

In accordance with Government Code section 56066, Fresno County is the principal county. Fresno LAFCo is responsible for updating both SOIs for the District consistent with Government

¹ Fresno LAFCo Policies, Standards and Procedures Manual – Policy 102 (03), page 14

Code section 56425(g). In order to revise the water SOI, and update the sewer service SOI, Fresno LAFCo has prepared this service review in accordance with Government Code section 56430.

DISTRICT BOUNDARIES

The District's boundaries span approximately 1.5 square miles between both the City of Fresno and unincorporated residential islands in Fresno County. The District does not equally provide water, sewer, and solid waste services throughout its boundaries because historically there has been service areas overlap between the District, City of Fresno, and Pinedale Public Utilities District.

The District's water and sewer SOIs are situated within the City of Fresno's SOI which creates an overlap of agency boundaries. When the LAFCOs were created in 1963, the intent of the state legislature was to discourage certain problems from recurring, which include disorderly agency boundaries and proliferation of overlapping and competing local agencies. As previously noted, this proposal is the result of a joint effort between the District and City of Fresno to address service redundancies. The outcome of the water service SOI revision proposal will memorialize the District's and City's water service area boundaries.

The District service area boundaries generally overlap each other and are enclosed by Nees Avenue to the north, Fruit Avenue to the west, Escalon Avenue on the south, and Fresno Street to the east. The District's sewer service area and SOI are substantially smaller than the District water service area.

SPHERES OF INFLUENCE

The District is distinctive in that the Commission has determined a separate SOI for water and sewer services. The revised water SOI is approximately 886 acres, while the sewer SOI is approximately 700 acres. The District's solid waste service area is typically illustrated using the District's water SOI. This method was employed during the preparation of the District's 2007 MSR. However, it is Fresno LAFCo's observation that over time this mapping method creates confusion in that it appears the District also has a solid waste SOI. This is not the case; the District provides solid waste collection service to three unincorporated areas within the water SOI as depicted in Figure One – Pinedale County Water District. The City of Fresno provides solid waste collection within the incorporated areas of the District. The services provided by the District are summarized below.

DISTRICT SERVICES

Water Service

The water service area is approximately 850 acres and provides water service to 2,400 residential connections and 550 commercial accounts. The District's supply infrastructure consists mainly of four wells sunk at depths from 300 to 450 feet drawing from the Kings River Basin. The District sold a fifth well site (well #3) in 2015.² The District wells are located in an

² PCWD Independent Auditor's Report for years Ended on June 30, 2015 and 2014.

area bounded by Alluvial Avenue south to Sierra and Fruit Avenues east to Fresno Street near the community of Pinedale in the City of Fresno. The City of Fresno provides water to approximately 20 parcels located within the District's water SOL. The District's water distribution system includes 2,950 connections of which approximately 300 are metered commercial connections.

The District pumps groundwater at a historic average of 2700-2800 AF/Y. However, when applying its conservation goals, pumping is roughly 27% lower (based on 2013 when it pumped in excess of 2800 AF) which results in a projected extraction figure of approximately 2100 AF/Y.³

The District delivers water supply through a distribution system connected to wells dispersed across the District service area. The District utilizes direct liquid chlorine injection between the wellhead and the pressure tank using a metered pump that only operates when the pump is turned on for operation. The District switched to the water chlorination process circa 2010 as part of the Drinking Water Program, California Department of Public Health (CDPH) that required all districts maintain continuous chlorination of its deliverable water. As of July 1, 2014, the Drinking Water Program transferred from CDPH over to the State Water Resource Control Board which is tasked with the same responsibilities to monitor drinking water quality, however under the authority of the State Water Resource Control Board. The District is considered a T1 water treatment operation. The District informs that it employs two operators and a General Manager with T2 certifications that oversee the District's water distribution system. Current water demands require the District to run three wells from the four wells available to the District with the fourth well on standby.

The District informed LAFCo that aging water mains have been identified by the District and the District has begun to replace various water mains within its service area. The District has begun to install water meters on residential connections to track daily customer water usage. The District has an on-going improvement plan that addresses the agency's infrastructure maintenance program. The District notes that its on-going improvement plan assists the District to operate at adequate levels and to continue providing water service to its customers.

Sewer Service

LAFCo's 2007 District MSR depicts the District's sewer service area at approximately 699 acres. During the 2016 MSR update process, LAFCo and the District recognized that there are illustrative discrepancies on the District's sewer service area map. For example, LAFCo's 2007 maps illustrate the District's sewer service area to measure 850 acres, while the sewer SOL measures 699 acres. LAFCo notes that the District's sewer service area has historically been substantially smaller than the water service area; however, prior to the 2016 MSR update the District's sewer service area was mistakenly illustrated using the water service area. Over time, it had been LAFCo's practice to show the District's sewer service area using the sewer SOL imposed over the water service area.

During the preparation of this MSR, LAFCo reviewed records and worked with the District Manager to adequately provide a figurative representation of the District's sewer service area shown on Figure Two - District Sewer Service Area. LAFCo records indicate that the Commission

³ LAFCo Communication with PCWD General Manager via email, June 6, 2016.

determined the District's sewer SOI on September 6, 1978. This sewer SOI was substantially smaller than the water service area because sewer services were already being provided by the Pinedale Public Utilities District (PPUD) for the area generally west of Ingram Avenue, south of the Alluvial Avenue, east of Fruit Avenue, and north of Herndon Avenue.

On September 18, 2015, LAFCo met with the District's general manager to map the District's sewer service area using available District records to illustrate the District's sewer service area. Based on the District's input and LAFCo's use of the Geographic Information Systems (GIS) software, staff shaped the District's sewer service area as illustrated on Figure Two of this MSR. Estimates show that the District sewer service area measures approximately 604 acres, and the sewer SOI measures approximately 700-acres. The District provides sewer service to approximately 3,000 connections within its sewer boundaries. The District does not treat wastewater but conveys it to the City of Fresno's sewer system for treatment at the Fresno-Clovis Regional Wastewater Treatment Facility.

As previously mentioned, the sewer service area illustration rectifies LAFCo's 2007 District's sewer service map. LAFCo encourages the District to continue working with the City of Fresno to conduct a similar analysis of its boundaries so it could officially identify the District's and City's sewer service areas. LAFCo anticipates that such an analysis could trigger a revision to the sewer SOI, and could also lead to the corrective reorganization of both agencies' sewer service areas.

Solid Waste Service

The District provides solid waste services to an area approximately 120 acres in size and serves approximately 438 county parcels. District solid waste customers are generally residential parcels located in three County islands. It is not anticipated that the District's solid waste service area will grow larger than its existing size. In 1994, the City of Fresno became the solid waste collection provider for the incorporated lands within the District. It is envisioned that the City will continue to serve the incorporated portions and the District will continue to provide solid waste collection to the three County islands until such time as the subject islands annex to the City.

DISTRICT BACKGROUND

The Community of Pinedale, California, was established as a company town for the Sugar Pine Lumber Company of Fresno March 24, 1923. At that time, the Sugar Pine Lumber Mill of Pinedale was the largest and most modern mill in operation in the San Joaquin Valley. As noted, the District was formed in 1954 to provide water to rural residents in and around Pinedale north of the City of Fresno in Fresno County. In 1963 the District also began providing sewer services. In 1976, the District began providing solid waste collection.

In 1978, in two separate actions the Commission determined two SOIs for District services due to area growth patterns that created service overlaps with neighboring agencies. The Commission determined the water service SOI first, then the smaller sewer service SOI. The sewer SOI was smaller than the water SOI because the Pinedale Public Utilities District (PPUD), located west of the District, was already providing sewer services west of Ingram Avenue, south

of Alluvial Avenue, east of Fruit Avenue, and north of Herndon Avenue, but was not providing water service for this same area.⁴

In 1994, the City of Fresno assumed solid waste collection services for customers within the incorporated portions of the District. As previously noted, customers located in the three unincorporated islands are the only customers receiving solid waste services by the District. As illustrated in Figure One, the District provides water and solid waste collection to County Island One, while Areas Two and Three receive water, sewer, and solid waste collection services.

Over time, the City of Fresno's growth enclosed the community of Pinedale and eventually developed around the community with commercial, office, and residential land uses. The District now has a notably fixed service area completely surrounded by the Fresno City limits with no probable growth of its service area. Several hundred acres of unincorporated developed land continue to exist within the District; however, it is LAFCo's observation that the City of Fresno is in the best position to become the principal municipal service provider in this area. Given the terms of the City/County Memorandum of Understanding, future land use changes within the District would require the City of Fresno's approval, but most likely will continue to be a District customer. District growth is limited by the City/County MOU Section 4.1, which states that the County shall refer any new development proposals within one-half mile of the City's boundary [SOI] to the City for its consideration for annexation.

The District service area is primarily classified as built-out, meaning that most of the land inside its service area is already developed with urban land uses.

The District does not have land use authority within its SOI boundaries; however, the District coordinates land use planning efforts with the City of Fresno. The City consults with the District on project proposals that affect the District's service provisions.

It is important to note that the 2007 Fresno MSR identified several governmental reorganizational structure options that included dissolution, merger, or creation of a subsidiary District within the city system. None of the 2007 MSR options were pursued by either agency since 2007 and as the 2016 MSR was prepared, neither agency expressed interest to pursue a governmental reorganization of the District.

DESCRIPTION OF WATER SPHERE OF INFLUENCE AND SERVICE AREA REVISION

The District's water service area and water SOI are irregular and generally bounded by North Fresno Street to the east, East Alluvial Avenue and slightly up to West El Paso to the north, Fruit Avenue to the west, and West Escalon Avenue to the south.

Currently, the City of Fresno serves a small portion of the District's water service area (about 20 to 28 service connections) west of State Route 41 along East Sierra Avenue. Per an inter-agency agreement, the City of Fresno delivers water directly to these customers located in the Pinedale service area through City water mains. The District bills the customers at the City of Fresno

⁴ Fresno LAFCo Resolution No. RSOI-25-A, Making Determination and Approving Revised SOI for PCWD.

water rate and retains 40% of the revenue to cover its costs.⁵ Although, the agreement does not state a maximum amount of water to be provided to the District, in the event of a water shortage water deliveries to the District would be reduced in proportion to the reduction required for other City water customers. Potential reductions for water deliveries would be based on the City's Water Shortage Contingency Plan.⁶ In 2011, the District purchased from the City of Fresno approximately 26 acre-feet of municipal and industrial water which is delivered via both agencies' water distribution system interties. Water purchased by the District is billed at a flat rate.

Areas served by the City of Fresno to be detached from the District water service area

In addition to this service by agreement, over time there have been extensions of water service by the District across the city limits. This report will first identify the areas currently served by the City of Fresno that are proposed to be detached from the District water service area. The District proposes to detach approximately 90 acres of land currently identified in the District's water service area and SOI but served by the City of Fresno. Because these properties are currently within the Fresno city limits it is not necessary to annex them to the City. Appendix A, Pinedale County Water District Reorganization Map illustrates these areas:

- Area B, approximately 3.3 acres: located north of the Herndon Avenue frontage road west of Fruit Avenue. The area to be detached from the District service area consists of three parcels. The water SOI will be reduced to align with the detachment.
- Area D, approximately 57 acres: located north and south of Sierra Avenue east of Wishon Avenue. Area D is enclosed by Del Mar Avenue on the west, Palo Alto on the north, Colonial Avenue to the east, and Ellery Avenue on the south. The area to be detached from the District service area consists of over 100 parcels proposed. The water SOI will be reduced to align with the detachment. Area D is immediately north of Area E, more details are provided under item Area E in the next section.
- Area F, approximately 9.8 acres: located north of Sierra Avenue and west of Blackstone Avenue. Area F contains condominiums located between N. San Pablo Avenue and backing on the west side of the Sierra View Plaza shopping center. Area F is located immediately west of Area G which will be described later in this section. Although Area F had been shown in the District service area, LAFCo maps did not depict Area F in the water SOI.
- Area K, approximately 0.032 acres: located near the intersection of E. Pinedale Avenue and N. Abby Street. Area K includes a minor portion of the right-of-way; the detachment will correct the District's service area. Area K will correct a portion of the District's boundary line along APN 303-650-39.

⁵ City of Fresno USBR Water Management Plan Final Report May 15, 2013.
http://www.usbr.gov/mp/watershare/wcplans/2013/City_of_Fresno.pdf

⁶ City of Fresno USBR Water Management Plan Final Report May 15, 2013.
http://www.usbr.gov/mp/watershare/wcplans/2013/City_of_Fresno.pdf

- Area M, approximately 19.8 acres: located along the south side of Nees Avenue, between Fresno Street and Angus Street. Area M consists of office and residential land uses. Although Area M had been shown in the District water service area, LAFCo maps did not depict Area M in the water SOI.

Areas served by the District to be annexed to the District Water Service Area and SOI

In addition, the District requests annexation to its service area and SOI of approximately 126.59 acres that are currently not shown in the District's water service area but are receiving District water service. Appendix A, Pinedale County Water District Reorganization Map illustrates these areas:

- Area A, approximately 9.32 acres: located along Alluvial Avenue, between Carruth Avenue on the east and Teilman Avenue to the west. The area served by the District in Area A primarily includes residential parcels that are proposed to be annexed into the District service area.
- Area C, approximately 43.44 acres: located along the south side of Herndon Avenue, between Maroa Avenue on the east and Palm Avenue to the west. The area served consists of commercial parcels Area C is located within the existing water SOI.
- Area E, approximately 1.73 acres: located along the north side of Ellery Way, between Maroa Avenue on the west and Bergeron Avenue to the east. The area is not in the City of Fresno, and it is served by the District. Area E consists of residential parcels. Area E is located within the existing water SOI and is in size.
- Area G, approximately 29.5 acres: located along the west and portions of the east side of Blackstone Avenue, between Herndon Avenue on the north and Sierra Avenue to the south. Area G is served by the District; however, currently it only provides water service to commercial structures on the front of The Sierra View Plaza shopping center. The District informed LAFCo that Area G will include the entire Sierra View Plaza into the District. The water SOI will be revised by 10 acres to include the entire shopping center west of Blackstone Avenue and north of Sierra Avenue.

In addition, water service is provided by the District to seven parcels north of Sierra Avenue along the east side of Blackstone Avenue. Area G primarily includes Commercial parcels within the existing water SOI that are proposed to be annexed into the District service area.

- Area H, approximately 4.24 acres: one parcel located along the south side of Los Altos Avenue, between Effie Street on the west and State Route 41 to the east. The parcel is served by the District, Area H hosts a Derrel's Storage Facility proposed to be annexed into the District service area. Area H is located within the existing water SOI.
- Area I, approximately 7.56 acres: located along the north side of Herndon Avenue on the east side of Blackstone Avenue/Abby Street alignment. Consists of three commercial parcels. Area I is located within the existing SOI.

- Area J, approximately 22.28 acres: located along the east and west side of Abby Street (Blackstone Avenue) alignment south of Alluvial Avenue within the existing water SOI. Consists of five commercial parcels.
- Area L, approximately 7.30 acres: located along the west side of Fresno Street north of Alluvial Avenue within the existing water SOI. Consists of five commercial parcels.
- Area N, approximately 1.22 acres: located along the north side of Alluvial Avenue between Blackstone Avenue on the east and San Pablo Avenue to the west within the existing water SOI. Consists of three commercial frontage parcels.

DESCRIPTION OF SEWER SERVICE AND SPHERE OF INFLUENCE

The District's sewer service area generally coincides with the area within the water service area; however, the sewer service area and sewer SOI are smaller in size. The District's sewer SOI is approximately 700 acres and its sewer service area is estimated to measure 604 acres in size. The District sewer service area is located within the City of Fresno and immediately east of the Pinedale Public Utility District which also provides sewer collection service.

The District provides approximately 3,000 sewer connections. Wastewater collected within the District is discharged into the City's sanitary sewer system for transport to the Fresno-Clovis Regional Wastewater Treatment Facility. The District contracts through an existing service agreement with the City of Fresno to provide wastewater treatment. Wastewater collected within the District boundaries are discharged into the City's Herndon trunk sewer line for transport to the Regional Wastewater Reclamation Facility southeast of the City. The District informed LAFCo that its current sewer service capacities are adequate to handle collection requirements. The District invests on an on-going basis to procure grant funding to finance necessary infrastructure improvements. The District currently does not have scheduled plans for infrastructure or facilities upgrades. The District does not anticipate need for an expansion of the sewer system.

During the preparation of this MSR, the District expressed its interest in updating its sewer service area boundaries indicating the need to adequately assess all locations currently receiving District sewer services. The analysis would be similar to the effort currently being invested in its water distribution system. Although there is no scheduled timeline, LAFCo encourages the District and City to conduct the sewer service area analysis in order to assist both agencies to identify sewer service areas, customers base, service redundancies, and update agency map information.

DESCRIPTION OF SOLID WASTE COLLECTION SERVICE

The District provides solid waste collection within three unincorporated areas identified in Figure One. The District's solid waste service is not anticipated to grow. The three county islands combined total approximately 120 acres in size. The proposed water SOI revision will not affect the solid waste service area. The City of Fresno provides solid waste services within the incorporated territories of the District. The District provides solid waste collection through contract with Waste Management Incorporated, a private service provider.

The three county islands in the District receiving solid waste collection are:

- County Island One: includes 53 customers located north of W. Alluvial Avenue at N. Toletachi Road, residents along W. Moraga Road.
- County Island Two: includes 165 customers located north of W. Sierra Avenue and east of N. Palm Avenue, residents south of W. Magill Avenue, and west of N. Roosevelt Avenue.
- County Island Three: includes 220 customers located east of N. Colonial Avenue, south of W. Sierra Avenue, west of N. San Pablo Avenue, and north of W. Sample Avenue.

The probable growth of solid waste service is limited by the complete envelopment of the District's solid waste collection service area by the City of Fresno. In fact, the three solid waste service areas can be expected to be reduced over time if annexation of these County islands were to materialize. At that point the City of Fresno would be the only solid waste service provider within the District's boundaries.

During the preparation of this MSR, the District informed LAFCo that County Island Two and Three are the only locations within the entire District that receive all three District services (water, sewer, and solid waste).

POPULATION GROWTH

The City of Fresno is the land use authority for incorporated land located within the District's service area. The City of Fresno's General Plan designates the land within the District service area with various land uses including but not limited to residential, office, and commercial. Though once a developed unincorporated area, the greater Pinedale community has largely been annexed to the City of Fresno. The District service area is considered by LAFCo to be built-out which means the majority of the land within the District is substantially developed. Estimates show that approximately 8,495 residents reside within the District,⁷ though the District estimates a much higher population number at approximately 16,000 residents.

Considering the unincorporated areas within and around the District, some discussion of the County's land use authority is warranted. The County of Fresno is the land use authority for the unincorporated portions of the District. County General Plan Policy LU-G.7 states, "...The County shall establish and maintain land use controls on unincorporated land within the spheres of influence consistent with the policies of the County community plan...." The unincorporated portions of the District are within the County's Bullard Community Plan and are designated for residential uses. Staff notes that the last amendment to the County's Bullard Community Plan land use diagram was in 1991, and the policy document was in 1994.

⁷ City of Fresno, Metropolitan Water Resources Management Plan Update, Appendix A "Non-Fresno Water Demands" report prepared by WRIME. <http://www.fresno.gov/NR/rdonlyres/E1DC4121-EB84-46B5-812C-9351C60C246C/29042/ANonFresnoDemand.pdf>

The District area is identified in the City's general plan and land use is regulated by the City's adopted Pinedale Neighborhood Plan and its Bullard Community Plan.⁸ Both policy documents anticipate minimal growth and support existing land uses within the District's boundaries.⁹ The Pinedale Neighborhood Plan is consistent with the Bullard Community Plan and the City of Fresno's General Plan.

Using a 20-year planning horizon, the District expressed that it does not anticipate a future need to revise the water SOI. As noted previously, the District expressed the need to conduct a successive boundary assessment to adequately identify its sewer service area. Such a study could potentially revise the District's and City's sewer service areas. Such a study would assist both District and City to adequately identify sewer service areas. Overall, the District's boundaries are not anticipated to require substantial revisions.

LAFCo notes that as a matter of Commission policy, the cities should be the provider of urban services due to their high visibility, substantially broader resources of revenue, and their historical and legal right to provide services and controls to citizens within their boundaries, particularly land use planning services and controls.¹⁰ At the time this MSR was prepared the majority of the District was already in the City and receiving city services. District growth is virtually restricted by the City of Fresno. Population growth has been appropriated to the City of Fresno¹¹ and it is anticipated that the District will experience minimal modifications to its existing service areas in the future.

DISADVANTAGED UNINCORPORATED COMMUNITIES

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH) requires LAFCo to make determinations regarding "disadvantaged unincorporated communities" ("DUCs") when considering a change of organization, reorganization, SOI expansion, and when conducting municipal service reviews.

For any SOI updates of a local agency (city or special district) that provides public facilities or services related to sewer, municipal and industrial water, or structural fire protection, the Commission shall consider and prepare written determinations regarding the present and planned capacity of public facilities and adequacy of public services, and infrastructure needs or deficiencies for any disadvantaged unincorporated community within of contiguous to the SOI of a city or special district.¹²

Government Code sec. 56033.5 defines a DUC as: i) "inhabited territory" (12 or more registered voters), as defined by sec. 56046, or as determined by commission policy, that constitutes ii) all or a portion of a "disadvantaged community" as defined by sec. 79505.5 of the Water Code.

⁸ Bullard Community Plan, <http://www.fresno.gov/NR/rdonlyres/2AFA54D2-7F75-419E-9EBD-DA3378D53EA3/0/BullardCommunityPlan.pdf>.

⁹ Pinedale Neighborhood Plan, <http://www.fresno.gov/NR/rdonlyres/F3BB2F7F-7FE6-4ABF-ACAA-DB4C31B50BE5/0/PinedaleNeighborhoodPlanMarch312009.pdf>

¹⁰ Fresno LAFCo Policies, Standards, and Procedures, Policy 102-03.

¹¹ County of Fresno and City of Fresno Memorandum of Understanding, Section 4.1, which states that the County shall refer any new development proposals within one-half mile of the City's boundary.

¹² Government Codes section 56425(e) 5, Present and Probable need; disadvantaged unincorporated communities

Water Code sec. 79505.5 defines “disadvantaged” as a territory with an annual median household income (MHI) that is less than 80 percent of the statewide annual median household income. On January 9, 2013, Fresno LAFCo exercised its powers and adopted policy that refined the DUC definition to include, a DUC shall have at least 15 dwelling units at a density not less than one unit per acre.

This section of the report uses County of Fresno’s Geographic Information System (GIS) parcel mapping information and U.S. Census data to quantify the economic composition of the census block groups within the vicinity of the District’s boundaries. Geographic Information System (GIS) files were derived from the U.S. Census Bureau’s American Community Survey (ACS) compiled for the five-year period 2006-2010 to identify the demographic composition within the District’s service area. Although the ACS provides annual, three-year estimates, and five-year reports; the five-year demographic reports provide the most precise demographic data and census mapping information available for analyzing small populations. The five-year ACS reports are the most reliable form of available information generated by the U.S. Census.¹³ California’s statewide MHI reported for years 2006 through 2010 was \$60,883, the DUC threshold is any geographic unit with a MHI that is less than \$48,706.

The majority of the District’s service area resides in the City of Fresno’s incorporated boundaries. The exceptions are the three County islands; however, they are all served by District services. The census block group data for the three County islands indicate that all three islands had a MHI level higher than established for DUCs; the MHI threshold is \$48,706.¹⁴ As of April 22, 2016, no DUCs as defined by Fresno LAFCo Policy 106, Government Code Section 56046, and Water Code 79505.5 exist within the District’s boundaries.

PLANNED CAPACITY OF PUBLIC FACILITIES

Water Service

The District maintains its water systems on an ongoing basis. The District informed LAFCo that many of its water mains are in need of replacement and that it has begun replacement of those systems. The District’s infrastructure includes four groundwater wells located near the Pinedale Community. Current water demands require the District to run three wells available to the District. The District retains one well on standby. The District plans to activate the standby well in anticipation of future demands.

The District growth is constrained due to the City surrounding the entire District. Prior to the 2012 District rate reassessment, the District user rates were last increased in the 1990’s. The District performed a rate study in 2012 that included the cost of installing meters and water main replacements. The rate study estimated the necessary rate increase to be paid by customers who receive District water services. Starting in 2013, user rates were increased by 20% and will continue to increase by 20% for the next five years, thereafter. The current water rate for Fiscal Year 2015-16 is \$23.90. Future maintenance and construction of wells, if necessary, will be financed through loan opportunities.

In the 2007 District MSR, LAFCo encouraged the District and other affected local agencies to:

¹³ US Census Bureau, http://www.census.gov/acs/www/guidance_for_data_users/estimates/

¹⁴ Pursuant to Water Code 79505.5

- As required by State law, consider and mitigate groundwater overdraft during the mandated environmental review process for all “projects” as defined by CEQA, that would result in new or increased demands on water resources and/or intensification of urban uses; and
- Work together to collectively identify and implement feasible strategies to eliminate groundwater overdraft in the Fresno/Clovis Metropolitan Area, including territories that may be the subject of future applications to LAFCo for a change of organization and reorganization.

Water availability within the Central Valley will be one of the various issues Fresno LAFCo will carefully consider when reviewing sphere of influence updates. The District has adopted a summer watering schedule (starting March 2 and ending October 31) that limits outdoor watering to two specified days per week depending on property address number. A violation citation structure has been adopted by the District, and citation penalties are identified in the District’s Master Fee schedule. The District encourages water conservation measures and provides watering saving strategies on the District website. According to the District, implementation of District’s watering schedule and water conservation strategies would assist the District to reach the 36% water reduction goal for years 2016-2017.

Water is a vital, but finite resource for the entire Fresno region. With the recent passage of California’s Sustainable Groundwater Management Act of 2014, Fresno LAFCo observes that the District’s participation with groundwater management will be essential within the greater region. Inversely, it is also probable that the City of Fresno could ultimately assume responsibility for the District’s service area. It is acknowledged that individual water agencies each have their own interests, which sometimes compete with the interests of others for water resources. As noted in the District’s 2007 MSR, the County has further expressed concern that groundwater overdraft in the area may affect the ability of smaller service providers with limited resources and minimal surface water entitlements to continue to provide water service to its customers.

The Department of Water Resources (DWR) has developed a Strategic Plan for its Sustainable Groundwater Management (SGM) Program. DWR’s SGM Program will implement the new and expanded responsibilities identified in the 2014 Sustainable Groundwater Management Act (SGMA). Some of these expanded responsibilities include: (1) developing regulations to revise groundwater basin boundaries; (2) adopting regulations for evaluating and implementing Groundwater Sustainability Plans (GSPs) and coordination agreements; (3) identifying basins subject to critical conditions of overdraft; (4) identifying water available for groundwater replenishment; and (5) publishing best management practices for the sustainable management of groundwater.¹⁵

The Sustainable Groundwater Management Act (SGMA) defines sustainable groundwater management as the management of groundwater supplies in a manner that can be maintained during the planning and implementation horizon without causing undesirable results. This responds to the DWR’s California Statewide Groundwater Elevation Monitoring (CASGEM) “high” priority ranking for San Joaquin Valley groundwater basins.

¹⁵ California Department of Water Resources: <http://www.water.ca.gov/groundwater/sgm/index.cfm>.

The District participates in several metropolitan water supply groups including the Fresno County SGMA working group and is actively working with metropolitan water supply agencies to form a Groundwater Sustainability Agency (GSA) by the statutory deadline of June 30, 2017. The District intends to participate in the GSA's development of the Groundwater Sustainability Plan due to DWR by January 31, 2020.

Sewer Service

Wastewater collected within the District is discharged into the City's Herndon trunk sewer line for transport to the City's regional wastewater plant for treatment. The City of Fresno provides wastewater treatment to the District through an existing service agreement. The District informed LAFCo that the existing sewer pipeline infrastructure adequately provides sewage transfers for existing and future demands. The District maintains sewer service lines on an ongoing basis, and replaces sewer lines as necessary. In the near term, sewer service is anticipated to remain unchanged. Fresno LAFCo recognizes that the District has limited opportunities for growth outside of its existing service area.

Solid Waste Collection

The City of Fresno provides solid waste collection services to the majority of the residents within the District's service area. The District provides solid waste collection to three county islands described earlier in this report, and as shown on Figure One. The District contracts solid waste collection services with a private waste hauler; service contracts with the hauler company are renewed on a five-year basis. It appears that the contract renewal process assists the District to maintain its solid waste services operation at an adequate service level.

FINANCIAL ABILITY OF AGENCIES TO PROVIDE SERVICE

This section of the MSR includes financial information provided by the District. The District provided financial data to determine if the District has sufficient revenues and financial systems to continue its provision of services to its customers. The following information and analysis section is based on financial statements, annual budgets, and supportive documents provided by District management. The District's primary sources of financing are user rates charged to customers and special assessments. The District board of directors adopts an annual budget which projects operational and maintenance costs on an annual basis.

The primary source of revenue for the District is obtained through utility fees charged to customers for water, sewer, and solid waste disposal services. The District informed LAFCo that its adopted budget for FY 2013-14 identified a total income of \$2,219,174. The District states that total operating revenues were \$2,223,701, which is greater than the total operating expenses of \$1,693,058. General and administrative expenses of \$562,672 resulted in a decrease in net assets of \$30,734 for the same year. At the end of FY 2013-14, District assets appear to exceed its liabilities.

The District's total operating revenues were estimated at \$2,497,558 which was greater than its operating expenses of \$1,171,593. The District's total general and administrative expenses were \$628,519 which resulted in a decrease in net assets of \$157,446. The District anticipates net

assets to exceed liabilities at the end of the year to approximately \$3,538,014. At the time this MSR update was prepared, the District indicated that it had no outstanding loans or debts.

Residential water user rates are \$23.90 per month for flat rate water service (metered water for water varies depending on size of service line). Commercial water users are billed a flat rate ranging from \$19.90 up to \$88.20. The District charges a sewer service flat rate for residential customers, \$25.75 per month. Seventy percent of the wastewater rates are paid to the City of Fresno for its sewer line and facility usage. Residential solid waste collection customers pay a flat rate of \$27.08 per month. District fees to commercial users are adjusted according to land uses.

LAFCo staff also was provided a copy of the District's most current independent auditor's report, financial report, and supplementary information for fiscal years ending June 30, 2014 and 2015. The auditor's report states that the District's total operating income for FY 2015 totaled \$2,472,421 which was greater than the total operating expenses of \$1,703,437 and general administrative expenses of \$701,610.¹⁶ The District generated the following revenues during FY 2015 from the following utilities fees:

- Water sales \$1,076,500
- Sewer usage \$1,209,226
- Disposal Sales and Services \$148,576
- Delinquency Changes and other income \$38,118

LAFCo observes that that District adequately maintains a steady stream of revenue for District services. Based on available financial information it appears that the District is able to meet its financial obligations as a service provider. The District utility user rates provide the main source of revenue for the District which finances operation and administrative expenses.

OPPORTUNITIES FOR SHARED FACILITIES

This section of the MSR considers the use of shared facilities, and their potential to offset costs or promote greater efficiency in provision of the municipal services within the region.

LAFCo's 2007 MSR included a determination to encourage the District and the City of Fresno to participate in a joint investigation of the best mechanism for providing existing necessary services to the area served by the District, including the possible dissolution of the District and transfer of agency services to the City. Similarly, the City of Fresno's 2016 MSR acknowledge that greater economies of scale and enhanced service efficiencies may be achieved by dissolving the District and transferring its assets and service obligations to the City of Fresno. During the preparation of the District and City of Fresno 2016 MSRs, LAFCo staff notes that this broad course of action currently lacks political support from either agency. LAFCo staff observes that this course of action requires both parties' support in order to ensure the successful transfer of services.

Nonetheless, the City of Fresno's MSR observes the need to review the long-range assumptions about unification of the urban area.

¹⁶ PCWD Independent Auditor's Report for years Ended on June 30, 2015 and 2014

The District currently has an agreement with the City to discharge sewage collections into the City's sewer collection system. The mutual agreement enables the District to transport sewer discharges to the Fresno-Clovis Regional Wastewater Treatment Plant for treatment. The City of Fresno Solid Waste Division provides residential and commercial solid waste services to the majority of the parcels within the District.

The District provides solid waste services to three County islands, as shown on Figure One of this MSR. The District provides solid waste services to approximately 438 parcels through a contract with a private solid waste hauler company. The District periodically renews its contract with the waste hauler company to keep user cost rates low. The District informs customers of upcoming service and potential cost changes associated with solid waste. This allows the District to select offers from multiple haulers at a lower cost for its customers. The District bills its customers that receive solid waste services to cover the complete costs. The District indicated that there are no additional cost avoidance opportunities which could significantly reduce costs to the District. No additional opportunities for shared facilities have been identified by LAFCo.

The District is located in north central Fresno County, within the City of Fresno's SOI. The District is located within or immediately adjacent to the following local agencies:

- City of Fresno – enclosed by the City of Fresno
- Clovis Cemetery District and the Clovis Memorial District- portions of the District fall in these special districts
- Fresno Metropolitan Flood Control District
- Fresno Mosquito and Vector Control District
- West Fresno County Red Scale Protective District
- Pinedale Public Utilities District

Though there may be little support for shared facilities at the time this MSR was prepared, the District and City should be commended for seeking greater service delivery efficiencies as it relates to water services by cooperating on this proposal and encouraged to continue this positive communication.

GOVERNMENTAL STRUCTURE

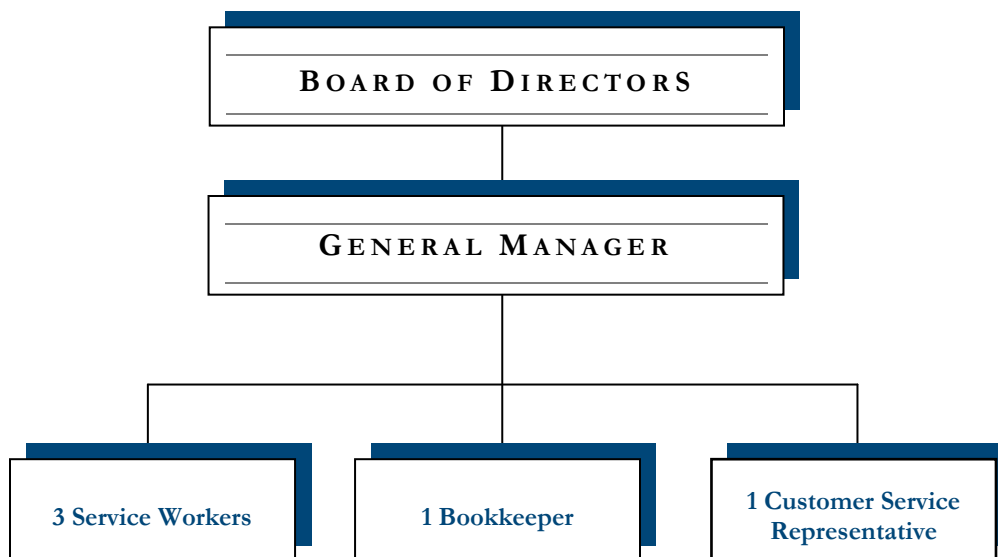
This section of the MSR considers the adequacy of the District's current boundaries, SOI, and governing structure under which the District was formed and operates. California Water Code section 30000-33900 enables the formation of County Water Districts to provide a variety of municipal services. However, the California Government Code offers very few government structure options for County Water Districts.

The District is an independent special district with its separate board of directors, not governed by other legislative bodies (either a city council or a county board of supervisors). A body of five elected officials serves as the governing body of the District. The five members of the board are elected by voters within the District boundaries. Citizen participation in the election of District board members is an essential component of local government accountability.

Three District board members' terms will expire in 2016, and the remaining two will expire in 2018. Board members are subject to recall by District voters through the recall procedures set forth in Chapter 2, Division 13 of the Elections Code. During preparation of the MSR update, the District board of directors adopted a resolution to move the District's elections to coincide with the statewide general election to reduce the expense of off-year elections. The District shifted from a Uniform District Election Law (UDEL), odd-year election to even years at the same time as the statewide general elections conducted by the Fresno County Clerk/Registrar of Voters.¹⁷

The Board creates policies by adopting resolutions or District ordinances through duly-noticed public hearings. District meetings are held once a month, on the 1st Tuesdays at 5:00 p.m., at the District office located on 480 W. Birch Street in Pinedale. Meetings are noticed consistent with Brown Act requirements, which include postings in public places, such as the District office and the District website.

Figure 3 - Pinedale County Water District Organizational Chart



¹⁷ PCWD Board Resolution No. 2015-4, signed March 3, 2015

The District is managed by a General Manager and staffed with six District employees. The District's government structure is illustrated as Figure Three, and appears to be appropriate to ensure services are adequately provided and managed. The District and City of Fresno's partnership to implement the proposed water service reorganization and SOI revision represent the efficient collaboration of two local agencies working together to identify municipal service redundancies from occurring within their respective boundaries.

**ANY OTHER MATTERS RELATED TO EFFECTIVE OR
EFFICIENT SERVICE DELIVERY, AS REQUIRED BY
COMMISSION POLICY**

None at this time.

2. MSR DETERMINATIONS

This portion of the report addresses the factors specified in the governing statute for Municipal Service Reviews and provides analysis in conformance with Government Code §56425 and Fresno LAFCo policy. Pursuant to Government Code §56430, the Commission prepares the following written determinations.

1. GROWTH AND POPULATION PROJECTIONS FOR THE AFFECTED AREA.

- The District provides domestic water, wastewater collection, and solid waste collection services. Not all properties in the District receive all three services; District customers may benefit from other service providers such as the City of Fresno solid waste collection, or Pinedale Public Utilities District wastewater collection.
- Fresno LAFCo MSR policy designates the District as a “level two” special district. It is LAFCo’s observation that level two municipal local agencies typically do not request modifications to their service area or the Commission’s adopted SOI for the agency. A level two municipal local agency designation means, in Fresno LAFCo’s judgment, that services provided by the agency may support, facilitate, or induce population growth.
- The City of Fresno is the land use authority for District land located within the city limit. The City of Fresno’s General Plan designates the land within the District service area with various land uses including but not limited to residential, office, and commercial.
- The District area is identified in the City’s general plan and augmented by the City adopted Pinedale Neighborhood Plan and the Bullard Community Plan. The County of Fresno is the land use authority for the unincorporated portions of the District. The County General Plan designates the land within the District service area with various land uses including but not limited to residential, office, and commercial.
- The District service area is considered as built-out which means the majority of the land within the District contains substantially developed parcels.
- District growth is limited and it is anticipated that the District will experience minimal modifications to its existing service areas. LAFCo estimates that approximately 8,495 residents reside within the District. However, the District estimates its population served to be near 16,000 residents.

2. THE LOCATION AND CHARACTERISTICS OF ANY DISADVANTAGED UNINCORPORATED COMMUNITIES WITHIN OR CONTIGUOUS TO THE SPHERE OF INFLUENCE.

- Majority of the District service area resides within the City of Fresno’s incorporated boundaries. The exceptions are the three County islands; however, they are all served by at least one of the District services. As of August 28, 2015, no DUCs as defined by

Fresno LAFCo Policy 106, Government Code Section 56046, and Water Code 79505.5 exist within the District's boundaries.

3. PRESENT AND PLANNED CAPACITY OF PUBLIC FACILITIES AND INFRASTRUCTURE NEEDS OR DEFICIENCIES.

- The water service area is approximately 886 acres and provides water service to approximately 2,400 residential connections and 550 commercial accounts. The District's water distribution system includes 2,950 connections of which approximately 300 are metered commercial connections.
- The District informed LAFCo that several of its water mains are in need of replacement. The District notes that aging water mains have been identified by the District and the District has begun to replace various water mains within its service area.
- The District's sewer service area is approximately 604 acres and provides sewer service to approximately 3,000 connections. The District does not treat wastewater but conveys it to the City of Fresno's sewer system for treatment at the Fresno-Clovis Regional Wastewater Treatment Facility. The City of Fresno provides wastewater treatment services with the District service area through an existing service agreement.
- The District relies entirely on groundwater for its supply and has no other water source, either physical or contractual.
- The CASGEM has identified the San Joaquin Valley ground water basins as "high" priority basins for timely development of Groundwater Sustainability Agencies by the statutory deadline of June 30, 2017, and Groundwater Sustainability Plans by January 31, 2020.
- The District is actively participating with other metropolitan water supply agencies in the development of the Groundwater Sustainability Agency by June 30, 2017.
- The GSA has until January 31, 2020 to develop a Groundwater Sustainability Plan that demonstrates that the basin is operated within its sustainable yield within the 50-year planning and implementation horizon established by SGMA.
- The District informed LAFCo that its current sewer service capacities are adequate to handle collection requirements. The District invests on an on-going basis to procure grant funding to finance necessary infrastructure improvements.
- During the preparation of this MSR, the District expressed interest in updating the District's sewer service area boundaries. The District indicated there is need to adequately assess all locations currently receiving District sewer services.
- The District provides solid waste services to three noncontiguous County islands, which combined amounts to approximately 120 acres, for 438 county parcels.
- The District's solid waste customers are generally residential parcels. It is not anticipated that the District's solid waste service will grow larger than its existing size.

- The potential growth of the District is restricted by the City of Fresno. The City completely surrounds the District's boundaries.

4. FINANCIAL ABILITY OF AGENCY TO PROVIDE SERVICES.

- The primary source of revenue for the District is obtained through utility fees charged to customers for water, sewer, and solid waste disposal services. The District informs LAFCo that its adopted budget for FY year 2013-14 identified a total income of \$2,219,174.
- Residential water user rates are \$23.90 per month for flat rate water service. Commercial water users are billed depending on the connection pipeline size; these flat rates range from \$19.90 up to \$88.20 for the largest connection.
- District sewer service customers are billed a flat rate of \$25.75 per month for residential connections. Seventy percent of the wastewater rates are paid to the City of Fresno for its sewer line and facility usage.
- Residential solid waste collection customers pay a flat rate of \$27.08 per month, depending on garbage container size. District fees charges to commercial users are adjusted according to land uses.
- The District appears to maintain an adequate revenue stream for District services. Based on available financial information it appears that the District is able to meet its financial obligations as a service provider.
- The District's financial statement used in preparation of this MSR conforms to accounting principles generally accepted in the United States of America and with policies and procedures of the office of the State Controller, State of California.

5. STATUS OF, AND OPPORTUNITIES FOR, SHARED FACILITIES.

- LAFCo's 2007 MSR included a determination to encourage the District and the City of Fresno to participate in a joint investigation of the best mechanism for providing existing necessary services to the area served by the District, including the possible dissolution of the District and transfer of agency services to the City. During the MSR update process LAFCo observed that this is a significant course of action that currently lacks political support from either agency.
- The District currently has an agreement with the City to discharge sewage collections into the City's sewer collection system. The mutual agreement enables the District to transport sewer discharges to the Fresno-Clovis Regional Wastewater Treatment Plant for treatment.

- LAFCo staff notes that while there may be little support for shared facilities at the time this MSR was prepared, the District and City are commended for seeking greater service delivery efficiencies related to water services.

6. ACCOUNTABILITY FOR COMMUNITY SERVICE NEEDS, INCLUDING GOVERNMENT STRUCTURE AND OPERATIONAL EFFICIENCIES.

- California Water Code section 30000-33900 enables the formation of County Water Districts to provide a variety of municipal services. However, the California Government Code offers very few government structure options for these Districts.
- The District is an independent special district with its separate board of directors, not governed by other legislative bodies (either a city council or a county board of supervisors). A body of five elected officials serves as the governing body of the District. The five members of the board are elected by voters within the District boundaries.
- District meetings are held once a month, on the 1st Tuesday at 5:00 p.m., at the District office located on 480 W. Birch Street in Pinedale. Meetings are noticed consistent with Brown Act requirements, which include postings in public places, such as the District office and the District website.
- The District's government structure appears to be adequately structured, operates, and fulfills its role as a services provider within the Fresno area. The District and City of Fresno's partnership to implement the proposed water SOI revision represents the efficient collaboration of two local agencies working together to identify municipal service redundancies from occurring within their respective boundaries.

7. ANY OTHER MATTER RELATED TO EFFECTIVE OR EFFICIENT SERVICE DELIVERY, AS REQUIRED BY COMMISSION POLICY.

- None at this time

3. SPHERE OF INFLUENCE REVIEW AND UPDATE

In order to carry out the Commission's purposes and responsibilities for planning and shaping the logical and orderly development and coordination of local governmental agencies subject to its jurisdiction, the Commission shall develop and determine the sphere of influence of each city and each special district within the County and enact policies designed to promote the logical and orderly development of areas within the sphere. A sphere of Influence is defined as "a plan for the probable physical boundaries and service area of a local agency, as determined by the commission."

In determining the sphere of influence of each local agency, the commission shall consider and prepare a written statement of its determinations with respect to each of the following:

1. The present and planned land uses in the area, including agricultural and open space lands;
2. The present and probable need for public facilities and services in the area;
3. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide;
4. The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency;
5. For an update of a sphere of influence of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, that occurs pursuant to Government Code section 56425 (g) on or after July 1, 2012, the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.

In determining a sphere of influence, the Commission may assess the feasibility of governmental reorganization of particular agencies and recommend reorganization of those agencies when reorganization is found to be feasible and if reorganization will further the goals of orderly development and efficient and affordable service delivery. The Commission shall make all reasonable efforts to ensure wide public dissemination of the recommendations.

When adopting, amending, or updating a sphere of influence for a special district, the Commission shall establish the nature, location, and extent of any functions or classes of services provided by existing districts. The Commission may require existing districts to file written statements with the commission specifying the functions or classes of services provided by those districts.

Chapter one of this MSR provides the foundation for the SOI determinations. As previously noted, the Commission has adopted two SOIs for the District, one for Water and a second for Sewer. The District's boundaries span approximately 1.5 square miles between both the City of Fresno and the unincorporated residential areas in north Fresno. The District does not evenly provide all three services within its boundaries to each property, however; the City of Fresno and Pinedale Public Utilities District also provide overlapping municipal services. The District's

2007 water SOI is sized at approximately 915 acres. The MSR evaluates the District's water service area that leads to this water SOI revision that will reduce the District's size. The District/City evaluation of water services will amend the District's service area and SOI by approximately 29 acres, resulting in the 2016 new water SOI measuring approximately 886 acres.

As noted in Chapter One, this 2016 MSR update rectifies the District's sewer service area that was misrepresented in LAFCo's 2007 District sewer service area map. There are no revisions proposed to the District's sewer service area or sewer SOI. This report recognizes that the District's sewer service area may have similar boundary discrepancies identified in the water service boundaries. LAFCo recommends that the District and City undertake a cooperative boundary assessment study to officially identify its sewer service areas. The District and LAFCo estimate the District's sewer service area to measure approximately 604 acres while the sewer SOI includes approximately 700 acres.

The District expressed interest to partner with the City to conduct the sewer service area boundary assessment. Although no scheduled timeline was identified, LAFCo encourages such a boundary assessment to be conducted in cooperation with the City, District, and Pinedale Public Utilities District. Such a Study will assist the agencies to clearly identify sewer service customers, redundancies, and update map information.

In accordance with Government Code Section 56066, Fresno is the principal county and Fresno LAFCo is responsible for preparing the following determinations for the Sphere of Influence included in this Municipal Service Review.

When Fresno LAFCo updates a sphere of influence it must adopt specific determinations with respect to the following factors:

1. PRESENT AND PLANNED LAND USES, INCLUDING AGRICULTURAL AND OPEN-SPACE LANDS.

- The City of Fresno is the land use authority for land located within the District's service area. The City of Fresno's General Plan designates the land within the District service area with various land uses including but not limited to residential, office, and commercial.
- The County of Fresno is the land use authority for the unincorporated portions of the District.
- The Pinedale community has largely been annexed to the City of Fresno. The District service area is classified as built-out which means the majority of land within the District hosts substantially developed parcels.
- The District does not have land use authority; however, the District coordinates land use planning efforts with the City of Fresno. The City consults with the District on project proposals that affect the District.

2. PRESENT AND PROBABLE NEED FOR PUBLIC FACILITIES AND SERVICES IN THE AREA.

- City of Fresno's growth encloses the Pinedale community. The District now has a fixed service area with boundaries completely enclosed by the Fresno City limits.
- Several hundred acres of unincorporated developed land exist within the District.
- The District informed Fresno LAFCo that its on-going improvement plans maintain the agency's infrastructure operating at adequate levels to continue providing water services to its customers.
- The District informed LAFCo that several of its water mains are in need of replacement. The District notes that aging water mains have been identified by the District and the District has begun to replace various water mains within its service area.
- The District does not treat wastewater but conveys it to the City of Fresno sewer system for treatment at the Fresno-Clovis Regional Wastewater Treatment Facility. The City of Fresno provides wastewater treatment services to the District service area through an existing service agreement. The District informed LAFCo that its current sewer service capacities are adequate to handle collection requirements. The District invests on an on-going basis to procure grant funding to finance necessary infrastructure improvements.
- During the preparation of this MSR/SOI update, the District expressed interest in updating the District's sewer service area boundaries.
- LAFCo observes that the District has reached its plan for service area. Opportunities to revise the District's SOIs are limited to proposals intended to correct the agencies' service area as it relates to water or sewer service areas. Maintaining the District's SOI is purely representative and recognizes the District as a service provider within its limited boundaries. This MSR/SOI update considers several revisions to the District's water SOI boundary, and figuratively rectifies the District's sewer service area.

3. PRESENT CAPACITY OF PUBLIC FACILITIES AND ADEQUACY OF PUBLIC SERVICES THAT THE AGENCY PROVIDES OR IS AUTHORIZED TO PROVIDE.

- Present capacity of District facilities and services appear adequate. District provides services consistent with its principal act and as authorized by the Fresno LAFCo.

4. EXISTENCE OF ANY SOCIAL OR ECONOMIC COMMUNITIES OF INTEREST IN THE AREA IF THE COMMISSION DETERMINES THAT THEY ARE RELEVANT TO THE AGENCY.

- There are no relevant social or economic communities of interest relevant to the District's service provisions.

5. THE PRESENT AND PROBABLE NEED FOR THOSE PUBLIC FACILITIES AND SERVICES OF ANY DISADVANTAGED UNINCORPORATED COMMUNITIES WITHIN THE EXISTING SPHERE OF INFLUENCE.

- The District is designated by LAFCo policy as a municipal local agency, meaning that the District is authorized to provide municipal services associated with municipal water and sewer treatments. However, the majority of the District's service area resides in the City of Fresno's incorporated boundaries. As of August 28, 2015, no DUCs as defined by Fresno LAFCo Policy 106, Government Code Section 56046, and Water Code 79505.5 exist within the District's boundaries.

4. RECOMMENDATIONS

In consideration of information gathered and evaluated during the 2016 Municipal Service Review, it is recommended the Commission:

1. Receive this report and any public testimony regarding the proposed Municipal Service Review and proposed Sphere of Influence Update.
2. Find that the Municipal Service Review is exempt from the California Environmental Quality Act pursuant to section 15306 (Information Collection).
3. Approve the recommended Municipal Service Review determinations, together with any changes deemed appropriate.
4. Approve an update of the District's sphere of influence.
5. Recommend to the District that it conduct a similar boundary assessment with the City of Fresno for its sewer service area with the goal to adequately identify sewer service customers, redundancies, and update service area information.
6. That the District continue to participate in the SGMA process to develop a Groundwater Sustainability Agency and participate, as feasible, in the implementation of Groundwater Sustainability Plans.

5. ACKNOWLEDGEMENTS

This Municipal Service Review was prepared by Fresno LAFCo staff. The Pinedale County Water District provided substantial information included in this evaluation of the agency's service provisions. Supportive documentation and input was made available through an effective partnership between the District, City of Fresno, and LAFCo. This MSR is the result of a joint effort between the District and City of Fresno to address service redundancies. The outcome of the water service SOI revision memorializes the District's and City's water service area boundaries.

Staff extends its appreciation to Pinedale County Water District General Manager Jason Franklin, and City of Fresno Water Division Project Manager Martin Wendels for their assistance and constructive participation in the development of this service review.

This document and supportive information is available in the Fresno LAFCo office located at:

Fresno Local Agency Formation Commission
2607 Fresno Street, Suite B
Fresno, California 93721

The Municipal Service Review is available on Fresno LAFCo's website under documents open for public review and comment: <http://www.fresnolaftco.org/Public%20Review.asp>

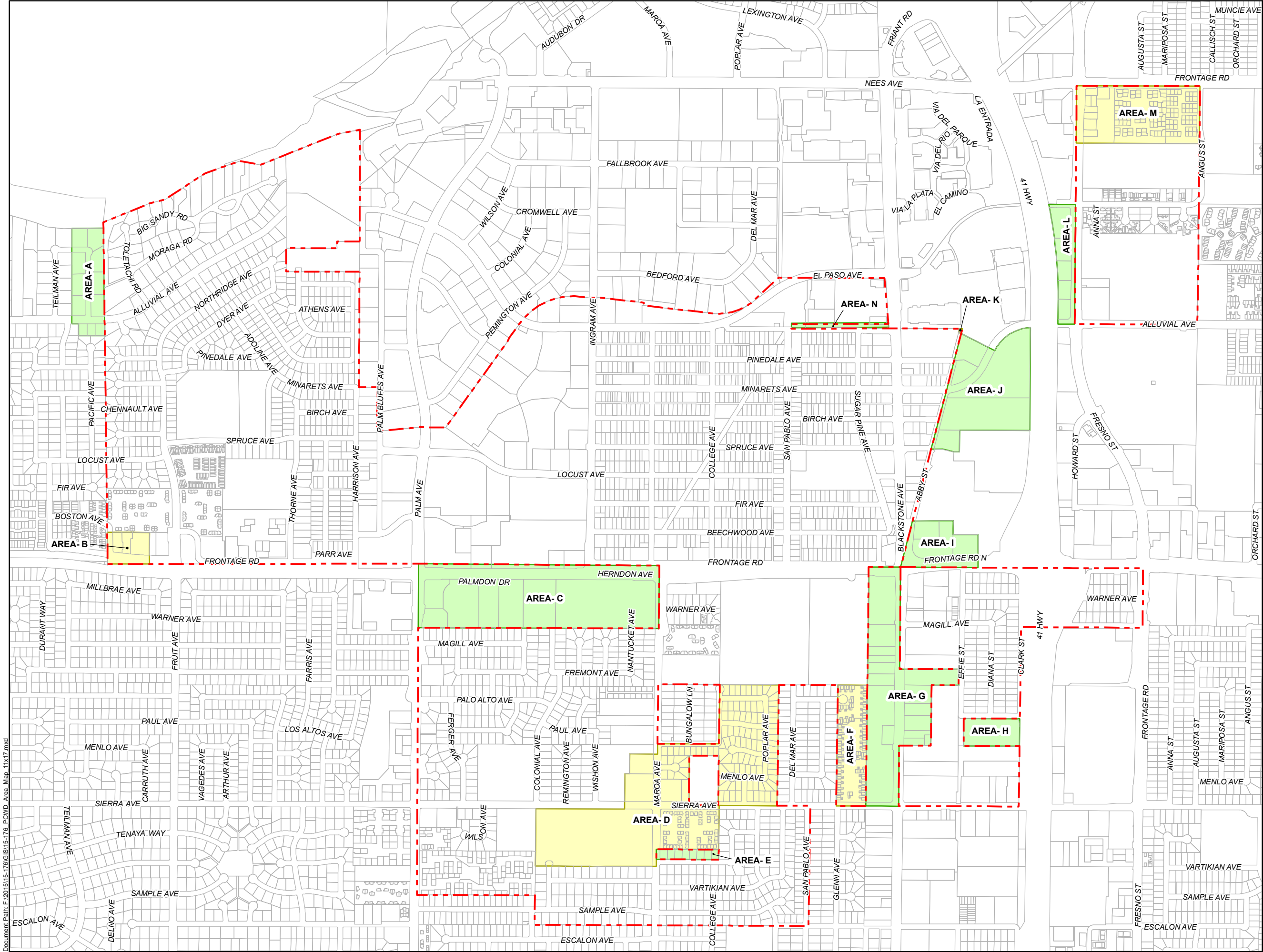
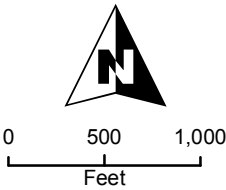
6. APPENDIX A - PINEDALE COUNTY WATER DISTRICT REORGANIZATION MAP

Pinedale County Water District

Area Map

Legend

- Existing PCWD Boundary
- Proposed Annexation
- Proposed Detachment



PINEDALE COUNTY WATER DISTRICT

MUNICIPAL SERVICE REVIEW AND SPHERE OF INFLUENCE UPDATE

Report to the
Fresno Local Agency Formation Commission

David E. Fey, AICP
Candie Fleming
George W. Uc
Juan Lara, Intern
2607 Fresno Street, Suite B
Fresno, CA 93721

May 11, 2016

PROFILE: PINEDALE COUNTY WATER DISTRICT

Water, Wastewater, and Solid Waste Collection

Contact Information

Manager: Jason Franklin, GM
Address: 480 W. Birch Avenue
Pinedale, CA 93650
Phone: (559) 439-2362
Website: http://pcwdonline.com/index.php?option=com_content&

Management Information

Governing Body: Five-member board of directors
Board Members: David Rodriguez Elected 2013 Expires 2018
Gloria DelaPena Elected 2011 Expires 2016
Eva Valdez Elected 2011 Expires 2016
Kent Baucher Elected 2013 Expires 2016
Brad Peranick Appointed 2014 Expires 2018
Board Meetings: First Tuesday of each month, 5:00 p.m., at the District office
Staffing: Six employees

Service Information

Principal Act: County Water District Law (Water Code Section 30000-33901)
Empowered Services: Prescribed under Water Code Section 31000-31016

Services Provided: Water, wastewater collection, and solid waste collection

General location: North central City of Fresno

Population Served: 16,000 residents, estimated

Water SOI:	886 acres	Water Service Area: 886 acres
Sewer SOI:	700 acres	Sewer Service Area: 604 acres
N/A:		Solid Waste Service Area: 120 acres

Infrastructure: Four wells, water mains, and sewer lines, district office facility

Fiscal Information

Budget: \$2,270,819

Sources of Funding: Utility rates, state and federal grants, and district special assessments

Rate Structure: \$23.90/month for flat rate water service (metered rate for water varies, depending on size of service lines), \$25.75/month for sewer service, \$27.08/month minimum for solid waste disposal service. (Rates revised January 2016)

Administrative Policies

Master Plan: Yes	District Rules/Regulation: Yes	SOI Updated: 2016
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Figure 1- Pinedale County Water District

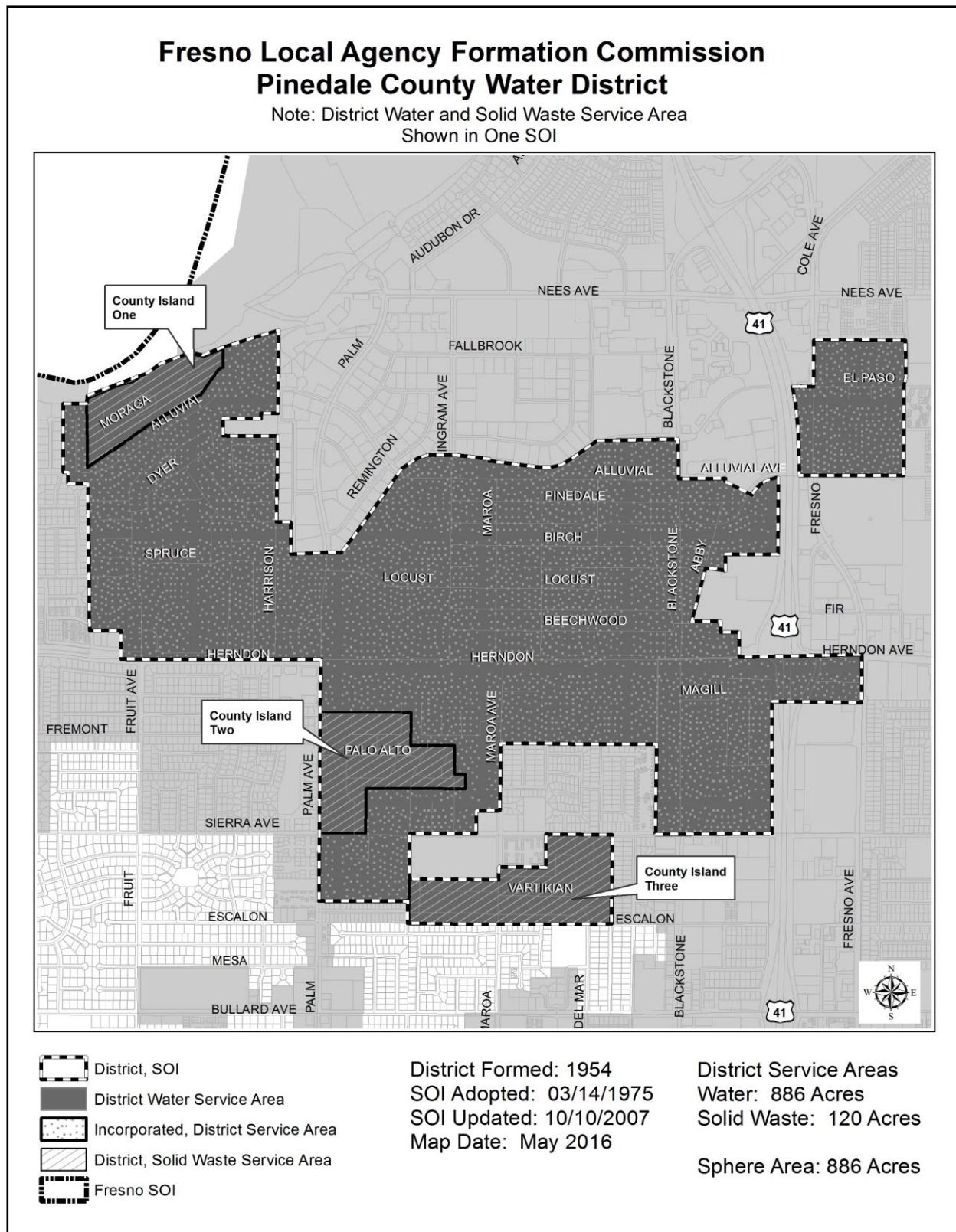
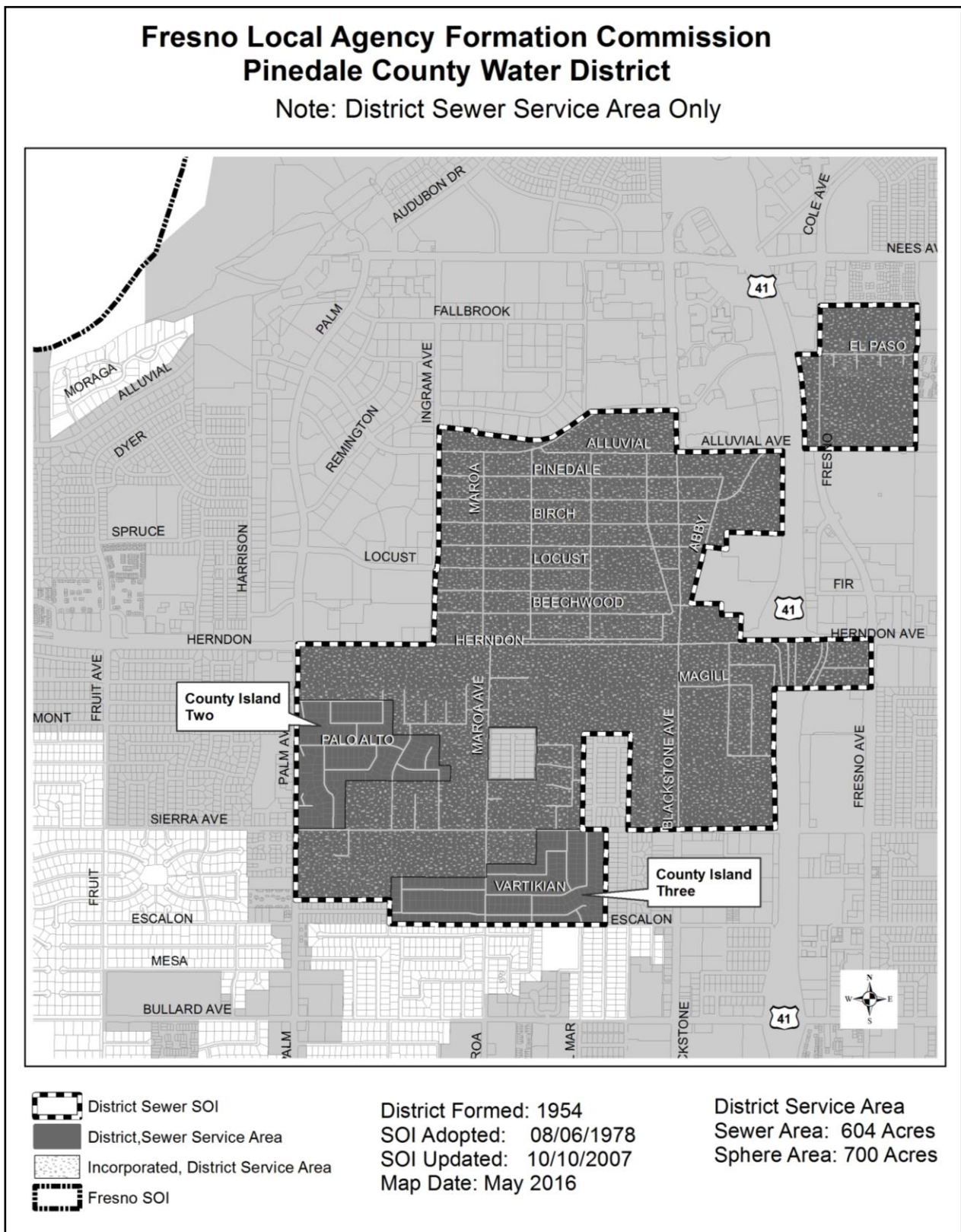


Figure 2- Pinedale County Water District – Sewer Service and SOI



1. MUNICIPAL SERVICE REVIEW

INTRODUCTION

The District has submitted a proposal in cooperation with the City of Fresno to correct mapping and service area discrepancies that have occurred over time between these two agencies. The proposed sphere of influence (SOI) and water service area revision will correct these agencies' respective water service boundaries.

This Municipal Service Review (MSR) evaluates the subject proposal as it will require a revision to the District's water SOI. The water service area revision proposes both detachments from the District to be annexed to the City of Fresno and detachments from the City of Fresno to be annexed to the District service area.

The Commission's determination of the water service areas of the two agencies will address service delivery efficiencies.

The District provides water, sewer, and solid waste collection. District services are not all uniformly provided within the District boundaries. LAFCo designates the District with two SOIs, one for water service and a second for sewer service. It was LAFCo's practice to illustrate the District's solid waste collection services area using the District's water SOI. Over time, LAFCo notes that this practice has the potential to result in misinterpretation or confusion about the District's service area and multiple SOIs. This MSR observes that LAFCo's 2007 District maps illustrate the District's sewer service area measuring the same size as the water service area. However, this MSR update notes that the District's sewer service area was incorrectly depicted in the 2007 maps. The District's sewer service area is substantially smaller than the District's water service area. The District's sewer service and SOI are illustrated on Figure Two of this MSR. During the MSR update process, LAFCo and the District worked together to adequately identify the District's sewer service area based on District records. LAFCo encourages the District to continue working with the City of Fresno to undertake a similar feasibility analysis that will formally identify the District's and City's sewer service areas.

Through preparation of this report, LAFCo observed that the District has reached its plan for service area. Opportunities to revise the District's SOI's are limited to proposals intended to correct the agencies' service area as it relates to water or sewer service areas. Maintaining the District's SOI is purely representative and recognizes the District as a service provider within its limited boundaries. This MSR considers several revisions to the District's water SOI boundary, and figuratively rectifies the District's sewer service area.

The District's 2007 boundaries cover approximately 915 acres; approximately 795 acres are within the Fresno City limit and approximately 120 acres are within in the unincorporated areas of Fresno County, which is also within the City of Fresno's SOI.

Not all three District services are equally provided throughout the District boundaries meaning that properties within the District could receive services from a combination of service providers such as District water, City of Fresno solid waste collection, or Pinedale Public Utilities District wastewater collection.

The proposal requests detach approximately 90 acres from the District's water service area currently served by the City of Fresno's Water Department and at the same time, nine District boundary corrections will lead to the annexation of approximately 126 acres currently served by the District into its water service area. The revised District water SOI and water service area are coterminous and measure approximately 886 acres.

As previously noted, this MSR recognizes that the District's sewer service area may include similar boundary discrepancies identified in the water service boundaries and recommends that the District and City undertake a cooperative boundary assessment to officially identify its sewer service areas. The District and LAFCo estimate that the current District's sewer service area measures approximately 604 acres while the sewer SOI includes 700 acres. The sewer service area estimates rectify previous LAFCo maps; nevertheless, the District should program a sewer service assessment to confirm its sewer service boundaries and acreage. Besides resolving the District's sewer service area LAFCo maps, there are no proposed revisions to the District's sewer service boundaries at this time.

PRINCIPAL ACT

Pinedale Country Water District (PCWD, "District") was formed in 1954 to provide water to properties within a developed area north of the City of Fresno, in Fresno County. The District's formation was authorized pursuant to California's County District Law (Water Code Section 30000-33901). Currently, the District provides municipal water, wastewater collection ("sewer") service, and solid waste collection service. The District is an independent special district governed by a five-member board of directors. The District is not governed by other legislative bodies such as a city council or a county board of supervisors.

FRESNO LAFCO MSR POLICY DESIGNATION

Fresno LAFCo MSR policy designates the District as a "level two" special district that provides municipal services to its constituency. It is LAFCo's observation that level two municipal local agencies typically do not request or experience modifications to their district service area or request an update or revision to the Commission's adopted SOI for the agency. A level two municipal local agency designation means, in Fresno LAFCo's judgment, that services provided by the agency support, facilitate, or induce population growth.

The District is located within the City of Fresno's SOI and a majority of the land within the District has already been incorporated into the City with the exception of three county islands. As a matter of Commission policy, cities should be the provider of urban services within their SOI due to their higher visibility, their substantially broader sources of revenue, and their historical and legal right to provide services and controls to citizen within their incorporated boundaries, particularly in land use planning service and controls.¹ LAFCo notes that the District's growth has peaked primarily due to City growth substantially surrounding the District. Further analysis will be provided in this MSR update and Chapter 3, SOI determinations.

In accordance with Government Code section 56066, Fresno County is the principal county. Fresno LAFCo is responsible for updating both SOIs for the District consistent with Government

¹ Fresno LAFCo Policies, Standards and Procedures Manual – Policy 102 (03), page 14

Code section 56425(g). In order to revise the water SOI, and update the sewer service SOI, Fresno LAFCo has prepared this service review in accordance with Government Code section 56430.

DISTRICT BOUNDARIES

The District's boundaries span approximately 1.5 square miles between both the City of Fresno and unincorporated residential islands in Fresno County. The District does not equally provide water, sewer, and solid waste services throughout its boundaries because historically there has been service areas overlap between the District, City of Fresno, and Pinedale Public Utilities District.

The District's water and sewer SOIs are situated within the City of Fresno's SOI which creates an overlap of agency boundaries. When the LAFCOs were created in 1963, the intent of the state legislature was to discourage certain problems from recurring, which include disorderly agency boundaries and proliferation of overlapping and competing local agencies. As previously noted, this proposal is the result of a joint effort between the District and City of Fresno to address service redundancies. The outcome of the water service SOI revision proposal will memorialize the District's and City's water service area boundaries.

The District service area boundaries generally overlap each other and are enclosed by Nees Avenue to the north, Fruit Avenue to the west, Escalon Avenue on the south, and Fresno Street to the east. The District's sewer service area and SOI are substantially smaller than the District water service area.

SPHERES OF INFLUENCE

The District is distinctive in that the Commission has determined a separate SOI for water and sewer services. The revised water SOI is approximately 886 acres, while the sewer SOI is approximately 700 acres. The District's solid waste service area is typically illustrated using the District's water SOI. This method was employed during the preparation of the District's 2007 MSR. However, it is Fresno LAFCo's observation that over time this mapping method creates confusion in that it appears the District also has a solid waste SOI. This is not the case; the District provides solid waste collection service to three unincorporated areas within the water SOI as depicted in Figure One – Pinedale County Water District. The City of Fresno provides solid waste collection within the incorporated areas of the District. The services provided by the District are summarized below.

DISTRICT SERVICES

Water Service

The water service area is approximately 850 acres and provides water service to 2,400 residential connections and 550 commercial accounts. The District's supply infrastructure consists mainly of four wells sunk at depths from 300 to 450 feet drawing from the Kings River Basin. The District sold a fifth well site (well #3) in 2015.² The District wells are located in an

² PCWD Independent Auditor's Report for years Ended on June 30, 2015 and 2014.

area bounded by Alluvial Avenue south to Sierra and Fruit Avenues east to Fresno Street near the community of Pinedale in the City of Fresno. The City of Fresno provides water to approximately 20 parcels located within the District's water SOI. The District's water distribution system includes 2,950 connections of which approximately 300 are metered commercial connections.

The District delivers water supply through a distribution system connected to wells dispersed across the District service area. The District utilizes direct liquid chlorine injection between the wellhead and the pressure tank using a metered pump that only operates when the pump is turned on for operation. The District switched to the water chlorination process circa 2010 as part of the Drinking Water Program, California Department of Public Health (CDPH) that required all districts maintain continuous chlorination of its deliverable water. As of July 1, 2014, the Drinking Water Program transferred from CDPH over to the State Water Resource Control Board which is tasked with the same responsibilities to monitor drinking water quality, however under the authority of the State Water Resource Control Board. The District is considered a T1 water treatment operation. The District informs that it employs two operators and a General Manager with T2 certifications that oversee the District's water distribution system. Current water demands require the District to run three wells from the four wells available to the District with the fourth well on standby.

The District informed LAFCo that aging water mains have been identified by the District and the District has begun to replace various water mains within its service area. The District has begun to install water meters on residential connections to track daily customer water usage. The District has an on-going improvement plan that addresses the agency's infrastructure maintenance program. The District notes that its on-going improvement plan assists the District to operate at adequate levels and to continue providing water service to its customers.

Sewer Service

LAFCo's 2007 District MSR depicts the District's sewer service area at approximately 699 acres. During the 2016 MSR update process, LAFCo and the District recognized that there are illustrative discrepancies on the District's sewer service area map. For example, LAFCo's 2007 maps illustrate the District's sewer service area to measure 850 acres, while the sewer SOI measures 699 acres. LAFCo notes that the District's sewer service area has historically been substantially smaller than the water service area; however, prior to the 2016 MSR update the District's sewer service area was mistakenly illustrated using the water service area. Over time, it had been LAFCo's practice to show the District's sewer service area using the sewer SOI imposed over the water service area.

During the preparation of this MSR, LAFCo reviewed records and worked with the District Manager to adequately provide a figurative representation of the District's sewer service area shown on Figure Two - District Sewer Service Area. LAFCo records indicate that the Commission determined the District's sewer SOI on September 6, 1978. This sewer SOI was substantially smaller than the water service area because sewer services were already being provided by the Pinedale Public Utilities District (PPUD) for the area generally west of Ingram Avenue, south of the Alluvial Avenue, east of Fruit Avenue, and north of Herndon Avenue.

On September 18, 2015, LAFCo met with the District's general manager to map the District's sewer service area using available District records to illustrate the District's sewer service area.

Based on the District's input and LAFCo's use of the Geographic Information Systems (GIS) software, staff shaped the District's sewer service area as illustrated on Figure Two of this MSR. Estimates show that the District sewer service area measures approximately 604 acres, and the sewer SOI measures approximately 700-acres. The District provides sewer service to approximately 3,000 connections within its sewer boundaries. The District does not treat wastewater but conveys it to the City of Fresno's sewer system for treatment at the Fresno-Clovis Regional Wastewater Treatment Facility.

As previously mentioned, the sewer service area illustration rectifies LAFCo's 2007 District's sewer service map. LAFCo encourages the District to continue working with the City of Fresno to conduct a similar analysis of its boundaries so it could officially identify the District's and City's sewer service areas. LAFCo anticipates that such an analysis could trigger a revision to the sewer SOI, and could also lead to the corrective reorganization of both agencies' sewer service areas.

Solid Waste Service

The District provides solid waste services to an area approximately 120 acres in size and serves approximately 438 county parcels. District solid waste customers are generally residential parcels located in three County islands. It is not anticipated that the District's solid waste service area will grow larger than its existing size. In 1994, the City of Fresno became the solid waste collection provider for the incorporated lands within the District. It is envisioned that the City will continue to serve the incorporated portions and the District will continue to provide solid waste collection to the three County islands until such time as the subject islands annex to the City.

DISTRICT BACKGROUND

The Community of Pinedale, California, was established as a company town for the Sugar Pine Lumber Company of Fresno March 24, 1923. At that time, the Sugar Pine Lumber Mill of Pinedale was the largest and most modern mill in operation in the San Joaquin Valley. As noted, the District was formed in 1954 to provide water to rural residents in and around Pinedale north of the City of Fresno in Fresno County. In 1963 the District also began providing sewer services. In 1976, the District began providing solid waste collection.

In 1978, in two separate actions the Commission determined two SOIs for District services due to area growth patterns that created service overlaps with neighboring agencies. The Commission determined the water service SOI first, then the smaller sewer service SOI. The sewer SOI was smaller than the water SOI because the Pinedale Public Utilities District (PPUD), located west of the District, was already providing sewer services west of Ingram Avenue, south of Alluvial Avenue, east of Fruit Avenue, and north of Herndon Avenue, but was not providing water service for this same area.³

In 1994, the City of Fresno assumed solid waste collection services for customers within the incorporated portions of the District. As previously noted, customers located in the three unincorporated islands are the only customers receiving solid waste services by the District. As

³ Fresno LAFCo Resolution No. RSOI-25-A, Making Determination and Approving Revised SOI for PCWD.

illustrated in Figure One, the District provides water and solid waste collection to County Island One, while Areas Two and Three receive water, sewer, and solid waste collection services.

Over time, the City of Fresno's growth enclosed the community of Pinedale and eventually developed around the community with commercial, office, and residential land uses. The District now has a notably fixed service area completely surrounded by the Fresno City limits with no probable growth of its service area. Several hundred acres of unincorporated developed land continue to exist within the District; however, it is LAFCo's observation that the City of Fresno is in the best position to become the principal municipal service provider in this area. Given the terms of the City/County Memorandum of Understanding, future land use changes within the District would require the City of Fresno's approval, but most likely will continue to be a District customer. District growth is limited by the City/County MOU Section 4.1, which states that the County shall refer any new development proposals within one-half mile of the City's boundary [SOI] to the City for its consideration for annexation.

The District service area is primarily classified as built-out, meaning that most of the land inside its service area is already developed with urban land uses.

The District does not have land use authority within its SOI boundaries; however, the District coordinates land use planning efforts with the City of Fresno. The City consults with the District on project proposals that affect the District's service provisions.

It is important to note that the 2007 Fresno MSR identified several governmental reorganizational structure options that included dissolution, merger, or creation of a subsidiary District within the city system. None of the 2007 MSR options were pursued by either agency since 2007 and as the 2016 MSR was prepared, neither agency expressed interest to pursue a governmental reorganization of the District.

DESCRIPTION OF WATER SPHERE OF INFLUENCE AND SERVICE AREA REVISION

The District's water service area and water SOI are irregular and generally bounded by North Fresno Street to the east, East Alluvial Avenue and slightly up to West El Paso to the north, Fruit Avenue to the west, and West Escalon Avenue to the south.

Currently, the City of Fresno serves a small portion of the District's water service area (about 20 to 28 service connections) west of State Route 41 along East Sierra Avenue. Per an inter-agency agreement, the City of Fresno delivers water directly to these customers located in the Pinedale service area through City water mains. The District bills the customers at the City of Fresno water rate and retains 40% of the revenue to cover its costs.⁴ Although, the agreement does not state a maximum amount of water to be provided to the District, in the event of a water shortage water deliveries to the District would be reduced in proportion to the reduction required for other City water customers. Potential reductions for water deliveries would be based on the City's Water Shortage Contingency Plan.⁵ In 2011, the District purchased from the

⁴ City of Fresno USBR Water Management Plan Final Report May 15, 2013.
http://www.usbr.gov/mp/watershare/wcplans/2013/City_of_Fresno.pdf

⁵ City of Fresno USBR Water Management Plan Final Report May 15, 2013.
http://www.usbr.gov/mp/watershare/wcplans/2013/City_of_Fresno.pdf

City of Fresno approximately 26 acre-feet of municipal and industrial water which is delivered via both agencies' water distribution system interties. Water purchased by the District is billed at a flat rate.

Areas served by the City of Fresno to be detached from the District water service area

In addition to this service by agreement, over time there have been extensions of water service by the District across the city limits. This report will first identify the areas currently served by the City of Fresno that are proposed to be detached from the District water service area. The District proposes to detach approximately 90 acres of land currently identified in the District's water service area and SOI but served by the City of Fresno. Because these properties are currently within the Fresno city limits it is not necessary to annex them to the City. Appendix A, Pinedale County Water District Reorganization Map illustrates these areas:

- Area B, approximately 3.3 acres: located north of the Herndon Avenue frontage road west of Fruit Avenue. The area to be detached from the District service area consists of three parcels. The water SOI will be reduced to align with the detachment.
- Area D, approximately 57 acres: located north and south of Sierra Avenue east of Wishon Avenue. Area D is enclosed by Del Mar Avenue on the west, Palo Alto on the north, Colonial Avenue to the east, and Ellery Avenue on the south. The area to be detached from the District service area consists of over 100 parcels proposed. The water SOI will be reduced to align with the detachment. Area D is immediately north of Area E, more details are provided under item Area E in the next section.
- Area F, approximately 9.8 acres: located north of Sierra Avenue and west of Blackstone Avenue. Area F contains condominiums located between N. San Pablo Avenue and backing on the west side of the Sierra View Plaza shopping center. Area F is located immediately west of Area G which will be described later in this section. Although Area F had been shown in the District service area, LAFCo maps did not depict Area F in the water SOI.
- Area K, approximately 0.032 acres: located near the intersection of E. Pinedale Avenue and N. Abby Street. Area K includes a minor portion of the right-of-way; the detachment will correct the District's service area. Area K will correct a portion of the District's boundary line along APN 303-650-39.
- Area M, approximately 19.8 acres: located along the south side of Nees Avenue, between Fresno Street and Angus Street. Area M consists of office and residential land uses. Although Area M had been shown in the District water service area, LAFCo maps did not depict Area M in the water SOI.

Areas served by the District to be annexed to the District Water Service Area and SOI

In addition, the District requests annexation to its service area and SOI of approximately 126.59 acres that are currently not shown in the District's water service area but are receiving District

water service. Appendix A, Pinedale County Water District Reorganization Map illustrates these areas:

- Area A, approximately 9.32 acres: located along Alluvial Avenue, between Carruth Avenue on the east and Teilman Avenue to the west. The area served by the District in Area A primarily includes residential parcels that are proposed to be annexed into the District service area.
- Area C, approximately 43.44 acres: located along the south side of Herndon Avenue, between Maroa Avenue on the east and Palm Avenue to the west. The area served consists of commercial parcels Area C is located within the existing water SOI.
- Area E, approximately 1.73 acres: located along the north side of Ellery Way, between Maroa Avenue on the west and Bergeron Avenue to the east. The area is not in the City of Fresno, and it is served by the District. Area E consists of residential parcels. Area E is located within the existing water SOI and is in size.
- Area G, approximately 29.5 acres: located along the west and portions of the east side of Blackstone Avenue, between Herndon Avenue on the north and Sierra Avenue to the south. Area G is served by the District; however, currently it only provides water service to commercial structures on the front of The Sierra View Plaza shopping center. The District informed LAFCo that Area G will include the entire Sierra View Plaza into the District. The water SOI will be revised by 10 acres to include the entire shopping center west of Blackstone Avenue and north of Sierra Avenue.

In addition, water service is provided by the District to seven parcels north of Sierra Avenue along the east side of Blackstone Avenue. Area G primarily includes Commercial parcels within the existing water SOI that are proposed to be annexed into the District service area.

- Area H, approximately 4.24 acres: one parcel located along the south side of Los Altos Avenue, between Effie Street on the west and State Route 41 to the east. The parcel is served by the District, Area H hosts a Derrel's Storage Facility proposed to be annexed into the District service area. Area H is located within the existing water SOI.
- Area I, approximately 7.56 acres: located along the north side of Herndon Avenue on the east side of Blackstone Avenue/Abby Street alignment. Consists of three commercial parcels. Area I is located within the existing SOI.
- Area J, approximately 22.28 acres: located along the east and west side of Abby Street (Blackstone Avenue) alignment south of Alluvial Avenue within the existing water SOI. Consists of five commercial parcels.
- Area L, approximately 7.30 acres: located along the west side of Fresno Street north of Alluvial Avenue within the existing water SOI. Consists of five commercial parcels.

- Area N, approximately 1.22 acres: located along the north side of Alluvial Avenue between Blackstone Avenue on the east and San Pablo Avenue to the west within the existing water SOI. Consists of three commercial frontage parcels.

DESCRIPTION OF SEWER SERVICE AND SPHERE OF INFLUENCE

The District's sewer service area generally coincides with the area within the water service area; however, the sewer service area and sewer SOI are smaller in size. The District's sewer SOI is approximately 700 acres and its sewer service area is estimated to measure 604 acres in size. The District sewer service area is located within the City of Fresno and immediately east of the Pinedale Public Utility District which also provides sewer collection service.

The District provides approximately 3,000 sewer connections. Wastewater collected within the District is discharged into the City's sanitary sewer system for transport to the Fresno-Clovis Regional Wastewater Treatment Facility. The District contracts through an existing service agreement with the City of Fresno to provide wastewater treatment. Wastewater collected within the District boundaries are discharged into the City's Herndon trunk sewer line for transport to the Regional Wastewater Reclamation Facility southeast of the City. The District informed LAFCo that its current sewer service capacities are adequate to handle collection requirements. The District invests on an on-going basis to procure grant funding to finance necessary infrastructure improvements. The District currently does not have scheduled plans for infrastructure or facilities upgrades. The District does not anticipate need for an expansion of the sewer system.

During the preparation of this MSR, the District expressed its interest in updating its sewer service area boundaries indicating the need to adequately assess all locations currently receiving District sewer services. The analysis would be similar to the effort currently being invested in its water distribution system. Although there is no scheduled timeline, LAFCo encourages the District and City to conduct the sewer service area analysis in order to assist both agencies to identify sewer service areas, customers base, service redundancies, and update agency map information.

DESCRIPTION OF SOLID WASTE COLLECTION SERVICE

The District provides solid waste collection within three unincorporated areas identified in Figure One. The District's solid waste service is not anticipated to grow. The three county islands combined total approximately 120 acres in size. The proposed water SOI revision will not affect the solid waste service area. The City of Fresno provides solid waste services within the incorporated territories of the District. The District provides solid waste collection through contract with Waste Management Incorporated, a private service provider.

The three county islands in the District receiving solid waste collection are:

- County Island One: includes 53 customers located north of W. Alluvial Avenue at N. Toletachi Road, residents along W. Moraga Road.

- County Island Two: includes 165 customers located north of W. Sierra Avenue and east of N. Palm Avenue, residents south of W. Magill Avenue, and west of N. Roosevelt Avenue.
- County Island Three: includes 220 customers located east of N. Colonial Avenue, south of W. Sierra Avenue, west of N. San Pablo Avenue, and north of W. Sample Avenue.

The probable growth of solid waste service is limited by the complete envelopment of the District's solid waste collection service area by the City of Fresno. In fact, the three solid waste service areas can be expected to be reduced over time if annexation of these County islands were to materialize. At that point the City of Fresno would be the only solid waste service provider within the District's boundaries.

During the preparation of this MSR, the District informed LAFCo that County Island Two and Three are the only locations within the entire District that receive all three District services (water, sewer, and solid waste).

POPULATION GROWTH

The City of Fresno is the land use authority for incorporated land located within the District's service area. The City of Fresno's General Plan designates the land within the District service area with various land uses including but not limited to residential, office, and commercial. Though once a developed unincorporated area, the greater Pinedale community has largely been annexed to the City of Fresno. The District service area is considered by LAFCo to be built-out which means the majority of the land within the District is substantially developed. Estimates show that approximately 8,495 residents reside within the District,⁶ though the District estimates a much higher population number at approximately 16,000 residents.

Considering the unincorporated areas within and around the District, some discussion of the County's land use authority is warranted. The County of Fresno is the land use authority for the unincorporated portions of the District. County General Plan Policy LU-G.7 states, "...The County shall establish and maintain land use controls on unincorporated land within the spheres of influence consistent with the policies of the County community plan...." The unincorporated portions of the District are within the County's Bullard Community Plan and are designated for residential uses. Staff notes that the last amendment to the County's Bullard Community Plan land use diagram was in 1991, and the policy document was in 1994.

The District area is identified in the City's general plan and land use is regulated by the City's adopted Pinedale Neighborhood Plan and its Bullard Community Plan.⁷ Both policy documents anticipate minimal growth and support existing land uses within the District's boundaries.⁸ The

⁶ City of Fresno, Metropolitan Water Resources Management Plan Update, Appendix A "Non-Fresno Water Demands" report prepared by WRIME. <http://www.fresno.gov/NR/rdonlyres/E1DC4121-EB84-46B5-812C-9351C60C246C/29042/ANonFresnoDemand.pdf>

⁷ Bullard Community Plan, <http://www.fresno.gov/NR/rdonlyres/2AFA54D2-7F75-419E-9EBD-DA3378D53EA3/0/BullardCommunityPlan.pdf>.

⁸ Pinedale Neighborhood Plan, <http://www.fresno.gov/NR/rdonlyres/F3BB2F7F-7FE6-4ABF-ACAA-DB4C31B50BE5/0/PinedaleNeighborhoodPlanMarch312009.pdf>

Pinedale Neighborhood Plan is consistent with the Bullard Community Plan and the City of Fresno's General Plan.

Using a 20-year planning horizon, the District expressed that it does not anticipate a future need to revise the water SOI. As noted previously, the District expressed the need to conduct a successive boundary assessment to adequately identify its sewer service area. Such a study could potentially revise the District's and City's sewer service areas. Such a study would assist both District and City to adequately identify sewer service areas. Overall, the District's boundaries are not anticipated to require substantial revisions.

LAFCo notes that as a matter of Commission policy, the cities should be the provider of urban services due to their high visibility, substantially broader resources of revenue, and their historical and legal right to provide services and controls to citizens within their boundaries, particularly land use planning services and controls.⁹ At the time this MSR was prepared the majority of the District was already in the City and receiving city services. District growth is virtually restricted by the City of Fresno. Population growth has been appropriated to the City of Fresno¹⁰ and it is anticipated that the District will experience minimal modifications to its existing service areas in the future.

DISADVANTAGED UNINCORPORATED COMMUNITIES

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH) requires LAFCo to make determinations regarding "disadvantaged unincorporated communities" ("DUCs") when considering a change of organization, reorganization, SOI expansion, and when conducting municipal service reviews.

For any SOI updates of a local agency (city or special district) that provides public facilities or services related to sewer, municipal and industrial water, or structural fire protection, the Commission shall consider and prepare written determinations regarding the present and planned capacity of public facilities and adequacy of public services, and infrastructure needs or deficiencies for any disadvantaged unincorporated community within of contiguous to the SOI of a city or special district.¹¹

Government Code sec. 56033.5 defines a DUC as: i) "inhabited territory" (12 or more registered voters), as defined by sec. 56046, or as determined by commission policy, that constitutes ii) all or a portion of a "disadvantaged community" as defined by sec. 79505.5 of the Water Code. Water Code sec. 79505.5 defines "disadvantaged" as a territory with an annual median household income (MHI) that is less than 80 percent of the statewide annual median household income. On January 9, 2013, Fresno LAFCo exercised its powers and adopted policy that refined the DUC definition to include, a DUC shall have at least 15 dwelling units at a density not less than one unit per acre.

⁹Fresno LAFCo Policies, Standards, and Procedures, Policy 102-03.

¹⁰County of Fresno and City of Fresno Memorandum of Understanding, Section 4.1, which states that the County shall refer any new development proposals within one-half mile of the City's boundary.

¹¹Government Codes section 56425(e) 5, Present and Probable need; disadvantaged unincorporated communities

This section of the report uses County of Fresno's Geographic Information System (GIS) parcel mapping information and U.S. Census data to quantify the economic composition of the census block groups within the vicinity of the District's boundaries. Geographic Information System (GIS) files were derived from the U.S. Census Bureau's American Community Survey (ACS) compiled for the five-year period 2006-2010 to identify the demographic composition within the District's service area. Although the ACS provides annual, three-year estimates, and five-year reports; the five-year demographic reports provide the most precise demographic data and census mapping information available for analyzing small populations. The five-year ACS reports are the most reliable form of available information generated by the U.S. Census.¹² California's statewide MHI reported for years 2006 through 2010 was \$60,883, the DUC threshold is any geographic unit with a MHI that is less than \$48,706.

The majority of the District's service area resides in the City of Fresno's incorporated boundaries. The exceptions are the three County islands; however, they are all served by District services. The census block group data for the three County islands indicate that all three islands had a MHI level higher than established for DUCs; the MHI threshold is \$48,706.¹³ As of April 22, 2016, no DUCs as defined by Fresno LAFCo Policy 106, Government Code Section 56046, and Water Code 79505.5 exist within the District's boundaries.

PLANNED CAPACITY OF PUBLIC FACILITIES

Water Service

The District maintains its water systems on an ongoing basis. The District informed LAFCo that many of its water mains are in need of replacement and that it has begun replacement of those systems. The District's infrastructure includes four groundwater wells located near the Pinedale Community. Current water demands require the District to run three wells available to the District. The District retains one well on standby. The District plans to activate the standby well in anticipation of future demands.

The District growth is constrained due to the City surrounding the entire District. Prior to the 2012 District rate reassessment, the District user rates were last increased in the 1990's. The District performed a rate study in 2012 that included the cost of installing meters and water main replacements. The rate study estimated the necessary rate increase to be paid by customers who receive District water services. Starting in 2013, user rates were increased by 20% and will continue to increase by 20% for the next five years, thereafter. The current water rate for Fiscal Year 2015-16 is \$23.90. Future maintenance and construction of wells, if necessary, will be financed through loan opportunities.

In the 2007 District MSR, LAFCo encouraged the District and other affected local agencies to:

- As required by State law, consider and mitigate groundwater overdraft during the mandated environmental review process for all "projects" as defined by CEQA, that would result in new or increased demands on water resources and/or intensification of urban uses; and

¹² US Census Bureau, http://www.census.gov/acs/www/guidance_for_data_users/estimates/

¹³ Pursuant to Water Code 79505.5

- Work together to collectively identify and implement feasible strategies to eliminate groundwater overdraft in the Fresno/Clovis Metropolitan Area, including territories that may be the subject of future applications to LAFCo for a change of organization and reorganization.

Water availability within the Central Valley will be one of the various issues Fresno LAFCo will carefully consider when reviewing sphere of influence updates. The District has adopted a summer watering schedule (starting March 2 and ending October 31) that limits outdoor watering to two specified days per week depending on property address number. A violation citation structure has been adopted by the District, and citation penalties are identified in the District's Master Fee schedule. The District encourages water conservation measures and provides watering saving strategies on the District website. According to the District, implementation of District's watering schedule and water conservation strategies would assist the District to reach the 36% water reduction goal for years 2016-2017.

Water is a vital, but finite resource for the entire Fresno region. With the recent passage of California's Sustainable Groundwater Management Act of 2014, Fresno LAFCo observes that the District's participation with groundwater management will be essential within the greater region. Inversely, it is also probable that the City of Fresno could ultimately assume responsibility for the District's service area. It is acknowledged that individual water agencies each have their own interests, which sometimes compete with the interests of others for water resources. As noted in the District's 2007 MSR, the County has further expressed concern that groundwater overdraft in the area may affect the ability of smaller service providers with limited resources and minimal surface water entitlements to continue to provide water service to its customers.

Sewer Service

Wastewater collected within the District is discharged into the City's Herndon trunk sewer line for transport to the City's regional wastewater plant for treatment. The City of Fresno provides wastewater treatment to the District through an existing service agreement. The District informed LAFCo that the existing sewer pipeline infrastructure adequately provides sewage transfers for existing and future demands. The District maintains sewer service lines on an ongoing basis, and replaces sewer lines as necessary. In the near term, sewer service is anticipated to remain unchanged. Fresno LAFCo recognizes that the District has limited opportunities for growth outside of its existing service area.

Solid Waste Collection

The City of Fresno provides solid waste collection services to the majority of the residents within the District's service area. The District provides solid waste collection to three county islands described earlier in this report, and as shown on Figure One. The District contracts solid waste collection services with a private waste hauler; service contracts with the hauler company are renewed on a five-year basis. It appears that the contract renewal process assists the District to maintain its solid waste services operation at an adequate service level.

FINANCIAL ABILITY OF AGENCIES TO PROVIDE SERVICE

This section of the MSR includes financial information provided by the District. The District provided financial data to determine if the District has sufficient revenues and financial systems to continue its provision of services to its customers. The following information and analysis section is based on financial statements, annual budgets, and supportive documents provided by District management. The District's primary sources of financing are user rates charged to customers and special assessments. The District board of directors adopts an annual budget which projects operational and maintenance costs on an annual basis.

The primary source of revenue for the District is obtained through utility fees charged to customers for water, sewer, and solid waste disposal services. The District informed LAFCo that its adopted budget for FY 2013-14 identified a total income of \$2,219,174. The District states that total operating revenues were \$2,223,701, which is greater than the total operating expenses of \$1,693,058. General and administrative expenses of \$562,672 resulted in a decrease in net assets of \$30,734 for the same year. At the end of FY 2013-14, District assets appear to exceed its liabilities.

The District's total operating revenues were estimated at \$2,497,558 which was greater than its operating expenses of \$1,171,593. The District's total general and administrative expenses were \$628,519 which resulted in a decrease in net assets of \$157,446. The District anticipates net assets to exceed liabilities at the end of the year to approximately \$3,538,014. At the time this MSR update was prepared, the District indicated that it had no outstanding loans or debts.

Residential water user rates are \$23.90 per month for flat rate water service (metered water for water varies depending on size of service line). Commercial water users are billed a flat rate ranging from \$19.90 up to \$88.20. The District charges a sewer service flat rate for residential customers, \$25.75 per month. Seventy percent of the wastewater rates are paid to the City of Fresno for its sewer line and facility usage. Residential solid waste collection customers pay a flat rate of \$27.08 per month. District fees to commercial users are adjusted according to land uses.

LAFCo staff also was provided a copy of the District's most current independent auditor's report, financial report, and supplementary information for fiscal years ending June 30, 2014 and 2015. The auditor's report states that the District's total operating income for FY 2015 totaled \$2,472,421 which was greater than the total operating expenses of \$1,703,437 and general administrative expenses of \$701,610.¹⁴ The District generated the following revenues during FY 2015 from the following utilities fees:

- Water sales \$1,076,500
- Sewer usage \$1,209,226
- Disposal Sales and Services \$148,576
- Delinquency Changes and other income \$38,118

LAFCo observes that that District adequately maintains a steady stream of revenue for District services. Based on available financial information it appears that the District is able to meet its

¹⁴ PCWD Independent Auditor's Report for years Ended on June 30, 2015 and 2014

financial obligations as a service provider. The District utility user rates provide the main source of revenue for the District which finances operation and administrative expenses.

OPPORTUNITIES FOR SHARED FACILITIES

This section of the MSR considers the use of shared facilities, and their potential to offset costs or promote greater efficiency in provision of the municipal services within the region.

LAFCo's 2007 MSR included a determination to encourage the District and the City of Fresno to participate in a joint investigation of the best mechanism for providing existing necessary services to the area served by the District, including the possible dissolution of the District and transfer of agency services to the City. Similarly, the City of Fresno's 2016 MSR acknowledge that greater economies of scale and enhanced service efficiencies may be achieved by dissolving the District and transferring its assets and service obligations to the City of Fresno. During the preparation of the District and City of Fresno 2016 MSRs, LAFCo staff notes that this broad course of action currently lacks political support from either agency. LAFCo staff observes that this course of action requires both parties' support in order to ensure the successful transfer of services.

Nonetheless, the City of Fresno's MSR observes the need to review the long-range assumptions about unification of the urban area.

The District currently has an agreement with the City to discharge sewage collections into the City's sewer collection system. The mutual agreement enables the District to transport sewer discharges to the Fresno-Clovis Regional Wastewater Treatment Plant for treatment. The City of Fresno Solid Waste Division provides residential and commercial solid waste services to the majority of the parcels within the District.

The District provides solid waste services to three County islands, as shown on Figure One of this MSR. The District provides solid waste services to approximately 438 parcels through a contract with a private solid waste hauler company. The District periodically renews its contract with the waste hauler company to keep user cost rates low. The District informs customers of upcoming service and potential cost changes associated with solid waste. This allows the District to select offers from multiple haulers at a lower cost for its customers. The District bills its customers that receive solid waste services to cover the complete costs. The District indicated that there are no additional cost avoidance opportunities which could significantly reduce costs to the District. No additional opportunities for shared facilities have been identified by LAFCo.

The District is located in north central Fresno County, within the City of Fresno's SOI. The District is located within or immediately adjacent to the following local agencies:

- City of Fresno – enclosed by the City of Fresno
- Clovis Cemetery District and the Clovis Memorial District- portions of the District fall in these special districts
- Fresno Metropolitan Flood Control District
- Fresno Mosquito and Vector Control District
- West Fresno County Red Scale Protective District
- Pinedale Public Utilities District

Though there may be little support for shared facilities at the time this MSR was prepared, the District and City should be commended for seeking greater service delivery efficiencies as it relates to water services by cooperating on this proposal and encouraged to continue this positive communication.

GOVERNMENTAL STRUCTURE

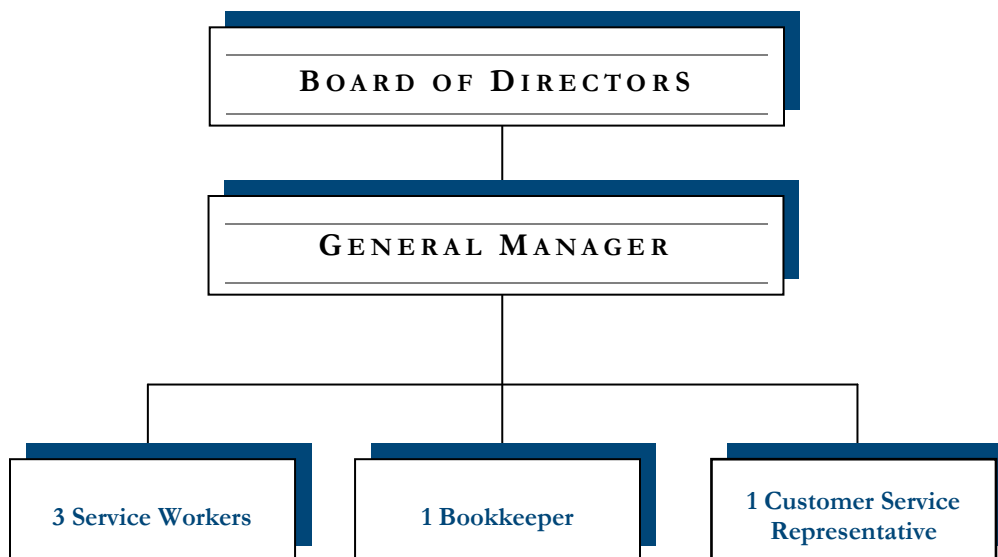
This section of the MSR considers the adequacy of the District's current boundaries, SOI, and governing structure under which the District was formed and operates. California Water Code section 30000-33900 enables the formation of County Water Districts to provide a variety of municipal services. However, the California Government Code offers very few government structure options for County Water Districts.

The District is an independent special district with its separate board of directors, not governed by other legislative bodies (either a city council or a county board of supervisors). A body of five elected officials serves as the governing body of the District. The five members of the board are elected by voters within the District boundaries. Citizen participation in the election of District board members is an essential component of local government accountability.

Three District board members' terms will expire in 2016, and the remaining two will expire in 2018. Board members are subject to recall by District voters through the recall procedures set forth in Chapter 2, Division 13 of the Elections Code. During preparation of the MSR update, the District board of directors adopted a resolution to move the District's elections to coincide with the statewide general election to reduce the expense of off-year elections. The District shifted from a Uniform District Election Law (UDEL), odd-year election to even years at the same time as the statewide general elections conducted by the Fresno County Clerk/Registrar of Voters.¹⁵

The Board creates policies by adopting resolutions or District ordinances through duly-noticed public hearings. District meetings are held once a month, on the 1st Tuesdays at 5:00 p.m., at the District office located on 480 W. Birch Street in Pinedale. Meetings are noticed consistent with Brown Act requirements, which include postings in public places, such as the District office and the District website.

Figure 3 - Pinedale County Water District Organizational Chart



¹⁵ PCWD Board Resolution No. 2015-4, signed March 3, 2015

The District is managed by a General Manager and staffed with six District employees. The District's government structure is illustrated as Figure Three, and appears to be appropriate to ensure services are adequately provided and managed. The District and City of Fresno's partnership to implement the proposed water service reorganization and SOI revision represent the efficient collaboration of two local agencies working together to identify municipal service redundancies from occurring within their respective boundaries.

**ANY OTHER MATTERS RELATED TO EFFECTIVE OR
EFFICIENT SERVICE DELIVERY, AS REQUIRED BY
COMMISSION POLICY**

None at this time.

2. MSR DETERMINATIONS

This portion of the report addresses the factors specified in the governing statute for Municipal Service Reviews and provides analysis in conformance with Government Code §56425 and Fresno LAFCo policy. Pursuant to Government Code §56430, the Commission prepares the following written determinations.

1. GROWTH AND POPULATION PROJECTIONS FOR THE AFFECTED AREA.

- The District provides domestic water, wastewater collection, and solid waste collection services. Not all properties in the District receive all three services; District customers may benefit from other service providers such as the City of Fresno solid waste collection, or Pinedale Public Utilities District wastewater collection.
- Fresno LAFCo MSR policy designates the District as a “level two” special district. It is LAFCo’s observation that level two municipal local agencies typically do not request modifications to their service area or the Commission’s adopted SOI for the agency. A level two municipal local agency designation means, in Fresno LAFCo’s judgment, that services provided by the agency may support, facilitate, or induce population growth.
- The City of Fresno is the land use authority for District land located within the city limit. The City of Fresno’s General Plan designates the land within the District service area with various land uses including but not limited to residential, office, and commercial.
- The District area is identified in the City’s general plan and augmented by the City adopted Pinedale Neighborhood Plan and the Bullard Community Plan. The County of Fresno is the land use authority for the unincorporated portions of the District. The County General Plan designates the land within the District service area with various land uses including but not limited to residential, office, and commercial.
- The District service area is considered as built-out which means the majority of the land within the District contains substantially developed parcels.
- District growth is limited and it is anticipated that the District will experience minimal modifications to its existing service areas. LAFCo estimates that approximately 8,495 residents reside within the District. However, the District estimates its population served to be near 16,000 residents.

2. THE LOCATION AND CHARACTERISTICS OF ANY DISADVANTAGED UNINCORPORATED COMMUNITIES WITHIN OR CONTIGUOUS TO THE SPHERE OF INFLUENCE.

- Majority of the District service area resides within the City of Fresno’s incorporated boundaries. The exceptions are the three County islands; however, they are all served by at least one of the District services. As of August 28, 2015, no DUCs as defined by

Fresno LAFCo Policy 106, Government Code Section 56046, and Water Code 79505.5 exist within the District's boundaries.

3. PRESENT AND PLANNED CAPACITY OF PUBLIC FACILITIES AND INFRASTRUCTURE NEEDS OR DEFICIENCIES.

- The water service area is approximately 886 acres and provides water service to approximately 2,400 residential connections and 550 commercial accounts. The District's water distribution system includes 2,950 connections of which approximately 300 are metered commercial connections.
- The District informed LAFCo that several of its water mains are in need of replacement. The District notes that aging water mains have been identified by the District and the District has begun to replace various water mains within its service area.
- The District's sewer service area is approximately 604 acres and provides sewer service to approximately 3,000 connections. The District does not treat wastewater but conveys it to the City of Fresno's sewer system for treatment at the Fresno-Clovis Regional Wastewater Treatment Facility. The City of Fresno provides wastewater treatment services with the District service area through an existing service agreement.
- The District informed LAFCo that its current sewer service capacities are adequate to handle collection requirements. The District invests on an on-going basis to procure grant funding to finance necessary infrastructure improvements.
- During the preparation of this MSR, the District expressed interest in updating the District's sewer service area boundaries. The District indicated there is need to adequately assess all locations currently receiving District sewer services.
- The District provides solid waste services to three noncontiguous County islands, which combined amounts to approximately 120 acres, for 438 county parcels.
- The District's solid waste customers are generally residential parcels. It is not anticipated that the District's solid waste service will grow larger than its existing size.
- The potential growth of the District is restricted by the City of Fresno. The City completely surrounds the District's boundaries.

4. FINANCIAL ABILITY OF AGENCY TO PROVIDE SERVICES.

- The primary source of revenue for the District is obtained through utility fees charged to customers for water, sewer, and solid waste disposal services. The District informs LAFCo that its adopted budget for FY year 2013-14 identified a total income of \$2,219,174.
- Residential water user rates are \$23.90 per month for flat rate water service. Commercial water users are billed depending on the connection pipeline size; these flat rates range from \$19.90 up to \$88.20 for the largest connection.

- District sewer service customers are billed a flat rate of \$25.75 per month for residential connections. Seventy percent of the wastewater rates are paid to the City of Fresno for its sewer line and facility usage.
- Residential solid waste collection customers pay a flat rate of \$27.08 per month, depending on garbage container size. District fees charges to commercial users are adjusted according to land uses.
- The District appears to maintain an adequate revenue stream for District services. Based on available financial information it appears that the District is able to meet its financial obligations as a service provider.
- The District's financial statement used in preparation of this MSR conforms to accounting principles generally accepted in the United States of America and with policies and procedures of the office of the State Controller, State of California.

5. STATUS OF, AND OPPORTUNITIES FOR, SHARED FACILITIES.

- LAFCo's 2007 MSR included a determination to encourage the District and the City of Fresno to participate in a joint investigation of the best mechanism for providing existing necessary services to the area served by the District, including the possible dissolution of the District and transfer of agency services to the City. During the MSR update process LAFCo observed that this is a significant course of action that currently lacks political support from either agency.
- The District currently has an agreement with the City to discharge sewage collections into the City's sewer collection system. The mutual agreement enables the District to transport sewer discharges to the Fresno-Clovis Regional Wastewater Treatment Plant for treatment.
- LAFCo staff notes that while there may be little support for shared facilities at the time this MSR was prepared, the District and City are commended for seeking greater service delivery efficiencies related to water services.

6. ACCOUNTABILITY FOR COMMUNITY SERVICE NEEDS, INCLUDING GOVERNMENT STRUCTURE AND OPERATIONAL EFFICIENCIES.

- California Water Code section 30000-33900 enables the formation of County Water Districts to provide a variety of municipal services. However, the California Government Code offers very few government structure options for these Districts.
- The District is an independent special district with its separate board of directors, not governed by other legislative bodies (either a city council or a county board of supervisors). A body of five elected officials serves as the governing body of the District. The five members of the board are elected by voters within the District boundaries.

- District meetings are held once a month, on the 1st Tuesday at 5:00 p.m., at the District office located on 480 W. Birch Street in Pinedale. Meetings are noticed consistent with Brown Act requirements, which include postings in public places, such as the District office and the District website.
- The District's government structure appears to be adequately structured, operates, and fulfills its role as a services provider within the Fresno area. The District and City of Fresno's partnership to implement the proposed water SOI revision represents the efficient collaboration of two local agencies working together to identify municipal service redundancies from occurring within their respective boundaries.

7. ANY OTHER MATTER RELATED TO EFFECTIVE OR EFFICIENT SERVICE DELIVERY, AS REQUIRED BY COMMISSION POLICY.

- None at this time

3. SPHERE OF INFLUENCE REVIEW AND UPDATE

In order to carry out the Commission's purposes and responsibilities for planning and shaping the logical and orderly development and coordination of local governmental agencies subject to its jurisdiction, the Commission shall develop and determine the sphere of influence of each city and each special district within the County and enact policies designed to promote the logical and orderly development of areas within the sphere. A sphere of Influence is defined as "a plan for the probable physical boundaries and service area of a local agency, as determined by the commission."

In determining the sphere of influence of each local agency, the commission shall consider and prepare a written statement of its determinations with respect to each of the following:

1. The present and planned land uses in the area, including agricultural and open space lands;
2. The present and probable need for public facilities and services in the area;
3. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide;
4. The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency;
5. For an update of a sphere of influence of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, that occurs pursuant to Government Code section 56425 (g) on or after July 1, 2012, the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.

In determining a sphere of influence, the Commission may assess the feasibility of governmental reorganization of particular agencies and recommend reorganization of those agencies when reorganization is found to be feasible and if reorganization will further the goals of orderly development and efficient and affordable service delivery. The Commission shall make all reasonable efforts to ensure wide public dissemination of the recommendations.

When adopting, amending, or updating a sphere of influence for a special district, the Commission shall establish the nature, location, and extent of any functions or classes of services provided by existing districts. The Commission may require existing districts to file written statements with the commission specifying the functions or classes of services provided by those districts.

Chapter one of this MSR provides the foundation for the SOI determinations. As previously noted, the Commission has adopted two SOIs for the District, one for Water and a second for Sewer. The District's boundaries span approximately 1.5 square miles between both the City of Fresno and the unincorporated residential areas in north Fresno. The District does not evenly provide all three services within its boundaries to each property, however; the City of Fresno and Pinedale Public Utilities District also provide overlapping municipal services. The District's

2007 water SOI is sized at approximately 915 acres. The MSR evaluates the District's water service area that leads to this water SOI revision that will reduce the District's size. The District/City evaluation of water services will amend the District's service area and SOI by approximately 29 acres, resulting in the 2016 new water SOI measuring approximately 886 acres.

As noted in Chapter One, this 2016 MSR update rectifies the District's sewer service area that was misrepresented in LAFCo's 2007 District sewer service area map. There are no revisions proposed to the District's sewer service area or sewer SOI. This report recognizes that the District's sewer service area may have similar boundary discrepancies identified in the water service boundaries. LAFCo recommends that the District and City undertake a cooperative boundary assessment study to officially identify its sewer service areas. The District and LAFCo estimate the District's sewer service area to measure approximately 604 acres while the sewer SOI includes approximately 700 acres.

The District expressed interest to partner with the City to conduct the sewer service area boundary assessment. Although no scheduled timeline was identified, LAFCo encourages such a boundary assessment to be conducted in cooperation with the City, District, and Pinedale Public Utilities District. Such a Study will assist the agencies to clearly identify sewer service customers, redundancies, and update map information.

In accordance with Government Code Section 56066, Fresno is the principal county and Fresno LAFCo is responsible for preparing the following determinations for the Sphere of Influence included in this Municipal Service Review.

When Fresno LAFCo updates a sphere of influence it must adopt specific determinations with respect to the following factors:

1. PRESENT AND PLANNED LAND USES, INCLUDING AGRICULTURAL AND OPEN-SPACE LANDS.

- The City of Fresno is the land use authority for land located within the District's service area. The City of Fresno's General Plan designates the land within the District service area with various land uses including but not limited to residential, office, and commercial.
- The County of Fresno is the land use authority for the unincorporated portions of the District.
- The Pinedale community has largely been annexed to the City of Fresno. The District service area is classified as built-out which means the majority of land within the District hosts substantially developed parcels.
- The District does not have land use authority; however, the District coordinates land use planning efforts with the City of Fresno. The City consults with the District on project proposals that affect the District.

2. PRESENT AND PROBABLE NEED FOR PUBLIC FACILITIES AND SERVICES IN THE AREA.

- City of Fresno's growth encloses the Pinedale community. The District now has a fixed service area with boundaries completely enclosed by the Fresno City limits.
- Several hundred acres of unincorporated developed land exist within the District.
- The District informed Fresno LAFCo that its on-going improvement plans maintain the agency's infrastructure operating at adequate levels to continue providing water services to its customers.
- The District informed LAFCo that several of its water mains are in need of replacement. The District notes that aging water mains have been identified by the District and the District has begun to replace various water mains within its service area.
- The District does not treat wastewater but conveys it to the City of Fresno sewer system for treatment at the Fresno-Clovis Regional Wastewater Treatment Facility. The City of Fresno provides wastewater treatment services to the District service area through an existing service agreement. The District informed LAFCo that its current sewer service capacities are adequate to handle collection requirements. The District invests on an on-going basis to procure grant funding to finance necessary infrastructure improvements.
- During the preparation of this MSR/SOI update, the District expressed interest in updating the District's sewer service area boundaries.
- LAFCo observes that the District has reached its plan for service area. Opportunities to revise the District's SOIs are limited to proposals intended to correct the agencies' service area as it relates to water or sewer service areas. Maintaining the District's SOI is purely representative and recognizes the District as a service provider within its limited boundaries. This MSR/SOI update considers several revisions to the District's water SOI boundary, and figuratively rectifies the District's sewer service area.

3. PRESENT CAPACITY OF PUBLIC FACILITIES AND ADEQUACY OF PUBLIC SERVICES THAT THE AGENCY PROVIDES OR IS AUTHORIZED TO PROVIDE.

- Present capacity of District facilities and services appear adequate. District provides services consistent with its principal act and as authorized by the Fresno LAFCo.

4. EXISTENCE OF ANY SOCIAL OR ECONOMIC COMMUNITIES OF INTEREST IN THE AREA IF THE COMMISSION DETERMINES THAT THEY ARE RELEVANT TO THE AGENCY.

- There are no relevant social or economic communities of interest relevant to the District's service provisions.

5. THE PRESENT AND PROBABLE NEED FOR THOSE PUBLIC FACILITIES AND SERVICES OF ANY DISADVANTAGED UNINCORPORATED COMMUNITIES WITHIN THE EXISTING SPHERE OF INFLUENCE.

- The District is designated by LAFCo policy as a municipal local agency, meaning that the District is authorized to provide municipal services associated with municipal water and sewer treatments. However, the majority of the District's service area resides in the City of Fresno's incorporated boundaries. As of August 28, 2015, no DUCs as defined by Fresno LAFCo Policy 106, Government Code Section 56046, and Water Code 79505.5 exist within the District's boundaries.

4. RECOMMENDATIONS

In consideration of information gathered and evaluated during the 2016 Municipal Service Review, it is recommended the Commission:

1. Receive this report and any public testimony regarding the proposed Municipal Service Review and proposed Sphere of Influence Update.
2. Find that the Municipal Service Review is exempt from the California Environmental Quality Act pursuant to section 15306 (Information Collection).
3. Approve the recommended Municipal Service Review determinations, together with any changes deemed appropriate.
4. Approve an update of the District's sphere of influence.
5. Recommend to the District that it conduct a similar boundary assessment with the City of Fresno for its sewer service area with the goal to adequately identify sewer service customers, redundancies, and update service area information.

5. ACKNOWLEDGEMENTS

This Municipal Service Review was prepared by Fresno LAFCo staff. The Pinedale County Water District provided substantial information included in this evaluation of the agency's service provisions. Supportive documentation and input was made available through an effective partnership between the District, City of Fresno, and LAFCo. This MSR is the result of a joint effort between the District and City of Fresno to address service redundancies. The outcome of the water service SOI revision memorializes the District's and City's water service area boundaries.

Staff extends its appreciation to Pinedale County Water District General Manager Jason Franklin, and City of Fresno Water Division Project Manager Martin Wendels for their assistance and constructive participation in the development of this service review.

This document and supportive information is available in the Fresno LAFCo office located at:

Fresno Local Agency Formation Commission
2607 Fresno Street, Suite B
Fresno, California 93721

The Municipal Service Review is available on Fresno LAFCo's website under documents open for public review and comment: <http://www.fresnolafco.org/Public%20Review.asp>

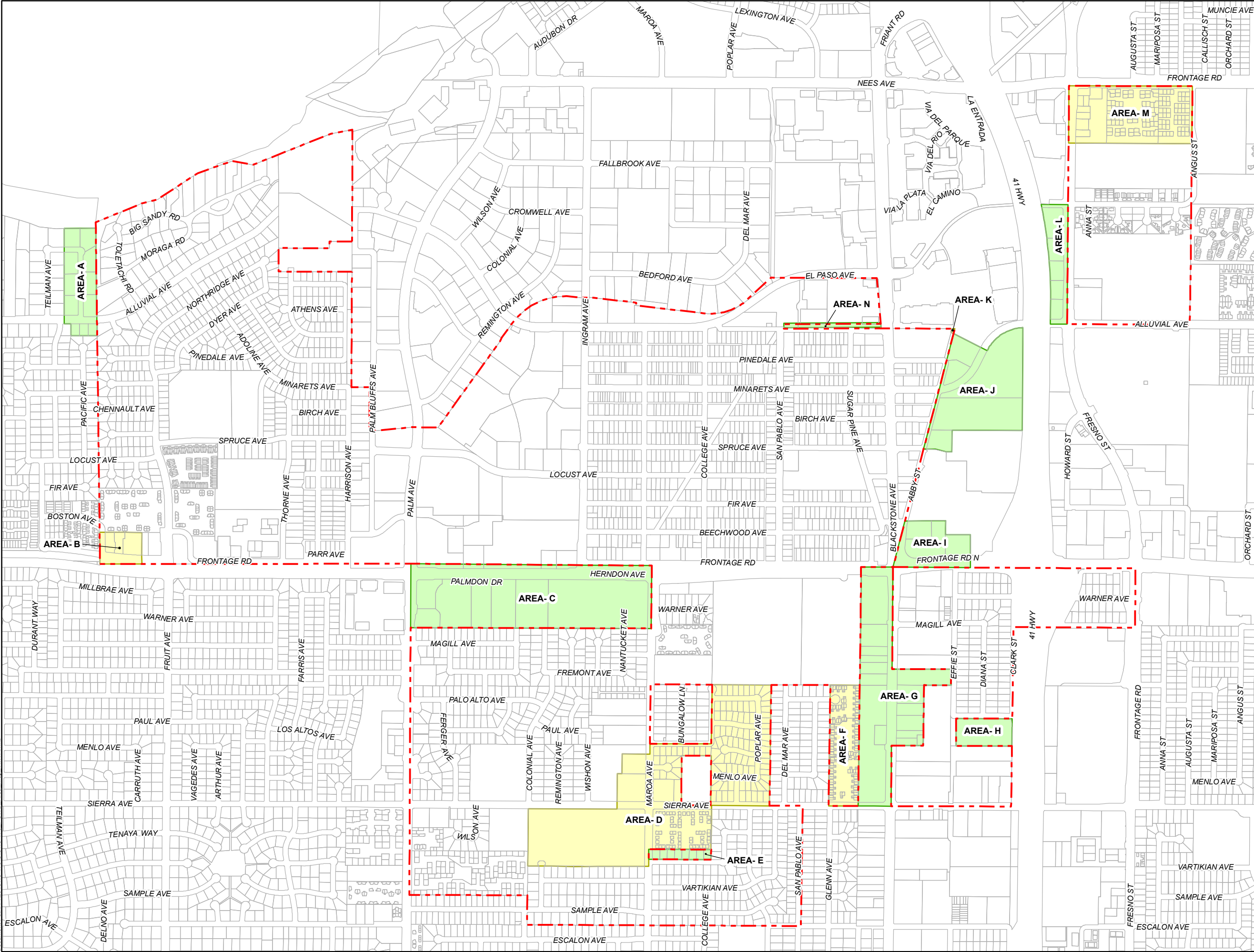
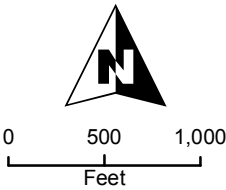
6. APPENDIX A - PINEDALE COUNTY WATER DISTRICT REORGANIZATION MAP

Pinedale County
Water District

Area Map

Legend

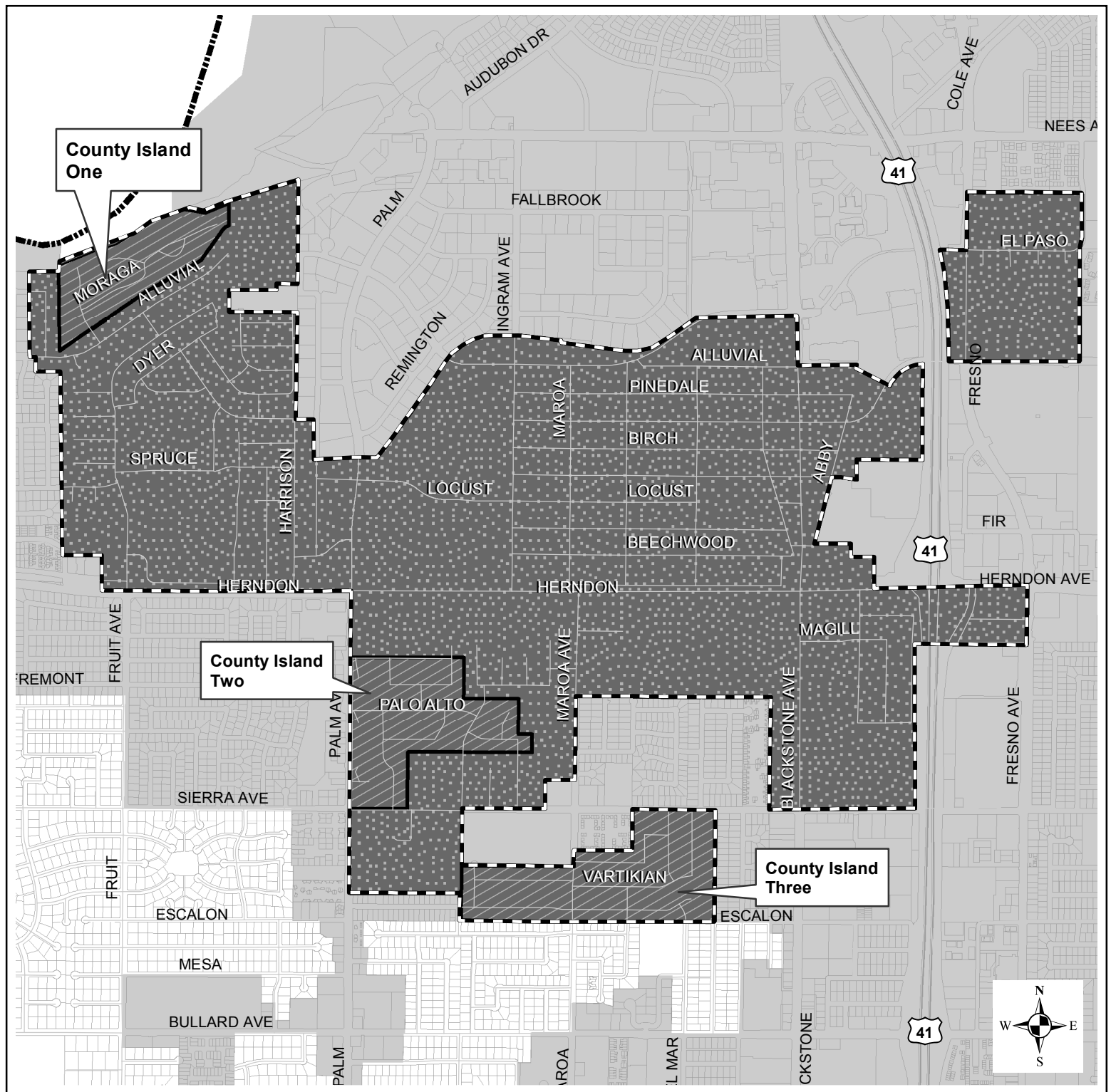
- Existing PCWD Boundary
- Proposed Annexation
- Proposed Detachment



Fresno Local Agency Formation Commission

Pinedale County Water District

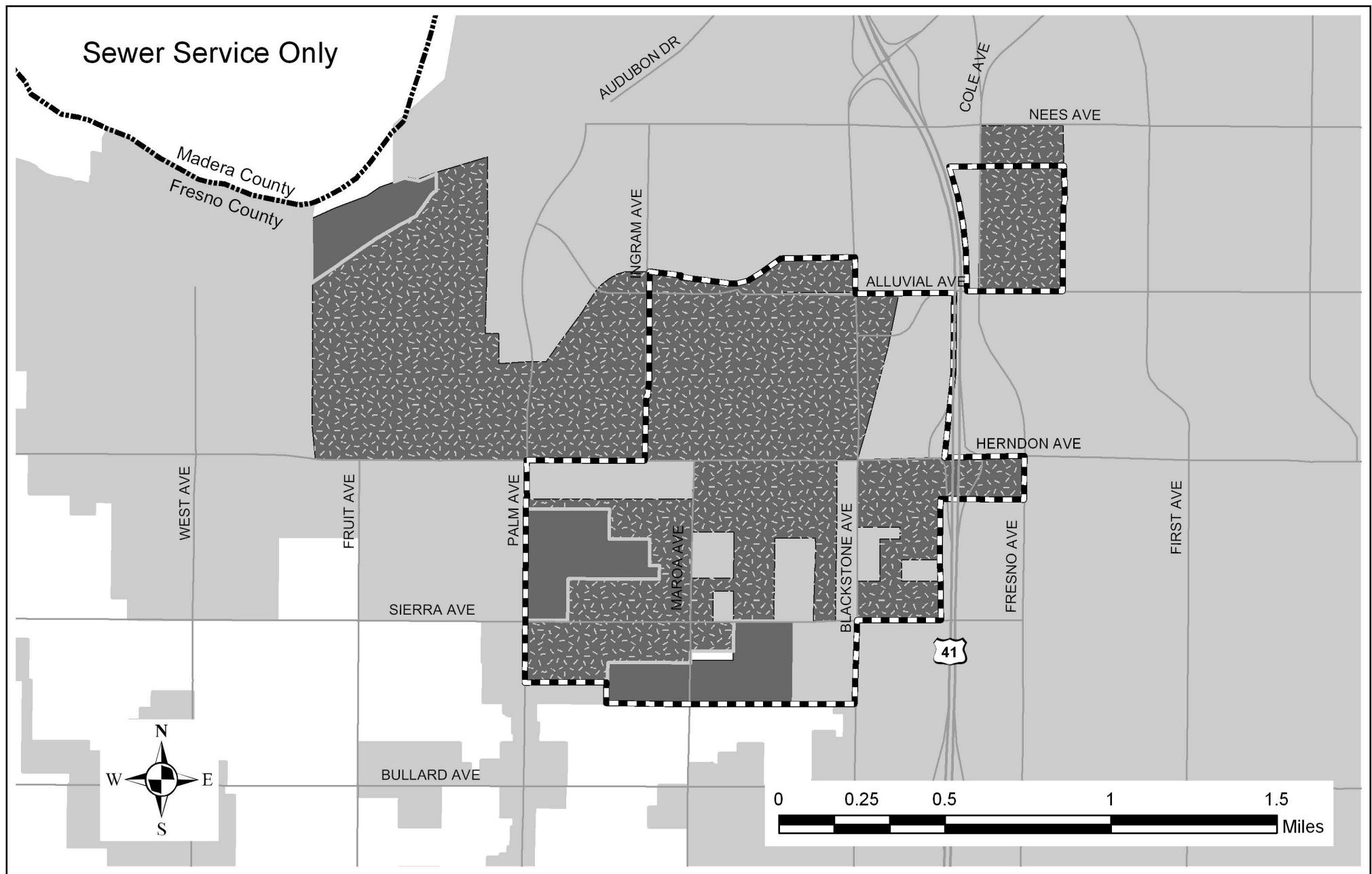
Note: District water and solid waste service area shown in one sphere of influence



-  District Sphere of Influence
-  District Water Service Area
-  Incorporated District Service Area
-  District Solid Waste Service Area
-  Fresno Sphere of Influence

District Formed: 1954
 SOI Adopted: 08/06/1978
 SOI Updated: 06/08/2016
 Map Date: 06/08/2016

District Service Areas
 Water: 886 acres
 Solid Waste: 120 acres
 Sphere Area: 886 Acres



-  District SOI
-  District Area
-  Fresno SOI
-  City of Fresno
-  City Overlapping District

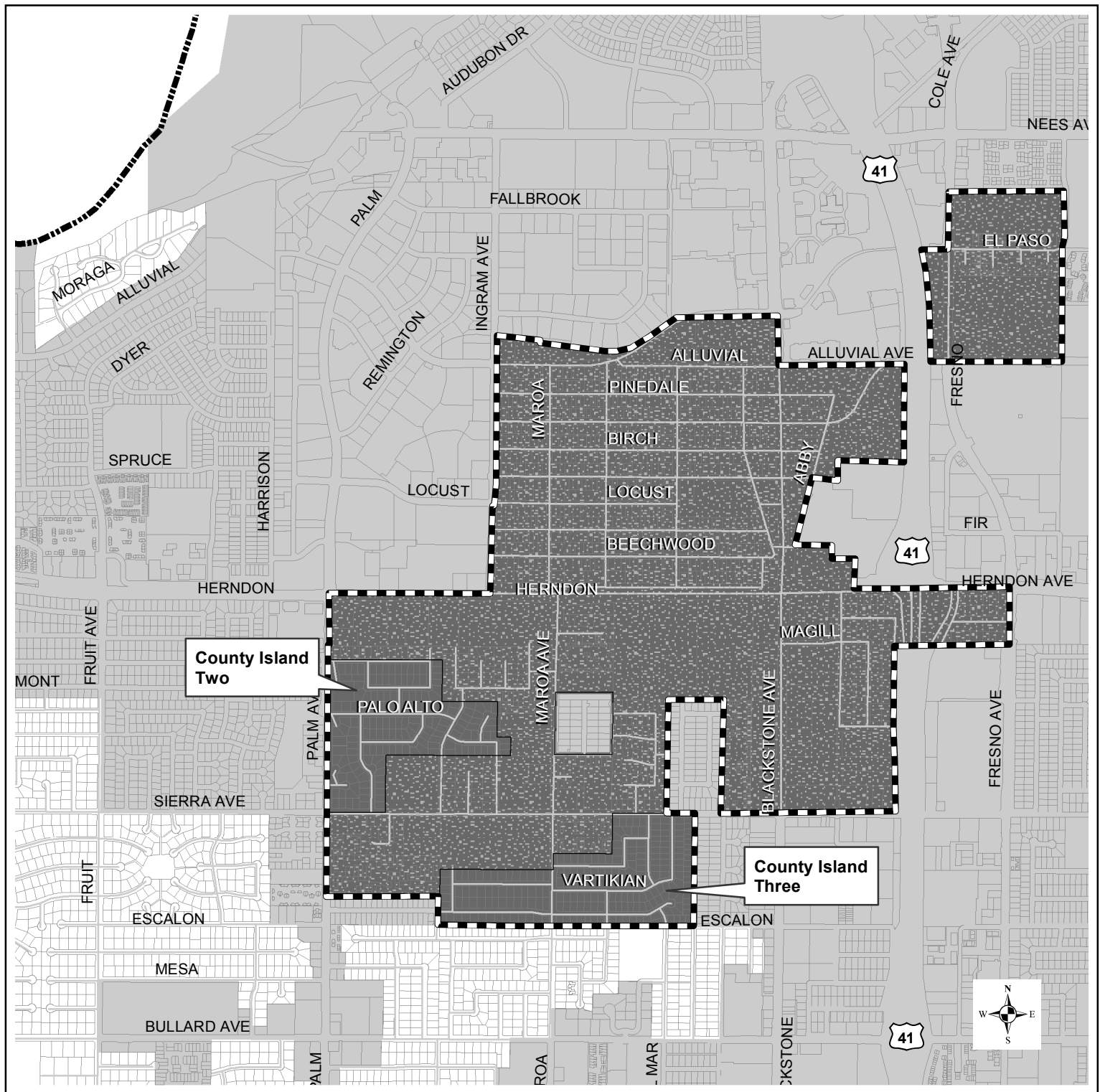
Fresno Local Agency Formation Commission Pinedale County Water District

District Formed: 1954
SOI Adopted: 03/14/1975
SOI Updated: 10/10/2007

Map Date: November 2007
District Area: 850 Acres
Sphere Area: 699 Acres

Fresno Local Agency Formation Commission Pinedale County Water District

Note: District Sewer Service Area Only



-  District Sewer SOI
-  District, Sewer Service Area
-  Incorporated, District Service Area
-  Fresno SOI

District Formed: 1954
SOI Adopted: 08/06/1978
SOI Updated: 10/10/2007
Map Date: May 2016

District Service Area
Sewer Area: 604 Acres
Sphere Area: 700 Acres

Fresno Local Agency Formation Commission

Pinedale County Water District

Note: District Water and Solid Waste Service Area
Shown in One SOI

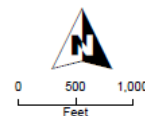
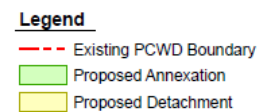


-  District, SOI
-  District Water Service Area
-  Incorporated, District Service Area
-  District, Solid Waste Service Area
-  Fresno SOI

District Formed: 1954
SOI Adopted: 03/14/1975
SOI Updated: 10/10/2007
Map Date: May 2016

District Service Areas
Water: 886 Acres
Solid Waste: 120 Acres
Sphere Area: 886 Acres

Area Map



RECORDING REQUESTED BY AND MAIL TO

NAME FRESNO LAFCO

STREET 2607 FRESNO STREET, SUITE B

CITY & STATE FRESNO, CA 93721

ATTN: CANDIE



FRESNO County Recorder
Paul Dictos, C.P.A.

DOC- 2016-0112618

Wednesday, AUG 24, 2016 13:21:47

Ttl Pd \$0.00

Rcpt # 0004599976

CRR/R2/1-3

Received

SEP 09 2016

Fresno LAFCo

REVISED CERTIFICATE OF COMPLETION

“PINEDALE COUNTY WATER
DISTRICT REORGANIZATION,
2014”

**REVISED
CERTIFICATE OF COMPLETION
FRESNO COUNTY LOCAL AGENCY FORMATION COMMISSION**

The Fresno Local Agency Formation Commission has completed the Conducting Authority proceedings.

The names of the agencies whose territory is changed and the type of change for each are:

Annexations of territory affecting water service to the Pinedale County Water District and detachment from the City of Fresno water division;
Annexations of territory affecting water service to the City of Fresno water division and detachment from the Pinedale County Water District.

The County in which the entire boundary change occurred is Fresno County.

The short title of the reorganization proceeding is "Pinedale County Water District Reorganization, 2014," LAFCo File No. RO-14-3.

The affected territory is inhabited.

The change of organization was ordered without an election, and Resolution No. RO-14-3 ordering the change of organization was adopted by the Fresno Local Agency Formation Commission on June 8, 2016.

Maps and legal descriptions of the territory affected by the reorganization are set forth in Exhibit "A", attached.

The condition of approval was as follows and has been complied with:

Pursuant to Fresno LAFCo policy 103-05, the Executive Officer shall record the approved application if all conditions have been satisfied and once he or she has determined that the facts pertaining to the application during the time of recording are materially similar to those facts considered by the Commission when the application was approved. Facts, as used in the proceeding sentence, is defined to include, but is not limited to, whether or not the proposed project is materially similar to the project described in any application before the Commission.

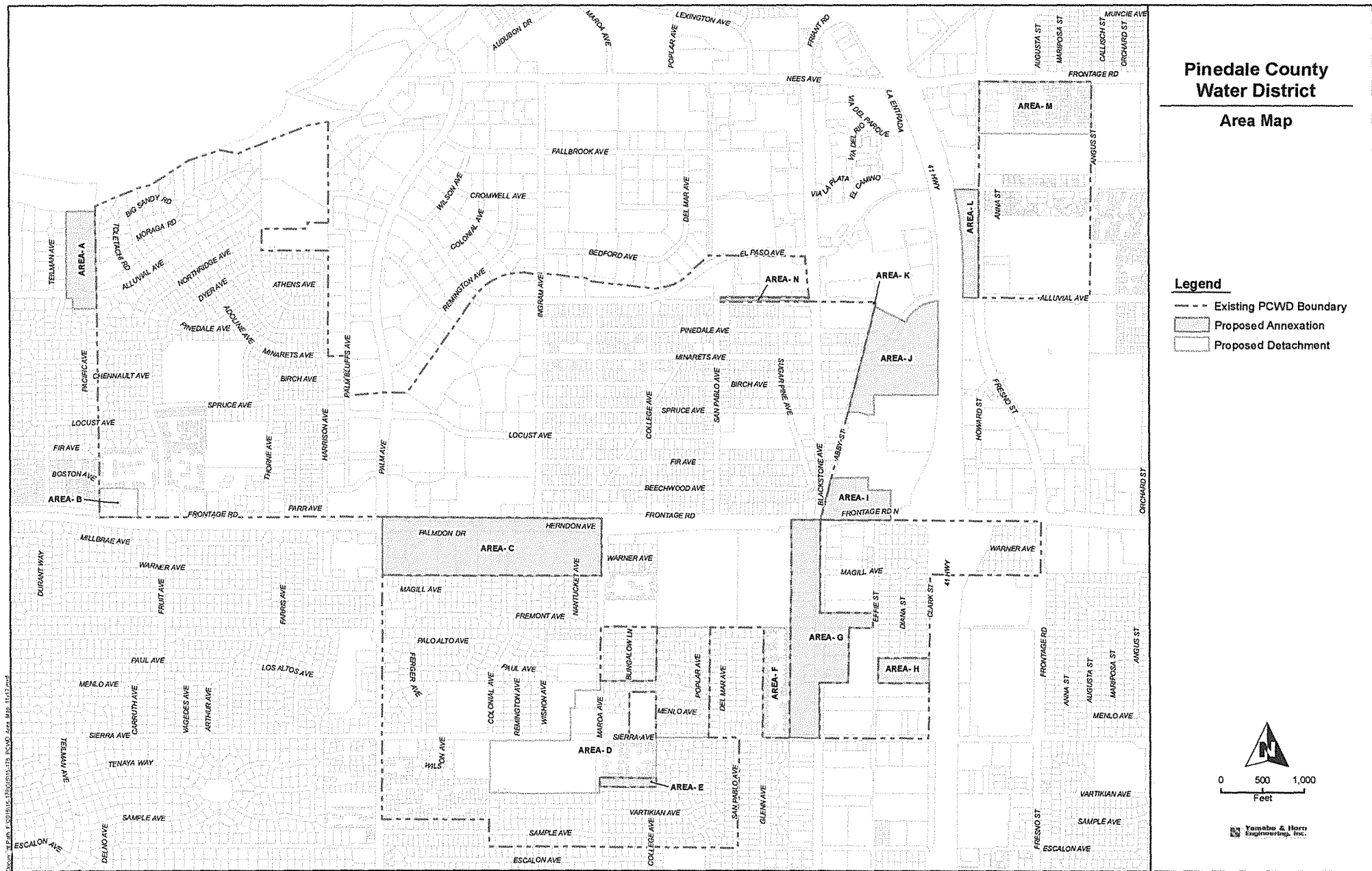
I, David E. Fey, Executive Officer of the Fresno Local Agency Formation Commission, do hereby certify that the attached maps and legal descriptions for the change of organization do comply with the Commission's resolution of approval.



David E. Fey, AICP, Executive Officer
Fresno Local Agency Formation Commission

Dated: August 24, 2016

Exhibit A



**Service Plan for
Pinedale Count Water District annexations**

1. *An enumeration and description of the services to be extended to the affected territory:* This project between the City of Fresno and Pinedale County Water District involves realigning boundaries of our respective spheres to accurately reflect the areas served by each entity. With only a couple of exceptions services and infrastructure will not have to be built or extended as it is already in place. The approximately 46 parcels being annexed by the District have been provided water service by the District for many years. The lone exception will be the west side of **area G**. The District will make a connection to our 8" main (running east and west along the north side of W. Sierra) and bring the connection north approximately 30' to connect to a 3" City of Fresno main (running north and south along an alley behind the commercial establishments that occupy the area). The line connects to three meters and the City has agreed to cede the 3" line to the District. Sewer service for the annexations is provided by the District for all areas with the exception of **Area A** (sewer provided by Pinedale Public Utility District). The sewer mains connect to the City of Fresno sewer system for conveyance to the City's treatment facility. The District is billed by the City for this service. Solid waste collection for the annexed areas is provided by the City of Fresno with the exception of **Area E** which the District subcontracts to Waste Management.
2. *Service Units and Capacity:* **Area A** is a residential area comprising of 11 parcels. All receive water service from the District provided through an 8" main in the front of the properties and through 1 1/4" service lines from the main to the property. Sewer is provided by Pinedale Public Utility District and solid waste disposal is provided by the City of Fresno. The area is fully built out. **Area C** is a commercial area that includes a strip mall with 5 businesses, a stand-alone restaurant, 2 car lots, an office building, and a television station. A 8" main along the south side of the area provides service. It loops through to the residential neighborhood south of the area. The larger business are served by 1 1/2" – 2" service lines while the strip mall and restaurant have smaller 1 1/4" service lines. Sewer service is provided by the District and solid waste is provided by the City of Fresno. The area is fully built out. **Area E** is the north side of the 300 block of W. Ellery consisting of 8 residential parcels. Water is provided by the District by a 6" main in front of the properties through 1" – 1 1/4" service lines. Sewer is provided by the District and solid waste is provided by the District, subcontracted to Waste Management. The area is fully built out. **Area H** is a mini-storage the is provided water by the district through a 8" main line on the west side of the property. Sewer is provided by the District and solid waste disposal is provided by the City of Fresno. The area is fully built out. **Area G** comprises the west side of N. Blackstone the whole distance between W. Sierra and W. Herndon and the middle third of the east side of N. Blackstone in the same block. This is a commercial area that includes various business such as fast food restaurants, retail shops, automobile repair shops, a motel, a veterinarian hospital, and convenience stores. The District has two 10" main lines that run north and south along both sides of N. Blackstone. Sewer is provided by the District and solid waste is provided by the City of Fresno. The addition of the new Hobby Lobby store will complete the area being built out. The Hobby Lobby replaces several businesses that were demolished and, despite the large size of the store, the number of facilities (sinks, toilets,

faucets) it plans to install indicate it will have less of an impact on water availability and sewer capacity than its predecessors. On the south side of the new parcel that Hobby Lobby will be creating a 4" main will be installed running east and west from the 10" line on N. Blackstone to the 3" line the City is giving to the District. It will create a loop from W. Sierra to the alley on the west edge of the property to the 4" main to the 10" main, then back to W. Sierra. **Area I** is three parcels that include a hotel, a couple of restaurants, a small strip mall, a recreational activity business, and a furniture store. Water is provided by the District via a 8" main on the south and west of the area, plus a looped 8" line the runs through the middle parcel. The main in front of the hotel expands to 12". Sewer is provided by the District and solid waste is provided by the City of Fresno. This area is fully built out. **Area J** includes 5 commercial parcels and include a small strip mall, a miniature golf/arcade facility, a department store, a furniture store, and a business in transition. Water is provided by 12" mains along W. Alluvial and N. Abby. Sewer service is provided by the District and solid waste is provided by the City of Fresno. The area is fully built out. **Area L** is consist of 5 parcels occupied by a couple medical offices, a multi-use commercial building, and a trade school. The District provides water with a 12" main along Alluvial on the east edge of the area through 1 – 1 1/2" service lines. Sewer service is provided by the District and solid waste is provided by the City of Fresno. **Area N** is a street, actually the north side of the 100 block of W. Alluvial. The street does not require water, sewer, or solid waste disposal.

3. *An indication of when those services can be feasibly extended to the affected territory:* The connection of a line from our main on W. Sierra to the City's line in the alley on the west edge of **Area G** should be completed within a month of this writing. The work will be done in the early morning so the businesses will not experience any interruption of service. The 4" line that will connect to the northern part of this line will be completed by the contractor constructing Hobby Lobby.
4. *An indication of any improvements or upgrading of structures, roads, sewer, or water facilities, or other conditions the local agency would impose or require within the affected territory if the change of organization or reorganization is completed:*