

AD-77-19

PINEDALE CO. WATER DIST.

"Tracts 2751 7 2822" Annexation

LAFCO PROCEDURE CHECK LIST

AD-77-19
Number

Eugene R. Adams
Proponent

Tracts 2751 & 2822
Proposal Name

SOI Revision (Yes ☒ No ☐)

Lindale Co. Water Dist
Affected Agency

Environmental Determination

Dec 5, 1977
Date Received

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

Travis
Lead Agency for Project

Denied
Commission Action
(Approved/Denied)

	Date	Sent	Returned
1. Application File Completed	<u>12/16</u>		
2. Initial Check by Executive Officer	<u>12/23</u>		
3. Environmental Assessment Requested*	<u>OK</u>		
4. Environmental Document filed*			
5. Request for Information:			
Assessor		<u>12/28</u>	<u>1/19</u>
Public Works			
Planning		<u>12/28</u>	<u>1/16</u>
Health		<u>12/28</u>	<u>1/19</u>
Elections		<u>12/28</u>	<u>1/16</u>
Other			
6. Notices Mailed, Posted, Published (unless 100% consent)	<u>3/7, 3/7, 3/6, 13/78</u>		
7. Petition Certificate Verified (unless by resolution)			
8. Certificate of Filing Sent	<u>2/28</u>		
9. Executive Officer's Report Prepared	<u>3/15</u>		
10. Resolutions Sent	<u>5/10</u>		
11. Notice of Determination Sent*			
12. County Recorder - Time, date & Doc.			

* Only necessary where LAFCO acts as Lead Agency

Requested Additional Information from Proponent

Type

Use 2.4. for County Trail

*Law
Porman
March 4/78*

1 MAKING DETERMINATION AND DENYING)
 PROPOSED "TRACTS 2751 and 2822")
 2 ANNEXATION TO PINEDALE COUNTY)
 WATER DISTRICT)

RESOLUTION OF THE
 FRESNO LOCAL AGENCY
 FORMATION COMMISSION

3

4 WHEREAS, preliminary proceedings have been initiated by the
 5 Pinedale County Water District for the proposed "Tracts 2751 and
 6 2822" to annex certain territory to the Pinedale County Water
 7 District in the County of Fresno; and

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

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

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

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

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

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

25 WHEREAS, a negative declaration of environmental impact had
 26 been prepared and properly noticed for Tracts 2751 and 2822, a
 27 similar proposal, by County staff and said negative declaration
 28 was considered by the Commission.

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

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

1 Section 2. In accordance with the findings and recommendations
2 contained in the Executive Officer's Report, said proposal is
3 disapproved.

4 Section 3. In accordance with the provisions of Section 54799
5 of the State Government Code no further proceedings may be taken
6 thereon and no application for a subsequent proposal involving any
7 of the same territory and undertaken under the same provisions of
8 law may be filed with the Commission for at least one year.

9 Section 4. The Executive Officer is hereby directed to mail
10 certified copies of this resolution as provided in Section 56272
11 of the Government Code.

12 ADOPTED this 22nd day of March 1978 by the following vote:

13 AYES: Johnson, Howard, Donaldson, Valdez, Albright

14	NOES:	None
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15 ABSENT: None

17 STATE OF CALIFORNIA)
COUNTY OF FRESNO)

19 I, MARVIN L. PANTER, Executive Officer of the Local Agency
20 Formation Commission certify that the foregoing resolution was
adopted by the Fresno County Local Agency Formation Commission,
California, at a regular meeting held on the 22nd day of March 1978.

MARVIN L. PANTER, Executive Officer

FRESNO COUNTY
LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

March 22, 1978

LAFCO NO. AD-77-19

Proposed annexation of "Tracts 2751 and 2822" to Pinedale County Water District.

PROPONENT

Eugene L. Adams, Attorney, Pinedale County Water District.

ACREAGE & LOCATION

Approximately 19.25 acres, located south of Herndon and Maroa Avenues.

PURPOSE

To provide district services and controls to a developing area.

RECOMMENDED ACTION

Deny the proposed "Tracts 2751 and 2822" Annexation to Pinedale County Water District. The subject territory was recommended for inclusion in a previous annexation, proposal "Tract 2754".

FINDINGS

Boundaries are indefinite and uncertain.

Territory is uninhabited.

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

There are no conflicts with lines of assessment or ownership.

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

Assessor reports omissions and errors in the legal description.

A negative declaration of environmental impact has been assigned to Tracts 2751 and 2822, a similar proposal, by County staff.

PUBLICATION

The Fresno Bee, March 6 and 13, 1978.

Marvin L. Panter
MARVIN L. PANTER, Executive Officer

PREPARED 6-1-77

SCALE: 1" = 400'

HERNDON
N 1/4 COR. 4, 1920

371.8'

PARCEL 'A'
19.25 ACRES

374.0'

PAUL AVE.

MARCE AVE.

BUNGALOW LN.

PAUL AVE.

AVE.

SIERRA AVE.

CEN 1/4 COR. 4, 1920

FALO ALTO AVE.

DEL MAR AVE.

SAN PABLO AVE.

MENLO AVE.

AVE.

E 1/4 COR. 4, 1920

LEGEND

EXISTING DISTRICT BOUNDARY

PROPOSED ANNEXATION

DATE

LAFCO EX. OFFICER DATE



Mc GLASSON & ASSOCIATES
CONSULTING ENGINEERS
FIDELITY

PROPOSED ANNEXATION

RESOLUTION NO. 9
OF 1977

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

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

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

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

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

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

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

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

- (a) The PINEDALE COUNTY WATER DISTRICT is authorized and empowered to provide for the supply, storage, and distribution of water for domestic and fire protection

use, the collection, pumping, treatment, and disposal of sewage, and has a system and works for the providing of distribution facilities which may be expanded so as to provide a means of water service, and has a sewage and disposal system capable of being expanded to serve the territory proposed to be annexed.

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

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

PASSED AND ADOPTED this 26th day of September 1977. by the following vote:

AYES: ALBERTO P. RIOJAS, WESLEY ROBB, DONALD MCCORKLE, DELTAS COOPER, JOHN NUGENT

NOES: NONE

ABSENT: NONE

ABSTAINED: NONE

/S/ ALBERTO P. RIOJAS
President of the Board of Directors
of the PINEDALE COUNTY WATER DISTRICT

/S/ ANN EUBIO
Secretary of the PINEDALE COUNTY
WATER DISTRICT.

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

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

(Tracts 2751 & 2822)

Beginning at a point on the East line of the Northwest quarter of Section 4, T.13 S., R.20 E., M.D.B. & M. from which the North quarter corner of said Section 4 bears N 1°10' E 716.40 feet; thence along said East line S 1°10' W 636.40 feet; thence N 89°17'30" W 1317.40 feet; thence N 1°07'30" E 636.40 feet; thence S 89°17'30" E 1317.86 feet TO THE POINT OF BEGINNING.

Containing 19.25 acres more or less.

EXHIBIT "A"

SECRETARY'S CERTIFICATE

I, ANN RUBIO, Secretary of the Pinedale County Water District and of the Board of Directors thereof, do hereby certify that the foregoing is a full, true and correct copy of a Resolution duly adopted at a regular meeting of the Board of Directors of said District duly and regularly and legally held at the regular meeting place thereof on the 26th day of September, 1977 of which a majority thereof was present; that at said meeting all of the members of said Board had due notice and at which a majority thereof was present; that at said meeting said Resolution was introduced by Director NUGENT, and read in full, and was thereupon, upon motion of Director NUGENT, seconded by Director McCORKLE, adopted by the following vote:

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

NOES: NONE

ABSENT: NONE

ABSTAINED: NONE

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

WITNESS MY HAND and the Seal of said District this

26th day of September, 1977.

Ann Rubio

Secretary of the Pinedale County
Water District

FRESNO LOCAL AGENCY FORMATION COMMISSION
DISTRICT ANNEXATION/DETACHMENT/REORGANIZATION

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

I. Proponent's Questionnaire

- a. What type of change is required (e.g. annexation to district, etc.)?

ANNEXATION TO THE PINEDALE COUNTY WATER DISTRICT

- b. How do you qualify as the proponent (e.g. chief petitioner, property owner, resident voter, district official, etc.)? A resolution or petition is required to initiate this application; please include with this questionnaire.

ATTORNEY FOR DISTRICT

- c. What is the purpose of this change and why is it proposed at this time?

TO PROVIDE DISTRICT FACILITIES TO DEVELOPING PROPERTY

Eugene L. Adams
Proponent's signature

Name EUGENE L. ADAMS, Attorney for
Pinedale County Water District
Address 301 Helm Building, Fresno, Ca. 93721
Phone 485-4611

II. Agency Questionnaire

A. General Information

1. If the proposal is approved, under which Sections of the State Government Code will the proposal proceedings be initiated and completed?

DISTRICT REORGANIZATION ACT OF 1965

2. Is LAFCO or the district to be the lead agency for this project to comply with CEQA? Include eight copies of all environmental documents prepared or submit environmental assessment application and fee. Please contact LAFCO staff for further information.

LAFCO

3. Does this proposal conform to the agency's sphere of influence? Please submit map showing proposal in relation to agency's sphere of influence.

YES.

4. Is there any related request LAFCO should also consider with this proposal, e.g. authorization to proceed without notice, hearing, and election, etc.?

AUTHORIZATION TO PROCEED WITHOUT NOTICE, HEARING AND ELECTION

AD-77-19

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

NO.

B. General Area Information

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

DOES NOT APPLY

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

NONE

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

NO.

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

NO.

C. Specific Area Information

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

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

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

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

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

Under Land Conservation Contract? (give number)
NO

5. What does the County General Plan recommend for the proposal area? RESIDENTIAL DEVELOPMENT

6. What does the City's General Plan recommend? SAME. If there is a conflict, please explain.

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

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

NONE

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

YES - DEVELOPERS WILL PAY FOR EXTENSION OF SERVICES TO SERVE AREA.

D. Proposal Information

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

LANDS ARE PRESENTLY BEING DIVIDED AND DEVELOPED.

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

R. Intergovernmental Information

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

YES.

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

NO.

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

Domestic water	NONE
Sewer collection and treatment	NONE
Fire protection	MID-VALLEY
Police protection	FRESNO COUNTY
Park & Recreation	FRESNO COUNTY
Solid waste collection	PRIVATE
Street lighting	NONE
Flood control	F.M.F.C.D.
Schools	F.U.S.D.

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

NONE

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

NO

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

NONE

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

NONE

F. Service and Financial Information

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

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

NONE

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

SEWAGE COLLECTION, WATER SERVICE & SOLID WASTE COLLECTION
UPON ANNEZATION AND INSTALLATION OF FACILITIES

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

NONE

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

ALL ARE FINANCED BY MONTHLY SERVICE CHARGES.

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

TAX RATE WILL NOT BE AFFECTED BY THIS PROPOSAL

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

NO.

G. Boundary Information

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

DISTRICT ONLY ANNEXES PROPERTY UPON APPLICATION OF A PROPERTY OWNER.

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

DOES NOT APPLY

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

SEE G.1 ABOVE

H. Addresses

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

III. Mailings

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

Name	Address (Include zip code)
ALBERTO RIOJAS	480 W. Birch Ave., Pinedale, Calif. 93650
EUGENE L. ADAMS	301 Helm Building, Fresno, Calif. 93721
WILLIAM H. McGLASSON	P.O.Box 4185, Fresno, Calif. 93744

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

Signed Eugene L Adams
Title ATTORNEY FOR DISTRICT
Agency PINEDALE COUNTY WATER DISTRICT
Address 301 Helm Building
Fresno, California 93721
Phone 485-4611

Date September 26, 1977

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STATE OF CALIFORNIA

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