
FRESNO LOCAL AGENCY FORMATION COMMISSION (LAFCO)
EXECUTIVE OFFICER'S REPORT

AGENDA ITEM NO. 6

DATE: June 8, 2016

TO: Fresno Local Agency Formation Commission

FROM: David E. Fey, AICP, Executive Officer 

BY: George Uc, LAFCo Analyst II

SUBJECT: Consider Adoption: Municipal Service Review and Sphere of Influence Revision Prepared for the Pinedale County Water District

RECOMMENDATION: Adopt the Municipal Service Review for the Pinedale County Water District and revise the District's sphere of influence by taking the following actions:

- A. Approve Categorical Exemption from the provisions of the CEQA under Section 15306, "Information Collection."
- B. Find that the Municipal Service Review prepared for the Pinedale County Water District is complete, satisfactory, and satisfies State law and adopt the MSR.
- C. Revise the District's Sphere of Influence in order to rectify the District's and City of Fresno's existing water service boundaries.
- D. Pursuant to Government Code Sections 56425 and 56430 make the required determinations for the Municipal Service Review and Sphere of Influence, adopt the Municipal Service Review prepared for the Pinedale County Water District, and revise the Sphere of Influence for the said District by revising the current boundaries.

Executive Summary

The Pinedale County Water District ("District") was formed in 1954 under California Water Code section 30000-33901, to provide water, waste water, and solid waste collection services. The District's 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 is located in north Fresno County 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 (**Exhibit A**).

The District is distinctive for a number of characteristics:

- It provides three different municipal services—domestic water, solid waste collection, and wastewater collection to three service areas, each with different sized boundaries;
- The District boundaries include unincorporated territory and land within the City of Fresno; and,

- The Commission has previously determined two SOIs, one each for water/solid waste and another SOI for sewer services.

Fresno LAFCo Policy 107-03 designates the District as a “level two” municipal local agency because it is a special district that provides municipal services to its constituency. A “level two” municipal local agency designation means, in LAFCo’s judgment, that services provided by the agency support, facilitate, or induce population growth.

Municipal Service Review

The District has submitted a proposal in cooperation with the City of Fresno (**Exhibit B - Resolution No. 2016-46**) to correct service area discrepancies and overlapping boundaries that have occurred over time between the two agencies. The MSR evaluates the District’s service provisions, as well as, analyze the District’s request to correct its water service area boundaries.

The District’s service area and SOIs 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. The MSR observes that the District’s three service areas are not contiguous to each other because some services within the District boundaries are provided by either the City of Fresno or Pinedale Public Utilities District. In other words, though all parcels in the Pinedale environs receive sewer, water, and solid waste services, it is not uncommon for a given parcel to be served by more than one local agency.

As a result, the District requests the Commission to consider the detachment of 90 acres from the District’s water service area currently served by the City of Fresno’s Public Utilities Department. At the same time, approximately 126 acres are proposed to be annexed into the District’s water service area. Staff notes that the District already provides water service to the areas proposed to be annexed, and that the boundary correction would correct and memorialize the District’s water service boundary. Additional District boundary modification information is provided on pages 12 through 14 of the attached MSR.

The District’s revised water SOI and water service area will be coterminous and measure approximately 886 acres. The MSR also rectifies the District’s sewer SOI and service area that measures approximately 700 acres.

Approval of the MSR and SOI revision will enable the Commission to address the concurrent reorganization proposal submitted by the District.

MSR and SOI Revision Observations

Commission Policy 107 – Municipal Service Review Policy establishes a 20-year SOI planning horizon to determine the probable physical boundaries of local agencies under LAFCo authority. During the preparation of the MSR, the District expressed that it does not anticipate any additional future water SOI revisions. The District has a notably fixed service area that is completely surrounded by the Fresno City limits. The majority of the land within the District is developed, and no growth is anticipated as it relates to the District’s service area.

The MSR/SOI revision recommends the District to conduct a similar boundary assessment with the City of Fresno and/or Pinedale Public Utilities District to adequately identify its sewer service area with the goal to adequately identify District customers/parcels, service redundancies, and update the District's service area and sewer SOI information. LAFCo staff anticipates that a sewer boundary assessment may initiate a similar reorganization proposal.

The MSR recognizes the efforts of the District and City of Fresno as they cooperatively seek greater water service delivery efficiencies, and it encourages both local agencies to continue this positive communication that assists with the orderly formation of agency boundaries.

MSR and SOI Summary/Background

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 requires LAFCo to review and update, as necessary, special district Spheres of Influence (SOIs) every five years. Prior to, or in conjunction with an agency's SOI update, LAFCo is required to conduct a *Municipal Service Review* (MSR) for each agency.

Municipal Service Reviews provide a comprehensive review of the services provided by a city or district and present recommendations with regard to the condition and adequacy of these services and whether or not modifications to a city or district's SOI are necessary. MSRs can be used as informational tools by LAFCo and local agencies in evaluating the efficiencies of current district operations and may suggest changes in order to better serve the public.

Sphere of Influence updates may involve an affirmation of the existing SOI boundaries or recommend modifications to the SOI boundaries. LAFCo is not required to initiate changes to an SOI based on findings and recommendations of the service review, although it does have the power to do so.

State law requires that the Commission adopt written MSR determinations for each of the following seven criteria:

1. Growth and population projections for the affected area.
2. Location and characteristics of any disadvantaged unincorporated communities.
3. Present and planned capacity of public facilities and adequacy of public services, including infrastructure needs or deficiencies.
4. Financial ability of agencies to provide services.
5. Status of, and opportunities for, shared facilities.
6. Accountability for community service needs, including governmental structure and operational efficiencies.
7. Any other matter related to effective or efficient service delivery, as required by commission policy.

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.

Environmental Determination

The California Environmental Quality Act ("CEQA") requires that the Commission undertake and review an environmental analysis before granting approval of a project, as defined by CEQA. The MSR's are categorically exempt from the preparation of environmental documentation under a classification related to information gathering (Class 6 - Regulation section 15306), which states: "Class 6 consists of basic data collection, research, experimental management, and resource evaluation activities which do not result in a serious or major disturbance to an environmental resource. These may be strictly for information gathering purposes, or as part of a study leading to an action which a public agency has not yet approved, adopted, or funded." Indeed, these MSR's collect data for the purpose of evaluating municipal services provided by the agencies. There are no land use changes or environmental impacts created by such studies.

Furthermore, the MSR's qualify for a general exemption from environmental review based upon CEQA Regulation section 15061(b)(3), which states: "The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." Additionally, the SOI updates qualify for the same general exemption from environmental review based upon CEQA Regulation section 15061(b) (3).

There is no possibility that these MSR's or SOI updates may have a significant effect on the environment because there is no land use changes associated with the documents. If the Commission approves and adopts the MSR's and SOI updates and determines that the projects are exempt from CEQA, staff will prepare a notice of exemption as required by CEQA Regulation section 15062.

Comment from Fresno City Manager

Fresno City Manager Bruce Rudd provided a comment letter on the District MSR as this report was going to print. It is attached to this report and staff's response to Mr. Rudd's comments will be provided at the June hearing.



BRUCE RUDD
City Manager

May 27, 2016

Received

Mr. David Fey, AICP, Executive Officer
Fresno LAFCo
2607 Fresno Street, Ste. B
Fresno, CA 93721

MAY 31 2016
Fresno LAFCo

Subject: City of Fresno Review Comments
Pinedale County Water District Municipal Service Review

Dear Mr. Fey:

Thank you for the opportunity to provide comments for the Municipal Services Review (MSR) conducted by LAFCo for the Pinedale County Water District (PCWD). Our comments focus specifically on the future water supply, infrastructure needs, and other related costs required under Sustainable Groundwater Management Act (SGMA).

As has been well documented, the Kings Sub-basin, where the PCWD is located, is considered to be a high-priority basin that is in a critical overdraft condition and is deemed by the State to be one of worst most critically overdrafted basins in California (21st worst basin, out of 515 basins). Accordingly, we believe the MSR should be amended to include information regarding current and future water demands of the PCWD as their existing water supply is limited strictly to groundwater. The continued groundwater pumping without compensating groundwater recharge will only exacerbate the overdraft conditions in the area and is in violation of the SGMA. It has been estimated that PCWDs current groundwater pumping requirement is approximately 2,400 acre-feet (AF) per year.

As such, the MSR fails to address how the PCWD intends to provide the necessary groundwater recharge required to mitigate their annual groundwater withdrawals (~2,400 AF per year). In order to accommodate the recharge of 2,400 AF per year, the PCWD will have to construct their own groundwater recharge basin, or partner with other agencies to construct groundwater recharge basins. The City is currently constructing a 35 acre recharge basin site (18 acres of active recharge) to recharge about 3,000 AF/year. The land acquisition, permitting, design, and construction for this facility are estimated to be approximately \$5 million, not including the ongoing Operations and Maintenance costs or the conveyance and delivery charges to get water to the basin.

Therefore, the PCWDs proposed plan, and the associated costs, to provide the necessary groundwater recharge facilities should be included under Present and Planned Capacity of Public Facilities and Infrastructure Needs or Deficiencies. Additionally, we believe the capital

May 27, 2016
Page 2

costs and ongoing O&M costs for a recharge basin should be identified in the Financial Ability of Agency to Provide Services.

Another cost component that was excluded in the PCWD MSR is the future purchase of surface water. Currently, surface water sales in the region, if an agency can find a willing and reliable seller, are currently being offered at a cost of \$500 per AF. Surface water purchase prices will vary from year to year depending upon rainfall, snowpack, and runoff conditions; however, it is not expected that surface water costs will trend downward in the future, and surface water purchases will be more expensive. In the event that PCWD were able to find a willing seller of 2,400 AF of surface water the annual cost of acquiring this would be \$1.2 million, assuming surface water costs remain fixed which is highly unlikely. We believe the financial impact of these purchases should be included in Financial Ability of Agency to Provide Services.

In closing, while it is expected that PCWD will be afforded the opportunity to work with other agencies in the region to achieve economies-of-scale on groundwater recharge basin costs and surface water purchase; these costs will have to be recovered on a proportionate basis. Therefore, the City respectfully requests that the draft MSR be amended to reflect the projected capital and operating costs required to comply with the Sustainable Groundwater Management Act.

Once again, thank you for inviting us to provide comments on the PCWDs MSR. If you have any questions, or require additional information, please do not hesitate to contact me at your convenience.

Sincerely,

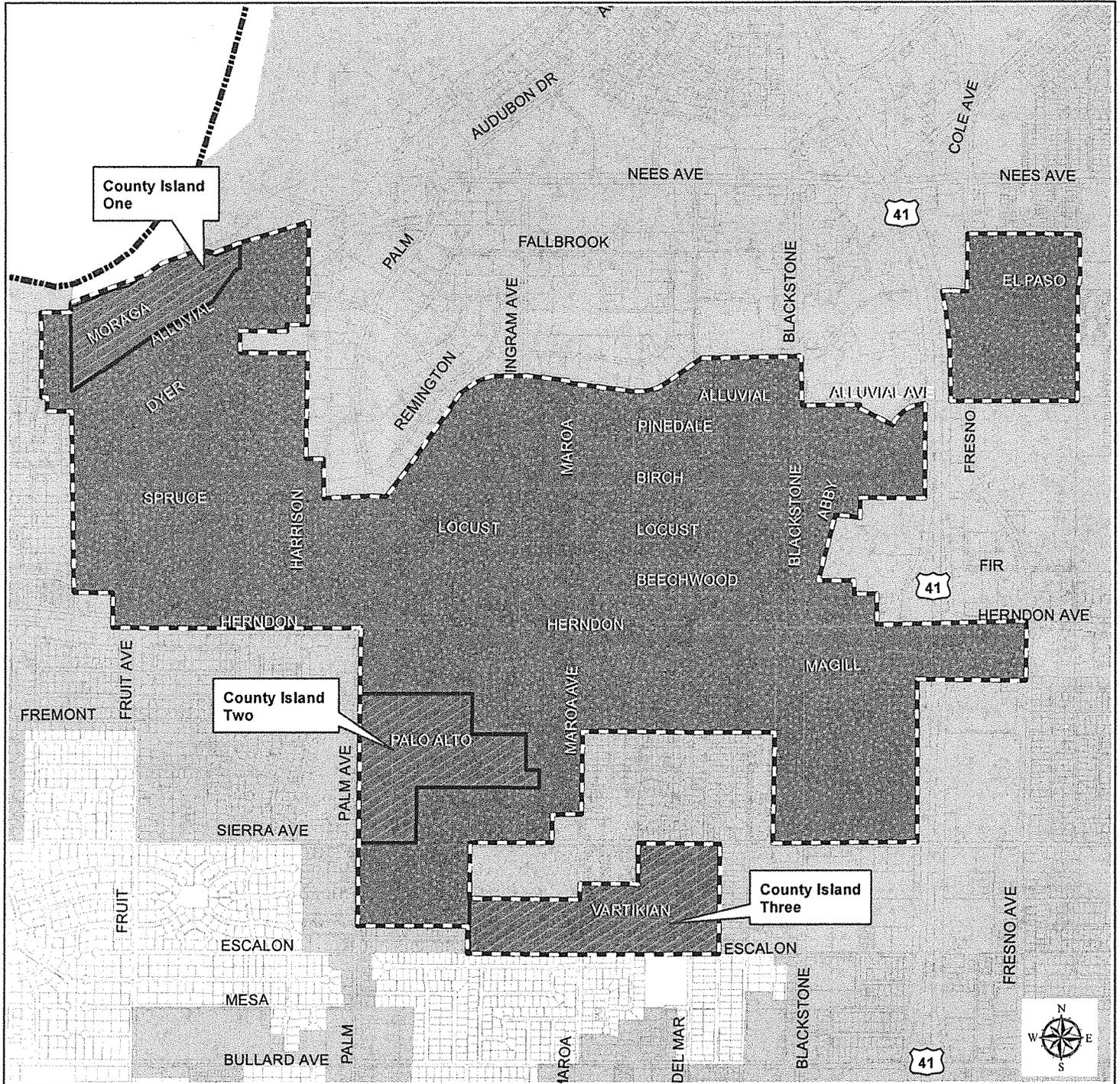


Bruce Rudd
City Manager

Exhibit A

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



Exhibit B

RESOLUTION NO. 2016-46

A RESOLUTION OF THE COUNCIL OF THE CITY OF FRESNO, CALIFORNIA, IN SUPPORT OF REALIGNING THE WATER SERVICE BOUNDARIES FOR THE CITY OF FRESNO DEPARTMENT OF PUBLIC UTILITIES WATER DIVISION AND THE PINEDALE COUNTY WATER DISTRICT

WHEREAS, the City of Fresno (City) is a municipal corporation which owns and operates a water supply distribution system for domestic water supply to inhabitants within the City boundaries and within the City's approved Sphere of Influence (SOI); and

WHEREAS, the Pinedale Water County District (District) is an independent special district that owns and operates a water supply distribution system for domestic water supply to inhabitants within the District; and

WHEREAS, the District's service area and District's SOI, which was approved by the Fresno Local Agency Formation Commission (LAFCo), include unincorporated land as well as portions of the City; and

WHEREAS, the demand for infrastructure in undeveloped areas necessitated the City and the District providing water service in some areas overlapping both agencies' SOIs, resulting in overlapping infrastructure and boundary inaccuracies for both agencies; and

WHEREAS, after numerous cooperative meetings between the City and the District, the City and the District find it in the public interest to resolve these service areas inaccuracies; and

Page 1 of 3

Date Adopted: 04/21/2016
Date Approved: 04/21/2016
Effective Date: 04/21/2016

Resolution No. 2016-46



WHEREAS, the City and the District, with the assistance of LAFCo, have agreed upon a draft service area map and proposed SOI that accurately reflects the agencies' respective service areas, set forth in Exhibit A and incorporated herein, and the District shall apply to LAFCo for the appropriate boundary adjustments and SOI determinations.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Fresno as follows:

1. The realignment of water service boundaries for the City of Fresno and the Pinedale County Water District as agreed upon between the City and the District, approved by LAFCo, and set forth in Exhibit A, will benefit the City of Fresno by reducing inefficiencies.

2. The City of Fresno supports the realignment of water service boundaries as set forth in Exhibit A.

* * * * *



STATE OF CALIFORNIA)
COUNTY OF FRESNO) ss.
CITY OF FRESNO)

I, YVONNE SPENCE, City Clerk of the City of Fresno, certify that the foregoing resolution was adopted by the Council of the City of Fresno, at a regular meeting held on the 21st day of April 2016.

AYES : Brand, Brandau, Olivier, Quintero, Soria, Caprioglio
NOES : None
ABSENT : Baines
ABSTAIN : Nones

YVONNE SPENCE, CMC
City Clerk

BY: Yvonne Spence
Deputy

APPROVED AS TO FORM:
DOUGLAS T. SLOAN
City Attorney

BY: Amanda B. Freeman
Amanda B. Freeman
Deputy City Attorney

ABF:jd[70842jd/abf] 03-15-16

Pinedale County Water District

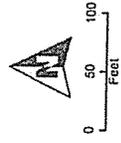
Area B

Legend

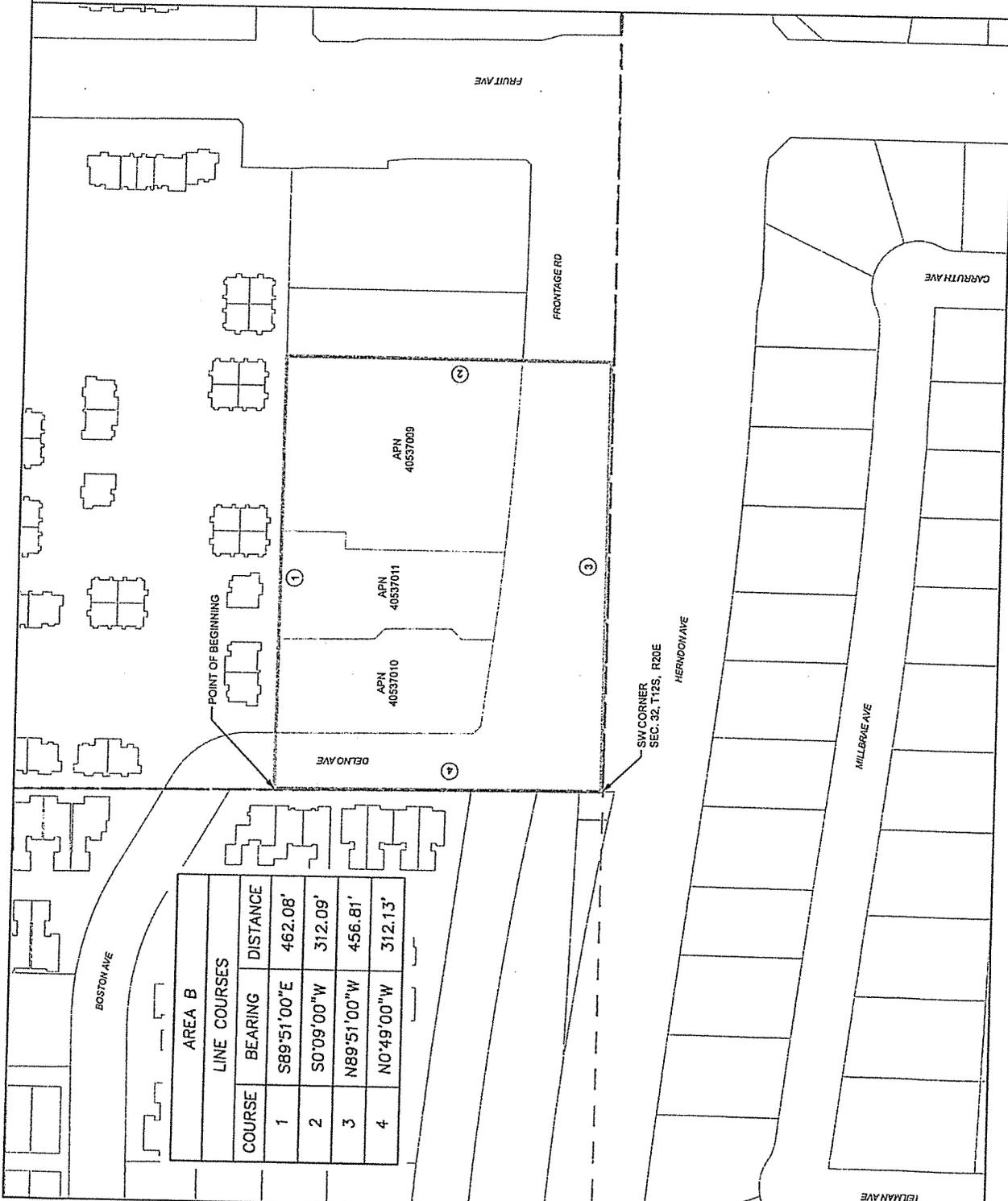
--- EXISTING BOUNDARY OF THE PINEDALE COUNTY WATER DISTRICT.

--- 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



Yamabe & Horn
 ENGINEERS & ARCHITECTS
 1000 N. G ST. SUITE 100
 FRESNO, CA 93703
 TEL: 558-1111 FAX: 558-1112



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'	

POINT OF BEGINNING

DELNO AVE

APN 40537010

APN 40537011

APN 40537009

FRUIT AVE

FRONTAGE RD

SW CORNER SEC. 32, T12S, R20E

HERNDON AVE

MILLBRAE AVE

TEILMANN AVE

CARRUTH AVE

Pinedale County Water District

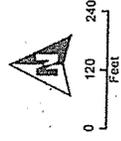
Area C

Legend

--- EXISTING BOUNDARY OF THE PINEDALE COUNTY WATER DISTRICT.

--- SECTION LINE

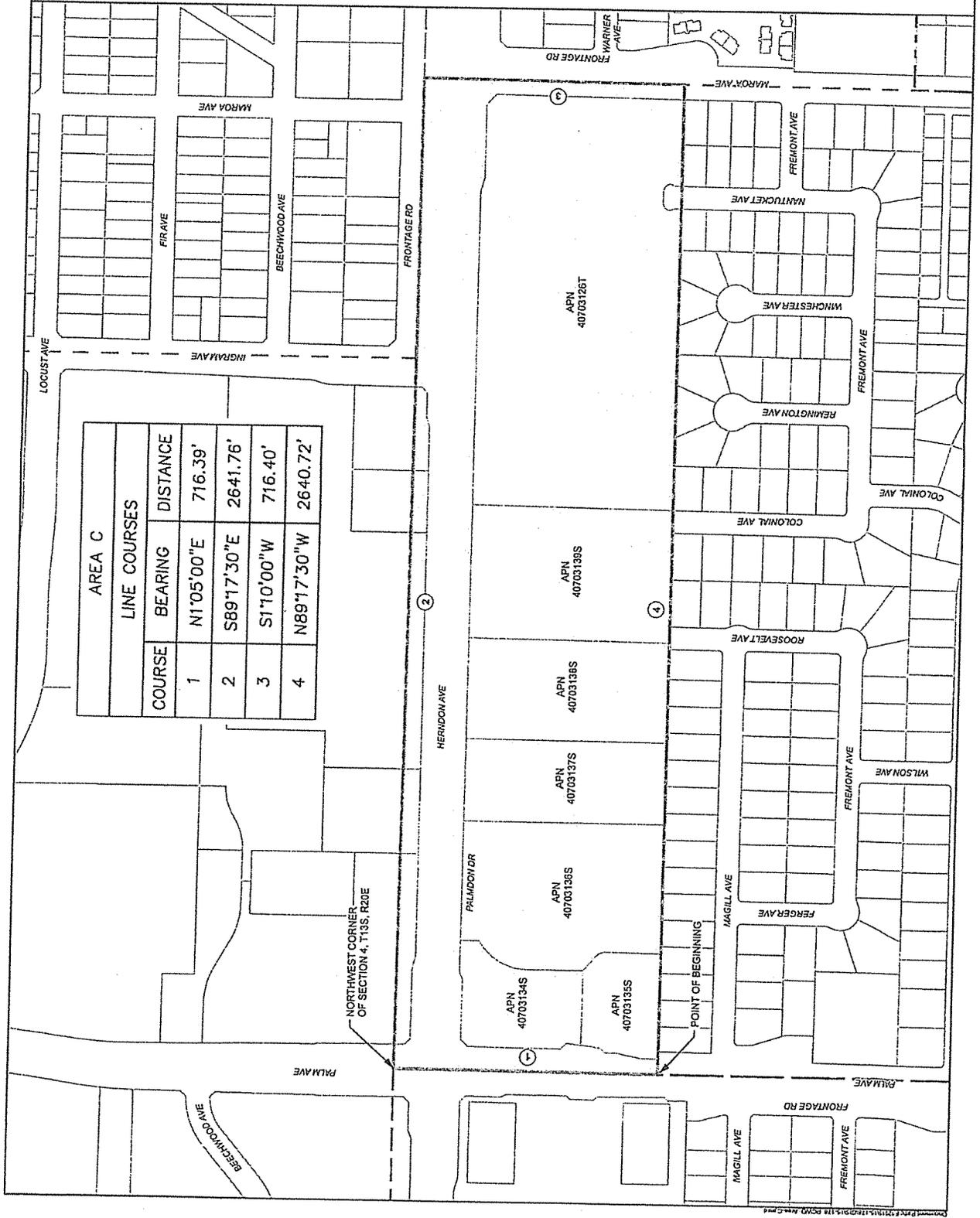
AREA TO BE DETACHED FROM THE CITY OF FRESNO WATER DEPARTMENT AND ATTACHED TO THE PINEDALE COUNTY WATER DISTRICT. AREA = 43.44 ACRES



Yamabe & Horn
Engineering, Inc.
REGISTERED PROFESSIONAL ENGINEERS

AREA C			
LINE COURSES			
COURSE	BEARING	DISTANCE	
1	N1°05'00"E	716.39'	
2	S89°17'30"E	2641.76'	
3	S1°10'00"W	716.40'	
4	N89°17'30"W	2640.72'	

NORTHWEST CORNER
OF SECTION 4, T19S, R20E



Project File: F:\1913\1913_118_PWD_Area C.dwg

Pinedale County Water District

Area D & E

Legend

--- EXISTING BOUNDARY OF THE PINEDALE COUNTY WATER DISTRICT.

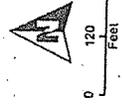
- - - SECTION LINE



AREA TO BE DETACHED FROM THE CITY OF FRESNO WATER DEPARTMENT AND ATTACHED TO THE CITY OF FRESNO WATER DISTRICT. AREA = 1.73 ACRES

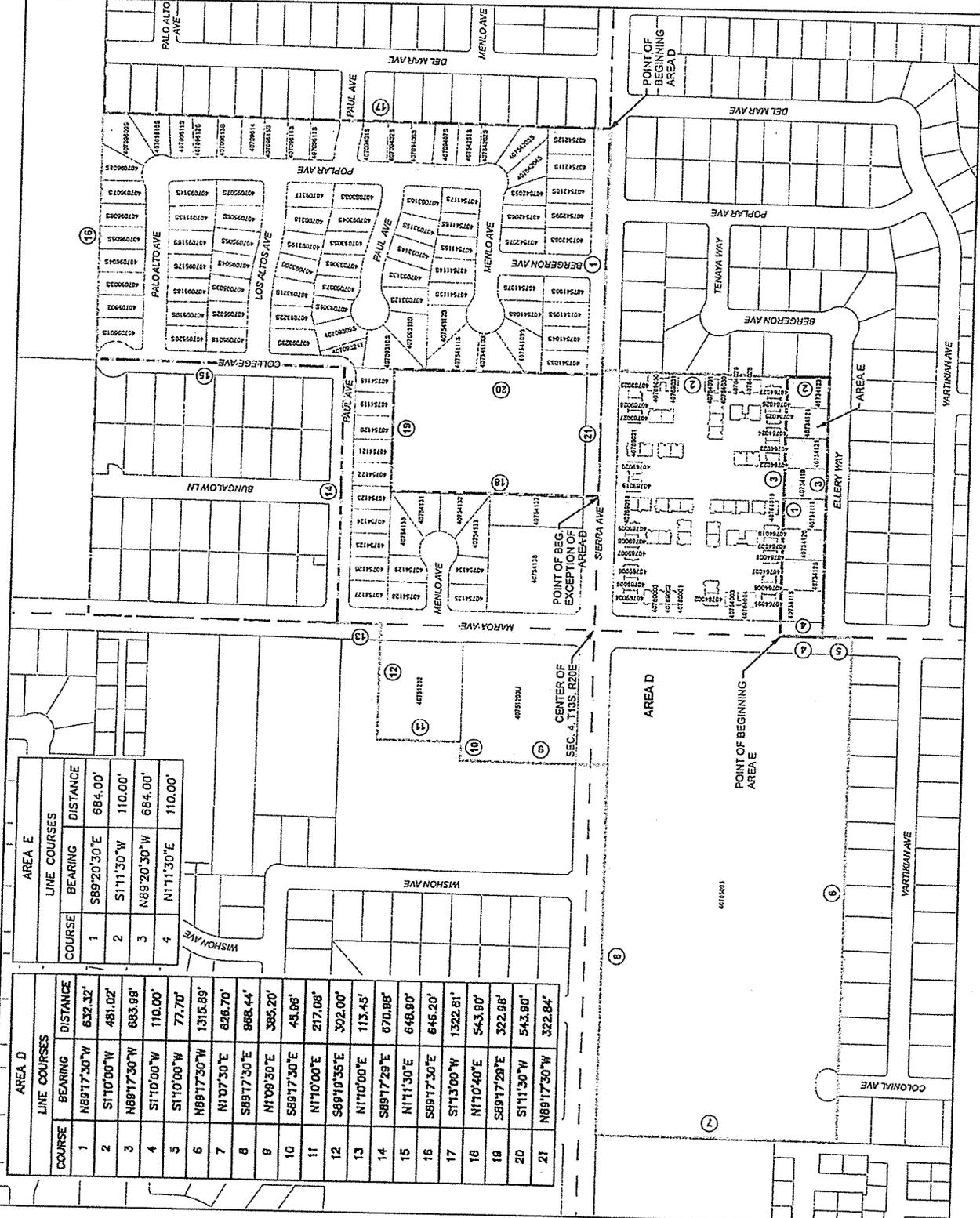


AREA TO BE DETACHED FROM THE PINEDALE COUNTY WATER DISTRICT AND ATTACHED TO THE CITY OF FRESNO WATER DEPARTMENT. AREA = 87.03 ACRES



AREA E		
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'

AREA D		
COURSE	BEARING	DISTANCE
1	N89°17'30"W	632.32'
2	S1°10'00"W	481.02'
3	N89°17'30"W	683.98'
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	826.70'
8	S89°17'30"E	868.44'
9	N1°09'30"E	385.20'
10	S89°17'30"E	45.96'
11	N1°10'00"E	217.08'
12	S89°10'35"E	302.00'
13	N1°10'00"E	113.45'
14	S89°17'28"E	870.98'
15	N1°11'30"E	648.00'
16	S89°17'30"E	645.20'
17	S1°13'00"W	1322.81'
18	N1°0'40"E	543.80'
19	S89°17'20"E	322.98'
20	S1°11'30"W	543.90'
21	N89°17'30"W	322.84'



Pinedale County Water District Area F & G

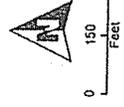
Legend

--- EXISTING BOUNDARY OF THE PINEDALE COUNTY WATER DISTRICT.

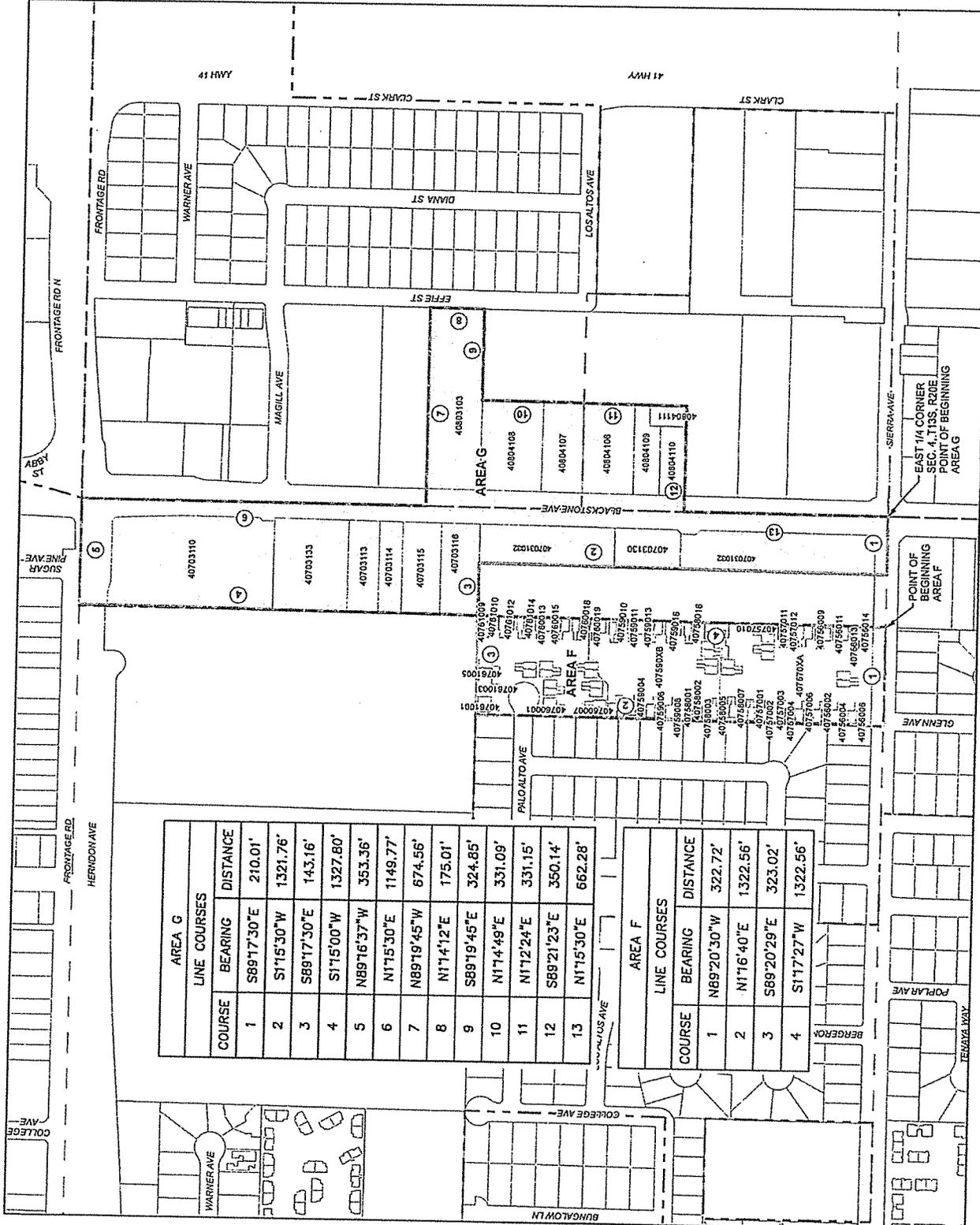
--- SECTION LINE

AREA TO BE DETACHED FROM THE CITY OF FRESNO WATER DEPARTMENT AND ATTACHED TO THE PINEDALE COUNTY WATER DISTRICT. AREA G = 25.17 ACRES

AREA TO BE DETACHED FROM THE PINEDALE COUNTY WATER DISTRICT AND ATTACHED TO THE CITY OF FRESNO WATER DEPARTMENT. AREA F = 9.89 ACRES



Yamabe & Hays
Engineering, Inc.
REGISTERED PROFESSIONAL ENGINEER



AREA G		
LINE COURSES		
COURSE	BEARING	DISTANCE
1	S89°17'30"E	210.01'
2	S1°15'30"W	1321.76'
3	S89°17'30"E	143.16'
4	S1°15'00"W	1327.80'
5	N89°16'37"W	353.36'
6	N1°15'30"E	1149.77'
7	N89°19'45"W	674.56'
8	N1°14'12"E	175.01'
9	S89°19'45"E	324.85'
10	N1°14'49"E	331.09'
11	N1°12'24"E	331.15'
12	S89°21'23"E	350.14'
13	N1°15'30"E	662.28'

AREA F		
LINE COURSES		
COURSE	BEARING	DISTANCE
1	N89°20'30"W	322.72'
2	N1°16'40"E	1322.56'
3	S89°20'29"E	323.02'
4	S1°17'27"W	1322.56'

EAST 1/4 CORNER
SEC. 4, T18S, R20E
POINT OF BEGINNING
AREA G

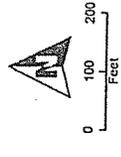
POINT OF BEGINNING
AREA F

Pinedale County Water District

Area H

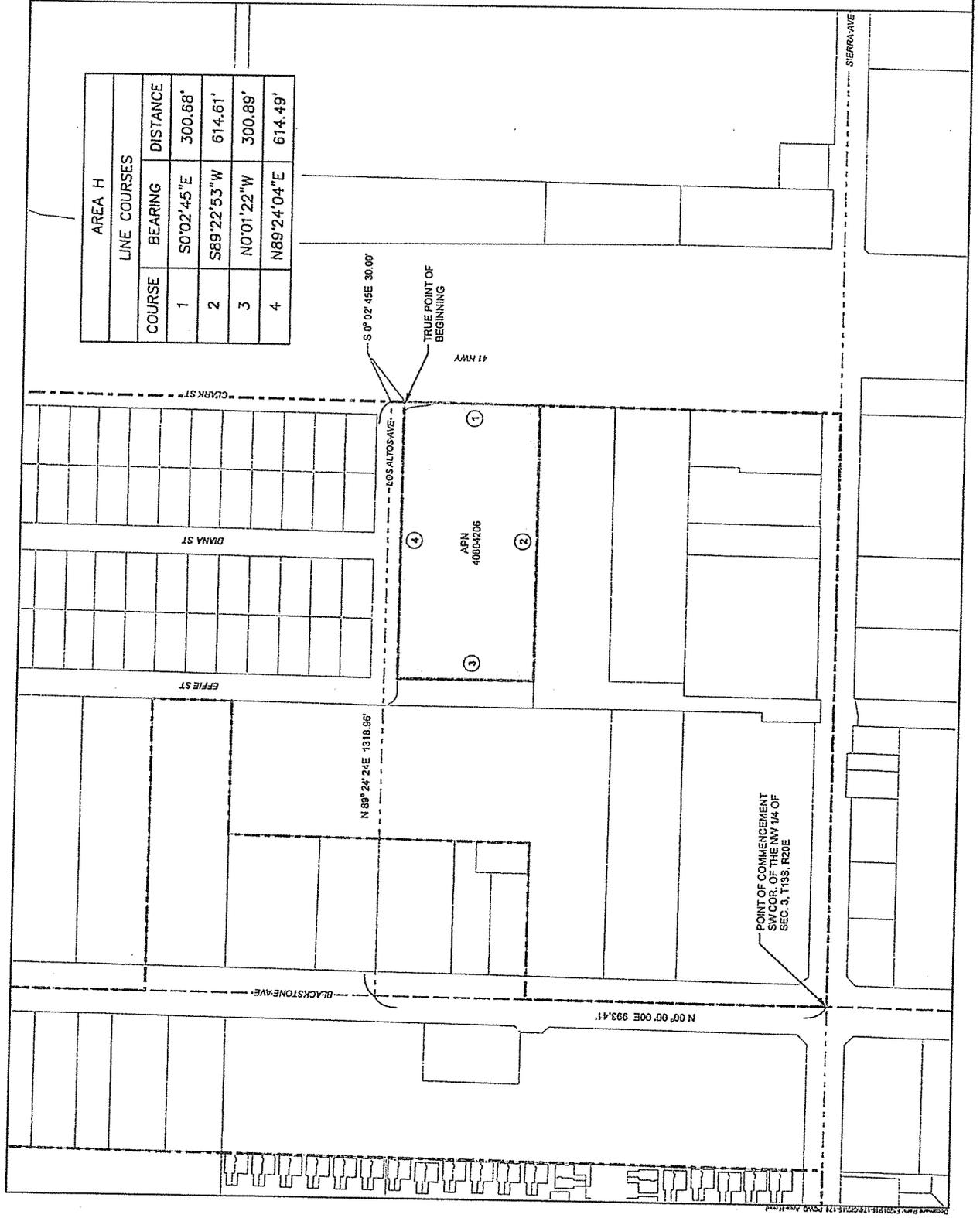
Legend

- 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 = 4.24 ACRES



Yamabe & Horn
Engineering, Inc.
616.437.2020

AREA H			
LINE COURSES			
COURSE	BEARING	DISTANCE	
1	S 0° 02' 45" E	300.68'	
2	S 89° 22' 53" W	614.61'	
3	N 0° 01' 22" W	300.89'	
4	N 89° 24' 04" E	614.49'	

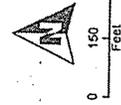


Pinedale County Water District

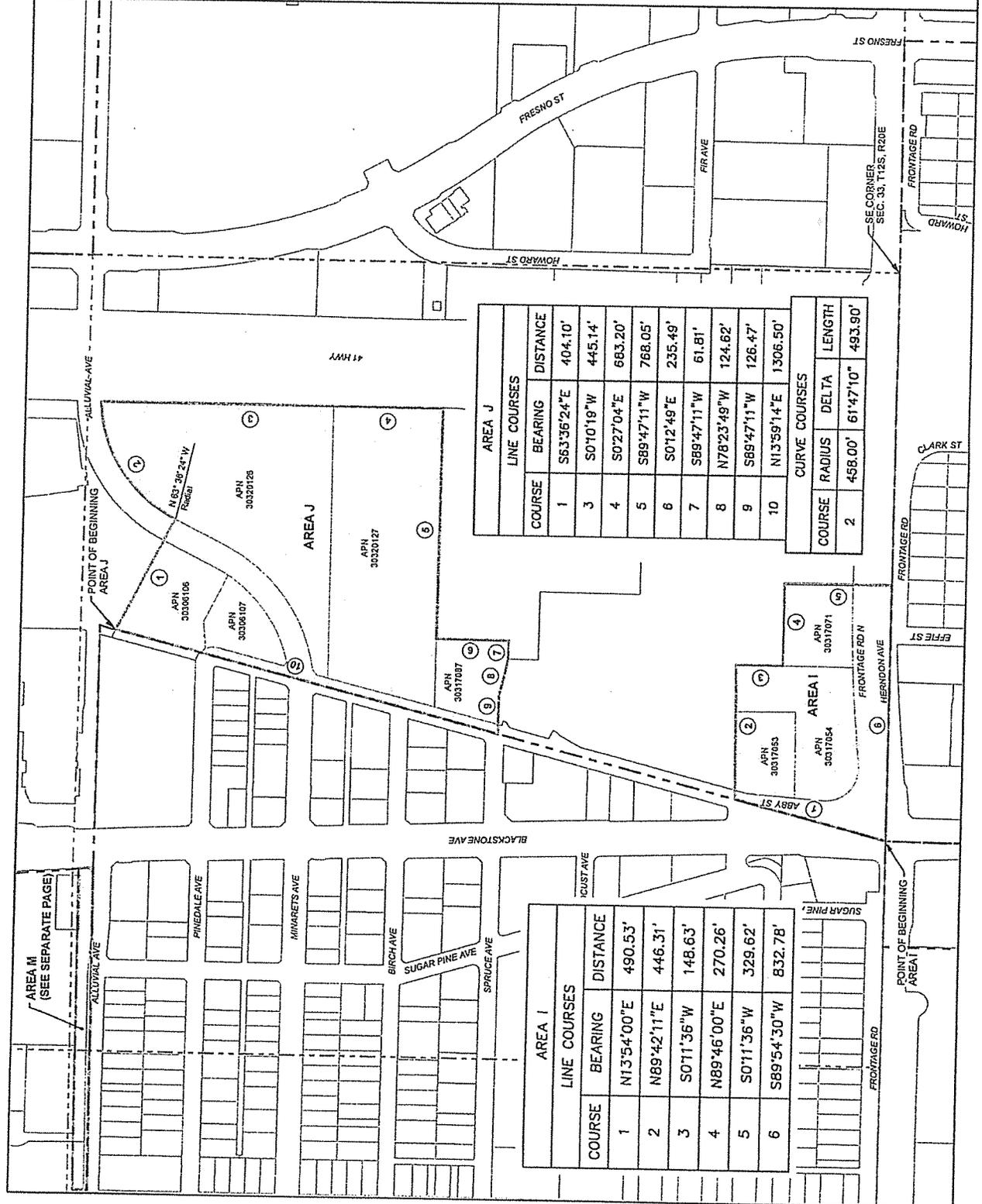
Area I & J

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 I = 7.56 ACRES
- [] AREA TO BE DETACHED FROM THE CITY OF FRESNO WATER DEPARTMENT AND ATTACHED TO THE PINEDALE COUNTY WATER DISTRICT. AREA J = 22.25 ACRES



Yamabe & Hoar
Engineering, Inc.
REGISTERED PROFESSIONAL ENGINEERS



AREA J		
COURSE	BEARING	DISTANCE
1	S63°36'24"E	404.10'
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	1306.50'

CURVE COURSES		
COURSE	RADIUS	DELTA
2	458.00'	61°47'10"

AREA I		
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'

AREA I
(SEE SEPARATE PAGE)

POINT OF BEGINNING
AREA I

POINT OF BEGINNING
AREA J

POINT OF BEGINNING
AREA J

Pinedale County Water District

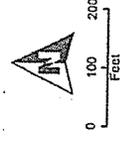
Area K

Legend

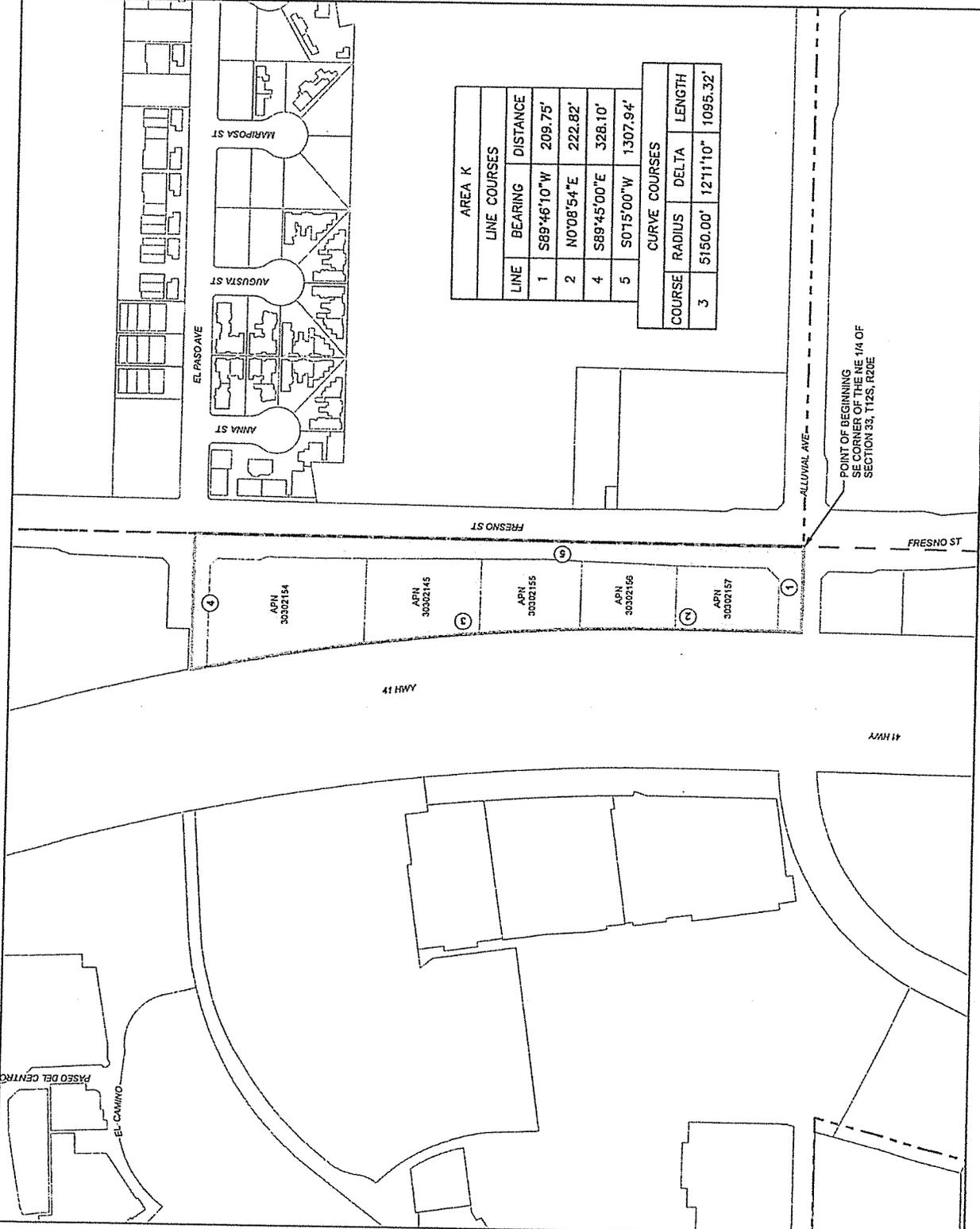
--- EXISTING BOUNDARY OF THE
PINEDALE COUNTY WATER DISTRICT.

--- SECTION LINE

AREA TO BE DETACHED FROM THE CITY
OF FRESNO WATER DEPARTMENT AND
ATTACHED TO THE PINEDALE COUNTY
WATER DISTRICT. AREA K = 7.30 ACRES



Yerxa & Horn
Engineers
PLANNING & DESIGN



AREA K			
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	S01°5'00"W	1307.94'	
CURVE COURSES			
COURSE	RADIUS	DELTA	LENGTH
3	5150.00'	12°11'10"	1095.32'

POINT OF BEGINNING
SE CORNER OF THE NE 1/4 OF
SECTION 33, T12S, R20E

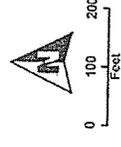
Pinedale County
Water District
Area L

Legend

--- EXISTING BOUNDARY OF THE
PINEDALE COUNTY WATER DISTRICT.

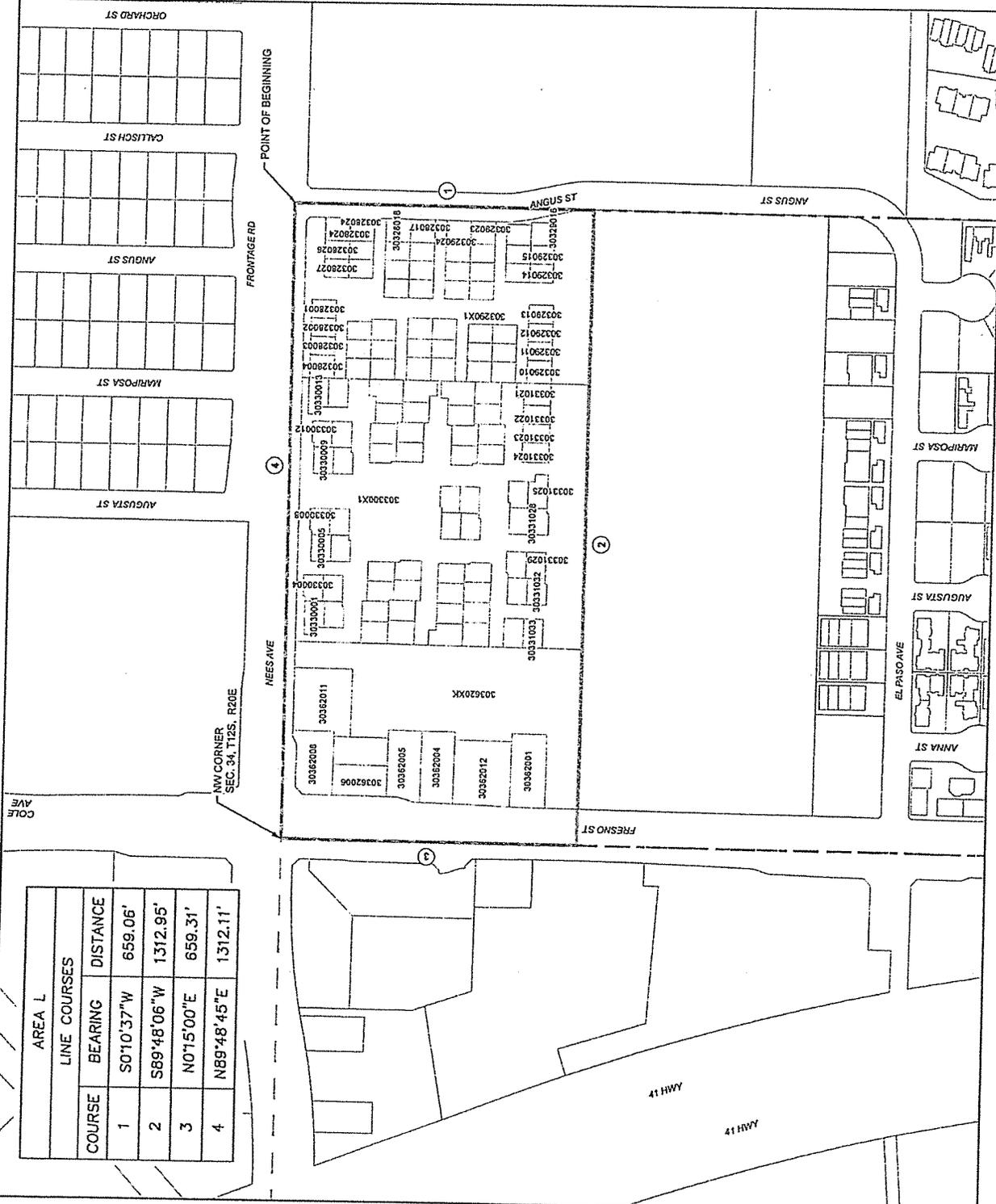
--- SECTION LINE

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



Yamabe & Horn
Engineering, Inc.
1000 N. G STREET, SUITE 100
FRESNO, CA 93703

AREA L			
LINE COURSES			
COURSE	BEARING	DISTANCE	
1	S01°37'W	659.06'	
2	S89°48'06"W	1312.95'	
3	N01°5'00"E	659.31'	
4	N89°48'45"E	1312.11'	



SAN PABLO AVE

EL PASO AVE

AREA M		
LINE COURSES		
COURSE	BEARING	DISTANCE
1	N89°45'00"E	1059.66'
2	S3°43'30"E	50.09'
3	S89°45'00"W	1062.70'
4	N0°15'00"W	50.00'

APN 303870145

APN 30387002

APN 30387005

APN 30387004

POINT OF COMMENCEMENT
CENTER OF
SEC. 33, T12S, R20E

S 89° 46' 00" W 479.32'

TRUE POINT OF BEGINNING

S 0° 15' 00" E 9.07'

ALLUVAL AVE

SAN PABLO AVE

SUGAR PINE AVE

PINEDALE AVE

BLACKSTONE AVE

Pinedale County Water District

Area M

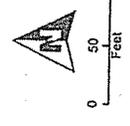
Legend

--- EXISTING BOUNDARY OF THE PINEDALE COUNTY WATER DISTRICT.

--- SECTION LINE



AREA TO BE DETACHED FROM THE CITY OF PIEDMONT WATER DEPARTMENT AND ATTACHED TO THE PINEDALE COUNTY WATER DISTRICT. AREA IN = 1.22 ACRES



Yamabe & Horn
SURVEYORS
1000 W. 10th Street, Suite 100
Pinedale, CA 95231

Pinedale County Water District

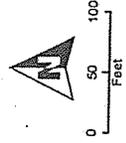
Area N

Legend

--- EXISTING BOUNDARY OF THE PINE DALE COUNTY WATER DISTRICT.

--- SECTION LINE

AREA TO BE DETACHED FROM THE CITY OF FRESNO WATER DEPARTMENT AND ATTACHED TO THE PINE DALE COUNTY WATER DISTRICT. AREA N = 1.22 ACRES



Yamabe & Hara
Engineering, Inc.

AREA N		
LINE COURSES		
COURSE	BEARING	DISTANCE
1	N89°45'00"E	1059.66'
2	S3°43'30"E	50.09'
3	S89°45'00"W	1062.70'
4	N0°15'00"W	50.00'

