

AD-74-19

PINEDALE COUNTY WATER DISTRICT

"engstrom Annexation"

LAFCO
CHECK LIST

"Engstrom Annexation"

Proposal Name

Pinal County Water District
Affected Agency

AD-74-19

Code Number

HEARING	<u>PRESENTATION</u>
NOTICES MUST BE MAILED BY:	

ANNEXATION DETACHMENT FORMATION DISSOLUTION REORGANIZATION OTHER

Information Sent To:

1. ASSESSOR

Sent

Returned

8/2

8/8

2. PUBLIC WORKS (City only)

8/2

8/6

3. PLANNING

8/2

8/12

4. HEALTH

8/2

8/7

5. ELECTIONS

6. Environmental Assessment Fee Paid

8/2/74

7. Environmental Assessment Completed

Published 8/18

8. Negative Declaration Filed (if applicable)

Filed w/ Clerk 8/19

9. Certificate of Filing Issued

8/21 - Filed 8/18/74

10. Notices Mailed, Posted, Published

8/13

11. Commission Meeting Date

8/28

12. Determination by Commission
(Approved, Denied, Continued)

Approved

13. Notice of Determination Filed

9/6

Legal is O.K.

8/12 Spoke to engineer (McGlasco) re: design. He will forward revision.

11/4 Sent memo to Pinal Co. W. B. A., Geo. Eng. & Rights.

7/11/74
LAFCO

EDMUND G. BROWN JR.
SECRETARY OF STATE



Office of the
Secretary of State

SACRAMENTO

CERTIFICATE OF FILING

I, **EDMUND G. BROWN JR.**, Secretary of State of the State of California hereby certify:

That on the 8th day of November, 1974,
in accordance with Section 56452 of the Government Code, there was
filed in this office a Certificate of Completion on behalf of

PINEDALE COUNTY WATER DISTRICT
(**Fresno County**)

That said Certificate of Completion was executed by **Ann Rabie,**
Secretary

That said Certificate of Completion referred to **Engstrom Association**

IN WITNESS WHEREOF, I execute
this certificate and affix the Great
Seal of the State of California this
day of

8th November, 1974.

EDMUND G. BROWN JR.
Secretary of State



By *James E. Harris*
Deputy Secretary of State

RESOLUTION NO. _____

**A RESOLUTION OF THE PINEDALE COUNTY WATER DISTRICT
MAKING DETERMINATIONS, DESCRIBING EXTERIOR BOUNDRIES
OF TERRITORY DESIGNATED "ENGSTROM ANNEXATION", AND
ORDERING ANNEXATION OF TERRITORY**

RESOLVED, by the Board of Directors of the Pinedale County Water District, Fresno County, California, as follows:

WHEREAS, on April 22, 1974, this Board adapted its Resolution of Application by Pinedale County Water District Requesting that the Local Agency Formation Commission Take Proceedings for Annexation of Territory to the District, which resolution, together with a form of written consent of all of the owners of all of the lands comprising the territory proposed to be annexed, was filed with the Executive Officer of the Local Agency Formation Commission of the County of Fresno; and

WHEREAS, on August 28, 1974, the Local Agency Formation Commission of Fresno County adopted its Resolution No. AD-74-19 Approving the Proposed Annexation of Territory to the Pinedale County Water District;

WHEREAS, said Resolution of the Local Agency Formation Commission of Fresno County, approved the proposed annexation of Territory to the Pinedale County Water District and authorized this Board of Directors to annex said territory without notice and hearing and without an election; and

WHEREAS, a form of written consent signed by all of the owners of all of the land within the territory proposed to be annexed has been filed with the District;

NOW, THEREFORE, IT IS FOUND, DETERMINED and ORDERED, that:

1. The territory proposed to be annexed is uninhabited as such term is defined in Government Code Section 56074, and the description of the exterior boundaries of the territory is set forth in Exhibit "A" attached hereto and made a part hereof, and that no written protests to the proposed annexation were or have been filed, and that therefore,

EUGENE L. ADAMS
ATTORNEY AT LAW
410 MAIN BUILDING
FRESNO, CALIF. 93721
PHONE 438-4971

- page 1 of 2 pages -



All that portion of Lots 12 and 13 of Bullard Lands Irrigated Subdivision No. 1 according to the map thereof recorded in Book 9 of Record of Surveys at Page 2, Fresno County Records, described as follows:

Commencing at the intersection of the westerly extension of the South line of said Lot 13 with the centerline of Palm Avenue; thence Northerly along said centerline, a distance of 477.30 feet to an intersection with the westerly extension of the North line of the South half of said Lot 12; thence Easterly along said westerly extension and said north line of the South half of Lot 12 a distance of 1322.78 feet to the East line of said Lot 12; thence Southerly along the East line of said Lots 12 and 13, a distance of 477.30 feet to the South line of said Lot 13, said line also being the North line of Tract 2027, Farina Homes No. 4 according to the map thereof recorded in Volume 22 of Plats at Page 33, Fresno County Records; thence Westerly, along said South line of Lot 13 and said North line of Tract 2027 and their westerly extension, a distance of 1322.40 feet to the POINT OF COMMENCEMENT.

Containing 14.49 Acres more or less.

- EXHIBIT "A" -

1 MAKING DETERMINATIONS AND APPROVING)
2 THE PROPOSED ENGSTROM ANNEXATION TO)
3 PINEDALE COUNTY WATER DISTRICT)

RESOLUTION OF THE FRESNO
LOCAL AGENCY FORMATION
COMMISSION

4 WHEREAS, a proposal for the proposed annexation of certain un-
5 inhabited territory to the Pinedale County Water District
6 in the County of Fresno was heretofore filed with the Executive
7 Officer of this Local Agency Formation Commission; and

8 WHEREAS, said Executive Officer has reviewed said proposal and
9 prepared a report, including his recommendations thereon, said
10 proposal and report having been presented to and considered by this
11 Commission; and

12 WHEREAS, it appears to the satisfaction of this Commission that
13 all owners of the land included in said proposal consent to said
14 proceedings; and

15 WHEREAS, notice was given as required by Section 56261 of the
16 Government Code and no demand for public hearing was made;

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

19 Section 1. Subject to the terms and conditions hereinafter
20 specified, said proposal is approved and in accordance with the
21 findings and recommendations shown in the Executive Officer's report.

22 Section 2. The boundaries of the uninhabited territory proposed
23 to be annexed, as set forth in the proposal, are approved and said
24 territory is assigned the following distinctive short form designa-
25 tion: Engstrom Annexation.

26 Section 3. Any resolution ordering such annexation shall pro-
27 vide that such annexation shall be made subject to the terms and
28 conditions contained in said proposal.

29 Section 4. The Pinedale County Water District
30 is designated as the conducting district and the governing board of
31 said district is hereby directed to initiate annexation proceedings
32

1 in compliance with this resolution; said proceedings may be held
2 without notice and hearing; pursuant to Government Code Section
3 56322.

4 Section 5. The Executive Officer is hereby authorized and
5 directed to mail certified copies of this resolution in the manner
6 and as provided in Section 56272 of the Government Code.

7 ADOPTED THIS 28th day of August 1974 by the following vote:

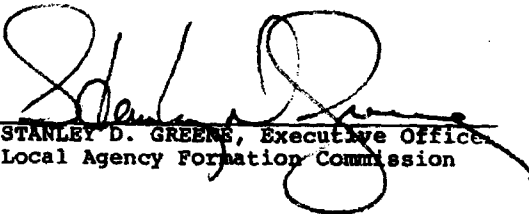
8 AYES: Howard, Rodriguez, Albright, Barsotti, Cassidy

9 NOES: none

10 ABSTAIN: none

11 ABSENT: none




STANLEY D. GREENE, Executive Officer
Local Agency Formation Commission



McGLASSON & ASSOCIATES

CONSULTING ENGINEERS

P. O. BOX 4185 625 NORTH PALM
FRESNO, CALIFORNIA 93744
PHONE (209) 233-5895

XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX

LEGAL DESCRIPTION
OF A PROPOSED ANNEXATION TO THE
PINEDALE COUNTY WATER DISTRICT

EXHIBIT A
ASSESSOR'S REPORT
FILE NO. AD 74-19
1274

All that portion of Lots 12 and 13 of Bullard Lands Irrigated
Subdivision No. 1 according to the map thereof recorded in
Book 9 of Record of Surveys at Page 2, Fresno County Records,
described as follows:

Commencing at the intersection of the westerly extension of the
South line of said Lot 13 with the centerline of Palm Avenue;
thence Northerly along said centerline, a distance of 477.30
feet to an intersection with the westerly extension of the
North line of the South half of said Lot 12; thence Easterly
along said westerly extension and said north line of the South
half of Lot 12 a distance of 1322.78 feet to the East line of
said Lot 12; thence Southerly along the East line of said Lots
12 and 13, a distance of 477.30 feet to the South line of said
Lot 13, said line also being the North line of Tract 2027,
Farina Homes No. 4 according to the map thereof recorded in
Volume 22 of Plats at Page 33, Fresno County Records; thence
Westerly, along said South line of Lot 13 and said North line
of Tract 2027 and their westerly extension, a distance of 1322.40
feet to the POINT OF COMMENCEMENT.

Containing 14.49 Acres more or less.

RECEIVED
AUG 5 1974

ASSESSOR



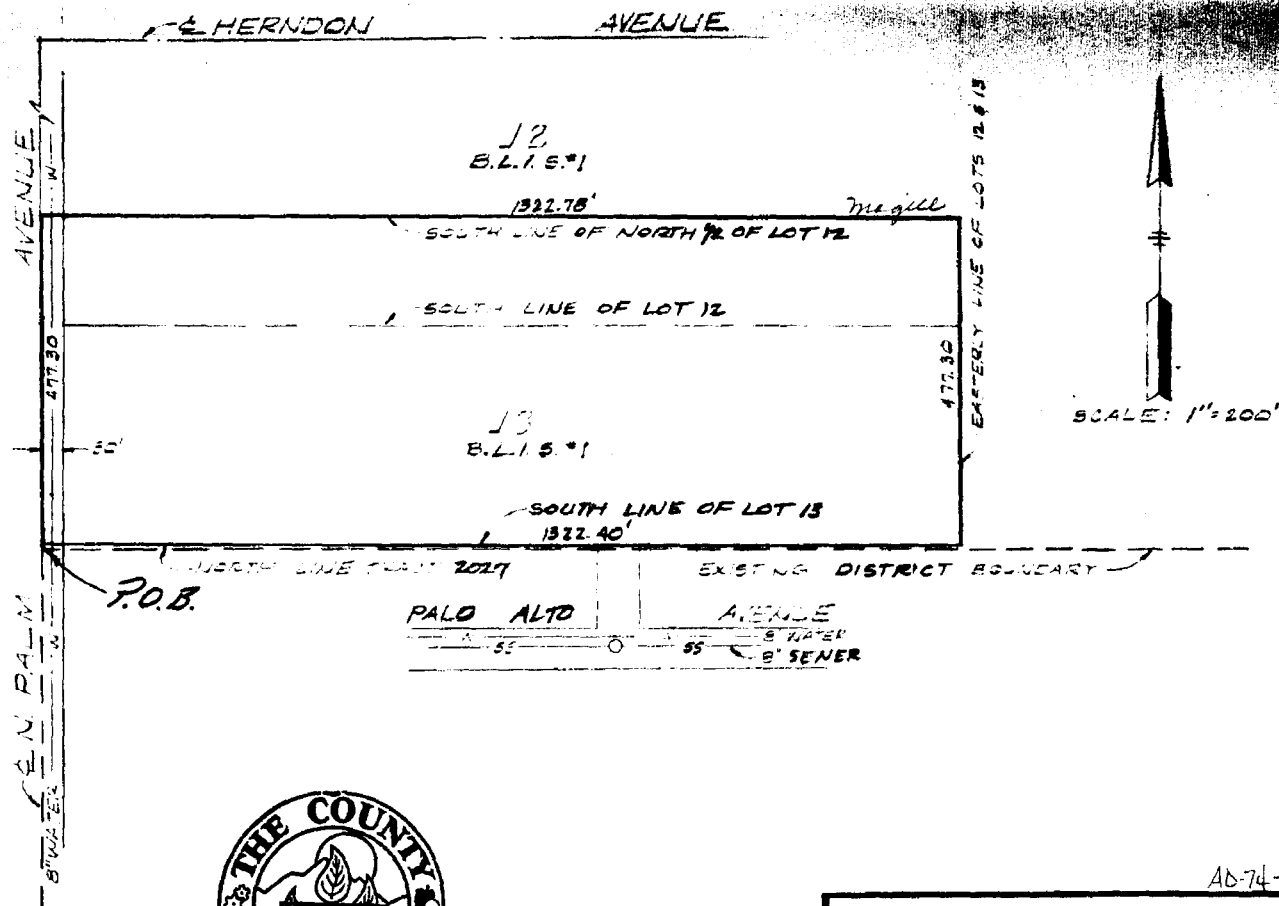
- EXHIBIT "A" -

APPROVED

APPROVED-LAFCO

8/28/74

DATE



APPROVED

APPROVED-LAFCO
8/28/74
DATE

AD-74-19

Mc GLASSON & ASSOCIATES
CONSULTING ENGINEERS
FRESNO - MADERA

**PROPOSED ANNEXATION
TO THE
PINEDALE COUNTY WATER DIST.**

DRAWN BY KLN CHECKED BY JKL
DATE 7-10-74 REVISED 10/21/74 J.N. 1982

FRESNO COUNTY
LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

August 28, 1974

LAFCO

AD-74-19: Proposed "Engstrom Annexation" to Pinedale County Water District.

PROPONENT: George Engstrom, trustee for Palm Avenue Development Trust.

ACREAGE & LOCATION: Approximately 14.49 acres, located south of Herndon Avenue and east of Palm Avenue.

PURPOSE: To obtain water, sewer and solid waste collection service for a proposed residential subdivision.

FINDINGS: Boundaries are definite and certain, though containing minor errors.

Territory is uninhabited.

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

There are no conflicts with lines of assessment or ownership.

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

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

Assessor certifies that Palm Avenue Development Trust, and Lee and Charlene Wickham are the owners of and represent 100% of the assessed value of lands described in the proposal. Satisfactory proof of these property owners' consents to this annexation has been filed with staff.

A negative declaration of environmental impact has been assigned to this proposal by staff, notice of which was published in the Fresno Bee on August 18, 1974. A copy of the negative declaration is attached.

ANALYSIS: This proposal involves the annexation of a county-approved 41-lot subdivision to the subject district for the provision of county water and sewer systems. While the territory is located well within the City of Fresno's sphere of influence, the closest existing city boundary other than the Blackstone strip is located at the intersection of Fresno and Herndon Avenues, approximately 1½ miles to the east. Although the proposal area would appear to be "reachable" by a roadstrip from the current boundaries of the proposed Friant-Shepherd Annexation, an annexation would require a bizarre strip running easterly along Herndon and then southerly along Palm in order to connect with the proposal area. Moreover, the proposal is, to a great degree, an infilling of an area which the county has already committed to urban development. We, therefore, see no alternative but to recommend that this annexation go forward.

RECOMMENDED

ACTIONS:

Approve the proposed annexation to be known as the Engstrom Annexation to Pinedale County Water District.

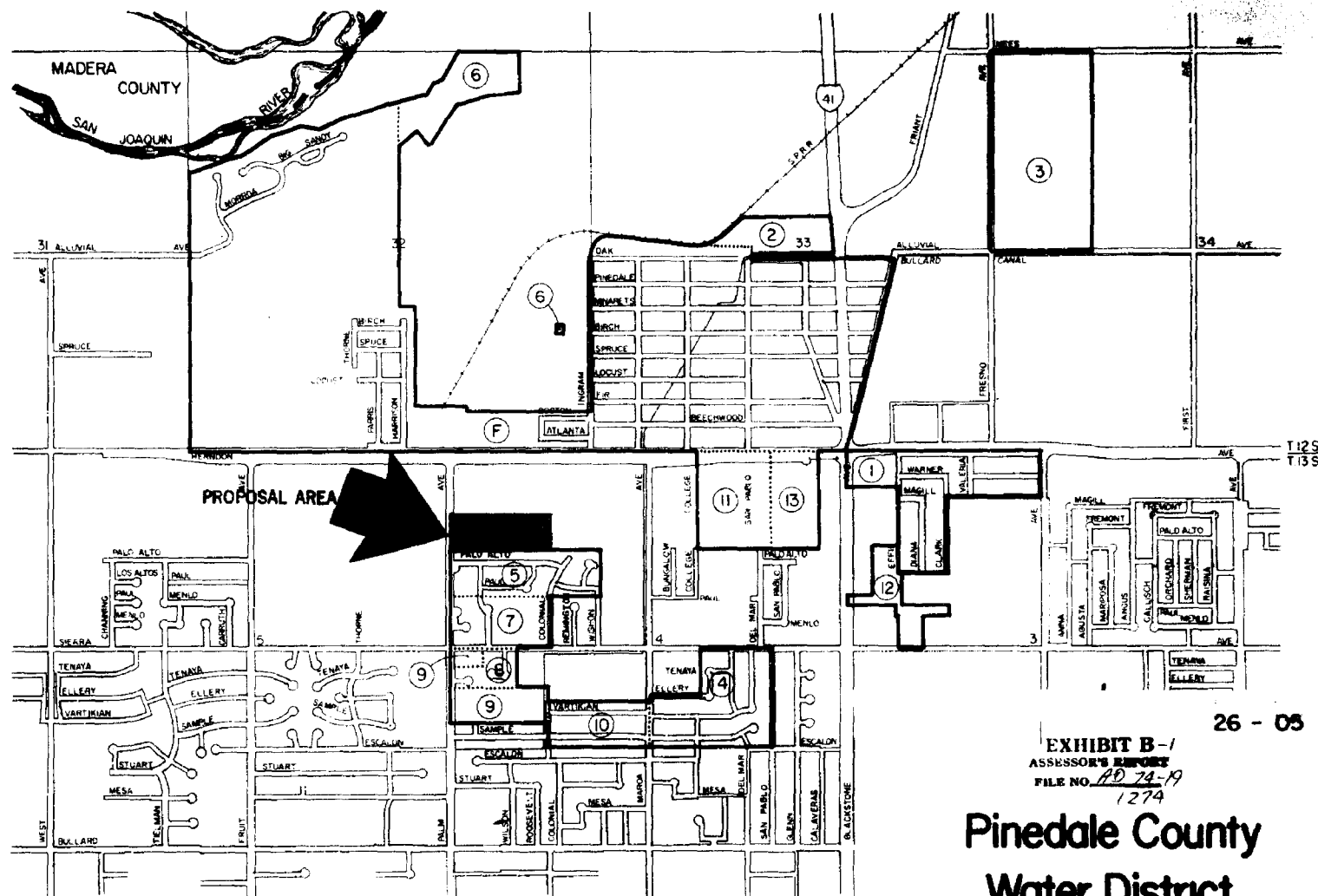
Conditioned upon submittal of a revised map suitable for filing with the State Board of Equalization.

Ratify the action of the Executive Officer in holding this unpublished hearing (Sec. 56261 Govt. Code).

Authorize the District to initiate subsequent proceedings without notice, hearing, and/or election (Sec. 56261 Govt. Code).


STANLEY D. GREENE
Executive Officer

SDG:KMT:jg



26 - 05

EXHIBIT B-1
ASSESSOR'S REPORT
FILE NO. 74-19
1274

Pinedale County Water District

RESOLUTION NO. 3

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

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

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

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

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

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

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

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

- (a) The PINEDALE COUNTY WATER DISTRICT is authorized and empowered to provide for the supply, storage, and distribution of water for domestic and fire protection use, the collection, pumping, treatment, and disposal of sewage, and has a system and works for the providing of distribution facilities which may be expanded so as to provide a means of water service, and is presently planning for a sewage and disposal system capable of serving the District and 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 and 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 proposed sewage treatment and disposal facilities of the PINEDALE COUNTY WATER DISTRICT, or practicable works in connection therewith, and will be benefited by such services.

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 22nd day of APRIL, 1974 by the following vote: -

AYES: DELTAS COOPER, SAM BUSTAMANTE,
ALBERTO P. RIOJAS, WESLEY ROBE,
DONALD McCORKLE

NOES: NONE

ABSENT: NONE

/s/ ALBERTO P. RIOJAS

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

/s/ ANN RUBIO

Secretary of the PINEDALE COUNTY
WATER DISTRICT

- SECRETARY'S CERTIFICATE -

I hereby certify that the foregoing Resolution was duly and regularly adopted at a meeting of the Board of Directors of the PINEDALE COUNTY WATER DISTRICT duly held on the 22nd day of APRIL, 1974 by the following vote: -

AYES: DELIAS COOPER, SAM BUSTAMANTE,
ALBERTO P. RIOJAS, WESLEY ROBE,
DONALD A. McCORKLE

NOES: None

ABSENT: None

IN WITNESS WHEREOF, I have hereunto set my hand this 26th
day of JULY, 1974.

✓ 181 Alberto Riojas
Secretary of the PINEDALE COUNTY
WATER DISTRICT



McGLASSON & ASSOCIATES

CONSULTING ENGINEERS

P. O. BOX 4185 625 NORTH PALM
FRESNO, CALIFORNIA 93744
PHONE (209) 233-5695

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XXXXXXXXXXXXXXXXXXXX
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LEGAL DESCRIPTION
OF A PROPOSED ANNEXATION TO THE
PINEDALE COUNTY WATER DISTRICT

All that portion of Lots 12 and 13 of Bullard Lands Irrigated Subdivision No. 1 according to the map thereof recorded in Book 9 of Record of Surveys at Page 2, Fresno County Records, described as follows:

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Containing 14.49 Acres more or less.

- EXHIBIT "A" -

FRESNO LOCAL AGENCY FORMATION COMMISSION

Special District Annexation Questionnaire

This portion of the questionnaire is to be completed and signed by the proponent(s) of the proposed annexation, or a representative of the annexing district if the district is initiating the proposal.

I. BACKGROUND INFORMATION

- A. How do you qualify as a proponent of the action (i.e. landowner, developer, district official, etc.)?

Developer

- B. What is the purpose of this annexation?

To provide sewer, water and garbage disposal service to a proposed development

- C. Why is it advantageous to annex to this particular district rather than to another district, service area, or city?

District Boundary presently abuts on one (1) side of the property

- D. Why is the annexation being proposed at this time, rather than earlier or at some time in the future?

A tentative subdivision map is presently under consideration

DAVE AVENUE DEVELOPMENT TRUST
by Ray Compton, Trustee
(Proponent's Signature)

Address

1025 T Street
Visalia Calif 93721

Phone

485-3470

This portion of the questionnaire is to be completed by district staff.

II. AREA INFORMATION

- A. How many acres or square miles of territory are included in the proposed annexation? 14.49 Acres

- B. Are there 12 or more registered voters in the area? No

How many people live in the area? Unknown

How many dwelling units are there in the area? one

Number of landowners involved 2

Indicate the source of your information: Field Inspection & Records

- C. What is the general topography of the area?

Flat

D. Are there any significant natural characteristics of the proposal area (i.e. forested, wildlife area, etc.)?

E. Within or adjacent to the area to be annexed, are there any:

Major highways? Yes Rivers? No Flood control channels? No

Irrigation canals? Yes

If yes, will they present a problem in supplying the district's service to the area?

No

F. Please indicate which of the following best describes the soil of the proposal area.

 Extremely fertile, capable of producing a high agricultural yield

 X Fairly fertile for certain crops

 Poorly suited to agricultural uses

G. Are there any significant historical or cultural characteristics of the proposal area (i.e. possible historical landmark site, cemetery, etc.)?

No

H. What would be the nearest general purpose shopping area to the proposal area?

Fresno Fashion Fair

III. LAND USE INFORMATION

A. Is the territory proposed for annexation to the district included within a city's general, specific or community plan?
 If so, what does the city's plan indicate as a suitable use of the area?

B. What does the county's General Plan indicate as a suitable use of the area?

Residential

C. What is the present use of the land (i.e. farming, residential)?

Fig Orchard

D. How will the land be used after annexation to the district? Please be specific.

Residential Subdivision

E. Have specific development plans (i.e. tentative map, etc.) been submitted to the county?

Yes

- F. Provide a map indicating the existing zoning in the area.
(You may wish to contact the County Planning Department to assist you.) Please indicate any zoning change contemplated by the property owner or developer.
- G. If an existing or proposed development project or subdivision is involved in this proposal, please specify its name.
Tract 2598
- H. Will the proposed annexation result in urban growth in the area to be annexed or in areas adjacent to the proposed annexation? Please be specific.
Yes

IV. INTERGOVERNMENTAL INFORMATION

- A. List the cities or special districts (other than school districts) which are in the immediate vicinity of the proposed annexation.

Fresno Metropolitan Flood Control District

- B. Have all of the above agencies been informed of this proposal?
Yes
- C. To your knowledge, is there any objection to the proposed annexation on the part of these agencies or any other agencies, including local, state and federal agencies or departments? If so, please indicate specifically the nature of such an objection and the objecting agency.
No
- D. Which agencies (or private company, if that is the case) presently provide services within the area to be annexed?
- | | |
|--------------------|---------------------------------|
| Police protection | <u>Fresno County Sheriff</u> |
| Fire protection | <u>Mid Valley Fire District</u> |
| Water distribution | <u>None</u> |
| Sewer collection | <u>None</u> |
| Refuse collection | <u>None</u> |
| Street lighting | <u>None</u> |
| Street maintenance | <u>Fresno County</u> |
- E. What will be the effect of the annexation upon any districts having jurisdiction and providing service in the area? Please be specific.
None
- F. Is it anticipated that any of the territory proposed for annexation to the district will, upon annexation, be detached from any other special district? If so, which district(s)?
No

V. SERVICE INFORMATION

- A. List the service or services which will be provided by the district upon completion of this annexation.

Domestic water, sewage collection and solid waste collection

- B. Is the district prepared to furnish all of these services upon annexation? If not, at what time in the future will they be provided?

The district is prepared to furnish all of these services as soon as the necessary construction is completed

- C. What will need to be done in order to provide these services? For example, will it be necessary to extend water and sewer lines, install street lights, purchase new equipment, or build a new facility?

The construction of sewage and water lines within the proposed development from existing mains adjacent to the project

- D. What will the services cost and how will these costs be met? If more than one service is involved, indicate how each service will be financed.

	<u>Service</u>	<u>Cost</u>	<u>Method of Financing</u>
1st Year			
Annually			
Thereafter			

- E. If possible, please indicate on a map the location of district facilities (i.e. fire stations, sewer & water lines, etc.) in the vicinity of the proposal.

- F. What is the present tax rate in the area to be annexed and what will it be upon completion of the annexation? (Please show your computations.)

There will not be any taxes levied by the district, all operating costs are collected in monthly user fee's

- G. Does the district wish the LAFC to conditionally approve this proposal (i.e. is it desired that the proposed annexation provide for and be made subject to any terms and conditions)? _____
If so, list and describe these terms and conditions.

VI. BOUNDARY INFORMATION

- A. Why is this particular area, rather than a larger or smaller area, being proposed for annexation?

The area proposed for annexation is the extent of the proposed development.

- B. Was an effort made to include as much surrounding territory as appeared logical and, under the circumstances, possible?

Yes

- C. Should other nearby areas be included in the proposal in order to allow the district to more logically provide and plan for the provision of services?

No

- D. Has any property been included which splits an ownership or line of assessment? No If yes, please explain.

- E. Does the district's enabling legislation require that annexed territory be contiguous to the district? No Is the territory contiguous to the district? Yes

VII. 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)

✓ Albert Riojas	480 W. Birch St.	Pinedale, Calif.	93650
✓ McGlasson & Associates	P. O. Box 4185	Fresno, Calif.	93744
✓ George E. ^M gstrom	1025 T Street	Fresno, Calif.	93721

Signed

Albert Riojas

Representing Pinedale County Water District

Address 480 W. Birch Street

Pinedale, Calif. 93650

Date _____

Phone 439-2362