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

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**AGENDA ITEM No. 9**

**DATE:** May 11, 2016

**TO:** Fresno Local Agency Formation Commission

**FROM:** David E. Fey, AICP, Executive Officer 

**SUBJECT:** Consider Adoption: Municipal Service Review and Sphere of Influence Update Prepared for the City of Fresno; Commission Action to Conclude Activities of Ad Hoc Committee

**RECOMMENDATIONS:**

1. Consider the response by the Fresno City Council to the Commission's April 13, 2016 Direction; and
2. Take various actions identified in staff's April 13, 2016 report.

*Note: The draft Municipal Service Review was distributed with the Commission's November 4, 2015, packet and is available on the LAFCo website at [www.fresnolafo.org](http://www.fresnolafo.org) under the "Hearings and Workshops" tab. A MSR summary is included in the attached November 4, 2015 staff report as Exhibit A.*

**Discussion Recent Commission Action (April 13, 2016)**

On April 13, 2016, the Commission opened the hearing on the Fresno MSR and SE SOI and received testimony on its consideration of the Fresno MSR and SE SOI. A representative of the Sanger Unified School District presented correspondence to clarify and reaffirm the SUSO's opposition to removing the subject 2,560-acre portion of SE SOI between Kings Canyon and Jensen Avenues. This area was originally recommended for removal by staff and the ad hoc subcommittee in part to an apparent lack of development pressure.

The testimony by public and private parties continued a theme initially heard at the November, 2015 LAFCo hearing, and repeated at the February, 2016 listening session, that the SE SOI was viewed as a necessary predecessor to a specific plan to be prepared by the City and that significant public and private investments had been made in anticipation of the specific plan.

In light of these commitments, the Commission sought to understand when a specific plan would actually be prepared given the 2035 Fresno General Plan's reorientation from the then-2006 emphasis on southeast development to a focus on infill and development west of Highway 99. After considering staff's report and public testimony at the April meeting, the Commission directed staff to approach the City Council to seek an expression by the City Council with respect to its plans for the SE SOI and when the City anticipates preparing and adopting a specific plan for the area.

On April 18, 2016, pursuant to Commission direction, the Executive Officer hand-delivered a

letter to Council President Caprioglio's chief of staff (also copied to the City Council, Mayor and City Manager) along with the EO's offer to meet with the Council President at his convenience to brief him or the City Council on the MSR/SOI and to respond to any questions. A copy of that letter is attached as Exhibit "A." In the interest of timely communication, staff had earlier emailed a summary of LAFCo's direction to Council President Caprioglio on April 14, 2016. (Exhibit "B")

On May 5, 2016, Fresno City Council President responded with a request for additional time for the Council to consider the policy aspects of the Commission's request and invited staff to present a workshop on this matter. The letter is attached as Exhibit "D."

Staff has attached email correspondence with Mark Reitz, who owns property in the SE SOI. It is attached to this report at his request as Exhibit "C."

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## Fresno Local Agency Formation Commission

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April 18, 2016

HAND DELIVERED

The Honorable Paul Caprioglio, President  
Fresno City Council  
City of Fresno  
2600 Fresno Street, Room 2097  
Fresno, California 93721

President Caprioglio,

During its April 13, 2016, meeting, the Fresno Local Agency Formation Commission ("LAFCo" or the "Commission") considered the Fresno Municipal Service Review (the "Fresno MSR") and the southeast Fresno sphere of influence (SE SOI, also known as "SEDA"). By this letter, I am writing to inform you that the Commission took action to continue this item for an additional 30 days to receive comment from the Fresno City Council regarding its intent to develop a specific plan for the SE SOI.

As you may know, on December 9, 2015, LAFCo created an *ad hoc* subcommittee to meet with interested community members regarding the scope of the City's sphere of influence and to consider all opinions regarding the Fresno MSR. As a result, LAFCo and its *ad hoc* committee heard testimony and received comment from many interested parties, including the City of Fresno, the Cities of Clovis and Sanger, Clovis and Sanger Unified School Districts, the State Center Community College District, the Building Industry Association, SE SOI property owners, and various members of the public. This testimony established that many of these parties have made significant investments in the SE SOI in the expectation of the City fulfilling its 2006 specific plan promise.

Prior to granting the continuance on this matter, the LAFCo subcommittee recommended considering, among other things, the possible reduction of approximately 2,560 acres between Kings Canyon Road and Jensen Avenue. Attached to this letter are the original and amended staff reports from the April 13, 2016 meeting.

During the last LAFCo meeting, the Commission noted that its 2006 resolution amending the SE SOI was based on a promise by the City to create and adopt a specific plan for this area and to complete other complementary actions. The Commission concluded that although the SE SOI had been determined in 2006 to be necessary to support the City's commitment to a specific plan for the SE growth area, the 2014 Fresno General Plan altered that course with significant

The Honorable Paul Caprioglio, President  
Fresno City Council  
April 18, 2016  
Page 2

reorientation of the City's growth priorities. Specifically, these priorities moved away from the SE SOI and toward infill and development west of SR 99.

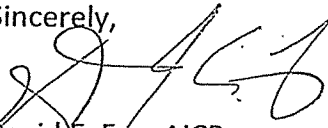
A sphere of influence defined in statute as "a plan for the probable physical boundaries and service area of a local agency, as determined by the commission." By LAFCo policy, the Commission determines the probable physical boundaries of a local agency, albeit a city or a special district, using a 20-year planning horizon, meaning the probable expansion of that agency's service area within 20 years of the SOI's approval. Several Commissioners voiced the opinion that if the City's commitment to a SE SOI specific plan has substantially diminished, so too, may the need for a sphere of influence for a plan that may not come to fruition within LAFCo's 20-year planning horizon pursuant to LAFCo's policy.

In addition, the Commissioners noted, as a matter of public policy, the parties that have made public and private investments in the SE SOI in anticipation of a specific plan deserve to know the City's plans for this area.

As mentioned, LAFCo concluded that this issue is a policy matter best considered by the City Council and directed me to request, among other things, that the City Council affirms its commitment to adopt a specific plan for the SE SOI. Accordingly, LAFCo requests that the City provide a detailed plan of action whose goal is City Council adoption of a SE SOI specific plan and provide this information to the LAFCo at its next regular meeting, which will be on May 11, 2016.

I would appreciate the opportunity to meet with you personally and respond to any questions that you may have regarding LAFCo's request. I am also available to attend a City Council meeting to brief the Council on this matter and respond to any questions.

Sincerely,



David E. Fey, AICP  
Executive Officer

c: Fresno City Council members  
Ashley Swearengen, Mayor, City of Fresno  
Bruce Rudd, City Manager, City of Fresno  
LAFCo Commissioners  
Jean Rousseau, Fresno County Administrative Officer



**Fey, David**

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**From:** Fey, David  
**Sent:** Thursday, April 14, 2016 9:55 AM  
**To:** 'District4@fresno.gov'  
**Cc:** Kenneth J. Price (KPrice@bakermanock.com)  
**Subject:** Fresno LAFCO

Council President Caprioglio,

In the interest of time, I am providing you with a summary of yesterday's Fresno LAFCo action on the Fresno Municipal Service Review. I will be preparing a more formal letter to you and the City Council and hope to have it ready by tomorrow.

At its public hearing yesterday, the Fresno LAFCo considered the Fresno Municipal Service Review and the southeast Fresno sphere of influence (SE SOI also, SEDA). During the months-long consideration of the Fresno MSR, the LAFCo and its ad hoc committee heard testimony from the City of Fresno and other parties including the Clovis and Sanger School Districts, the State Center Community College District, the Building Industry Association, and SE SOI property owners and members of the public. This testimony established that these parties all made significant investments in the SE SOI in anticipation of the City fulfilling its 2006 specific plan promise. These parties expressed their opposition to making any changes to the SE SOI.

At the conclusion of testimony, the Commission noted that its 2006 support for the SE SOI was based on a promise by the City to create and adopt a specific plan for this area and complete other actions. The LAFCo considered all testimony and concluded that though the SE SOI had been determined to be necessary to support the city's commitment to a SEGA specific plan, the 2014 Fresno General Plan reoriented the City's growth priorities away from the SE SOI toward infill and development west of SR 99. The LAFCo expressed that if the City's commitment to a SEDA specific plan has substantially diminished, so too may need for a SE SOI for a plan that may not come to fruition within the LAFCo's 20-year planning horizon. As a matter of public policy, the parties that have made public and private investments in SEDA deserve to know what the City's current intentions are for the SE SOI. These intentions are not clearly articulated in the 2014 General Plan.

The LAFCo concluded that its concern is a policy matter best considered by the City Council. It directed the Executive Officer to request, among other things, that the City Council affirm its commitment to specific planning in SEDA by establishing a program of activities, with appropriate performance metrics, leading to the adoption of the SEDA specific plan and provide this to the LAFCo at its next regular meeting (May 11).

When my letter is complete I would appreciate the opportunity to present it to you personally and respond to any questions that you may have. I am also available to attend a Council meeting to brief the Council on this matter and respond to any questions.

Sincerely,  
**David E. Fey, AICP**  
Executive Officer  
Fresno LAFCo  
2607 Fresno Street, Ste. B  
Fresno, CA 93721  
559 600-0604  
[dfey@co.fresno.ca.us](mailto:dfey@co.fresno.ca.us)  
website: [www.fresnolafco.org](http://www.fresnolafco.org)

**Fey, David**

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**Subject:** FW: Southeast Growth Area Boundary Changes

**From:** Reitz, Mark [mailto:Mark.Reitz@aecom.com]  
**Sent:** Thursday, April 28, 2016 1:28 PM  
**To:** Fey, David  
**Subject:** RE: Southeast Growth Area Boundary Changes

I would appreciate it if you would please provide them with the email string with the attachments I sent with them. They would probably get more out of this than a summary letter. Thanks so much.

*Mark Reitz, PE*  
559-905-4523  
1080 S. Temperance Ave.  
Fresno CA 93720  
[mark.reitz@aecom.com](mailto:mark.reitz@aecom.com)

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**From:** Fey, David [mailto:dfey@co.fresno.ca.us]  
**Sent:** Thursday, April 28, 2016 9:39 AM  
**To:** Reitz, Mark  
**Subject:** RE: Southeast Growth Area Boundary Changes

Mark,

You continue to raise relevant points about the need for a specific plan. Partial amendment of the SE SOI, even removal in its entirety, doesn't preclude the city's future reapplication to LAFCo for restoration of this development area. Of course, now a bit wiser, the commission is likely to ask for an adopted specific plan as a condition of a complete application. We'll see.

To respond to your question at the end of this email, if you want to reconstitute these emails into a letter I can add it to the packet, or would you like me to print this email string and include attachments for the commission hearing on May 11 at 1:30?

DF

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**From:** Reitz, Mark [mailto:Mark.Reitz@aecom.com]  
**Sent:** Tuesday, April 26, 2016 5:29 PM  
**To:** Fey, David  
**Subject:** RE: Southeast Growth Area Boundary Changes

Thanks for clarifying the Specific Plan issue as it relates to the entire SEGA plan. I was previously told by Keith Bergthold and the city planners when I was first involved in the original SEGA plans as proposed by Calthorpe, that they would be completing the General Plan first and that SEGA would be addressed in it. I attended the many early planning meetings where they discussed the SEGA plan proposed by Calthorpe and when they decided on a preferred alternative and adopted it informally. We along with many other land owners, submitted some alternatives for consideration after it was informally adopted because that was the direction we were told to do (paid \$4,200 to be reviewed). This was never formally done and they said they would address them later all together. They decided not to address our application and just deal with it during the General Plan process. They didn't want to discuss the land uses proposed in the SEGA plan until after the General Plan update.

There were a lot of things changing during that 3 or 4 year period of time and the politicians got involved and changed the SEGA directions a number of times. I am a bit frustrated with the whole process as you can gather.

In the meantime the General Plan and CEQA documents were completed and adopted but the SEGA plan area was left without adopted land use designations except for some general designations in the General Plan maps. They were addressed in the CEQA documents to some extent.

Whether the Commission decides to reverse the entire SEGA or postpone their decision until the city does a Specific Plan is up to them. As I was not at the last meeting and had just read the Bee article, I was given the impression that LAFCO was seriously considering reducing the SEGA area per the map in the Bee. This was what I was addressing in my email below where I was commenting on the reduced plan and suggesting other configurations for the reasons given. I am not questioning the need for a Specific Plan, etc.

As to the widening of Temperance Ave. to a 6 lane arterial at some point in time, I am enclosing some recent photos of the stretch of Temperance south from 180 down to the areas south of the California Ave alignment where a recent subdivision map was recorded and they are building home on the west side. Temperance just south of 180 shows a 6 lane built out width and the area about 200 yard south of Kings Canyon is widened on the west side for an arterial. Also the frontage at the La Destra packing plant just south of Butler is now widened to 6 lanes with full landscaped median and the now recorded subdivision map at California Ave shows about a 145' right of way width for a 6 lane arterial.

For the reasons below I think the plan I suggested for a reduced SEGA area (only if the Commission wants to go that way) would be a better choice than the one shown in the Bee. As for the issue of postponing the SEGA plan or reversing, that is up to the Commission at this point in time.

Thanks for listening to me. Can you pass this on to the Commission member I should I send a brief letter?

Mark Reitz

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**From:** Fey, David [<mailto:dfey@co.fresno.ca.us>]  
**Sent:** Thursday, April 21, 2016 3:07 PM  
**To:** Reitz, Mark  
**Subject:** RE: Southeast Growth Area Boundary Changes

Mark,

I appreciate the practitioner's perspective that you bring to this issue. Under the normal planning/engineering/entitlement/construction context you employed below, the specific plan designates rights of way for major streets. These data are used to support dedications when projects are proposed and streets are constructed to their planned capacity. Given that the current GP provides only 'general' guidance for the number of lanes per roadway type (pages 4-7 through 4-13) but doesn't provide lane width or ROW width, absent a specific plan how would you see a street like Temperance being improved if it remains in the unincorporated part of the SEGA SOI?

Under most other General Plan circumstances, a SOI facilitates annexations consistent with the general plan. Your statement, "By not allowing the land just east of Temperance and south of 180 to come into the City in the near future, ..." presumes that LAFCO's action to amend or reverse the SEGA may thwart an annexation, consistent with a specific plan, which has been facilitated by the SOI. It would if there was a specific plan. However, the critical distinction that I am drawing is the fact that the City/County MOU conditions and LAFCO resolution conditions make a specific plan a requirement for any annexation by the city. The lack of such a specific plan means, under the current conditions, that even with a SOI, until there's a specific plan there won't be any annexations, dedications, nor development per the city's plans.

DF

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**From:** Reitz, Mark [<mailto:Mark.Reitz@aecom.com>]  
**Sent:** Thursday, April 21, 2016 9:49 AM

**To:** Fey, David  
**Cc:** Fleming, Candace Lynn  
**Subject:** Southeast Growth Area Boundary Changes

David, thanks for taking the time to speak with me yesterday. I thought about some of the things you said and the concept of reducing the size of SEGA in order to satisfy the Commission that the area is too large at this time. The concept of eliminating or delaying the area east of Temperance to Highland and South of 180 to Jensen would mean that Temperance Ave would not get improved due to lack of allowed development on the east side. Temperance is master planned to be a 6 lane arterial that serves as a main north south route from northeast Clovis (Clovis Community Hospital and Medical Center) all the way south to Jensen Ave. Jensen Ave. is a major east west 4 lane arterial that connects to Sanger and to Freeway 99. Temperance Ave. if not improved, would become a major bottle neck to safe travel from 180 south to Jensen Ave. Right now the La Destra Foods plant uses this as a major truck route from the plant located at Temperance and Butler, to head south along Temperance to Jensen. By not allowing the land just east of Temperance and south of 180 to come into the City in the near future, there would be no development done on the East side of Temperance to pay for the street widening. There are also major gas, communications, water, sewer and storm drain utilities master planned in this part of Temperance Ave. which would not be put in to serve the area to the west if Temperance was not widened to its ultimate right of way in the near future. The City or County does not typically pay for this type of street widening and right of way purchase and expects the adjacent developments to dedicate the land and pay for the improvements. This is why there are so many unfinished segments of major roads that cause traffic problems.

With this in mind I have marked up the attached maps that show the SEGA area boundary with parts crossed out in red in areas to be delayed that I believe may be better planning and more equitable to the entire SEGA area. I have shown it on an aerial maps as well as a map taken from the city's new general plan that shows possible future land uses for this area. The areas removed would be equal to or greater in size than the area currently being considered as shown in the Fresno Bee.

I would prefer that the SEGA area not be changed in size but if absolutely necessary, I believe the boundaries I am showing would serve the area better in the near future. This would still leave ample room around the school districts property I believe however I am not aware of all of their needs and budget issues and certainly cannot speak for them or the city of Fresno in any way.

Thanks again.  
Mark Reitz PE  
559-905-4523

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**From:** Reitz, Mark  
**Sent:** Monday, April 18, 2016 1:39 PM  
**To:** 'Fey, David'  
**Cc:** 'Fleming, Candace Lynn'; 'District5 (Office of Supervisor Debbie Poochigian)'; 'District4'  
**Subject:** RE: Southeast Growth Area Review Committee

David, were notices sent out notifying individuals interested in this issue mailed or email out letting the people know about this meeting last week? I would have liked to have been given a notice of the meeting as you said below. When is the next LAFCO meeting when this will be voted on and where can I address a letter with my questions and comments on this issue of reducing the size of SEGA? Also, who or what group decided which areas be cut out of the plan? Was this discussed in a public meeting or reviewed by the county planning director with input from all agencies and stakeholders?

Will give you a call. Thanks  
Mark Reitz, PE

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**From:** Fey, David [<mailto:dfey@co.fresno.ca.us>]  
**Sent:** Monday, February 22, 2016 11:41 AM  
**To:** Reitz, Mark  
**Subject:** RE: Southeast Growth Area Review Committee

No date set but likely in April. Will keep you posted.  
DF

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**From:** Reitz, Mark [<mailto:Mark.Reitz@aecom.com>]  
**Sent:** Monday, February 22, 2016 11:30 AM  
**To:** Fey, David  
**Cc:** Fleming, Candace Lynn; District5 (Office of Supervisor Debbie Poochigian); District4  
**Subject:** RE: Southeast Growth Area Review Committee

Can you let me know when this issue will be taken up with the LAFCO Board? Also thanks for the opportunity to speak at the Committee meeting.

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**From:** Fey, David [<mailto:dfey@co.fresno.ca.us>]  
**Sent:** Tuesday, February 02, 2016 10:35 AM  
**To:** Reitz, Mark  
**Cc:** Fleming, Candace Lynn; District5 (Office of Supervisor Debbie Poochigian); District4  
**Subject:** RE: Southeast Growth Area Review Committee

Mark, yes, this was sent to your aol.com address.  
DF

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**From:** Reitz, Mark [<mailto:Mark.Reitz@aecom.com>]  
**Sent:** Tuesday, February 02, 2016 10:08 AM  
**To:** Fey, David  
**Cc:** Fleming, Candace Lynn; District5 (Office of Supervisor Debbie Poochigian); District4  
**Subject:** RE: Southeast Growth Area Review Committee

Have they set up an times for the meeting to discuss the Southeast Growth Area?

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**From:** Fey, David [<mailto:dfey@co.fresno.ca.us>]  
**Sent:** Friday, December 11, 2015 3:26 PM  
**To:** Reitz, Mark  
**Cc:** Fleming, Candace Lynn; District5 (Office of Supervisor Debbie Poochigian); District4  
**Subject:** RE: Southeast Growth Area Review Committee

Mark, thank you for your email. The public workshop hasn't been scheduled yet but I will add you to the notice list. Please feel free to contact me with any additional questions or comments.

Sincerely,  
David E. Fey, AICP  
Executive Officer  
Fresno LAFCo  
2607 Fresno Street, Ste. B  
Fresno, CA 93721  
559 600-0604  
[dfey@co.fresno.ca.us](mailto:dfey@co.fresno.ca.us)  
website: [www.fresnolafco.org](http://www.fresnolafco.org)

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**From:** Reitz, Mark [<mailto:Mark.Reitz@aecom.com>]

**Sent:** Friday, December 11, 2015 11:19 AM

**To:** Fey, David

**Cc:** Fleming, Candace Lynn; District5 (Office of Supervisor Debbie Poochigian); District4

**Subject:** Southeast Growth Area Review Committee

I recently read in the Bee that there has been formed a Committee of two to review the future size and development of the Southeast Growth Area (formally SEGA), Henry Perea and someone else. They said there would be meeting and holding hearings beginning in January to take input from developers, farmers, landowners, school districts and the city of Fresno with regard to future development plans. I am a landowner (20 acres on the east side of Temperance just south of the California Ave R/R alignment) and have been attending many meetings with the city during the General Plan Updates for the last five years. I have also spoken in front of LAFCO about a year ago in favor of not significantly changing the size of this area, in particular the area where we own property which has homes being built directly across the road right now.

I do believe if necessary, the areas east of DeWolf Ave could probably be postponed at this time. Spending taxpayer dollars to build the 180 freeway extension through the middle of this area and then not expecting or allowing development does not seem logical or responsible. I do understand infrastructure needs to be planned and paid for as that is the business I am in now. I have seen it done responsibility all over the state.

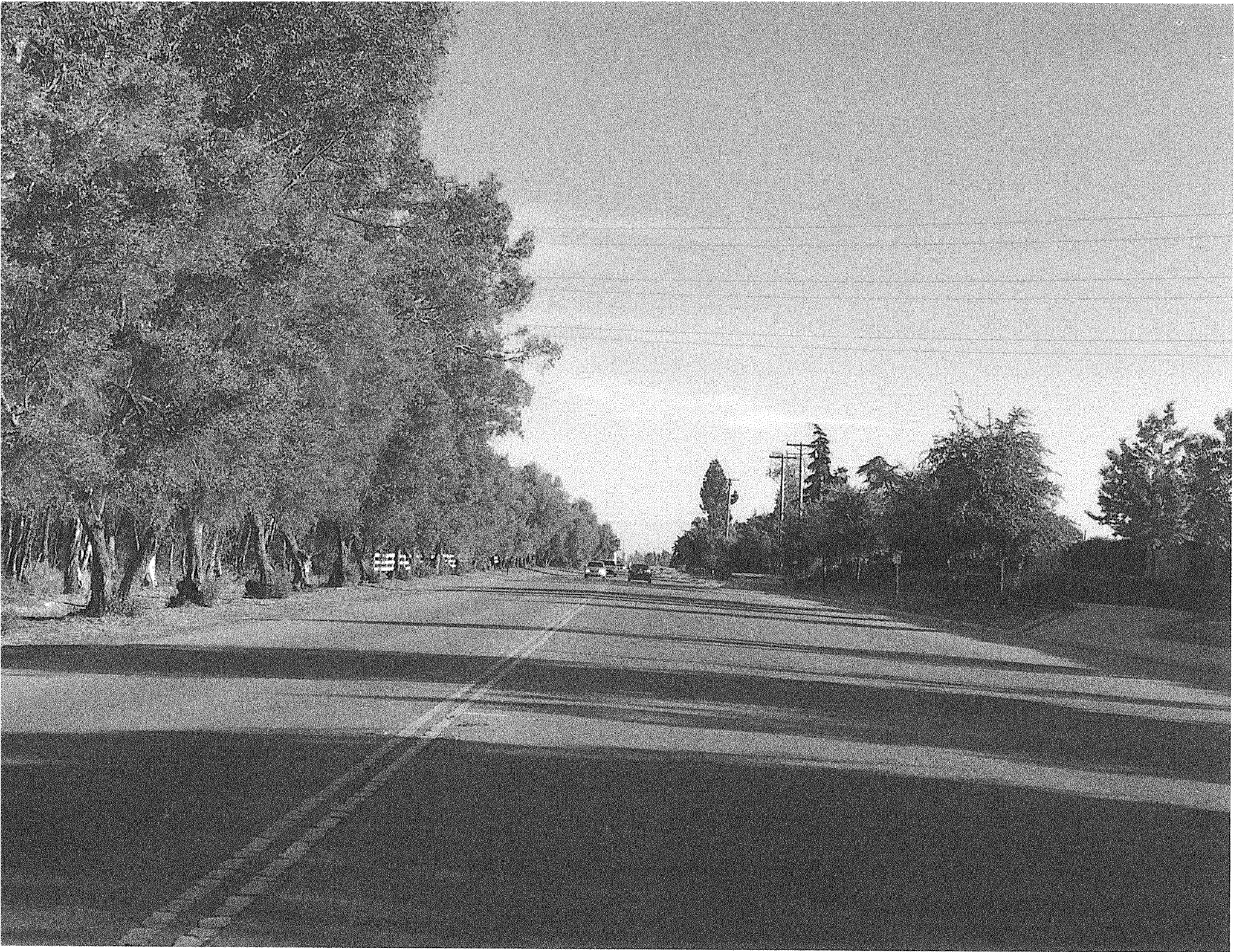
I would like to have prior notice by email, phone call, or letter for any meetings that the Committee will be holding to discuss these issues. Please let me know if this will be done. Thank you.

*Mark Reitz, PE*











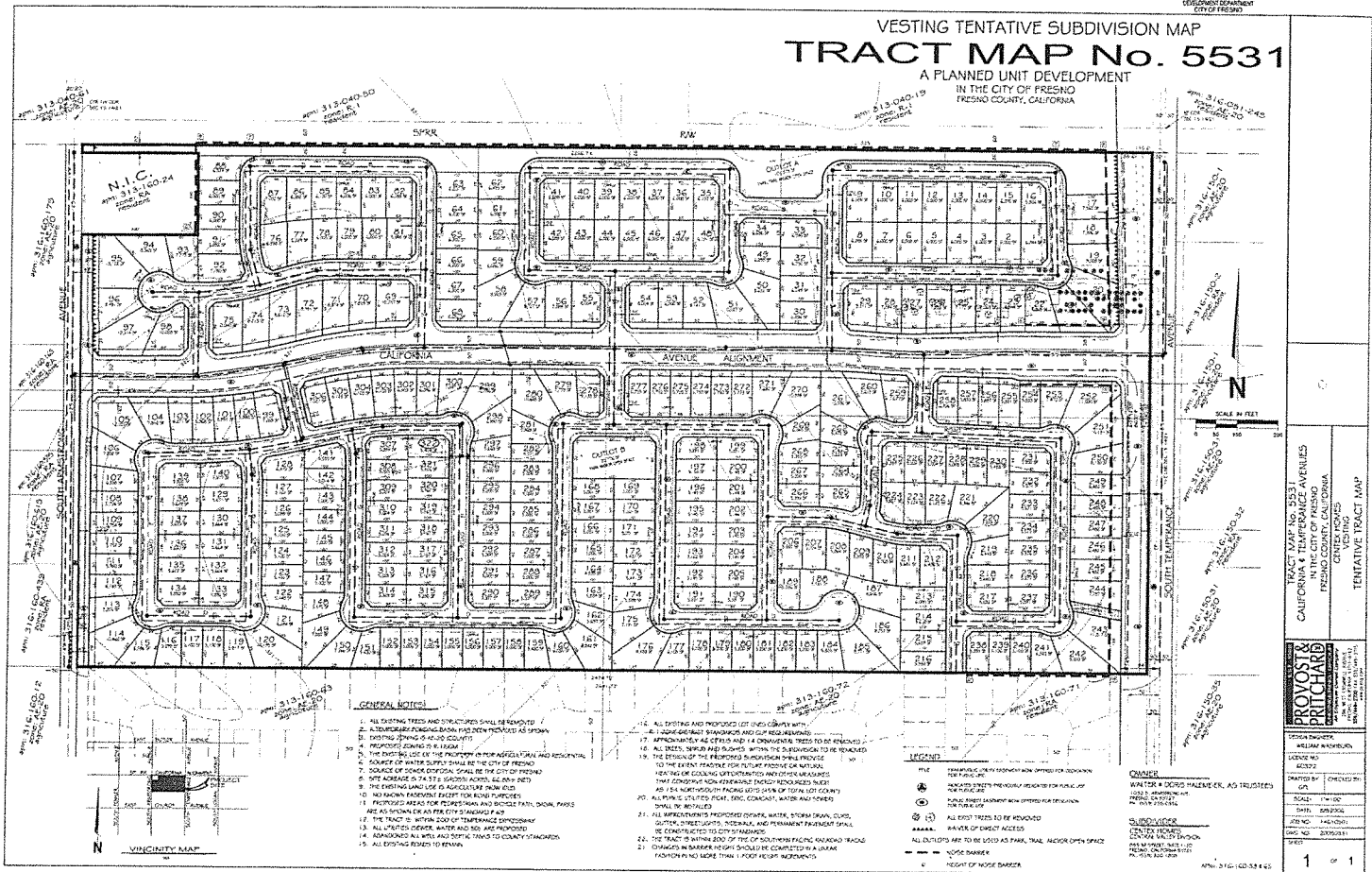






RECEIVED  
JUN 14 1958  
DEPARTMENT OF PUBLIC WORKS  
CITY OF FRESNO

VESTING TENTATIVE SUBDIVISION MAP  
**TRACT MAP No. 5531**  
A PLANNED UNIT DEVELOPMENT  
IN THE CITY OF FRESNO  
FRESNO COUNTY, CALIFORNIA



TRACT MAP No. 5531  
CALIFORNIA & TEMPERANCE AVENUES  
FRESNO COUNTY, CALIFORNIA  
OWNER: WILLIAM H. HARRIS, JR.  
AS TRUSTEE OF THE ESTATE OF WILLIAM H. HARRIS, JR.  
BY: [Signature]  
[Title]

**PROVOST & PRITCHARD**  
CITY ENGINEER  
FRESNO, CALIFORNIA  
DATE: [Date]  
BY: [Signature]  
[Title]

**LEGEND**  
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# RECORD TITLE INTEREST STATEMENT

THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND WITHIN THIS SUBDIVISION, HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND OFFER FOR DEDICATION FOR PUBLIC USE THE PARCELS AND EASEMENTS SPECIFIED ON SAID MAP AS INTENDED FOR PUBLIC USE FOR THE PURPOSES SPECIFIED THEREIN.

BY: CENTER REAL ESTATE CORPORATION, A NEVADA CORPORATION,  
AS MANAGING GENERAL PARTNER

ROGER FOSTER, DIVISION CONTROLLER  
CENTRAL VALLEY DIVISION

## NOTARY'S ACKNOWLEDGEMENT

STATE OF CALIFORNIA  
COUNTY OF \_\_\_\_\_

ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_ PERSONALLY  
APPEARED, \_\_\_\_\_ PERSONALLY KNOWN TO ME (OR PROVED  
TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME IS/ARE  
SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY  
EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIES, AND THAT BY  
HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON  
BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND.

SIGNATURE \_\_\_\_\_

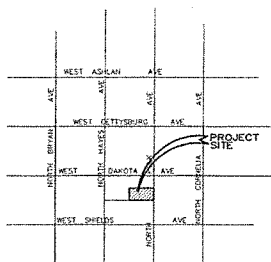
NAME \_\_\_\_\_

COUNTY OF \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

COMMISSION NUMBER \_\_\_\_\_

## VICINITY MAP



# FINAL MAP OF TRACT NO. 5531

TENTATIVE MAP NO. 5531  
CENTEX HOMES

IN THE CITY OF FRESNO  
FRESNO COUNTY, CALIFORNIA

SURVEYED AND PLATTED IN FEBRUARY 2006  
BY DIXON & ASSOCIATES

CONSISTING OF 4 SHEETS  
SHEET 1 OF 4



## ENGINEER'S (SURVEYOR'S) STATEMENT

THE SURVEY FOR THIS MAP WAS MADE BY ME OR UNDER MY DIRECTION AND IS TRUE AND COMPLETE AS SHOWN.

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION, AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF CENTEX HOMES ON FEBRUARY 2006. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE ONE YEAR OF THE DATE THIS MAP IS RECORDED, OR ANY TIME EXTENSION APPROVED BY THE CITY ENGINEER, THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

GARY J. DIXON, LS 5277 6/9/12/31/07

DATE

## CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE APPROVED TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

CITY ENGINEER  
MICHAEL T. KURN, PLS 7609

DEPUTY

DATE

## PLANNING COMMISSION CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION SHOWN CONFORMS TO AND IS IN COMPLIANCE WITH THE APPROVED TENTATIVE MAP AND THE REQUIREMENTS IMPOSED BY THE FRESNO CITY PLANNING COMMISSION AS A CONDITION TO THE ACCEPTANCE OF THE FINAL MAP.

NICK P. YOUNG  
SECRETARY OF THE FRESNO CITY PLANNING COMMISSION

DATE

## CITY CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THE COUNCIL OF THE CITY OF FRESNO, BY RESOLUTION NO. \_\_\_\_\_, ADOPTED ON \_\_\_\_\_, APPROVED THE WITHIN MAP AND ACCEPTED ON BEHALF OF THE PUBLIC ALL PARCELS OF LAND AND EASEMENTS OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION, AND APPROVED THE ARRANGEMENT OF THOSE PUBLIC STREETS AND/OR PUBLIC EASEMENTS NOT SHOWN ON THE MAP AND NOTED AS ADJACENT TO THE PLANS OF THE MAP.

REBECCA E. JUSCH, CMG  
CITY CLERK

DEPUTY

DATE

## RECORDER'S CERTIFICATE

DOCUMENT NO. \_\_\_\_\_ FILED: \$ \_\_\_\_\_  
FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006, AT \_\_\_\_\_ P.M. IN VOLUME \_\_\_\_\_  
OF PLATS, AT PAGES \_\_\_\_\_ AT THE REQUEST OF \_\_\_\_\_

FRESNO COUNTY RECORDS  
ROBERT C. WERNER, COUNTY RECORDER

DEPUTY

DATE

## THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

1. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT PROVIDING SPECIAL SOLID WASTE DISPOSAL SERVICES FOR CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT NO. 5531, RECORDED FRESNO COUNTY RECORDS, DOCUMENT NO. \_\_\_\_\_
2. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT ACKNOWLEDGING RIGHT-TO-FARM LAW FOR TRACT NO. 5531, RECORDED FRESNO COUNTY RECORDS, DOCUMENT NO. \_\_\_\_\_
3. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR TEMPORARY ON-SITE STORM DRAINAGE FACILITIES FOR TRACT NO. 5531, RECORDED FRESNO COUNTY RECORDS, DOCUMENT NO. \_\_\_\_\_
4. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT DEFERRING CERTAIN SEWER CONNECTION CHARGES, WATER CONNECTION CHARGES, URBAN GROWTH MANAGEMENT FEES, AND DEVELOPMENT FEES TO THE TIME OF ISSUANCE OF CERTIFICATE OF OCCUPANCY AND CREATION OF LIGN FOR THE FINAL MAP OF TRACT NO. 5531, RECORDED FRESNO COUNTY RECORDS, DOCUMENT NO. \_\_\_\_\_
5. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR LANDSCAPE MAINTENANCE FOR TRACT NO. 5531, RECORDED FRESNO COUNTY RECORDS, DOCUMENT NO. \_\_\_\_\_

RECEIVED

APR 26 2006

CITY OF FRESNO  
COUNTY CLERK'S OFFICE

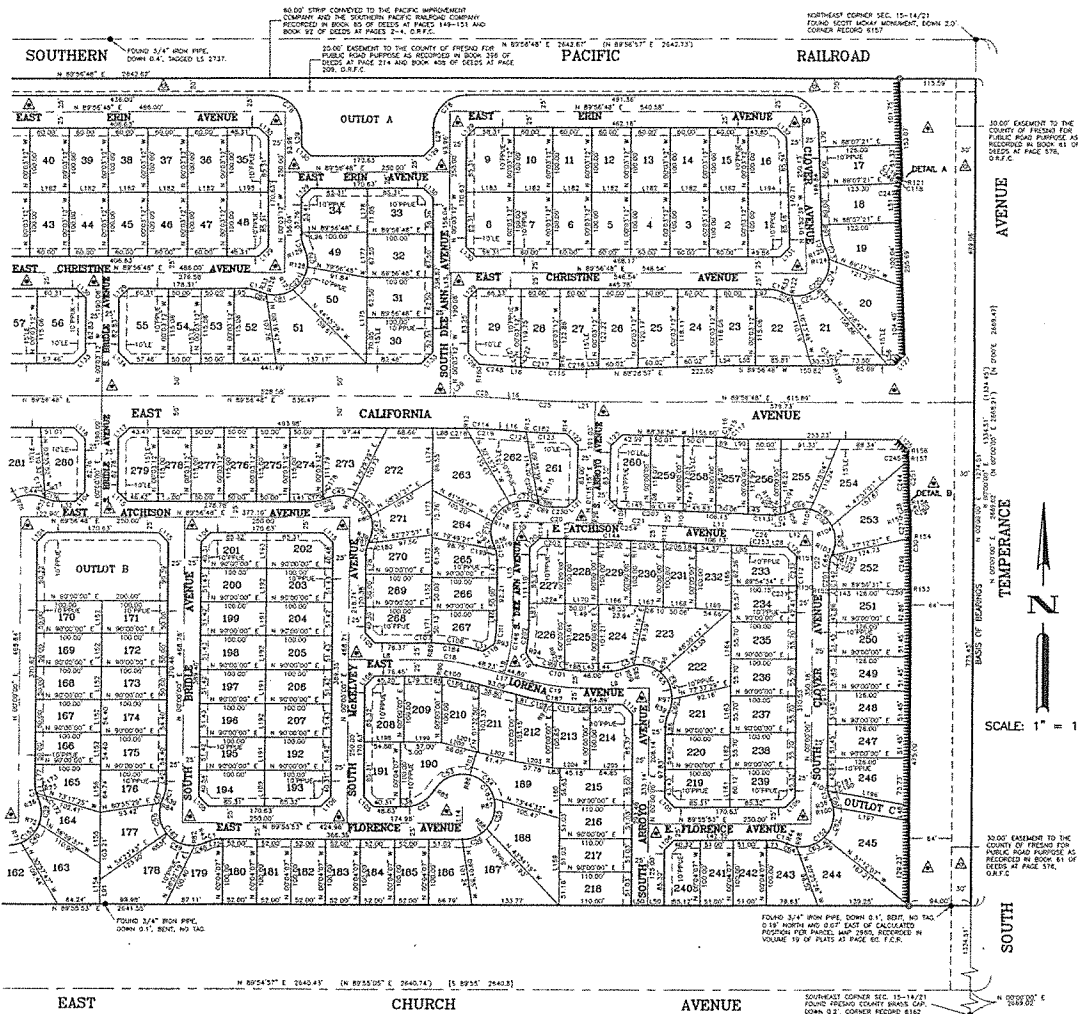
Prepared by  
**PROVOST & PRITCHARD**  
326 WEST CORNELIA AVENUE  
FRESNO, CALIFORNIA 93703  
504/444-1706 FAX 504/444-1715  
DAN L. PROVOST  
JILL M. PRITCHARD





# TRACT NO. 5531

IN THE CITY OF FRESNO, FRESNO COUNTY, CALIFORNIA  
SURVEYED AND PLATTED IN MARCH, 2006  
CONSISTING OF 4 SHEETS, SHEET 3 OF 4



RADIAL DATA		
RADIAL NUMBER	RADIAL BEARING	RADIUS
R 1	N 01°25'24" W	1000.00'
R 2	N 04°35'11" E	1000.00'
R 3	N 01°04'20" W	1000.00'
R 4	N 03°47'23" E	1000.00'
R 5	N 05°29'20" W	1000.00'
R 6	N 09°10'34" W	1000.00'
R 7	N 11°23'31" E	1000.00'
R 8	N 12°07'10" W	1000.00'
R 9	N 09°03'20" W	1000.00'
R 10	N 05°03'20" W	1000.00'
R 11	N 02°55'10" W	1000.00'
R 12	N 00°56'00" E	850.00'
R 13	N 03°46'20" E	1000.00'
R 14	N 02°21'57" E	1000.00'
R 15	N 20°36'56" E	300.00'
R 16	N 01°05'20" E	800.00'
R 17	N 01°13'35" E	1150.00'
R 18	N 04°54'34" E	1150.00'
R 19	N 08°06'03" W	1150.00'
R 20	N 11°22'41" E	1150.00'
R 21	N 12°20'04" E	850.00'
R 22	N 08°26'20" W	850.00'
R 23	N 04°42'47" W	850.00'
R 24	N 07°44'20" E	1150.00'
R 25	N 09°35'50" E	910.00'
R 26	N 01°11'33" E	5000.00'
R 27	N 11°02'54" E	1150.00'
R 28	N 09°10'34" W	1150.00'
R 29	N 05°29'20" W	1150.00'
R 30	N 03°47'23" E	1150.00'
R 31	N 01°04'20" W	1150.00'
R 32	N 04°35'11" E	50.00'
R 33	N 01°25'24" W	50.00'
R 34	N 03°46'20" E	50.00'
R 35	N 05°29'20" E	50.00'
R 36	N 09°10'34" E	50.00'
R 37	N 11°23'31" E	50.00'
R 38	N 12°07'10" E	50.00'
R 39	N 09°03'20" E	50.00'
R 40	N 05°03'20" E	50.00'
R 41	N 02°55'10" E	50.00'
R 42	N 00°56'00" E	50.00'
R 43	N 03°46'20" E	50.00'
R 44	N 02°21'57" E	50.00'
R 45	N 20°36'56" E	50.00'
R 46	N 01°05'20" E	50.00'
R 47	N 01°13'35" E	50.00'
R 48	N 04°54'34" E	50.00'
R 49	N 08°06'03" E	50.00'
R 50	N 11°22'41" E	50.00'
R 51	N 12°20'04" E	50.00'
R 52	N 08°26'20" E	50.00'
R 53	N 04°42'47" E	50.00'
R 54	N 07°44'20" E	50.00'
R 55	N 09°35'50" E	50.00'
R 56	N 01°11'33" E	50.00'
R 57	N 11°02'54" E	50.00'
R 58	N 09°10'34" E	50.00'
R 59	N 05°29'20" E	50.00'
R 60	N 03°47'23" E	50.00'
R 61	N 01°04'20" E	50.00'
R 62	N 04°35'11" E	50.00'
R 63	N 01°25'24" E	50.00'
R 64	N 03°46'20" E	50.00'
R 65	N 05°29'20" E	50.00'
R 66	N 09°10'34" E	50.00'
R 67	N 11°23'31" E	50.00'
R 68	N 12°07'10" E	50.00'
R 69	N 09°03'20" E	50.00'
R 70	N 05°03'20" E	50.00'
R 71	N 02°55'10" E	50.00'
R 72	N 00°56'00" E	50.00'
R 73	N 03°46'20" E	50.00'
R 74	N 02°21'57" E	50.00'
R 75	N 20°36'56" E	50.00'
R 76	N 01°05'20" E	50.00'
R 77	N 01°13'35" E	50.00'
R 78	N 04°54'34" E	50.00'
R 79	N 08°06'03" E	50.00'
R 80	N 11°22'41" E	50.00'
R 81	N 12°20'04" E	50.00'
R 82	N 08°26'20" E	50.00'
R 83	N 04°42'47" E	50.00'
R 84	N 07°44'20" E	50.00'
R 85	N 09°35'50" E	50.00'
R 86	N 01°11'33" E	50.00'
R 87	N 11°02'54" E	50.00'
R 88	N 09°10'34" E	50.00'
R 89	N 05°29'20" E	50.00'
R 90	N 03°47'23" E	50.00'
R 91	N 01°04'20" E	50.00'
R 92	N 04°35'11" E	50.00'
R 93	N 01°25'24" E	50.00'
R 94	N 03°46'20" E	50.00'
R 95	N 05°29'20" E	50.00'
R 96	N 09°10'34" E	50.00'
R 97	N 11°23'31" E	50.00'
R 98	N 12°07'10" E	50.00'
R 99	N 09°03'20" E	50.00'
R 100	N 05°03'20" E	50.00'
R 101	N 02°55'10" E	50.00'
R 102	N 00°56'00" E	50.00'
R 103	N 03°46'20" E	50.00'
R 104	N 02°21'57" E	50.00'
R 105	N 20°36'56" E	50.00'
R 106	N 01°05'20" E	50.00'
R 107	N 01°13'35" E	50.00'
R 108	N 04°54'34" E	50.00'
R 109	N 08°06'03" E	50.00'
R 110	N 11°22'41" E	50.00'
R 111	N 12°20'04" E	50.00'
R 112	N 08°26'20" E	50.00'
R 113	N 04°42'47" E	50.00'
R 114	N 07°44'20" E	50.00'
R 115	N 09°35'50" E	50.00'
R 116	N 01°11'33" E	50.00'
R 117	N 11°02'54" E	50.00'
R 118	N 09°10'34" E	50.00'
R 119	N 05°29'20" E	50.00'
R 120	N 03°47'23" E	50.00'
R 121	N 01°04'20" E	50.00'
R 122	N 04°35'11" E	50.00'
R 123	N 01°25'24" E	50.00'
R 124	N 03°46'20" E	50.00'
R 125	N 05°29'20" E	50.00'
R 126	N 09°10'34" E	50.00'
R 127	N 11°23'31" E	50.00'
R 128	N 12°07'10" E	50.00'
R 129	N 09°03'20" E	50.00'
R 130	N 05°03'20" E	50.00'
R 131	N 02°55'10" E	50.00'
R 132	N 00°56'00" E	50.00'
R 133	N 03°46'20" E	50.00'
R 134	N 02°21'57" E	50.00'
R 135	N 20°36'56" E	50.00'
R 136	N 01°05'20" E	50.00'
R 137	N 01°13'35" E	50.00'
R 138	N 04°54'34" E	50.00'
R 139	N 08°06'03" E	50.00'
R 140	N 11°22'41" E	50.00'
R 141	N 12°20'04" E	50.00'
R 142	N 08°26'20" E	50.00'
R 143	N 04°42'47" E	50.00'
R 144	N 07°44'20" E	50.00'
R 145	N 09°35'50" E	50.00'
R 146	N 01°11'33" E	50.00'
R 147	N 11°02'54" E	50.00'
R 148	N 09°10'34" E	50.00'
R 149	N 05°29'20" E	50.00'
R 150	N 03°47'23" E	50.00'
R 151	N 01°04'20" E	50.00'
R 152	N 04°35'11" E	50.00'
R 153	N 01°25'24" E	50.00'
R 154	N 03°46'20" E	50.00'
R 155	N 05°29'20" E	50.00'
R 156	N 09°10'34" E	50.00'
R 157	N 11°23'31" E	50.00'
R 158	N 12°07'10" E	50.00'
R 159	N 09°03'20" E	50.00'
R 160	N 05°03'20" E	50.00'
R 161	N 02°55'10" E	50.00'
R 162	N 00°56'00" E	50.00'

RADIAL DATA CONTINUED:		
RADIAL NUMBER	RADIAL BEARING	RADIUS
R 82	N 04°35'11" W	50.00'
R 83	N 01°04'20" W	50.00'
R 84	N 03°47'23" W	50.00'
R 85	N 05°29'20" W	50.00'
R 86	N 09°10'34" W	50.00'
R 87	N 11°23'31" W	50.00'
R 88	N 12°07'10" W	50.00'
R 89	N 09°03'20" W	50.00'
R 90	N 05°03'20" W	50.00'
R 91	N 02°55'10" W	50.00'
R 92	N 00°56'00" W	50.00'
R 93	N 03°46'20" W	50.00'
R 94	N 02°21'57" W	50.00'
R 95	N 20°36'56" W	50.00'
R 96	N 01°05'20" W	50.00'
R 97	N 01°13'35" W	50.00'
R 98	N 04°54'34" W	50.00'
R 99	N 08°06'03" W	50.00'
R 100	N 11°22'41" W	50.00'
R 101	N 12°20'04" W	50.00'
R 102	N 08°26'20" W	50.00'
R 103	N 04°42'47" W	50.00'
R 104	N 07°44'20" W	50.00'
R 105	N 09°35'50" W	50.00'
R 106	N 01°11'33" W	50.00'
R 107	N 11°02'54" W	50.00'
R 108	N 09°10'34" W	50.00'
R 109	N 05°29'20" W	50.00'
R 110	N 03°47'23" W	50.00'
R 111	N 01°04'20" W	50.00'
R 112	N 04°35'11" W	50.00'
R 113	N 01°25'24" W	50.00'
R 114	N 03°46'20" W	50.00'
R 115	N 05°29'20" W	50.00'
R 116	N 09°10'34" W	50.00'
R 117	N 11°23'31" W	50.00'
R 118	N 12°07'10" W	50.00'
R 119	N 09°03'20" W	50.00'
R 120	N 05°03'20" W	50.00'
R 121	N 02°55'10" W	50.00'
R 122	N 00°56'00" W	50.00'
R 123	N 03°46'20" W	50.00'
R 124	N 02°21'57" W	50.00'
R 125	N 20°36'56" W	50.00'
R 126	N 01°05'20" W	50.00'
R 127	N 01°13'35" W	50.00'
R 128	N 04°54'34" W	50.00'
R 129	N 08°06'03" W	50.00'
R 130	N 11°22'41" W	50.00'
R 131	N 12°20'04" W	50.00'
R 132	N 08°26'20" W	50.00'
R 133	N 04°42'47" W	50.00'
R 134	N 07°44'20" W	50.00'
R 135	N 09°35'50" W	50.00'
R 136	N 01°11'33" W	50.00'
R 137	N 11°02'54" W	50.00'
R 138	N 09°10'34" W	50.00'
R 139	N 05°29'20" W	50.00'
R 140	N 03°47'23" W	50.00'
R 141	N 01°04'20" W	50.00'
R 142	N 04°35'11" W	50.00'
R 143	N 01°25'24" W	50.00'
R 144	N 03°46'20" W	50.00'
R 145	N 05°29'20" W	50.00'
R 146	N 09°10'34" W	50.00'
R 147	N 11°23'31" W	50.00'
R 148	N 12°07'10" W	50.00'
R 149	N 09°03'20" W	50.00'
R 150	N 05°03'20" W	50.00'
R 151	N 02°55'10" W	50.00'
R 152	N 00°56'00" W	50.00'
R 153	N 03°46'20" W	50.00'
R 154	N 02°21'57" W	50.00'
R 155	N 20°36'56" W	50.00'
R 156	N 01°05'20" W	50.00'
R 157	N 01°13'35" W	50.00'
R 158	N 04°54'34" W	50.00'
R 159	N 08°06'03" W	50.00'
R 160	N 11°22'41" W	50.00'
R 161	N 12°20'04" W	50.00'
R 162	N 08°26'20" W	50.00'

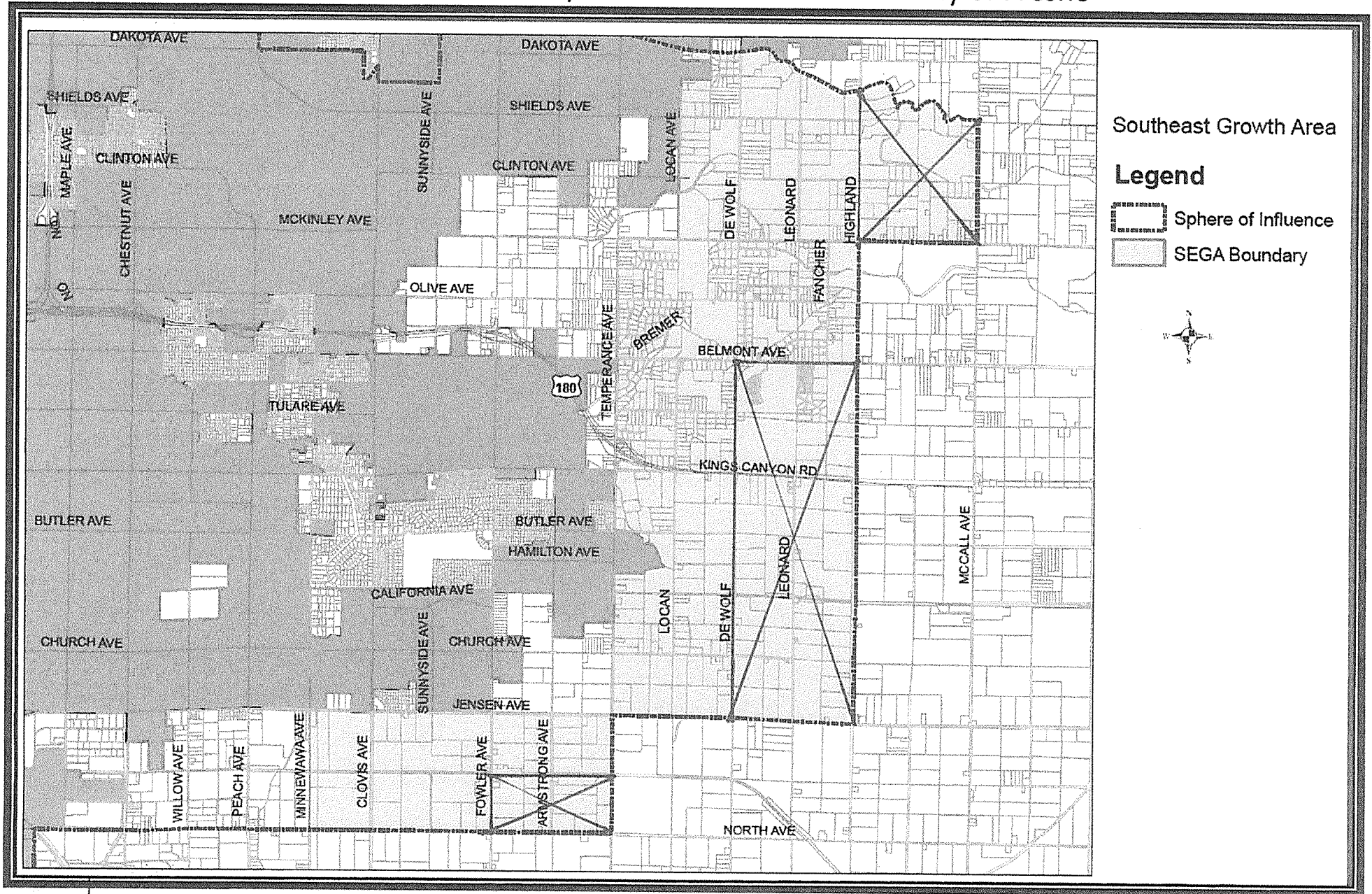
LINE DATA:		
LINE NUMBER	BEARING	DISTANCE
L 1	N 02°02'53" W	20.00'
L 2	N 76°30'47" E	78.80'
L 3	N 89°58'48" E	121.80'
L 4	N 17°02'42" E	48.80'
L 5	N 89°58'48" E	83.18'
L 6	N 07°44'35" W	38.08'
L 7	N 89°58'48" E	109.20'
L 8	N 89°58'48" E	116.10'
L 9	N 89°58'48" E	104.00'
L 10	N 89°58'48" E	125.04'
L 11	N 87°11'06" W	108.13'
L 12	N 89°58'48" E	65.81'
L 13	N 89°58'48" E	2.00'
L 14	N 89°58'48" E	25.00'
L 15	N 89°58'48" E	106.79'
L 16	N 85°21'09" W	15.53'
L 17	N 75°42'33" W	53.09'
L 18	N 14°17'27" E	63.34'
L 19	N 10°03'09" W	34.31'
L 20	N 73°52'17" E	100.30'
L 21	N 89°58'48" E	36.16'
L 22	N 76°30'47" E	9.89'
L 23	N 89°58'48" E	24.02'
L 24	N 73°52'17" E	11.90'
L 25	N 89°58'48" E	20.69'
L 26	N 89°58'48" E	24.02'
L 27	N 76°30'47" E	26.37'
L 28	N 89°58'48" E	26.40'
L 29	N 89°58'48" E	24.60'
L 30	N 89°58'48" E	24.60'
L 31	N 76°30'47" E	22.22'
L 32	N 89°58'48" E	24.60'
L 33	N 75°42'33" W	6.40'
L 34	N 89°58'48" E	24.60'
L 35	N 89°58'48" E	18.02'
L 36	N 07°00'00" W	35.58'
L 37	N 07°00'00" W	11.48'
L 38	N 89°58'48" E	8.33'
L 39	N 89°58'48" E	3.10'
L 40	N 07°00'00" W	81.28'
L 41	N 89°58'48" E	32.36'
L 42	N 07°00'00" W	31.28'
L 43	N 89°58'48" E	16.53'
L 44	N 87°11'06" W	10.14'
L 45	N 07°00'00" W	14.60'
L 46	N 07°00'00" W	27.41'
L 47	N 07°00'00" W	23.39'
L 48	N 89°58'48" E	7.97'
L 49	N 89°58'48" E	25.00'
L 50	N 89°58'48" E	25.00'
L 51	N 01°52'39" W	51.29'
L 52	N 01°52'39" W	12.16'
L 53	N 87°59'11" E	18.48'
L 54	N 87°59'11" E	29.28'
L 55	N 89°58'48" E	33.80'
L 56	N 89°58'48" E	26.11'
L 57	N 76°30'47" E	26.13'
L 58	N 07°02'12" E	19.41'
L 59	N 73°52'17" E	36.46'
L 60	N 73°52'17" E	12.74'
L 61	N 07°02'12" E	15.25'
L 62	N 07°02'12" E	10.00'
L 63	N 89°58'48" E	22.28'
L 64	N 89°58'48" E	25.83'
L 65	N 89°58'48" E	22.91'
L 66	N 89°58'48" E	7.92'
L 67	N 89°58'48" E	3.82'
L 68	N 76°30'47" E	12.05'
L 69	N 01°52'39" W	15.21'
L 70	N 01°52'39" W	31.32'
L 71	N 89°58'48" E	29.00'
L 72	N 89°58'48" E	3.34'
L 73	N 89°58'48" E	9.48'
L 74	N 07°00'00" W	17.12'
L 75	N 07°00'00" W	36.13'
L 76	N 07°00'00" W	50.95'
L 77	N 07°00'00" W	35.40'
L 78	N 89°58'48" E	31.29'
L 79	N 89°58'48" E	14.87'
L 80	N 75°42'33" W	19.31'
L 81	N 89°58'48" E	14.73'
L 82	N 89°58'48" E	11.85'
L 83	N 89°58'48" E	11.85'
L 84	N 87°11'06" W	19.02'
L 85	N 87°11'06" W	37.75'
L 86	N 07°00'00" W	11.69'
L 87	N 07°00'00" W	23.87'
L 88	N 89°58'48" E	34.42'
L 89	N 89°58'48" E	12.24'
L 90	N 89°58'48" E	23.50'

LINE DATA CONTINUED:		
LINE NUMBER	BEARING	DISTANCE
L 91	N 07°00'00" E	37.07'
L 92	N 73°52'17" E	29.59'
L 93	N 89°58'48" E	20.33'
L 94	N 07°02'12" E	27.25'
L 95	N 89°58'48" E	17.99'
L 96	N 07°02'12" E	4.35'
L 97	N 89°58'48" E	18.45'
L 98	N 07°02'12" E	34.06'
L 99	N 07°02'12" E	12.99'
L 100	N 07°02'12" E	32.72'
L 101	N 07°02'12" E	5.22'
L 102	N 07°02'12" E	6.00'
L 103	N 07°02'12" E	20.77'
L 104	N 44°58'54" E	20.77'
L 105	N 45°00'00" E	20.77'
L 106	N 44°58'54" E	20.77'
L 107	N 44°58'54" E	20.77'
L 108	N 44°58'54" E	20.77'
L 109	N 44°58'54" E	20.77'
L 110	N 44°58'54" E	20.77'
L 111	N 44°58'54" E	20.77'
L 112	N 44°58'54" E	20.77'
L 113	N 44°58'54" E	20.77'
L 114	N 44°58'54" E	20.77'
L 115	N 44°58'54" E	20.77'
L 116	N 44°58'54" E	20.77'
L 117	N 44°58'54" E	20.77'
L 118	N 44°58'54" E	20.77'
L 119	N 44°58'54" E	20.77'
L 120	N 44°58'54" E	20.77'
L 121	N 44°58'54" E	20.77'
L 122	N 44°58'54" E	20.77'
L 123	N 44°58'54" E	20.77'
L 124	N 44°58'54" E	20.77'
L 125	N 44°58'54" E	20.77'
L 126	N 44°58'54" E	20.77'
L 127	N 44°58'54" E	20.77'
L 128	N 44°58'54" E	20.77'
L 129	N 44°58'54" E	20.77'
L 130	N 44°58'54" E	20.77'
L 131	N 44°58'54" E	20.77'
L 132	N 44°58'54" E	20.77'
L 133	N 44°58'54" E	20.77'
L 134	N 44°58'54" E	20.77'
L 135	N 44°58'54" E	20.77'
L 136	N 44°58'54" E	20.77'
L 137	N 44°58'54" E	20.77'
L 138	N 44°58'54" E	20.77'
L 139	N 44°58'54" E	20.77'
L 140	N 44°58'54" E	20.77'
L 141	N 44°58'54" E	20.77'
L 142	N 44°58'54" E	20.77'
L 143	N 44°58'54" E	20.77'
L 144	N 44°58'54" E	20.77'
L 145	N 44°58'54" E	20.77'
L 146	N 44°58'54" E	20.77'
L 147	N 44°58'54" E	20.77'
L 148	N 44°58'54" E	20.77'
L 149	N 44°58'54" E	20.77'
L 150	N 44°58'54" E	20.77'
L 151	N 44°58'54" E	20.77'
L 152	N 44°58'54" E	20.77'
L 153	N 44°58'54" E	20.77'
L 154	N 44°58'54" E	20.77'
L 155	N 44°58'54" E	20.77'
L 156	N 44°58'54" E	20.77'
L 157	N 44°58'54" E	20.77'
L 158	N 44°58'54" E	20.77'
L 159	N 44°58'54" E	20.77'
L 160	N 44°58'54" E	20.77'
L 161	N 44°58'54" E	20.77'
L 162	N 44°58'54" E	20.77'
L 163	N 44°58'54" E	20.77'
L 164	N 44°58'54" E	20.77'
L 165	N 44°58'54" E	20.77'
L 166	N 44°58'54" E	20.77'
L 167	N 44°58'54" E	20.77'
L 168	N 44°58'54" E	20.77'
L 169	N 44°58'54" E	20.77'
L 170	N 44°58'54" E	20.77'
L 171	N 44°58'54" E	20.77'
L 172	N 44°58'54" E	20.77'
L 173	N 44°58'54" E	20.77'
L 174	N 44°58'54" E	20.77'
L 175	N 44°58'54" E	20.77'
L 176	N 44°58'54" E	20.77'
L 177	N 44°58'54" E	20.77'
L 178	N 44°58'54" E	20.77'
L 179	N 44°58'54" E	20.77'
L 180	N 44°58'54" E	20.77'

LINE DATA CONTINUED:		
LINE NUMBER	BEARING	DISTANCE
L 181	N 89°58'48" E	37.01'
L 182	N 89°58'48" E	60.00'
L 183	N 89°58'48" E	72.00'
L 184	N 01°15'09" W	115.08'
L 185	N 07°00'00" E	60.00'
L 186	N 07°00'00" E	56.64'
L 187	N 07°00'00" E	56.77'
L 188	N 07°00'00" E	56.11'
L 189	N 07°00'00" E	56.11'
L 190	N 07°00'00" E	66.46'
L 191	N 07°00'00" E	51.42'
L 192	N 07°00'00" E	51.43'
L 193	N 07°00'00" E	55.05'
L 194	N 89°58'48" E	61.00'
L 195	N 89°58'48" E	61.00'
L 196	N 78°43'49" W	127.39'
L 197	N 78°43'49" W	119.05'
L 198	N 89°58'48" E	50.88'
L 199	N 89°58'48" E	57.00'
L 200	N 78°43'49" W	56.05'
L 201	N 78°43'49" W	2.87'
L 202	N 78°43'49" W	56.05'
L 203	N 89°58'48" E	57.76'
L 204	N 89°58'48" E	57.03'
L 205	N 89°58'48" E	64.80'
L 206	N 01°51'39" E	12.87'
L 207	N 44°58'54" E	23.40'
L 208	N 89°58'48" E	22.19'
L 209	N 44°58'54" E	21.64'
L 210	N 01°28'49" W	20.93'
L 211	N 01°28'49" W	19.08'
L 212	N 07°00'00" E	6.93'
L 213	N 89°58'48" E	63.60'
L 214	N 89°58'48" E	3.01'
L 215	N 89°58'48" E	27.27'
L 216	N 87°11'06" W	3.00'
L 217	N 87°11'06" W	51.26'
L 218	N 89°58'48" E	30.00'
L 219	N 89°58'48" E	2.00'
L 220	N 78°43'49" W	4.31'
L 221	N 78°43'49" W	9.75'
L 222	N 89°58'48" E	1.40'
L 223	N 89°58'48" E	50.00'

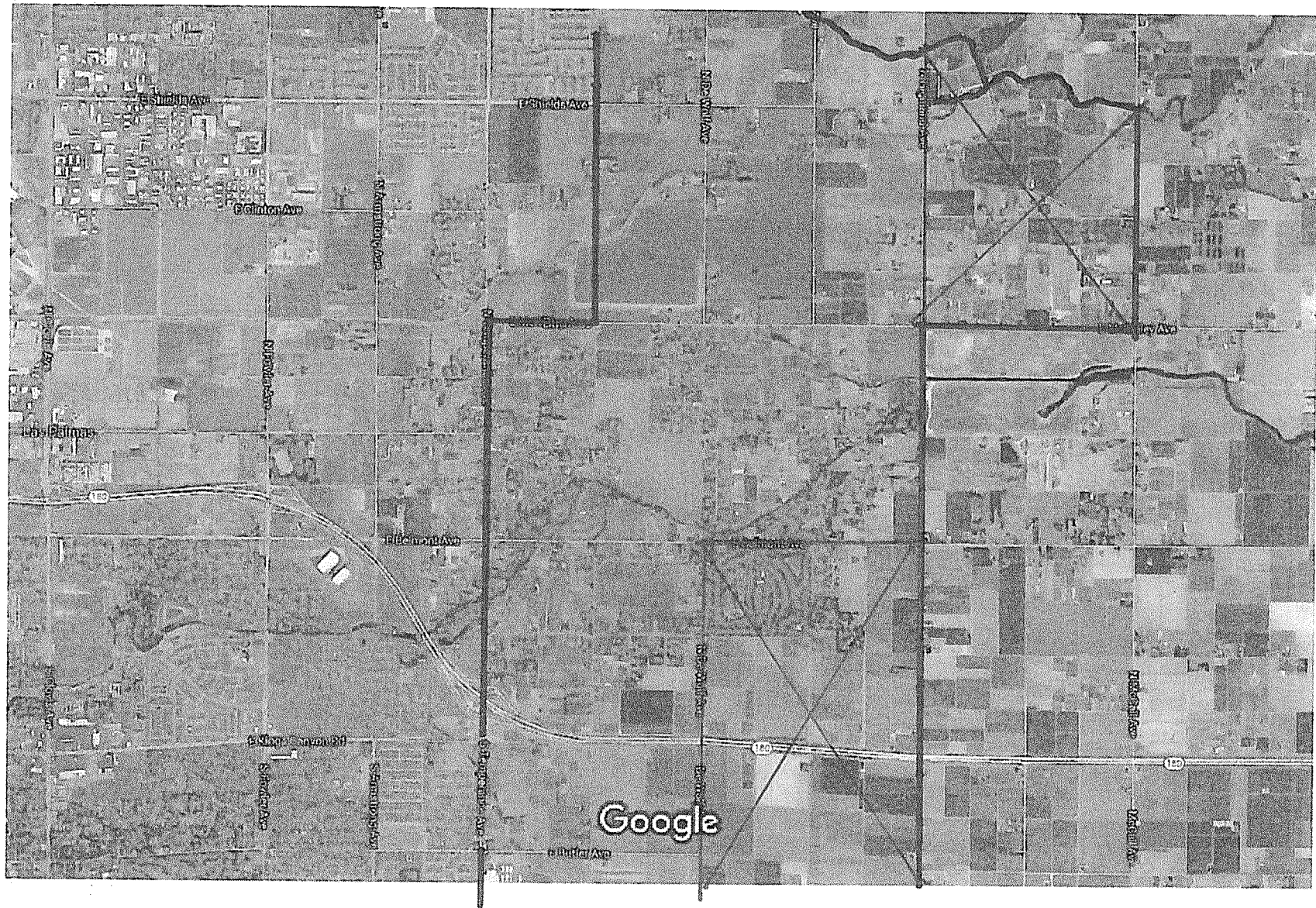
CURVE DATA:				
CURVE NUMBER	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH
C 1	25°00'31"	50.00'	22.55'	22.36'
C 2	20°48'48"	50.00'	18.16'	18.00'
C 3	49°27'40"	50.00'	43.16'	41.84'
C 4	54°46'27"	50.00'	47.80'	46.03'
C 5	37°33'43"	50.00'	32.63'	32.06'
C 6	48°12'31"	50.00'	42.07'	40.84'
C 7	49°40'09"	50.00'	43.34'	42.00'
C 8	42°15'12"	50.00'	35.13'	34.01'
C 9	52°13'14"	50.00'	45.57'	44.01'
C 10	52°12'25"	50.00'	45.58'	44.00'
C 11	23°42'27"	50.00'	20.27'	20.24'
C 12	13°18'01"	100.00'	232.13'	231.29'
C 13	16°04'31"	400.00'	112.23'	111.80'
C 14	18°59'50"	50.00'	74.14'	73.87'
C 15	13°18'01"	910.00'	211.24'	210.77'
C 16	10°03'09"	300.00'	52.63'	52.56'
C 17	7°44'10"	300.00'	40.54'	40.37'
C 18	14°21'34"	300.00'	75.19'	74.99'
C 19	14°20'35"	300.00'	75.11'	74.91'
C 20	11°44'24"	500.00'	108.10'	107.69'
C 21	13°27'22"	500.00'	141.61'	141.61'
C 22	07°40'01"	844.00'	98.35'	98.25'
C 23	5°36'27"	1160.00'	116.52'	116.46'
C 24	7°41'24"	1180.00'	159.72'	159.69'
C 25	4°42'03"	1000.00'	82.05'	82.00'
C 26	25°00'00"	50.00'	23.03'	22.97'
C 27	01°12'31"	860.00'	41.09'	41.00'
C 28	18°09'12"	30.00'	9.31'	9.27'
C 29	18°11'11"	10.00'	3.18'	3.17'
C 30	10°03'09"	300.00'	52.63'	52.56'
C 31	18°11'41"	10.00'	3.18'	3.18'
C 32	18°11'41"	10.00'	3.18'	3.18'
C 33	18°11'41"	10.00'	3.18'	3.18'
C 34	18°11'41"	10.00'	3.18'	3.18'
C 35	21°49'18"	50.00'	18.94'	18.93'
C 36	46°35'39"	50.00'	46.04'	45.90'
C 37	46°35'39"	50.00'	46.04'	45.90'
C 38	23°37'01"	50.00'	22.26'	22.17'
C 39	45°47'38"	50.00'	39.95'	39.81'
C 40	21°15'59"	50.00'	18.53'	18.44'
C 41	48°39'54"	50.00'	42.47'	42.20'
C 42	45°18'26"	50.00'	39.24'	39.07'
C 43	49°50'23"	50.00'	40.00'	39.84'
C 44	50°29'21"	50.00'	44.60'	44.25'
C 45	48°47'25"	50.00'	42.50'	42.34'
C 46	46°47'25"	50.00'	42.50'	42.34'
C 47	46°35'39"	50.00'	46.07'	45.90'
C 48	21°15'59"	50.00'	18.53'	18.44'
C 49	55°23'35"	50.00'	41.21'	41.03'
C 50	55°23'35"	50.00'	41.21'	41.03'
C 51	8°40'00"	50.00'	7.48'	7.47'
C 52	07°00'00"	50.00'	52.36'	52.00'
C 53	72°33'45"	50.00'	63.32'	59.17'
C 54	03°17'46"	50.00'	32.54'	32.47'
C 55	55°44'39"	50.00'	48.02'	46.75'
C 56	48°23'55"	50.00'	42.23'	40.97'

# Fresno LAFCo Municipal Service Review for the City of Fresno

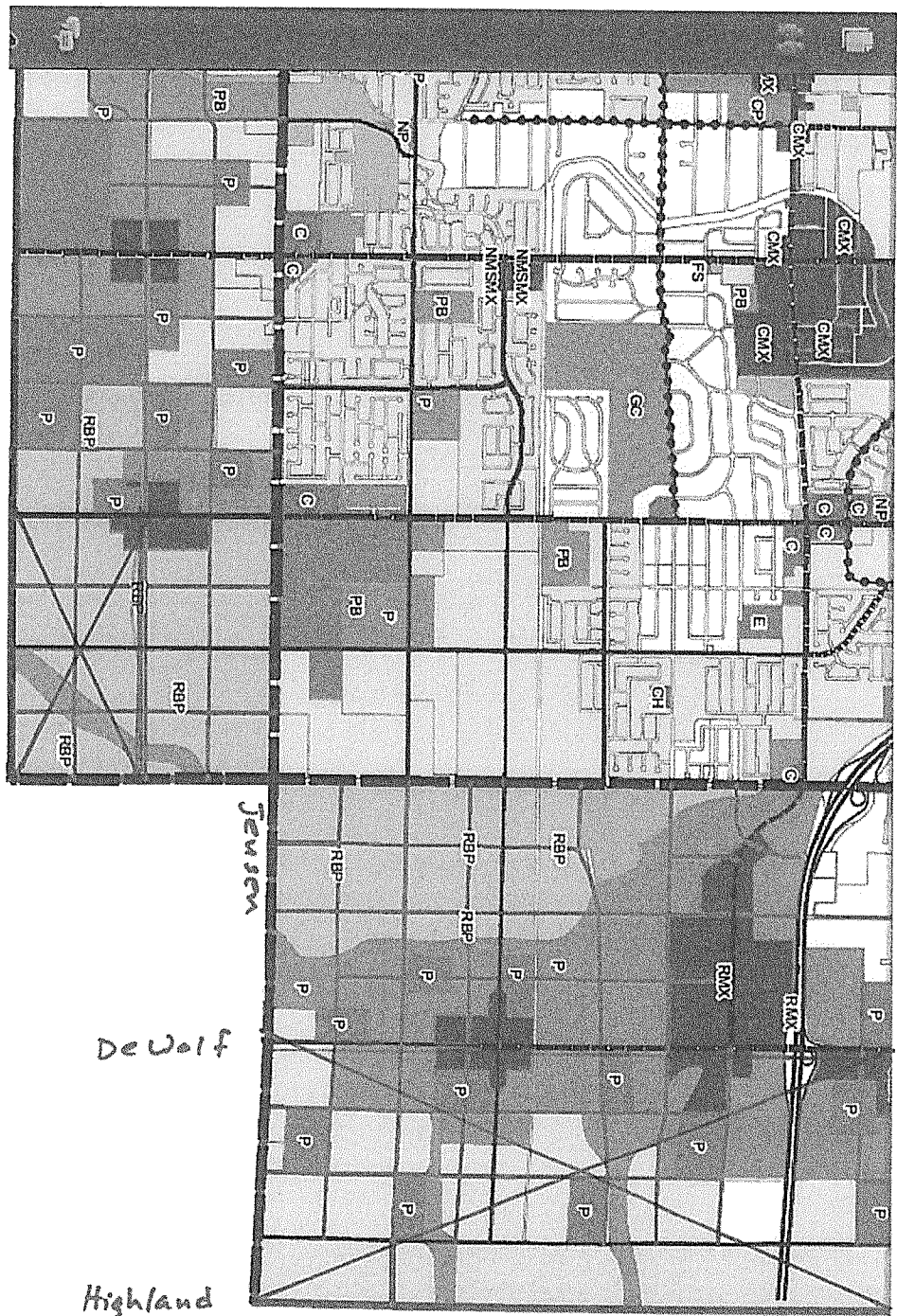




Google Maps







Fowler

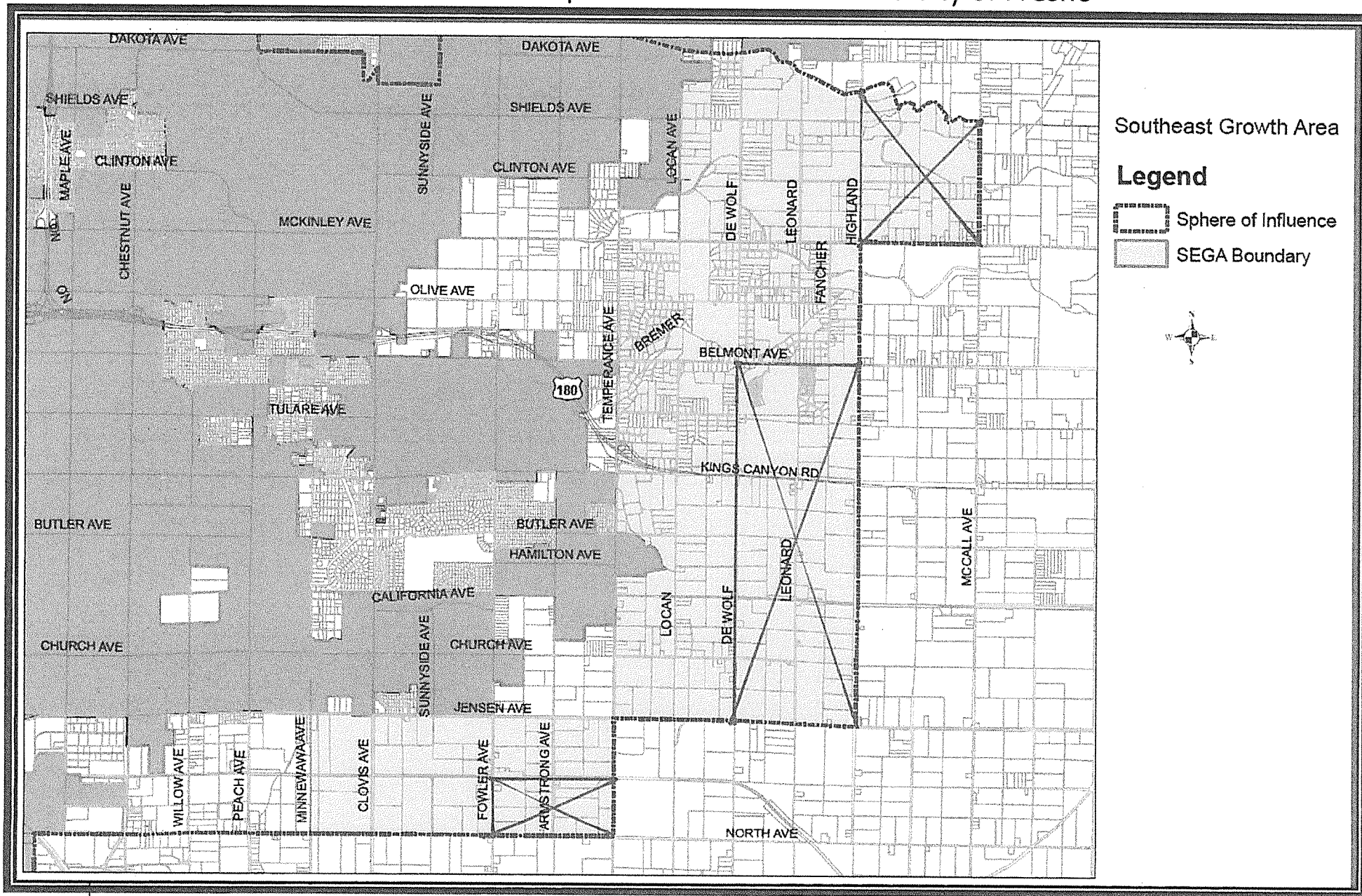
Temperance

Jensen

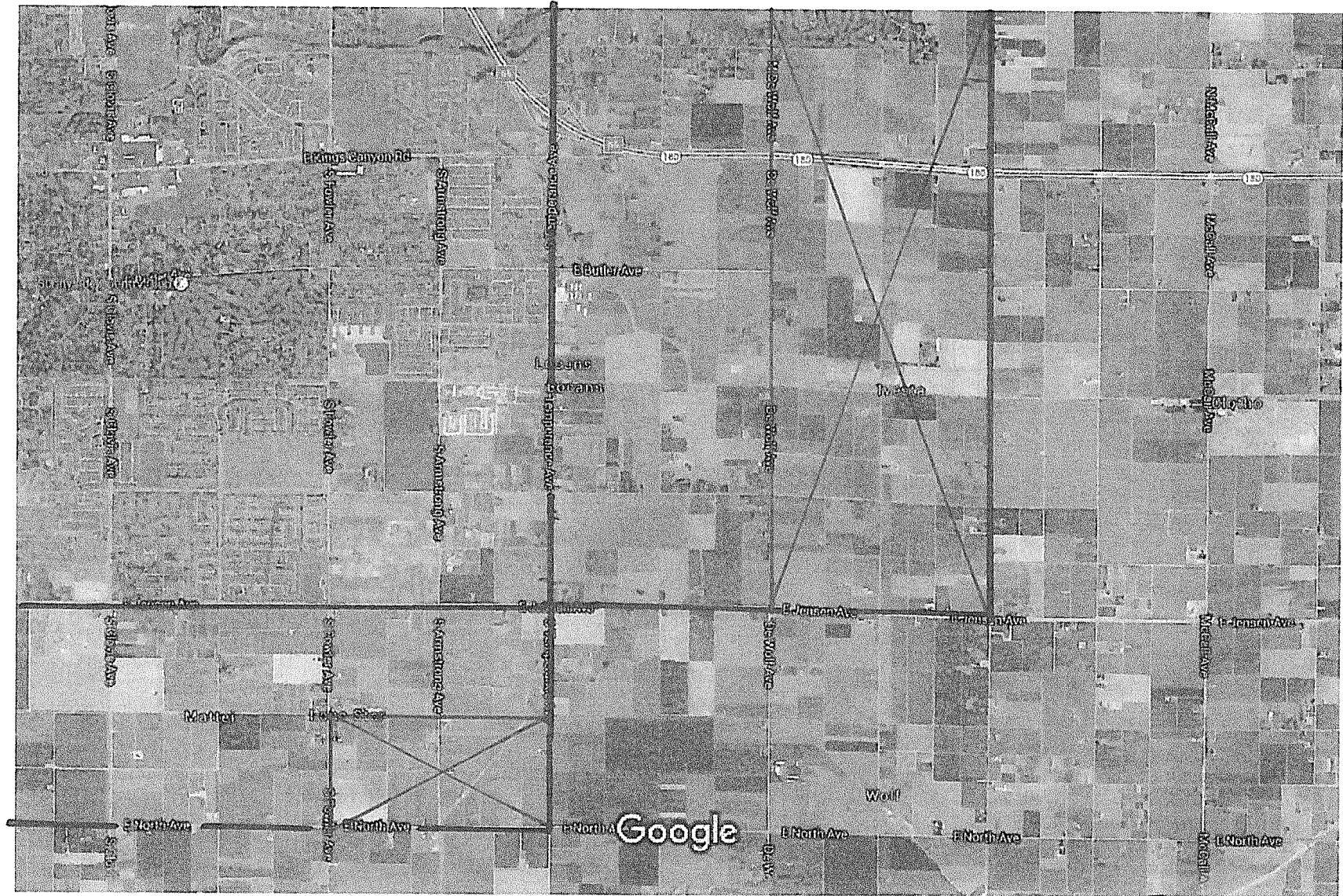
DeWolf

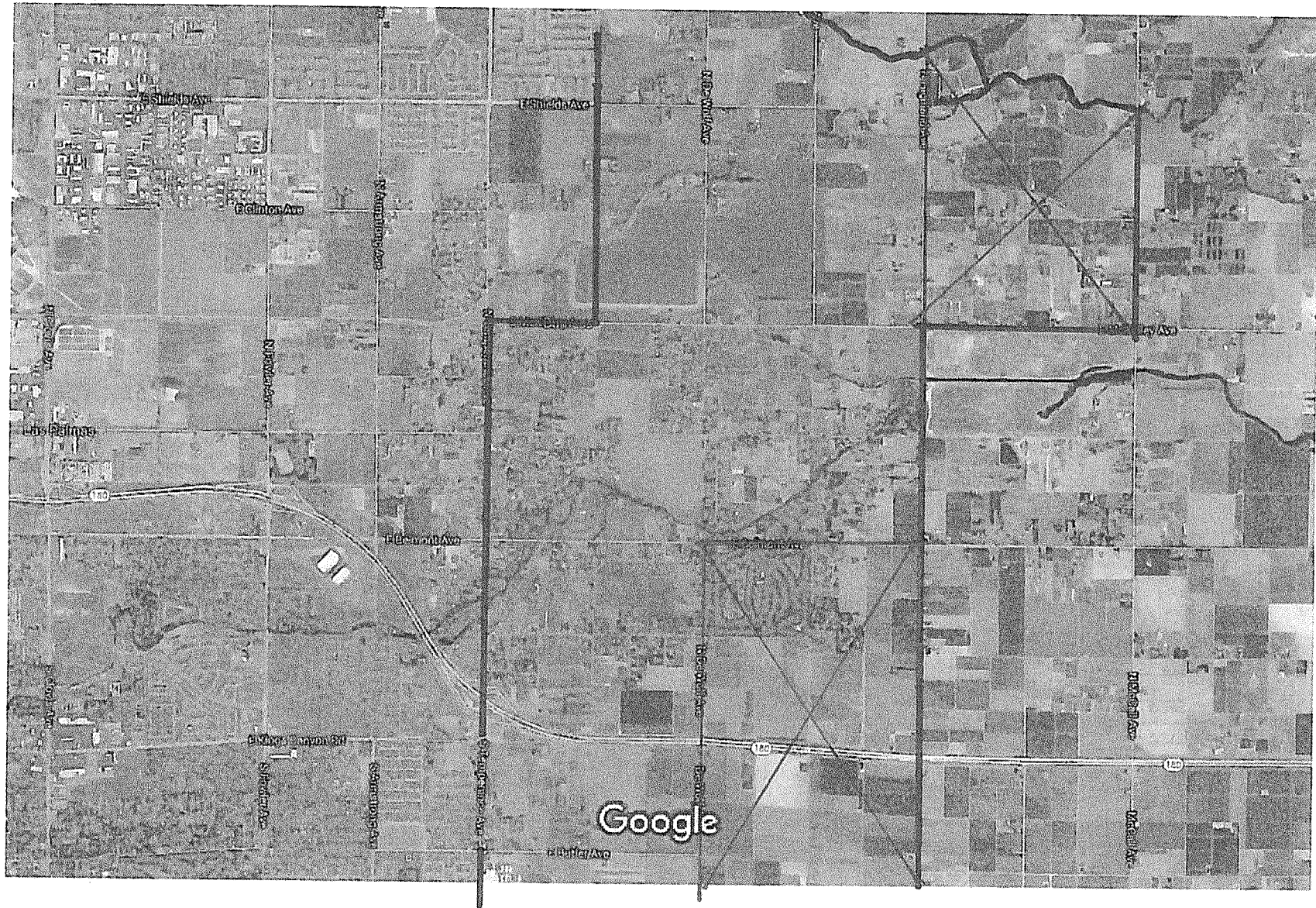
Highland

# Fresno LAFCo Municipal Service Review for the City of Fresno

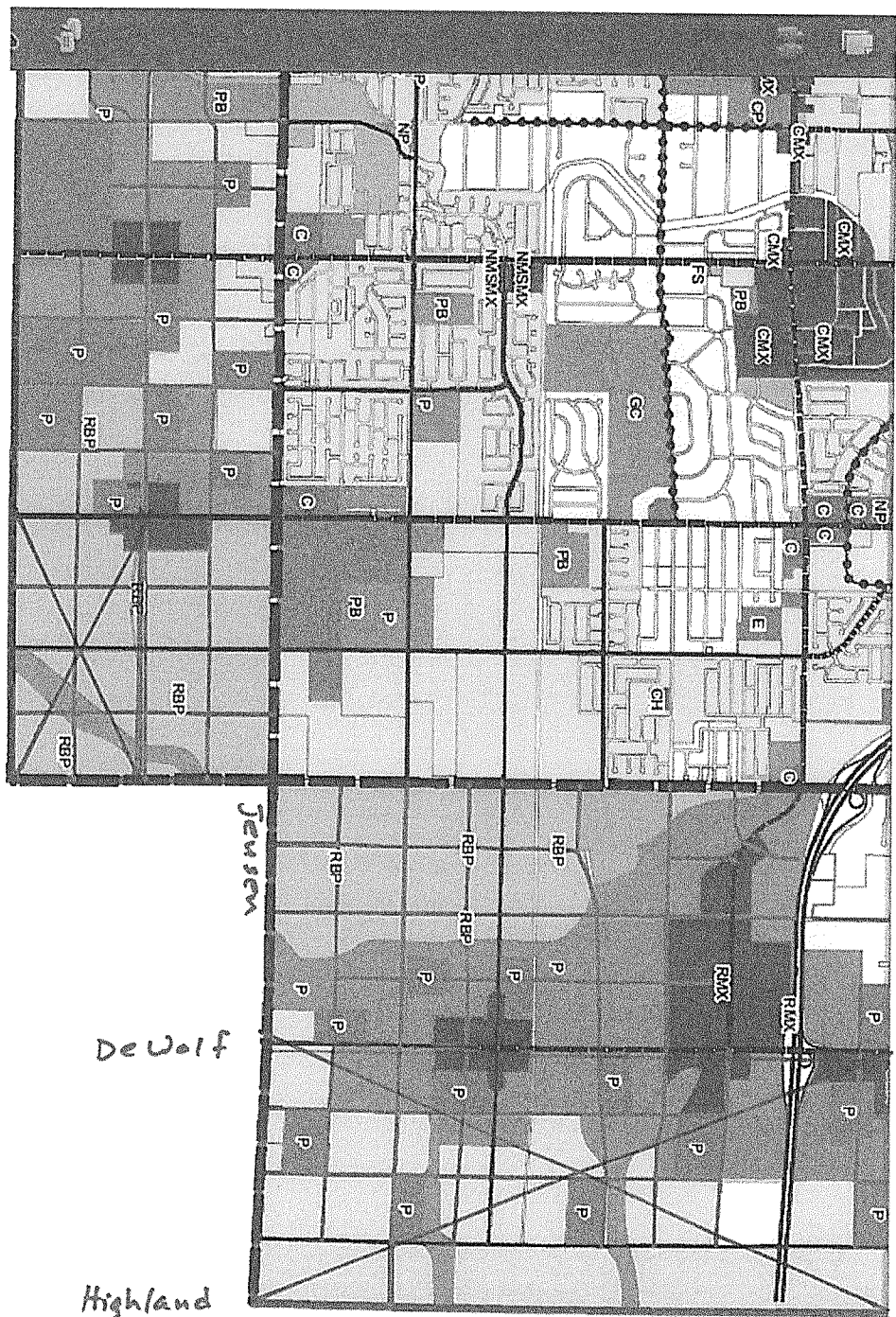












Fowler

Temperance

Jensen

DeWolf

Highland

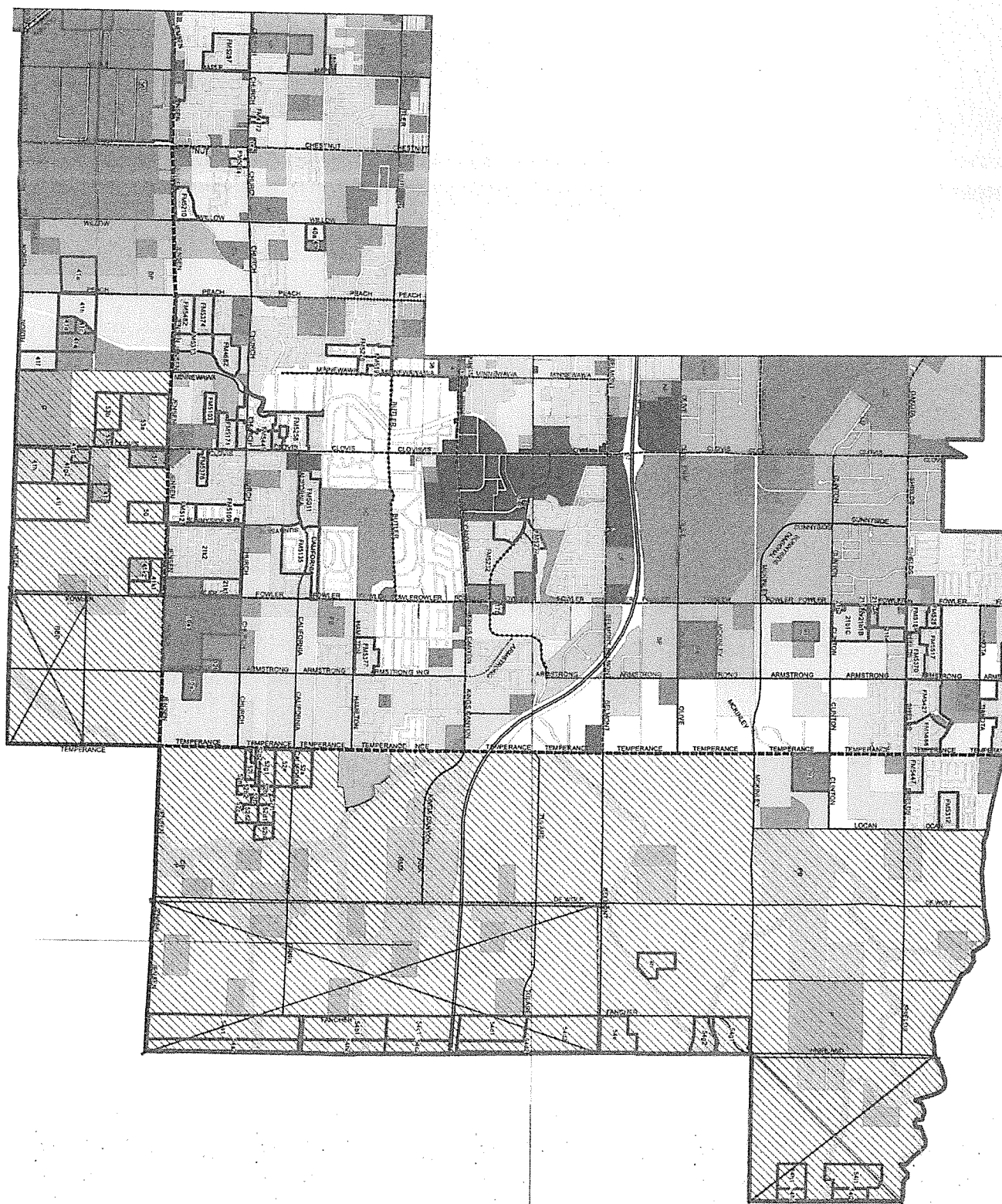




Exhibit D



Received

MAY 05 2016

Fresno LAFCo

**PAUL E. CAPRIOGLIO**  
COUNCIL PRESIDENT

May 5, 2016

David E. Fey, AICP  
Executive Officer  
LAFCo  
2607 Fresno Street, Suite B  
Fresno, California 93721

Re: *SEDA Action Plan*

Dear Mr. Fey,

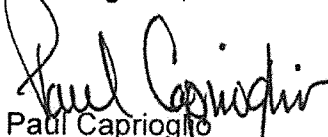
I am in receipt of your April 18, 2016, letter regarding the area within Fresno's southeast sphere of influence ("SEDA") and your request for a detailed plan of action from the City regarding specific planning within SEDA, in time for LAFCo's next meeting on May 11, 2016.

In order to ensure that the City can complete a thorough analysis of this matter and carefully consider all applicable policy aspects, I am requesting additional time for review before the City provides a plan of action to LAFCo.

In addition, per your suggestion, I would like to invite your staff to present a workshop on this matter at a future Council meeting so that we may resolve preliminary questions that may be outstanding.

Thank you very much.

Kind regards,

  
Paul Caprioglio  
City Council President