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

CONSENT AGENDA ITEM No. 5-B

DATE: December 16, 2020

TO: Fresno Local Agency Formation Commission

FROM: David E. Fey, Executive Officer 

BY: Juan Lara, LAFCo Analyst II

SUBJECT: **Consider Approval - City of Mendota "Amador-Smoot Reorganization."** A proposed reorganization consisting of the annexation of 14.61 acres to the City of Mendota and detachment from the Fresno County Fire Protection District, the Westlands Water District, and the Silver Creek Drainage District for territory located on the northwest corner of Smoot Avenue and the Amador Avenue Alignment. (LAFCo File No. RO-20-14)

Applicant: City of Mendota

Landowners/Parties of Real Interest (100% Consent): City of Mendota, Westlands Water District.

(This proposed reorganization has been placed on the consent agenda without notice pursuant to Govt. Code sec. 56662(a) because the territory is uninhabited, no affected local agency has submitted a written demand for notice and hearing, and all property owners have consented in writing to the annexation.)

RECOMMENDATION: Approve by Taking the Following Actions:

Action 1:

- A. Acting as Responsible Agency pursuant to California Environmental Quality Act (CEQA) Guidelines, find that prior to approving the proposed annexation, the environmental effects of the proposal as shown in the CEQA documents prepared, adopted, and submitted by the Lead Agency, were reviewed and considered, and determine these documents to be adequate pursuant to CEQA Guidelines Section 15096.

Action 2:

- B. Find that the proposed reorganization is consistent with LAFCo Policies, Standards, and Procedures and the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH).

- C. Find pursuant to CKH and information in the record that:
- a. The territory is uninhabited; and
 - b. All landowners and affected agencies have consented to the reorganization.
- D. Assign the distinctive short form designation "Amador-Smoot Reorganization" and approve the annexation and detachments subject to the following conditions of approval:
- a. Pursuant to Fresno LAFCo policy 103-05, the Executive Officer shall record the approved application if all conditions have been satisfied and once he or she has determined that the facts pertaining to the application during the time of recording are materially similar to those facts considered by the Commission when the application was approved. Facts, as used in the proceeding sentence, is defined to include, but is not limited to, whether or not the proposed project is materially similar to the project described in any application before the Commission.
 - b. Ownership of land permitting, the annexation shall include the full-width right-of-way along Amador and Smoot Avenues.
 - c. Submittal of corrected legal description and map.
 - d. Parcel within the affected territory owned by the Westlands Water District (APN 012-190-56ST) shall be acquired by the City prior to the Executive Officer executing a Certificate of Completion.
- E. Waive further Conducting Authority Proceedings and order the reorganization subject to the requirements of CKH.

Executive Summary

On December 10, 2019, the City of Mendota adopted of Resolution No. 19-94 requesting the Commission to begin proceedings for the "Amador-Smoot Reorganization," a proposed reorganization consisting of the annexation of 14.61 acres to the City of Mendota and detachment from the Fresno County Fire Protection District, the Westlands Water District, and the Silver Creek Drainage District for territory located on the northwest corner of the Smoot Avenue and the Amador Avenue Alignment.

Proposal/Land Use

- The proposal consists of the annexation of 14.61 acres to the City of Mendota and detachment from the Fresno County Fire Protection District, the Westlands Water District, and the Silver Creek Drainage District.
- Information related to the proposals affected territory, land use, proposed development, special districts, surrounding areas, and existing/proposed services can be found on **Attachment A**.
- The affected territory is within the City of Mendota sphere of influence (**Attachment B**) and is contiguous to the Mendota city limits (**Attachment C**).
- The proposal is currently zoned AE-20 (Exclusive Agricultural) and has been prezoned to the Mendota P-F (Public Facilities), O (Open Space), and R-2 (Multiple Family Medium Density Residential) zone district by Pre-zone City Ordinance No. 10-08.

- The territory is uninhabited.
- The proposal is consistent with the Mendota General Plan Land Use Diagram.

Consistency with LAFCo Policies, Standards and Procedures

- The County has determined that the proposal is consistent with the Memorandum of Understanding (Master Tax Sharing Agreement) and the Standards for Annexation between the City of Mendota and County of Fresno. (See letter from Mr. Jean Rousseau.)
- The proposal will be detached from the Fresno County Fire Protection District but will continue receiving fire protection services through a service agreement between the City of Mendota and the District.
- The proposal is consistent with CKH and LAFCo Policies, Standards, and Procedures, including, but not limited to, Sections 100 and 200.
- All properties within the proposal have been rezoned to the Mendota P-F (Public Facilities), O (Open Space), and R-2 (Multiple Family Medium Density Residential) zone district by Pre-zone City Ordinance No. 10-08.
- The City of Mendota is within the City of Mendota Groundwater Sustainability Agency (GSA). See GSA discussion, below.

Sustainable Groundwater Management Act

California's Sustainable Groundwater Management Act ("SGMA") was signed into law by Governor Edmund G. Brown Jr. on September 16, 2014. This three-part legislation requires local agencies to develop groundwater sustainability plans that are compatible with their regional economic and environmental needs. SGMA creates a framework for sustainable local groundwater management for the first time in California's history.

SGMA required local agencies to form Groundwater Sustainability Agencies ("GSAs") in local groundwater basins by June 2017 and required the adoption of Groundwater Sustainability Plans ("GSPs") for groundwater basins deemed high priority by year 2020.

The City of Mendota GSA represents the current City of Mendota but lies within the Delta-Mendota sub-basin's GSP. The Delta-Mendota GSA currently represents approximately 10 acres of the affected territory; at the request of the Westlands Water District and with the concurrence of the City, the balance the affected territory will remain in the Westside GSA until such time as deemed mutually convenient by the affected GSAs to shift GSA boundaries.

Environmental Determination

The City of Mendota, acting as "Lead Agency" under CEQA, adopted a Mitigated Negative Declaration for the Rojas Pierce Park Expansion Project filed with the Fresno County Clerk office on July 24, 2019 Document No. E201910000214 consistent with the requirements of CEQA. The Mitigated Negative Declaration determined the project would not have a significant impact on the environment including impact on matters such as air quality, water

consumption, loss of agricultural and city service/infrastructure therefore the preparation of an Environmental Impact Report is not required.

As "Responsible Agency," the Commission is required to review and consider the City's environmental documents prior to taking its action. If the Commission determines that these documents are adequate, pursuant to CEQA, it may make the required findings provided under "Recommendations" above.

Costs and Other Changes Affecting Residents or Landowners

None reported by the City of Mendota staff.

Agencies and Individuals Submitting Comments

- Jean Rousseau, County Administrative Officer
- Chufeng Vang, IT Analyst, Fresno County Elections Department
- Jamaica Gentry, Transportation Planner, Caltrans-District 6
- Karen Coletti, Executive Secretary, Fresno County Public Library
- Caitlin Juarez, Engineer, State Water Resource Control Board

Territory Boundaries

The boundaries of the proposed annexation **are** definite and certain and the County Assessor has determined that the map and legal description **are not adequate** to file with the State Board of Equalization. Staff's recommended condition of approval (D)(c) will adequately address this matter.

Registered Voter Data

The County of Fresno Elections Office reported that there were **zero** registered voters in the affected territory.

Compliance with the Requirements of CEQA

Lead Agency: City of Mendota

Level of Analysis: Initial Study

Finding: Mitigated Negative Declaration (See Environmental Documents at www.fresnolafco.org under the Hearing and Workshops tab in the September 9, 2020 file).

Individuals and Agencies Receiving this Report

- Ken Price, LAFCo Counsel
- Bernard Jimenez, Deputy Director of Fresno Co. Public Works and Planning
- Will Kettler, Development Services Div. Mgr., Fresno Co. Public Works and Planning
- Chief Mark Johnson, Fresno County Fire Protection District

- Jeff O'Neal, City Planner, City of Mendota
- Cristian Gonzalez, City Manager, City of Mendota
- Russ Freeman, Deputy General Manager-Resources, Westlands Water District

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Attachment A

PROPOSAL INFORMATION

1. Affected Territory

Acreage:	14.61
Current Land Use:	AE-20 (Exclusive Agricultural)
Number of Residences/ Population:	Residents: 0/ Population: 0 estimated
Registered Voters:	Voters: 0
Assessor Parcel Number(s):	012-190-55ST, 012-190-56ST (portion)

2. Proposed Development - The affected territory will be developed into a community park.

3. Surrounding Territory – Single-Family residential to the north and west. Agricultural to the east, and south.

4. Existing Service Agencies and Proposed Service Changes

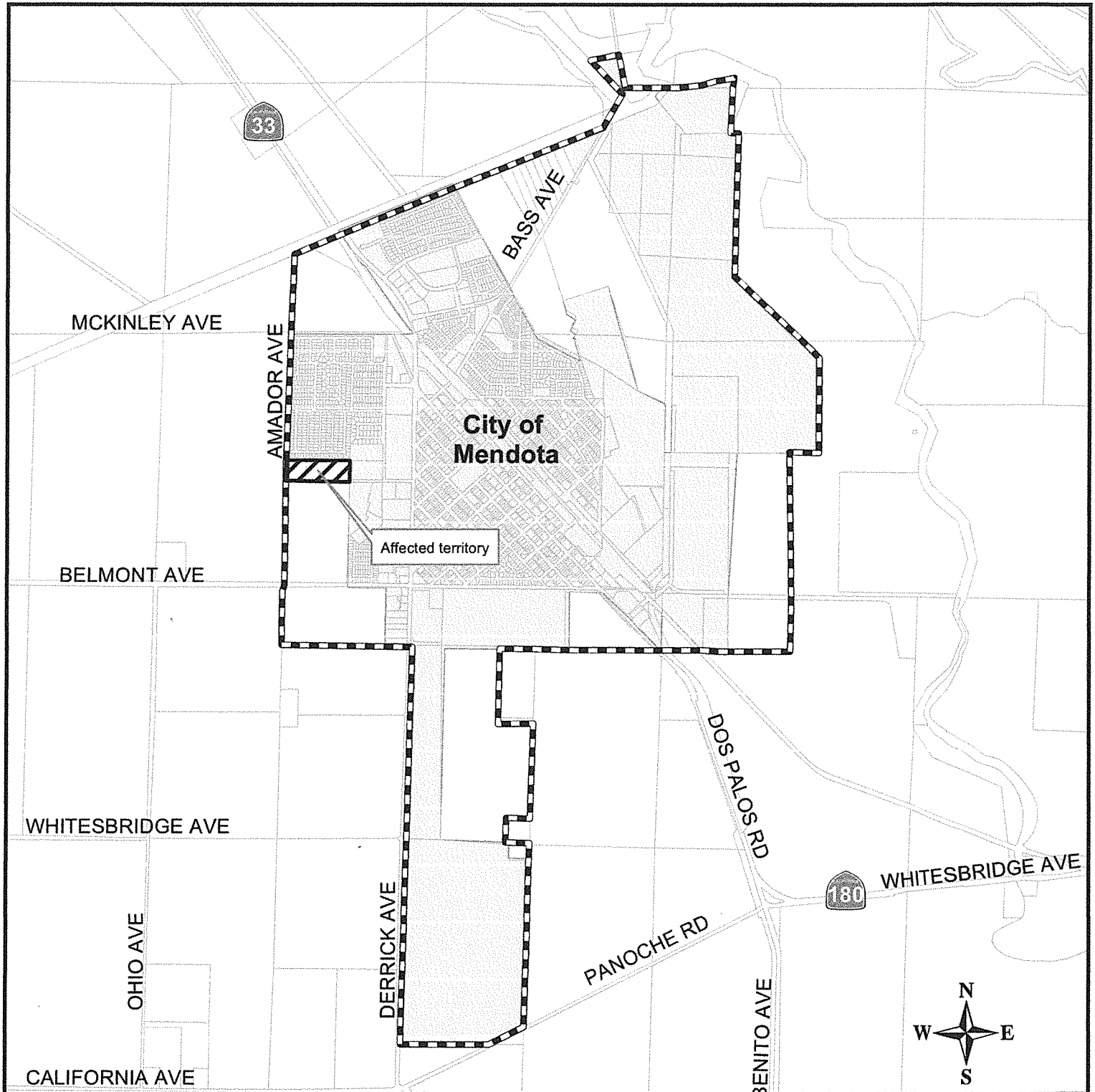
Service	Existing Service	Change
Water	Wells/ Groundwater	City of Mendota
Sewer	Private Septic	City of Mendota
Fire Protection	Fresno County Fire Protection District	Fresno County Fire Protection District

(See Service Plan on our website at www.fresnolafco.org)

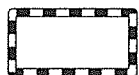
5. Cities and Districts Included Wholly or Partially Within the Affected Territory

Fresno County	Fresno County Library
Silver Creek Drainage District	Fresno County Fire
County Service Area No. 35	Mendota Unified School District
Co School Service	West Fresno Red Scale

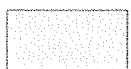
Attachment B



Fresno Local Agency Formation Commission



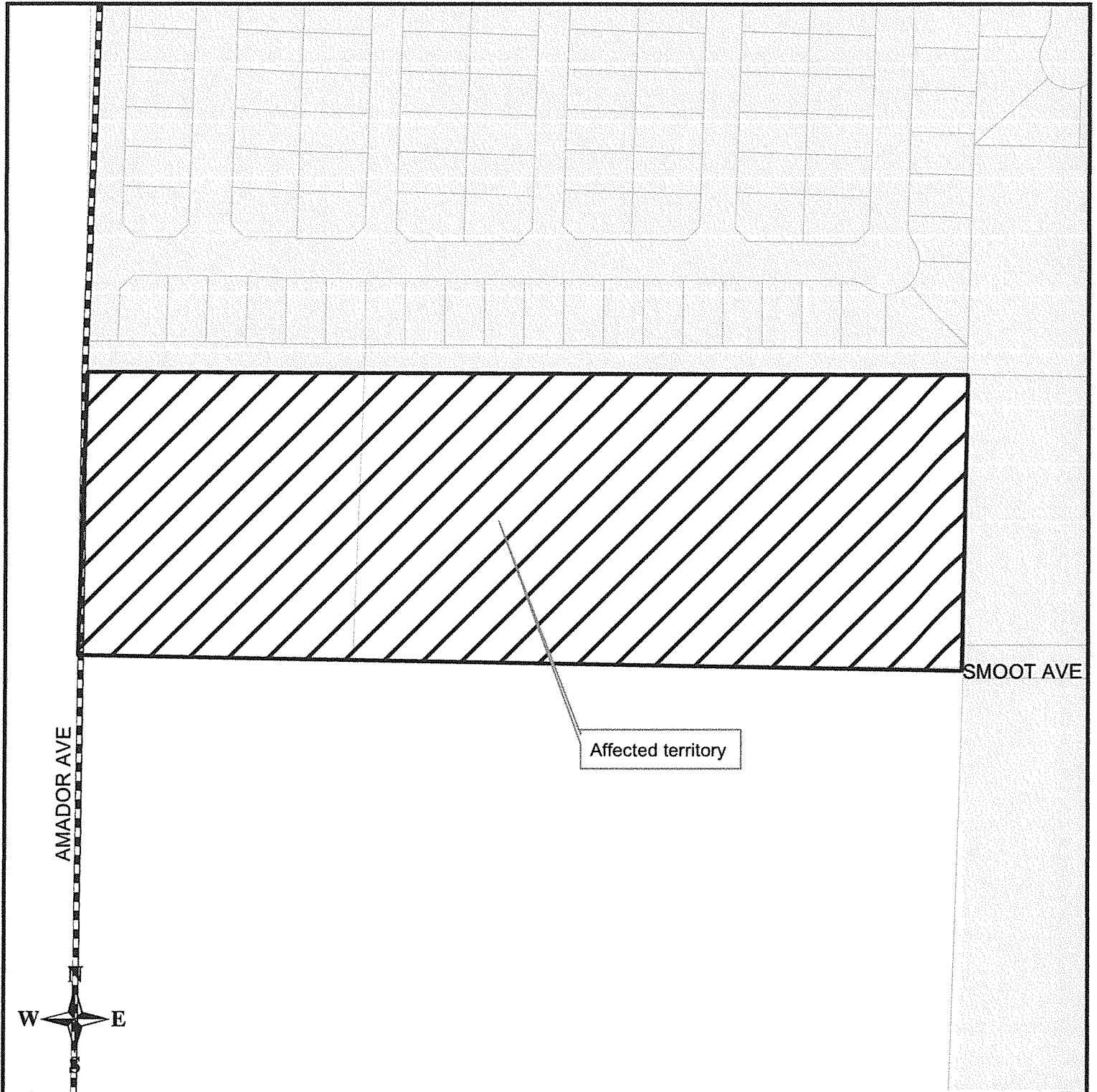
Sphere of influence



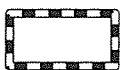
City limits

Incorporated: 1942
Sphere updated: 3/05/2008
City limits: 2,096 Acres
Sphere area: 2,899 Acres

Attachment C



Fresno Local Agency Formation Commission



Sphere of influence



Mendota city limits

Incorporated: 1942
Sphere updated: 3/05/2008
City limits: 2,096 Acres
Sphere area: 2,899 Acres

Map prepared: 12/08/2020