

RESOLUTION NO. RO-19-5

**A RESOLUTION OF THE FRESNO LOCAL AGENCY FORMATION COMMISSION
APPROVING THE "SHAW-GRANTLAND NO. 4 REORGANIZATION" WITH CONDITIONS
(LAFCO FILE NO. RO-19-5)**

WHEREAS, reorganization proceedings were initiated by the City of Fresno to annex 29.85 acres to the City of Fresno and detach from the North Central Fire Protection District and the Kings River Conservation District for the territory located on the northwest corner of West Shaw and North Grantland Avenues and the south portion of West Shaw Avenue east of North Grantland Avenue, said territory being described within Attachment "A," attached hereto and by this reference incorporated herein; and

WHEREAS, the application was submitted to the Fresno Local Agency Formation Commission ("LAFCo" or "Commission") by the City of Fresno as required by state law, and the application for said proposed reorganization ("Proposal") was accepted for filing by the Executive Officer and set for hearing on the 14th day of August, 2019, at the hour of 1:30 p.m.; and

WHEREAS, prior to issuing the Certificate of Filing staff considered a request by Fresno County staff to include additional territory consisting of public street rights-of-way along the south portion of West Shaw Avenue east of North Grantland Avenue and the Grantland/Shaw intersection. Pursuant to LAFCo Policy 210-14(6), LAFCo staff recommended including this territory in order to create logical boundaries; and

WHEREAS, with the inclusion of the West Shaw Avenue right-of-way, the total acreage for the proposal increased to approximately 31.4 acres; and

WHEREAS, notice of the hearing to consider the Proposal was given as required by state law; and

WHEREAS, the Executive Officer reviewed the Proposal and prepared a report to the Commission, including a recommendation for approval upon certain conditions, said report having been mailed at least five days before said hearing and was duly considered by the Commission pursuant to state law; and

WHEREAS, acting as "Responsible Agency" under the California Environmental Quality Act ("CEQA") the Commission considered the CEQA documents filed and adopted by the City of Fresno acting as the "Lead Agency" under CEQA for the Proposal and associated rezoning, which was included in the Executive Officer's report to the Commission; and

WHEREAS, the Commission considered all relevant factors and evidence and heard all interested parties wishing to speak on the Proposal.

NOW, THEREFORE, BE IT RESOLVED that the Fresno Local Agency Formation Commission does HEREBY RESOLVE AND DETERMINE, as follows:

- A. Acting as Responsible Agency pursuant to CEQA Guidelines, 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 determined to be adequate pursuant to CEQA Guidelines section 15096.
- B. Acting as a "Lead Agency" pursuant CEQA Guidelines, the Commission hereby adopts a Class 1 ("Existing Facilities") Exemption prepared for the additional street rights-of-way.
- C. The proposed reorganization is consistent with LAFCo Policies, Standards, and Procedures and the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 ("CKH").
- D. 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.
- E. Assigns the distinctive short form designation "Shaw-Grantland No. 4 Reorganization" and approve the annexation and detachments subject to the following condition 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 North Grantland and West Shaw Avenues.
 - c. Submittal of corrected legal description and map.
 - d. Satisfactory verification that the City has accepted a final map shall be submitted to the Executive Officer prior to completion (recordation) of the annexation.
- F. Waives further Conducting Authority Proceedings and order the reorganization subject to the requirements of CKH.

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ADOPTED THIS 14th DAY OF AUGUST 2019, BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS MENDES, SILVA, PACHECO, PARRA, SANTOYO

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

**STATE OF CALIFORNIA)
COUNTY OF FRESNO)**

CERTIFICATION

I, David E. Fey, Executive Officer, Fresno Local Agency Formation Commission, hereby certify that the foregoing resolution was adopted by the Commission on the 14th day of August 2019.



David E. Fey, Executive Officer
Fresno Local Agency Formation Commission

ATTACHMENT A

SHAW – GRANTLAND NO. 4 REORGANIZATION

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Area to be detached from the North Central Fire Protection District and the Kings River Conservation District and Annexed to the City of Fresno.

All that portion of the Southeast Quarter of Section 8, the Northwest Quarter of Section 16, and the Northeast Quarter of Section 17, Township 13 South, Range 19 East, Mount Diablo Base and Meridian, according to the Official United States Government Township Plat thereof, described as follows:

BEGINNING at a point on the existing City Limits line of the City of Fresno, said point being the Southeast corner of the Southeast quarter of said Section 8; thence

- 1) continuing along the existing City Limits line of the City of Fresno, South $89^{\circ}34'12''$ East, 1319.91 feet along the North line of the Northwest quarter of said Section 16, to the Northeast corner of the West half of the Northwest quarter of said Section 16; thence
- 2) continuing along said existing City Limits line of the City of Fresno, South $0^{\circ}28'56''$ West, 45.00 feet along the East line of the of the West half of the Northwest quarter of said Section 16, to a point on the Southerly line of the existing right of way of West Shaw Avenue as described in the Grant Deed recorded April 16, 1993 as Document No. 93055222, Official Records Fresno County; thence
- 3) leaving the existing City Limits line of the City of Fresno, North $89^{\circ}21'12''$ West, 1209.90 feet along the land described in said Document No. 93055222; thence
- 4) South $76^{\circ}40'44''$ West, 82.37 feet continuing along the land described in said Document No. 93055222, to a point on a line 30.00 feet East of and parallel with the West line of the Northwest quarter of said Section 16; thence
- 5) South $0^{\circ}27'48''$ West, 90.00 feet along said parallel line as described in said Document No. 93055222; thence
- 6) North $89^{\circ}34'12''$ West, 30.00 feet parallel with the North line of the Northwest quarter of said Section 16, to a point on the West line of said Northwest quarter, said point being 150.00 feet South of the Northwest corner of said Northwest quarter; thence
- 7) South $89^{\circ}59'21''$ West, 30.00 feet parallel with the North line of the Northeast quarter of said Section 17, to a point on a line 30.00 feet West of and parallel with the East line of said Northeast quarter; thence

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- 8) North 0°27'48" East, 25.02 feet along said parallel line to the Southeast corner of the land granted to the County of Fresno for public street easement purposes by the Grant of Easement recorded March 21, 2016 as Document No. 2016-0034717, Official Records Fresno County; thence
- 9) North 89°36'39" West, 27.00 feet continuing along the land described in said Document No. 2016-0034717, to a point on a line 57.00 feet West of and parallel with the East line of the Northeast quarter of said Section 17; thence
- 10) North 0°27'48" East, 44.65 feet along said parallel line and continuing along the land described in said Document No. 2016-0034717; thence
- 11) North 44°45'51" West, 25.53 feet continuing along the land described in said Document No. 2016-0034717; thence
- 12) North 0°03'20" East, 13.31 feet continuing along the land described in said Document No. 2016-0034717, to a point on the Southerly line of the existing right of way of West Shaw Avenue; thence
- 13) North 75°56'56" West, 35.78 along the Southerly line of the existing right of way of West Shaw Avenue to a point on a line 40.00 feet South of and parallel with the North line of the Northeast Quarter of said Section 17; thence
- 14) South 89°59'20" West, 1214.22 feet along said parallel line to a point on the West line of the Northeast quarter of the Northeast quarter of said Section 17; thence
- 15) North 0°26'25" East, 40.00 feet to the Northwest corner of the Northeast quarter of the Northeast quarter of said Section 17; thence
- 16) North 0°24'48" East, 944.55 feet along the West line of the Southeast quarter of the Southeast quarter of said Section 8, to a point on the existing City Limits line of the City of Fresno, said point being the Southwest corner of Lot 12 of the map of Tract No. 6051, according to the map thereof recorded in Volume 84 of Plats at Pages 60 through 62, Fresno County Records; thence
- 17) continuing along the existing City Limits line of the City of Fresno, North 89°59'02" East, 1324.29 feet along the South line of said Tract No. 6051 and the South line of the map of Tract No. 6036, according to the map thereof recorded in Volume 85 of Plats at Pages 62 through 64, Fresno County Records, to the intersection of said South line with the East line of the Southeast quarter of said Section 8; thence

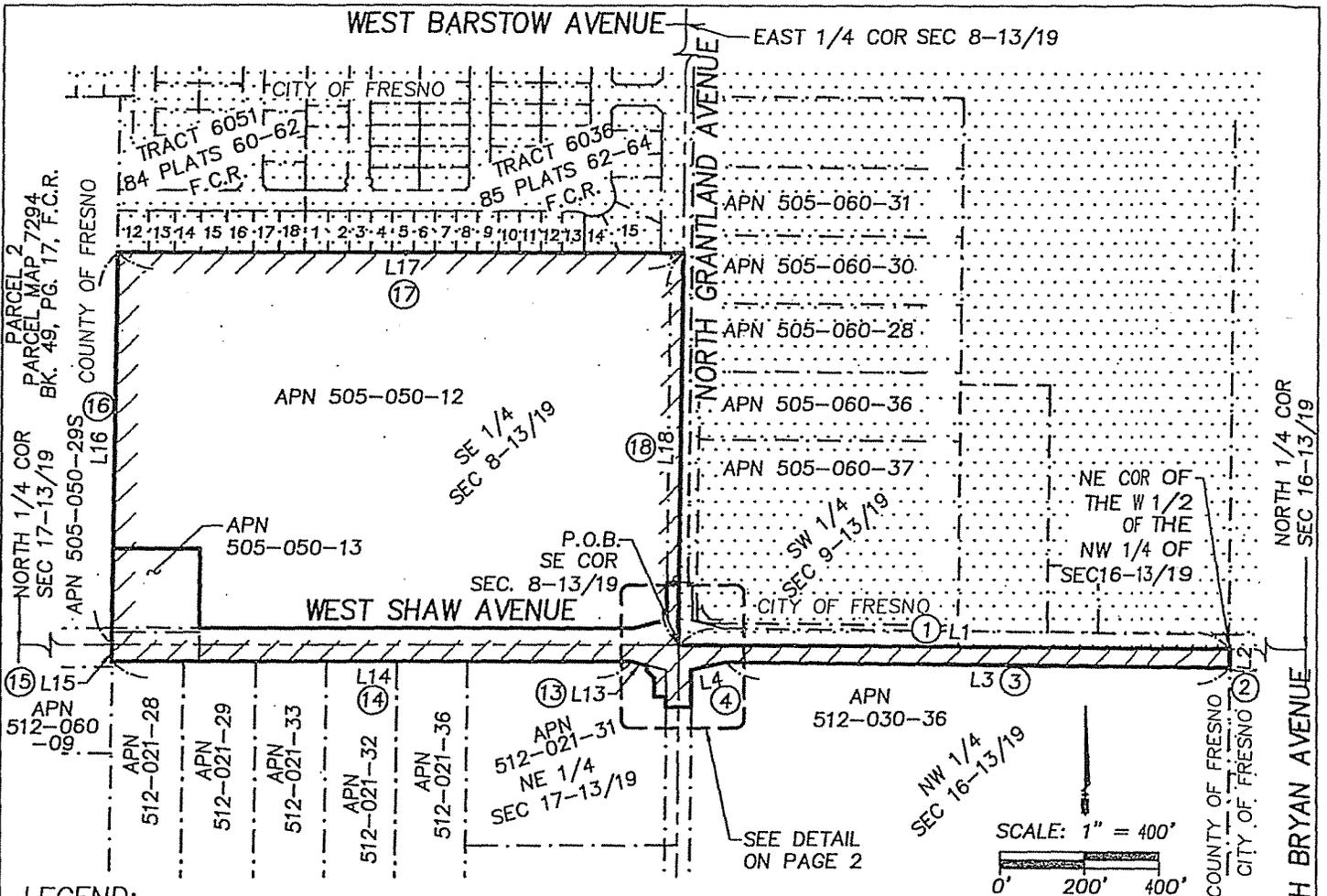
SHAW – GRANTLAND NO. 4 REORGANIZATION
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18) continuing along the existing City Limits line of the City of Fresno,
South 0°25'00" West 944.67 feet along the East line of the Southeast quarter of said
Section 8, to the **POINT OF BEGINNING**.

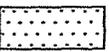
Containing an area of 31.46 acres, more or less.

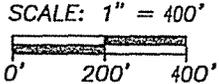
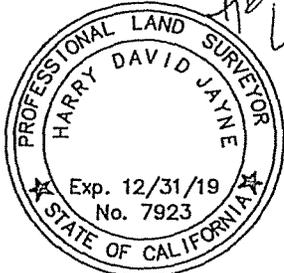


Handwritten signature and date:
H. D. Jayne
7/10/19



LEGEND:

-  AREA TO BE DETACHED FROM THE NORTH CENTRAL FIRE PROTECTION DISTRICT AND THE KINGS RIVER CONSERVATION DISTRICT AND ANNEXED TO THE CITY OF FRESNO
-  EXISTING CITY LIMITS
- P.O.B. POINT OF BEGINNING
- # COURSE CALL OF LEGAL DESCRIPTION



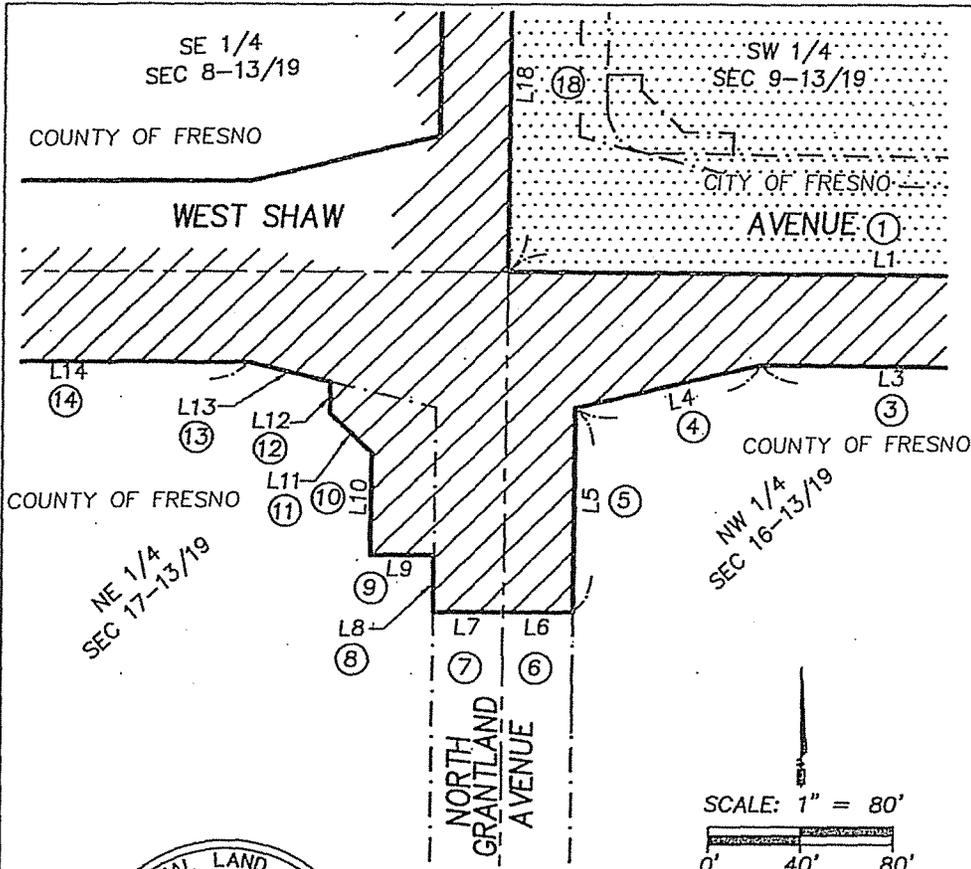
PREPARED FOR:
 LENNAR FRESNO, INC.
 8080 N. PALM SUITE 101
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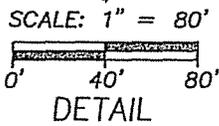
NOTE:

SEE PAGE 2 FOR DETAIL AND LINE TABLE

<p>RES. NO. _____ ADOPTED: _____</p>	
<p align="center">SHAW - GRANTLAND NO. 4 REORGANIZATION PORTIONS OF SOUTHEAST 1/4 OF SECTION 8, NORTHWEST 1/4 OF SECTION 16 AND THE NORTHEAST 1/4 OF SECTION 17, MOUNT DIABLO BASE & MERIDIAN</p> <p align="center">TO BE ANNEXED TO THE CITY OF FRESNO AND DETACHED FROM THE NORTH CENTRAL FIRE PROTECTION DISTRICT AND THE KINGS RIVER CONSERVATION DISTRICT</p> <p align="center">PAGE 1 OF 2</p>	<p>FILE NO. _____</p> <p>ANNEX. NO. _____</p> <p>ACRES 31.46±</p> <p>COUNCIL DISTRICT NO. 1</p>
<p>ALLOCATED TO COUNCIL DISTRICT NO. _____ AS PER COUNCIL DISTRICT MAP. _____</p>	<p>DRAWN BY: HDJ DATE: 7/10/2019 SCALE: AS NOTED</p> <p>REVISED:</p>



LINE TABLE		
LINE	BEARING	DISTANCE
①	L1	S89°34'12"E 1319.91'
②	L2	S0°28'56"W 45.00'
③	L3	N89°21'12"W 1209.90'
④	L4	S76°40'44"W 82.37'
⑤	L5	S0°27'48"W 90.00'
⑥	L6	N89°34'12"W 30.00'
⑦	L7	S89°59'21"W 30.00'
⑧	L8	N0°27'48"E 25.02'
⑨	L9	N89°36'39"W 27.00'
⑩	L10	N0°27'48"E 44.65'
⑪	L11	N44°45'51"W 25.53'
⑫	L12	N0°03'20"E 13.31'
⑬	L13	N75°56'56"W 35.78'
⑭	L14	S89°59'20"W 1214.22'
⑮	L15	N0°26'25"E 40.00'
⑯	L16	N0°24'48"E 944.55'
⑰	L17	N89°59'02"E 1324.29'
⑱	L18	S0°25'00"W 944.67'



LEGEND:

- AREA TO BE DETACHED FROM THE NORTH CENTRAL FIRE PROTECTION DISTRICT AND THE KINGS RIVER CONSERVATION DISTRICT AND ANNEXED TO THE CITY OF FRESNO
- EXISTING CITY LIMITS
- P.O.B. POINT OF BEGINNING
- ① COURSE CALL OF LEGAL DESCRIPTION

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SHAW - GRANTLAND NO. 4 REORGANIZATION PORTIONS OF SOUTHEAST 1/4 OF SECTION 8, NORTHWEST 1/4 OF SECTION 16 AND THE NORTHEAST 1/4 OF SECTION 17, MOUNT DIABLO BASE & MERIDIAN TO BE ANNEXED TO THE CITY OF FRESNO AND DETACHED FROM THE NORTH CENTRAL FIRE PROTECTION DISTRICT AND THE KINGS RIVER CONSERVATION DISTRICT	FILE NO. _____ ANNEX. NO. _____ ACRES <u>31.46±</u> COUNCIL DISTRICT NO. <u>1</u>
PAGE 2 OF 2	

ALLOCATED TO COUNCIL DISTRICT NO. _____ AS PER COUNCIL DISTRICT MAP. _____	DRAWN BY: HDJ DATE: 7/10/2019 SCALE: AS NOTED REVISED: _____
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