

RESOLUTION NO. RO-22-01

**A RESOLUTION OF THE FRESNO LOCAL AGENCY FORMATION COMMISSION
APPROVING THE CITY OF FOWLER "ARMSTRONG-ADAMS REORGANIZATION" WITH
CONDITIONS
(LAFCO FILE NO. RO-22-01)**

WHEREAS, reorganization proceedings were initiated by the City of Fowler consisting of the annexation of 29.4 acres to the City of Fowler and Selma-Kingsburg-Fowler County Sanitation District and detachment from the Fresno County Fire Protection District, the Kings River Conservation District, and the Consolidated Irrigation District for territory located north of the northwest corner of Armstrong and Adams Avenues, said territory being described by 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 Fowler as required by State law, and the application for said proposed reorganization was accepted for filing by the Executive Officer and set for hearing on the 13th day of April 2022, at the hour of 1:30 p.m.; 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 Fowler 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 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.

ADOPTED THIS 13th DAY OF APRIL 2022 BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS YEP, SANTOYO, ROBERTSON, BRANDAU

NOES: NONE

ABSENT: COMMISSIONER MAGSIG

ABSTAIN: NONE

- B. Find that the proposed reorganization is consistent with LAFCo Policies 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 “Armstrong-Adams 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. Submittal of corrected legal description and map.
 - c. Satisfactory verification that the City has accepted a final map shall be submitted to the Executive Officer prior to completion (recordation) of the annexation.
 - d. The Selma-Kingsburg-Fowler County Sanitation District’s annexation fee shall be paid to the District prior to recordation. The proponents shall provide evidence to the Executive Officer as verified by the District that the condition has been met prior to recordation.
- E. Waive further Conducting Authority Proceedings and order the reorganization subject to the requirements of CKH.

ADOPTED THIS 13th DAY OF APRIL 2022 BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS YEP, SANTOYO, ROBERTSON, BRANDAU

NOES: NONE

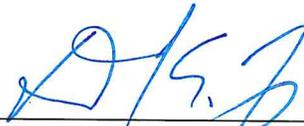
ABSENT: COMMISSIONER MAGSIG

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 13th day of April 2022.



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

**CERTIFICATE OF COMPLETION
FRESNO COUNTY LOCAL AGENCY FORMATION COMMISSION**

The Fresno Local Agency Formation Commission waived the Conducting Authority proceedings.

The names of the agencies whose territory is changed and the type of change for each are:

Annexation to the City of Fowler and the Selma-Kingsburg-Fowler County Sanitation District and detachment from the Fresno County Fire Protection District, the Kings River Conservation District and the Consolidated Irrigation District.

The County in which the entire boundary change occurred is Fresno County.

The short title of the reorganization proceeding is "Armstrong-Adams Reorganization," LAFCo File No. RO-22-01.

The affected territory is uninhabited.

The Reorganization was ordered without an election, and Resolution No. RO-22-01 ordering the Reorganization was approved by the Fresno Local Agency Formation Commission on April 13, 2022.

Maps and legal descriptions of the territory affected by the reorganization are set forth in Exhibit "A."

The condition of approval was as follows and has been complied with:

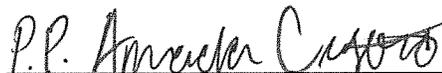
Pursuant to Fresno LAFCo Policy 103-05, the Executive Officer shall record the approved application if all conditions have been satisfied and once, he or she has determined that the facts pertaining to the application during the time of recording are materially similar to those facts considered by the 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.

Submittal of corrected legal description and map.

Satisfactory verification that the City has accepted a final map shall be submitted to the Executive Officer prior to completion (recordation) of the annexation.

The Selma-Kingsburg-Fowler County Sanitation District's annexation fee shall be paid to the District prior to recordation. The proponents shall provide evidence to the Executive Officer as verified by the District that the condition had been met prior to recordation.

I, Brian Spaunhurst, Executive Officer of the Fresno Local Agency Formation Commission, do hereby certify that the attached maps and legal descriptions for the change of organization do comply with the Commission's resolution of approval.



Brian Spaunhurst, Executive Officer
Fresno Local Agency Formation Commission

Dated: August 22, 2022

EXHIBIT "A"

ARMSTRONG – ADAMS REORGANIZATION

ALL THAT CERTAIN REAL PROPERTY, SITUATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 10; THENCE, NORTH 00°02'30" WEST, ALONG THE WESTERLY LINE OF SAID SOUTHEAST QUARTER OF SAID SECTION 10, SAID LINE ALSO BEING THE CENTERLINE OF SOUTH ARMSTRONG AVENUE, A DISTANCE OF 1,000.26 FEET TO A POINT ON THE SOUTHERLY LINE OF THE NORTH HALF OF THE NORTH HALF OF LOTS 5 AND 6 OF NORRIS COLONY AS SHOWN ON THAT CERTAIN MAP RECORDED IN BOOK 2 OF PLATS, AT PAGE 28, OFFICIAL RECORDS OF FRESNO COUNTY, SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;

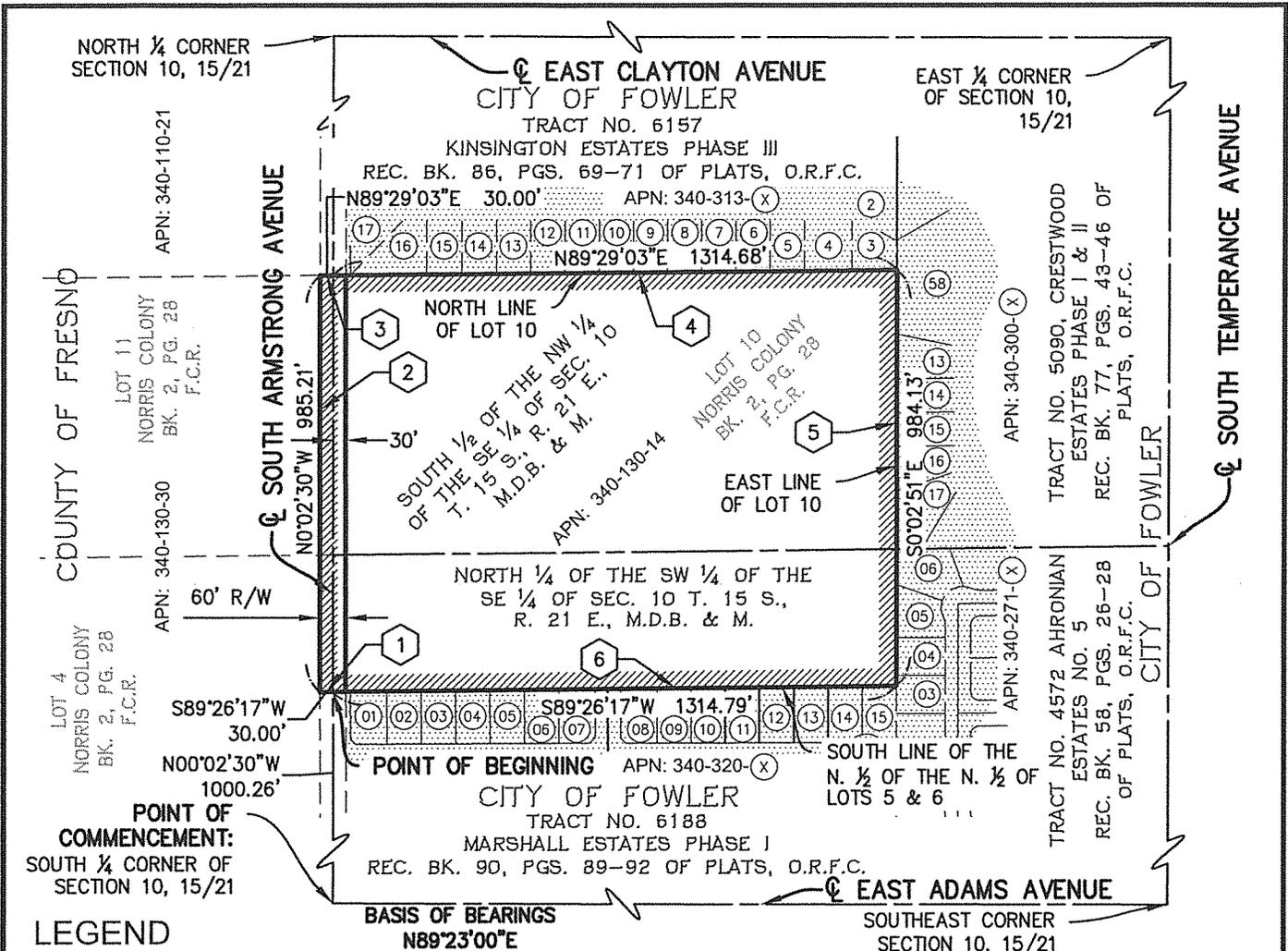
- 1) THENCE, LEAVING SAID CENTERLINE OF SAID SOUTH ARMSTRONG AVENUE, SOUTH 89°26'17" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID SOUTH ARMSTRONG AVENUE;
- 2) THENCE, ALONG SAID WESTERLY RIGHT OF WAY LINE OF SAID SOUTH ARMSTRONG AVENUE, NORTH 00°02'30" WEST, A DISTANCE OF 985.21 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 11 OF SAID NORRIS COLONY;
- 3) THENCE, LEAVING SAID WESTERLY RIGHT OF WAY LINE OF SAID SOUTH ARMSTRONG AVENUE, NORTH 89°29'03" EAST, A DISTANCE OF 30.00 FEET TO SAID WESTERLY LINE OF SAID SOUTHEAST QUARTER OF SAID SECTION 10, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 10 OF SAID NORRIS COLONY;
- 4) THENCE, ALONG THE NORTHERLY LINE OF SAID LOT 10, NORTH 89°29'03" EAST, A DISTANCE OF 1,314.68 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 10;
- 5) THENCE, ALONG SAID EASTERLY LINE OF SAID LOT 10, SOUTH 00°02'51" EAST, A DISTANCE OF 984.13 FEET TO A POINT ON THE SOUTHERLY LINE OF THE SAID NORTH HALF OF THE NORTH HALF OF SAID LOTS 5 AND 6 OF SAID NORRIS COLONY;
- 6) THENCE, ALONG SAID SOUTHERLY LINE OF SAID LOTS 5 AND 6, SOUTH 89°26'17" WEST, A DISTANCE OF 1,314.79 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING AN AREA OF 1,324,154± SQUARE FEET (30.40± ACRES)

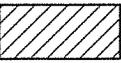


EXHIBIT A

10/3/2016 9:43 AM K:\GATEWAY PROJECTS\NATIONAL RAISON\20-032 - ARMSTRONG SUBDIVISION\SURVEY\ANNEXATION\20-032 - ANNEXATION MAP.DWG-VANG THAO



LEGEND

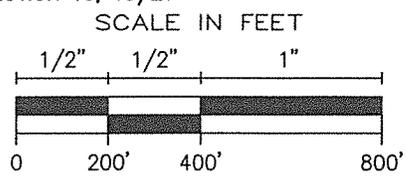
 AREA = 30.40 ACRES TO BE DETACHED FROM THE FRESNO COUNTY FIRE PROTECTION DISTRICT, KINGS RIVER CONSERVATION DISTRICT, AND ANNEXED TO THE CITY OF FOWLER

 EXISTING CITY LIMITS

FCR FRESNO COUNTY RECORDS
M.D.B. & M. MOUNT DIABLO BASE AND MERIDIAN

BASIS OF BEARINGS

SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10, T. 15 S., R. 21 E., M.D.B. & M. TAKEN TO BE N89°23'00\"/>



GATEWAY
ENGINEERING, INC.

P. 559-320-0344 F. 559-320-0345 WWW.GEFRESNO.COM
5811 E. PRINCETON AVENUE, FRESNO, CA 93727-1377

RES. NO. _____	ADOPTED: _____	
<h2 style="margin: 0;">ARMSTRONG-ADAMS</h2> <p style="margin: 0;">REORGANIZATION SHEET 2 OF 2</p> <p style="margin: 0;">PORTION OF SOUTH 1/2 OF THE NW 1/4 OF THE SE 1/4 & PORTION OF NORTH 1/4 OF THE SW 1/4 OF THE SE 1/4 OF SEC. 10, T. 15 S., R. 21 E., M.D.B. & M.</p> <p style="margin: 0;">TO BE ANNEXED TO THE CITY OF FOWLER AND DETACHED FROM THE FRESNO COUNTY FIRE PROTECTION DISTRICT AND THE KINGS RIVER CONSERVATION DISTRICT</p>		FILE NO. _____
		ANNEX. NO. _____
		ACRES <u>30.40</u>
		COUNCIL DISTRICT NO. <u>6</u>
ALLOCATED TO COUNCIL DISTRICT NO. _____ AS PER COUNCIL DISTRICT MAP _____		DRAWN BY: VYT DATE: 07/06/2022 SCALE: 1" = 400'
		REVISED:

EXHIBIT A



VICINITY MAP

10/3/2016 9:43 AM K:\GATEWAY PROJECTS\NATIONAL RAISIN\20-032 - ARMSTRONG SUBDIVISION\SURVEY\ANNEXATION\20-032 - ANNEXATION MAP.DWG-YANG THAO

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5911 E. PRINCETON AVENUE, FRESNO, CA 93727-1377

RES. NO. _____ ADOPTED: _____

ARMSTRONG-ADAMS

REORGANIZATION

SHEET 1 OF 2

PORTION OF SOUTH 1/2 OF THE NW 1/4 OF THE SE 1/4 & PORTION OF NORTH 1/4 OF THE SW 1/4
OF THE SE 1/4 OF SEC. 10, T. 15 S., R. 21 E., M.D.B. & M.

TO BE ANNEXED TO THE CITY OF FOWLER AND DETACHED FROM THE FRESNO COUNTY FIRE
PROTECTION DISTRICT AND THE KINGS RIVER CONSERVATION DISTRICT

FILE NO. _____

ANNEX. NO. _____

ACRES 30.40

COUNCIL DISTRICT NO. 6

ALLOCATED TO COUNCIL DISTRICT NO. _____ AS PER
COUNCIL DISTRICT MAP _____

DRAWN BY: VJT
DATE: 02/19/2022
SCALE: 1" = 400'

REVISED:

5