

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

The Fresno Local Agency Formation Commission has completed 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 Fresno and detachment from the Fresno County Fire Protection District and the Kings River Conservation District.

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

The short title of the reorganization proceeding is "McKinley-Armstrong No.2 Reorganization," ("Reorganization") LAFCo File No. RO-20-6.

The affected territory is uninhabited.

The Reorganization was ordered without an election, and Resolution No. RO-20-6A ordering the Reorganization was approved by the Fresno Local Agency Formation Commission on August 6, 2020.

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

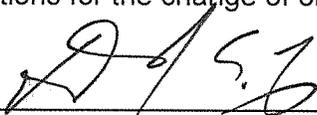
The condition of approval was as follows and has been complied with:

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.

I, David E. Fey, 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.



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

Dated: August 10, 2020

ATTACHMENT A

McKINLEY-ARMSTRONG No. 2 REORGANIZATION

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

That portion of Sections 27 and 34, both in Township 13 South, Range 21 East, Mount Diablo Base and Meridian, in the County of Fresno, State of California, described as follows:

BEGINNING at the Northeast corner of Lot 5 in Block 1 of the map of Temperance Colony, according to the map thereof recorded in Volume 2 of Plats at Page 7, Fresno County Records;

thence [1] South 00°12'51" East, along the East line of said Lot 5 and the Southerly prolongation thereof, a distance of 1347.57 feet to a point on the North line of Lot 4 in Block 4 of said map of Temperance Colony, said point being 25.00 feet South of the South line of the Northeast quarter of said Section 34;

thence [2] South 89°46'44" West, along the North line of said Lot 4, parallel with and 25.00 feet South of the South line of said Northeast quarter, a distance of 562.81 feet to a point on the most Easterly line of that Grant Deed recorded November 15, 1978 in Book 7161 at Page 105, as Document No. 128053, Official Records of Fresno County;

thence [3] South 00°16'27" East, along the most Easterly line of said Grant Deed, a distance of 5.00 feet to a point being 30.00 feet South of the South line of said Northeast quarter;

thence [4] South 89°46'44" West, parallel with and 30.00 feet South of the South line of said Northeast quarter, along the most Northerly South line of said Grant Deed, a distance of 55.00 feet;

thence [5] South 44°45'09" West, along the Southeasterly line of said Grant Deed, a distance of 21.20 feet to a point being 30.00 feet East of the West line of the Southeast quarter of said Section 34;

thence [6] South 00°15'40" East, parallel with and 30.00 feet East of the West line of said Southeast quarter, along the most Westerly East line of said Grant Deed, a distance of 55.00 feet;

thence [7] South 89°46'44" West, a distance of 60.00 feet to the most Southerly Southwest corner of that Grant Deed recorded January 24, 1979 in Book 7205 at Page 565 as Document No. 9200, Official Records of Fresno County, said point being 30.00 feet West of the West line of said Southeast quarter;

thence [8] North 00°15'40" West, along the most Easterly West line of last said Grant Deed, parallel with and 30.00 feet West of the West line of said Southeast quarter, a distance of 55.00 feet;

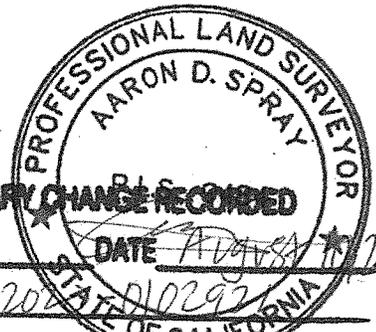
thence [9] North 45°13'41" West, along the Southwesterly line of last said Grant Deed, a distance of 21.23 feet to a point being 30.00 feet South of the North line of the Southwest quarter of said Section 34;

thence [10] North 00°00'04" East, a distance of 5.00 feet to a point on the existing boundary of the City of Fresno;

thence [11] North 89°46'44" East, along the existing boundary of the City of Fresno, a distance of 90.03 feet;

thence [12] North 00°25'31" East, along the existing boundary of the City of Fresno, a distance of 60.02 feet to a point on the Northerly line of the Southerly portion of that area granted to the City of Fresno per Grant of Easement recorded February 3, 2017 as Document No. 2017-0014661, Official Records of Fresno County;

thence [13] North 45°12'28" West, along said Easement, and along the existing boundary of the City of Fresno, a distance of 24.14 feet to the most Northerly corner of the Southerly portion of said Easement, said point being on the Easterly line of that area granted to the County of Fresno per Grant Deed recorded August 23, 1979 in Book 7355 at Page 920 as Document No. 98647, Official Records of Fresno County, said point being 30.00 feet East of the West line of the Northeast quarter of said Section 34;



APPROVED
LAFCO RES. # 20-70-6A Page 1 of 3
August 6, 2020
DATE

TIME _____ DATE August 10, 2020
DOCUMENT # 2020-010292
EFFECTIVE August 10, 2020

ATTACHMENT A

McKINLEY-ARMSTRONG No. 2 REORGANIZATION

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

thence [14] North 00°12'33" West, along the Easterly line of said area granted to the County of Fresno, parallel with and 30.00 feet East of the West line of the Northeast quarter of said Section 34 and along the existing boundary of the City of Fresno, a distance of 47.93 feet to the most Northerly Northeast corner of said area granted to the County of Fresno;

thence [15] South 89°47'37" West, along the most Northerly line of said area granted to the County of Fresno, and along the existing boundary of the City of Fresno, a distance of 10.00 feet to a point being 20.00 feet East of the West line of the Northeast quarter of said Section 34;

thence [16] North 00°12'33" West, parallel with and 20.00 feet East of the West line of the Northeast quarter of said Section 34 and along the existing boundary of the City of Fresno, a distance of 603.54 feet to the South corner of the Northerly portion of said Easement;

thence [17] North 01°03'50" East, along the Easterly line of the Northerly portion of said Easement and along the existing boundary of the City of Fresno, a distance of 450.11 feet to a point being 30.00 feet East of the West line of the Northeast quarter of said Section 34;

thence [18] North 00°12'33" West, along the Easterly line of the Northerly portion of said Easement, parallel with and 30.00 feet East of the West line of the Northeast quarter of said Section 34 and along the existing boundary of the City of Fresno, a distance of 148.22 feet;

thence [19] North 07°37'35" East, along the existing boundary of the City of Fresno, a distance of 72.69 feet to a point on the South line of Lot 4 in Block 1 of said map of Temperance Colony, said point being the Southeast corner of that area granted to the City of Fresno per Grant of Easement recorded November 4, 2016 as Document No. 2016-0153385, Official Records of Fresno County;

thence [20] South 89°53'22" West, along the South line and the Westerly prolongation of the South line of said Lot 4 in Block 1 and last said Easement and along the existing boundary of the City of Fresno, a distance of 64.91 feet to the Southeast corner of Lot 1 in Block 2 of said map of Temperance Colony, said point being 25.00 feet West of the West line of the Northeast quarter of said Section 34;

thence [21] leaving the existing boundary of the City of Fresno, North 00°12'33" West, along the East line of said Lot 1 and along the Northerly prolongation thereof, parallel with and 25.00 feet West of the West line of the Northeast quarter of said Section 34, a distance of 1323.82 feet to a point on the South line of the Southwest quarter of said Section 27;

thence [22] South 89°55'43" East, along the South line of the Southwest quarter of said Section 27, a distance of 5.00 feet to a point being 20.00 feet West of the East line of the Southwest quarter of said Section 27;

thence [23] North 00°00'18" West, parallel with and 20.00 feet West of the East line of the Southwest quarter of said Section 27, a distance of 1322.27 feet to a point on the Westerly prolongation of the North line of Lot 15 of the map of the Subdivision of Section 27, Township 13 South, Range 21 East, according to the map thereof recorded in Volume 5 of Plats at Page 14, Fresno County Records;

thence [24] North 89°59'43" East, along the Westerly prolongation of and along the North line of said Lot 15, a distance of 20.00 feet to the existing boundary of the City of Fresno;

thence [25] North 89°59'43" East, along the Westerly prolongation of and along the North line of said Lot 15, and along the existing boundary of the City of Fresno, a distance of 1325.88 feet to the Northeast corner of said Lot

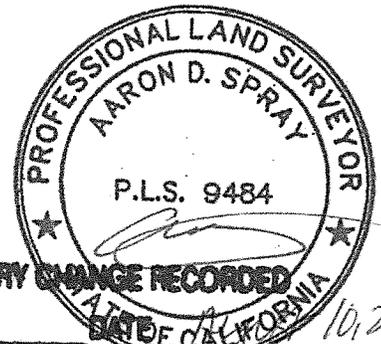
15;

APPROVED

LAFCO RES. #

DATE

Page 2 of 3



BOUNDARY CHANGE RECORDED

TIME

DOCUMENT #

EFFECTIVE

20-20-6A
August 6, 2020

DATE OF CALIFORNIA 10, 2020
2020-01078-2020
AUGUST 11, 2020

ATTACHMENT A

McKINLEY-ARMSTRONG No. 2 REORGANIZATION
TO BE ANNEXED THE CITY OF FRESNO AND DETACHMENT FROM FRESNO COUNTY FIRE
PROTECTION DISTRICT AND KINGS RIVER CONSERVATION DISTRICT

thence [26] leaving the existing boundary of the City of Fresno, South 00°00'07" West, along the East line of said Lot 15, a distance of 1322.40 feet to a point on the North line of the Northeast quarter of said Section 34;

thence [27] South 89°59'56" East, along the North line of the Northeast quarter of said Section 34, a distance of 662.87 feet to the intersection with the Northerly prolongation of the East line of Lot 2 in Block 1 of said map of Temperance Colony;

thence [28] South 00°13'46" East, along the Northerly prolongation of the East line of said Lot 2 and along the East line and the Southerly prolongation thereof, a distance of 1369.89 feet to the Northeast corner of Lot 7 in Block 1 of said map of Temperance Colony;

thence [29] South 89°53'22" West, along the North line of Lots 7 and 6 of said map of Temperance Colony, a distance of 1326.04 feet to the **POINT OF BEGINNING**.

Containing 124.081 acres, more or less.



BOUNDARY CHANGE RECORDED

TIME _____ DATE August 10, 2020
DOCUMENT # 2020-0102921
EFFECTIVE August 10, 2020

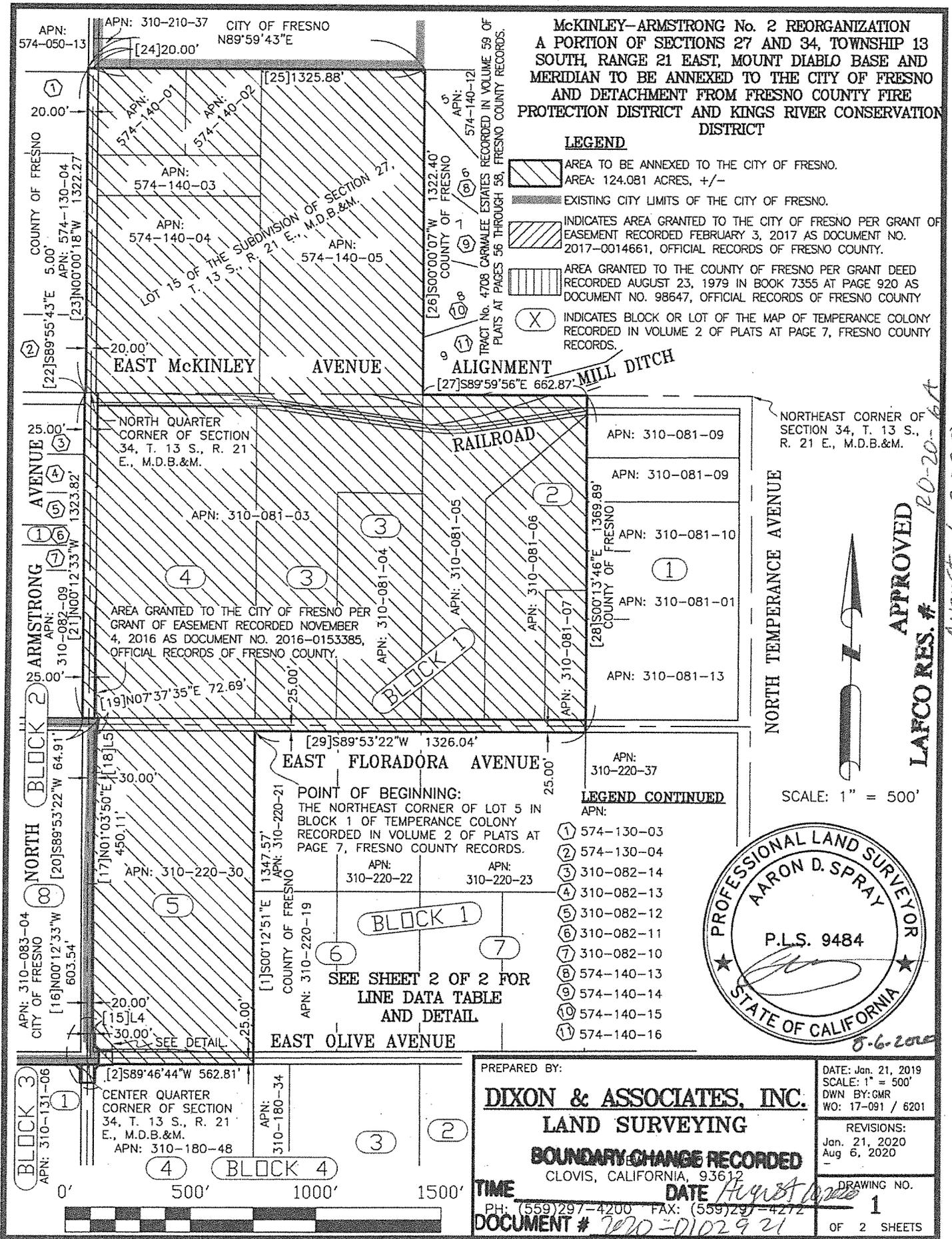
APPROVED
LAFCO RES. # PO-20-6A
August 6, 2020
DATE

ATTACHMENT A

McKINLEY-ARMSTRONG No. 2 REORGANIZATION
 A PORTION OF SECTIONS 27 AND 34, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN TO BE ANNEXED TO THE CITY OF FRESNO AND DETACHMENT FROM FRESNO COUNTY FIRE PROTECTION DISTRICT AND KINGS RIVER CONSERVATION DISTRICT

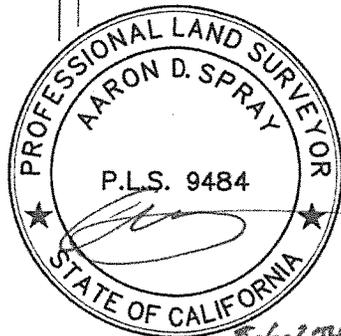
LEGEND

-  AREA TO BE ANNEXED TO THE CITY OF FRESNO. AREA: 124.081 ACRES, +/-
-  EXISTING CITY LIMITS OF THE CITY OF FRESNO.
-  INDICATES AREA GRANTED TO THE CITY OF FRESNO PER GRANT OF EASEMENT RECORDED FEBRUARY 3, 2017 AS DOCUMENT NO. 2017-0014661, OFFICIAL RECORDS OF FRESNO COUNTY.
-  AREA GRANTED TO THE COUNTY OF FRESNO PER GRANT DEED RECORDED AUGUST 23, 1979 IN BOOK 7355 AT PAGE 920 AS DOCUMENT NO. 98647, OFFICIAL RECORDS OF FRESNO COUNTY
-  INDICATES BLOCK OR LOT OF THE MAP OF TEMPERANCE COLONY RECORDED IN VOLUME 2 OF PLATS AT PAGE 7, FRESNO COUNTY RECORDS.



LEGEND CONTINUED

- ① 574-130-03
- ② 574-130-04
- ③ 310-082-14
- ④ 310-082-13
- ⑤ 310-082-12
- ⑥ 310-082-11
- ⑦ 310-082-10
- ⑧ 574-140-13
- ⑨ 574-140-14
- ⑩ 574-140-15
- ⑪ 574-140-16



APPROVED
LAFCO RES. # 20-20-6A
DATE August 6, 2020

PREPARED BY: DIXON & ASSOCIATES, INC. LAND SURVEYING BOUNDARY CHANGE RECORDED CLOVIS, CALIFORNIA, 93612		DATE: Jan. 21, 2019 SCALE: 1" = 500' DWN BY: GMR WO: 17-091 / 6201
TIME: _____ DATE: <u>August 10, 2020</u>		REVISIONS: Jan. 21, 2020 Aug 6, 2020
DOCUMENT # <u>2020-0102921</u>		DRAWING NO. <u>1</u> OF 2 SHEETS

EFFECTIVE August 10, 2020

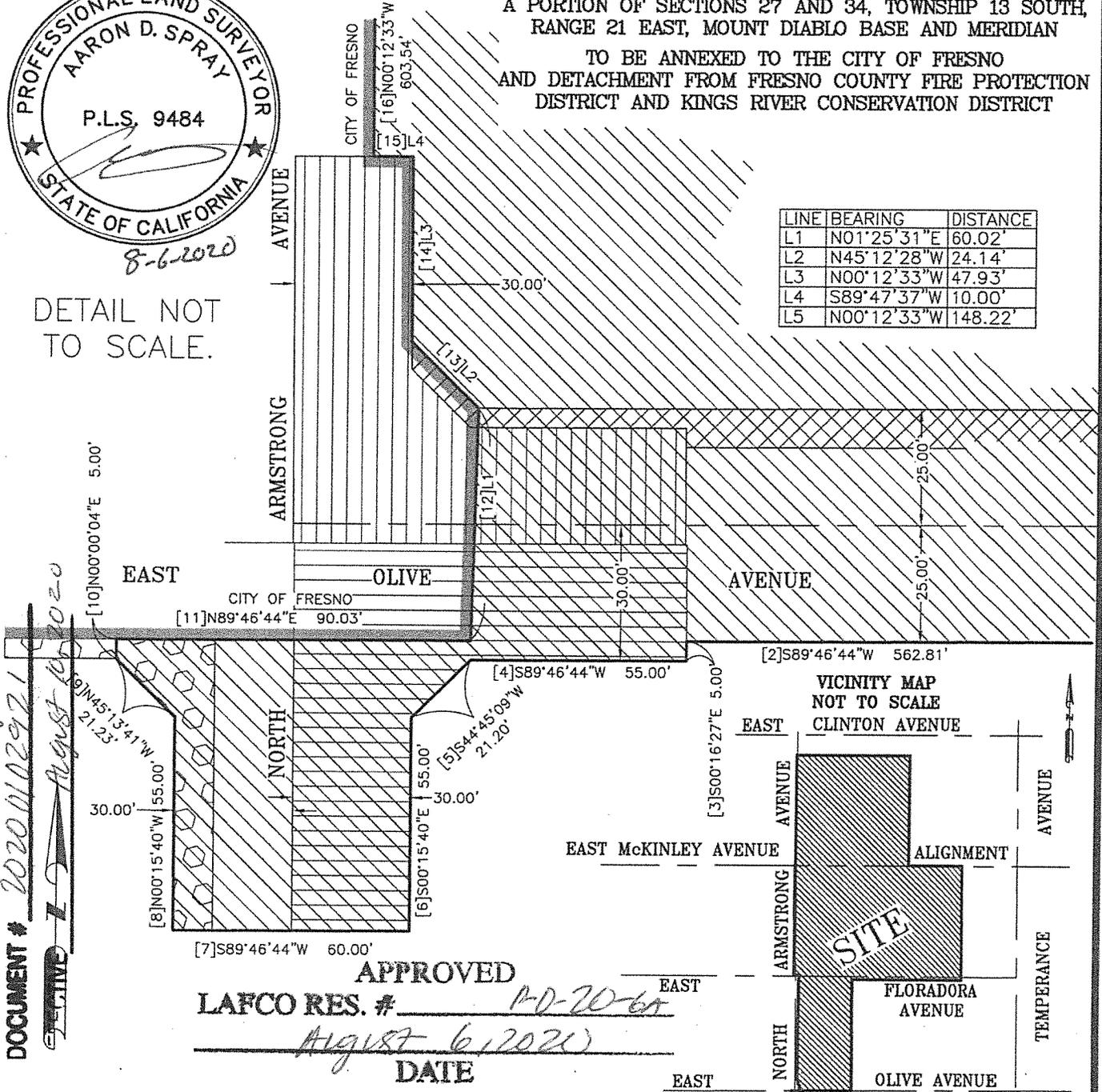
ATTACHMENT A



McKINLEY-ARMSTRONG No. 2 REORGANIZATION
 A PORTION OF SECTIONS 27 AND 34, TOWNSHIP 13 SOUTH,
 RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN
 TO BE ANNEXED TO THE CITY OF FRESNO
 AND DETACHMENT FROM FRESNO COUNTY FIRE PROTECTION
 DISTRICT AND KINGS RIVER CONSERVATION DISTRICT

DETAIL NOT
 TO SCALE.

LINE	BEARING	DISTANCE
L1	N01°25'31"E	60.02'
L2	N45°12'28"W	24.14'
L3	N00°12'33"W	47.93'
L4	S89°47'37"W	10.00'
L5	N00°12'33"W	148.22'



APPROVED
LAFCO RES. # 14-20-6A
August 6, 2020
DATE

LEGEND

- AREA TO BE ANNEXED TO THE CITY OF FRESNO.
 AREA: 124.081 ACRES, +/-
- EXISTING CITY LIMITS OF THE CITY OF FRESNO.
- AREA GRANTED TO THE CITY OF FRESNO PER GRANT OF EASEMENT
 RECORDED FEBRUARY 3, 2017 AS DOCUMENT NO. 2017-0014661,
 OFFICIAL RECORDS OF FRESNO COUNTY.
- AREA GRANTED TO THE COUNTY OF FRESNO PER GRANT DEED
 RECORDED AUGUST 23, 1979 IN BOOK 7355 AT PAGE 920 AS
 DOCUMENT NO. 98647, OFFICIAL RECORDS OF FRESNO COUNTY.
- AREA GRANTED TO THE COUNTY OF FRESNO PER GRANT DEED
 RECORDED NOVEMBER 15, 1978 IN BOOK 7161 AT PAGE 105 AS
 DOCUMENT No. 128053, OFFICIAL RECORDS OF FRESNO COUNTY.
- AREA GRANTED TO THE COUNTY OF FRESNO PER GRANT DEED
 RECORDED JANUARY 24, 1979 IN BOOK 7205 AT PAGE 565 AS
 DOCUMENT No. 9200, OFFICIAL RECORDS OF FRESNO COUNTY.

PREPARED BY:

DIXON & ASSOCIATES, INC.
LAND SURVEYING

620 DEWITT, #101
 CLOVIS, CALIFORNIA, 93612

PH: (559)297-4200 FAX: (559)297-4272

DATE: Jan. 21, 2019
 SCALE: NTS
 DWN BY: GMR
 WO: 17-091 / 6201

REVISIONS:
 Jan. 21, 2020
 Aug 6, 2020

DRAWING NO.

2

OF 2 SHEETS

BOUNDARY CHANGE RECORDED

TIME DATE August 10, 2020
 DOCUMENT # 20201102971
 EFFECTIVE August 10, 2020

RESOLUTION NO. RO-20-6A

A RESOLUTION OF THE FRESNO LOCAL AGENCY FORMATION COMMISSION
CONDUCTING AUTHORITY FOR THE "MCKINLEY-ARMSTRONG NO.2
REORGANIZATION"
(LAFCO FILE NO. RO-20-6)

WHEREAS, these Conducting Authority proceedings concerning the approved annexation "McKinley-Armstrong No.2 Reorganization" were duly conducted pursuant to Government Code ("GC") commencing with Sec. 56000; and

WHEREAS, reorganization proceedings were initiated by the City of Fresno to annex 72 acres to the City of Fresno and detach same from the Fresno County Fire Protection District and the Kings River Conservation District for territory located east of North Armstrong Avenue between East Olive and South of East Clinton Avenues; and

WHEREAS, at its June 10, 2020, hearing the Commission conditionally approved the "McKinley-Armstrong No.2 Reorganization" by adopting Resolution No. RO-20-6, and in consideration of written protest submitted by property owners and registered voters, pursuant to GC Sec. 57002 directed the Executive Officer to set the matter for a conducting authority proceeding, also known as protest hearing; and

WHEREAS, August 6, 2020, the Executive Officer held a duly noticed protest hearing, as provided for in GC Sec. 57000 *et seq.* for the purpose of hearing objections and protests to the approved reorganization, to receive written protests, and to allow for the withdrawal of any written protests filed with the commission prior to or at said hearing, if any; and

WHEREAS, all property owners in the affected territory were provided with written notification summarizing the approved reorganization, outlining the protest procedures and rules for protesting an uninhabited annexation, and an official LAFCo protest form; and

WHEREAS, at said protest hearing prior to consider protests and objections, the Executive Officer orally summarized commission resolution No. RO-20-5 for those in attendance; and

WHEREAS, pursuant to the GC Sec. 57075 commission actions for inhabited annexations include the following:

1. Terminate proceedings if the Executive Officer finds that written protests filed and not withdrawn prior to the conclusion of the hearing represent landowners owning 50 percent or more of the assessed value of land within the territory; or
2. Order the reorganization if written protests have been filed and not withdrawn by owners of land who own less than 50 percent of the total assessed value of land within the affected territory.
- 3.

WHEREAS, following an opportunity for public testimony and an opportunity to file or

withdraw written protests, the Executive Officer reported that three written protests were filed by landowners within the affected territory and not withdrawn; and

WHEREAS, the public portion was closed to examine the protest forms received and not withdrawn and to determine the number of landowner protests in accordance with GC sec. 57075(b); and

WHEREAS, it was reported that value of land for landowners who submitted protest was three percent.

NOW, THEREFORE, BE IT RESOLVED that the Executive Officer representing the Fresno Local Agency Formation Commission does hereby **STATE, FIND, DETERMINE, AND ORDER** as follows:

The Executive Officer acting as agent for the Commission hereby determines that Resolution No. RO-20-6 adopted at the regular LAFCo hearing on the 10th day of June 10, 2020, conditionally ordering the "McKinley-Armstrong No.2 Reorganization" stands as ordered.

ADOPTED BY THE FRESNO LOCAL AGENCY FORMATION COMMISSION THIS 6TH DAY OF AUGUST 2020.

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 6th day of August 2020.



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

RESOLUTION NO. RO-20-06

**A RESOLUTION OF THE FRESNO LOCAL AGENCY FORMATION COMMISSION
APPROVING THE "MCKINLEY-ARMSTRONG NO. 2 REORGANIZATION" WITH
CONDITIONS (LAFCO FILE NO. RO-20-6)**

WHEREAS, reorganization proceedings were initiated by the City of Fresno to annex 124 acres to the City of Fresno and detach from the Fresno County Fire Protection District and the Kings River Conservation District for the territory located for territory located east of North Armstrong Avenue between East Olive and South of East Clinton Avenues, 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 10th day of June 2020, 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 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 said Proposal.

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

Action 1: 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 10th DAY OF JUNE 2020 BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS SANTOYO, MENDES, PARRA

NOES: NONE

ABSENT: PACHECO

ABSTAIN: NONE

Action 2:

- A. 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).
- B. Find pursuant to CKH and information in the record that:
 - a. The territory is uninhabited; and
 - b. Not all landowners and affected agencies have consented to the reorganization.
- C. Assign the distinctive short form designation "McKinley-Armstrong No.2 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 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. Find that the notice mailed on May 20, 2020, was given to all landowners and registered voters within the affected territory, as well as within 300 feet of the affected territory, disclosed that there is potential for the extension or continuation of any previously authorized charge, fee, assessment, or tax by the local agency in the affected territory, and that the Commission intends to waive protest proceedings pursuant to section 56663(a)(b)(c) unless written opposition is received before the conclusion of the Commission proceedings.
- E. Find that written opposition to the proposal was received prior to the conclusion of the hearing, approve the proposal subject to the requirements of the CKH, the 30-day reconsideration period, and compliance with all of the above conditions, and directs staff to conduct a protest hearing at the LAFCo office pursuant to the requirements of CKH (Government Code Section 57000 Est Seq.).

F. This Commission's action approving this proposal shall expire one year from the date of this resolution unless all proceedings are complete, including condition compliance, and Certificate of completion issued by the Executive Officer.

ADOPTED THIS 10th DAY OF JUNE 2020 BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS SANTOYO, MENDES, PARRA

NOES: NONE

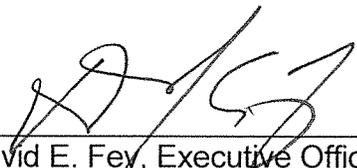
ABSENT: PACHECO

ABSTAIN: NONE

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

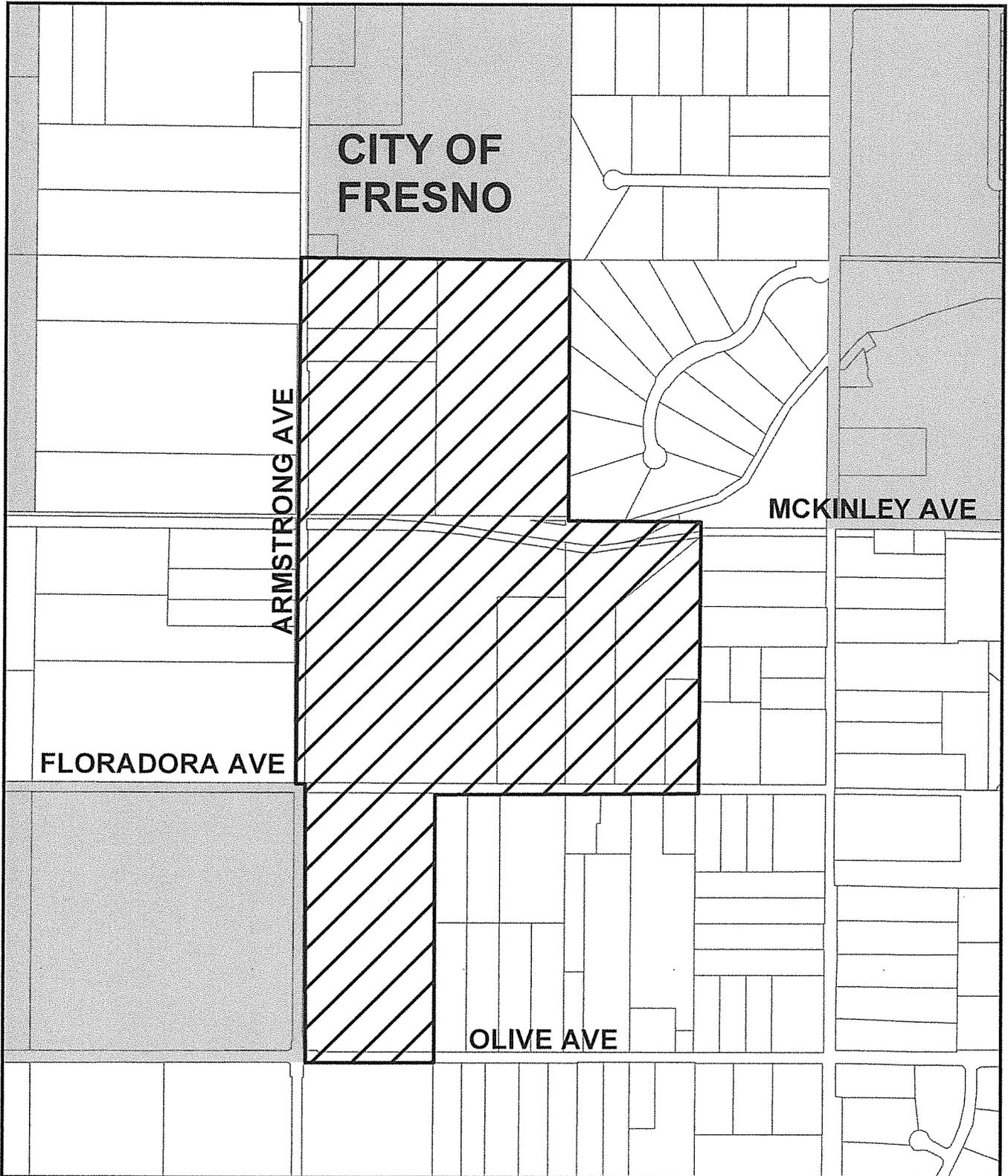
CERTIFICATION

I, David E. Fey, Executive Officer, Fresno Local Agency Formation Commission, hereby certify that the foregoing resolution was adopted by the Commission on the 10th day of June 2020.



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

ATTACHMENT A



Fresno Local Agency Formation Commission

-  Fresno city limits
-  Affected territory



Map date: 4/14/2020