

**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 Clovis 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 "Teague-Fowler Northwest Reorganization," LAFCo File No. RO-18-7.

The affected territory is uninhabited.

The Reorganization was ordered without an election, and Resolution No. RO-18-7 ordering the reorganization was approved by the Fresno Local Agency Formation Commission on August 8, 2018.

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.

Ownership of land permitting, the annexation shall include the full-width right-of-way along Teague and Fowler Avenues.

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.

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: September 10, 2018

**RESOLUTION NO. RO-18-7**

**A RESOLUTION OF THE FRESNO LOCAL AGENCY FORMATION COMMISSION  
APPROVING THE “TEAGUE-FOWLER NORTHWEST REORGANIZATION” WITH  
CONDITIONS  
(LAFCO FILE NO. RO-18-7)**

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**WHEREAS**, reorganization proceedings were initiated by the City of Clovis to annex approximately 63.06 acres to the City of Clovis and detach from the Fresno County Fire Protection District and the Kings River Conservation District for the territory located on the northwest side of East Teague and North Fowler 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 Clovis 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 8<sup>th</sup> day of August, 2018, 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 Clovis 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:**

**Action 1.**

- A. Acting as Responsible Agency pursuant to California Environmental Quality Act (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. 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 "Teague-Fowler Northwest 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 Teague and Fowler 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.
- E. Waive further Conducting Authority Proceedings and order the reorganization subject to the requirements of CKH.

**ADOPTED THIS 8<sup>th</sup> DAY OF AUGUST 2018, BY THE FOLLOWING VOTE:**

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

**NOES: NONE**

**ABSENT: COMMISSIONER QUINTERO**

**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 8<sup>th</sup> day of August 2018.



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

# ATTACHMENT A

## TEAGUE-FOWLER NORTHWEST REORGANIZATION

Page 1 of 2

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

All that portion of the East half of the Northwest quarter, the Northeast quarter, the Southeast quarter and the Southwest quarter of Section 28, Township 12 South, Range 21 East, Mount Diablo Base and Meridian, according to the Official United States Government Township Plat thereof, in the County of Fresno, State of California, described as follows:

**COMMENCING** at a point on the existing City Limits line of the City of Clovis, said point being the Northeast corner of the Northwest quarter of said Section 28; thence continuing along the existing City Limits line of the City of Clovis, North 89°16'44"West, 1319.41 feet along the North line of the Northwest quarter of said Section 28, to the Northwest corner of the East half of the Northwest quarter of said Section 28; thence continuing along the existing City Limits line of the City of Clovis, South 0°33'30"West, 271.91 feet along the West line of the East half of the Northwest quarter of said Section 28, to the intersection of said West line with the centerline of the Enterprise Canal, said point being the Southwest corner of the Shepherd-Fowler Reorganization, recorded July 18, 2002 as Document No. 2002-0119047, Official Records Fresno County, said point also being the **TRUE POINT of BEGINNING** of this description; thence

- 1) continuing along the existing City Limits line of the City of Clovis and the Southerly line of said Shepherd-Fowler Reorganization, South 76°58'40"East, 135.02 feet; thence
- 2) continuing along the existing City Limits line of the City of Clovis and the Southerly line of said Shepherd-Fowler Reorganization, South 50°39'40"East, 627.41 feet; thence
- 3) continuing along the existing City Limits line of the City of Clovis and the Southerly line of said Shepherd-Fowler Reorganization, South 70°31'40"East, 738.07 feet; thence
- 4) continuing along the existing City Limits line of the City of Clovis and the Southerly line of said Shepherd-Fowler Reorganization, South 67°01'06"East, 57.33 feet to a point on a line 53.00 feet East of and parallel with the East line of the Northwest quarter of said Section 28; thence
- 5) leaving the existing line of the Limits of the City of Clovis, South 0°34'26" West, 838.77 feet along said parallel line to a point on the South line of the map of Tract No. 3057, according to the map thereof recorded in Volume 38 of Plats at Pages 38 and 39, Fresno County Records; thence
- 6) North 89°22'15"West, 23.00 feet along the Westerly prolongation of the South line of said Tract No. 3057, to a point on a line 30.00 feet East of and parallel with the East line of the Northwest quarter of said Section 28; thence

**APPROVED** RO-18-07  
**LAFCO RES. #** \_\_\_\_\_  
August 8, 2018  
**DATE**

**BOUNDARY CHANGE RECORDED**  
**TIME** 11:02am **DATE** 9/10/18  
**DOCUMENT #** 20180110610  
**EFFECTIVE** 9/10/18

TEAGUE-FOWLER NORTHWEST REORGANIZATION

- 7) South 0°34'26" West, 854.70 feet along said parallel line to a point on the South line of the Northeast quarter of said Section 28; thence
- 8) South 0°36'25" West, 30.00 feet along a line 30.00 feet East of and parallel with the East line of the Southwest quarter of said Section 28, to a point on a line 30.00 feet South of and parallel with the South line of the Northeast quarter of said Section 28; thence
- 9) North 89°22'57" West, 30.00 feet along said parallel line to a point on the East line of the Southwest quarter of said Section 28, said point also being a point on a line 30.00 feet South of and parallel with the South line of the Northwest quarter of said Section 28; thence
- 10) North 89°24'18" West, 538.04 feet along said parallel line to a point on the West line of Parcel Map No. 4702, according to the map thereof recorded in Book 31 of Parcel Maps at Page 66, Fresno County Records; thence
- 11) North 0°35'36" East, 10.00 feet along the Northerly prolongation of the West line of said Parcel Map No. 4702, to a point on a line 20.00 feet South of and parallel with South line of the Northwest quarter of said Section 28; thence
- 12) North 89°24'18" West, 780.63 feet along said parallel line to a point on the West line of the East half of the Southwest quarter of said Section 28; thence
- 13) North 0°34'25" East, 20.00 feet along the West line of the East half of the Southwest quarter of said Section 28, to the Southwest corner of the East half of the Northwest quarter of said Section 28; thence
- 14) North 0°33'30" East, 2375.79 feet along the West line of the East half of the Northwest quarter of said Section 28, to the **TRUE POINT of BEGINNING.**

Containing an area of 63.06 acres, more or less.

**BOUNDARY CHANGE RECORDED**  
 TIME 11:02am DATE 9/10/18  
 DOCUMENT # 20180110610  
 EFFECTIVE 9/10/18



8.23.18

**APPROVED**  
 LAFCO RES. # 20-18-07  
August 8, 2018  
**DATE**

NW COR OF THE E 1/2 OF THE  
NW 1/4 SEC 28, T.12S.,R.21E.

COUNTY OF FRESNO  
**EAST SHEPHERD AVENUE**  
N89°16'44"W 2638.81'

NORTHWEST COR  
SEC 28, T.12S.,R.21E.

1319.41'  
P.O.C.—NORTH 1/4 COR  
SEC 28, T.12S.,R.21E.

**LEGEND**

 AREA TO BE DETACHED FROM THE FRESNO COUNTY FIRE PROTECTION AND THE KINGS RIVER CONSERVATION DISTRICTS AND ANNEXED TO THE CITY OF CLOVIS. AREA = 63.06 ACRES

 EXISTING CITY OF CLOVIS LIMITS

① COURSE CALL OF LEGAL DESCRIPTION

P.O.C. POINT OF COMMENCEMENT

T.P.O.B. TRUE POINT OF BEGINNING

F.C.R. FRESNO COUNTY RECORDS

LINE TABLE			
COURSE	LINE	BEARING	DISTANCE
①	L1	S76°58'40"E	135.02'
②	L2	S50°39'40"E	627.41'
③	L3	S70°31'40"E	738.07'
④	L4	S67°01'06"E	57.33'
⑤	L5	S0°34'26"W	838.77'
⑥	L6	N89°22'15"W	23.00'
⑦	L7	S0°34'26"W	854.70'
⑧	L8	S0°36'25"W	30.00'
⑨	L9	N89°22'57"W	30.00'
⑩	L10	N89°24'18"W	538.04'
⑪	L11	N0°35'36"E	10.00'
⑫	L12	N89°24'18"W	780.63'
⑬	L13	N0°34'25"E	20.00'

SCALE: 1" = 400'  
0' 200' 400'

SW COR OF THE  
E 1/2 OF THE  
NW 1/4  
SEC 28,  
T.12S.,R.21E.

WEST 1/4 COR  
SEC 28,  
T.12S.,R.21E.

**PREPARED FOR:**  
WOODSIDE HOMES  
9 RIVER PARK PLACE, STE. 430  
FRESNO, CA 93720



**NORTH SUNNYSIDE AVENUE**

TRACT NO. 4943  
VOL. 65, PGS. 74-75  
OF PLATS, F.C.R.

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

APN 559-011-42S

APN 559-011-43S

APN 559-011-29S

APN 559-011-08

APN 559-011-09S

APN 559-011-10S

APN 559-011-11

APN 559-011-12

APN 559-011-13

APN 559-011-14

APN 559-011-15

APN 559-011-16

APN 559-011-17

APN 559-011-18

APN 559-011-19

APN 559-011-20

APN 559-011-21

APN 559-011-22

APN 559-011-23

APN 559-011-24

APN 559-011-25

APN 559-011-26

APN 559-011-27

APN 559-011-28

APN 559-011-29

APN 559-011-30

L1 ①

L2 ②

L3 ③

L4 ④

L5 ⑤

L6 ⑥

L7 ⑦

L8 ⑧

L9 ⑨

L10 ⑩

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L16 ⑯

L17 ⑰

L18 ⑱

L19 ⑲

L20 ⑳

L21 ㉑

L22 ㉒

L23 ㉓

L24 ㉔

L25 ㉕

L26 ㉖

TRACT NO. 5328  
VOL. 71, PGS. 39 & 40  
OF PLATS, F.C.R.

CITY OF CLOVIS

ENTERPRISE CANAL

APN 559-011-08

APN 559-011-09S

APN 559-011-10S

APN 559-011-11

APN 559-011-12

APN 559-011-13

APN 559-011-14

APN 559-011-15

APN 559-011-16

APN 559-011-17

APN 559-011-18

APN 559-011-19

APN 559-011-20

APN 559-011-21

APN 559-011-22

APN 559-011-23

APN 559-011-24

APN 559-011-25

APN 559-011-26

APN 559-011-27

APN 559-011-28

APN 559-011-29

APN 559-011-30

CITY OF CLOVIS  
TRACT NO. 5546  
VOL. 67, PGS. 59-61  
OF PLATS, F.C.R.

TRACT NO. 3057  
VOL. 38, PGS. 38&39  
OF PLATS, F.C.R.

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VOL. 38, PGS. 38&39  
OF PLATS, F.C.R.

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COUNTY OF FRESNO  
**EAST TEAGUE AVENUE**

SOUTHWEST 1/4  
SEC 28, T.12S.,R.21E.

**BASIS OF BEARINGS:**

GEODETIC OBSERVATION OF THE EAST LINE OF THE  
NW 1/4 OF SECTION 28, T12S, R21E, MDB&M.

TAKEN TO BE NORTH 0°34'26" EAST.

PM NO. 4702  
BK. 31, PG. 66  
PARCEL MAPS, F.C.R.

CITY OF CLOVIS  
TRACT NO. 5546  
VOL. 67, PGS. 59-61  
OF PLATS, F.C.R.

TRACT NO. 3057  
VOL. 38, PGS. 38&39  
OF PLATS, F.C.R.

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OF PLATS, F.C.R.

RES. NO. \_\_\_\_\_ ADOPTED: \_\_\_\_\_

Ref. & Rev.

**TEAGUE-FOWLER NORTHWEST**  
REORGANIZATION  
A PORTION OF  
SECTION 28, T. 12 S., R. 21 E., M.D.B.&M.  
TO BE ANNEXED TO THE CITY OF CLOVIS AND DETACHED FROM  
THE FRESNO COUNTY FIRE PROTECTION AND  
THE KINGS RIVER CONSERVATION DISTRICTS

PREPARED BY  
  
YAMABE & HORN  
ENGINEERING, INC.  
2985 N. BURL AVENUE  
(559)244-3123

FILE NO. \_\_\_\_\_  
ANNEX NO. \_\_\_\_\_  
ACRES 63.06  
COUNCIL DIST. NO. \_\_\_\_\_  
DRAWN BY HDJ  
CHECKED BY DH  
DATE 8/23/2018