

**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 "Shepherd-Sunnyside Southwest Reorganization", RO-13-5.

The affected territory is uninhabited.

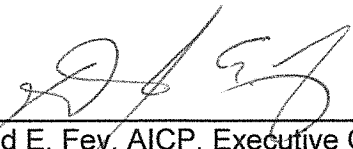
The change of organization was ordered without an election, and Resolution No. RO-13-5 ordering the change of organization was adopted by the Fresno Local Agency Formation Commission on October 9, 2013.

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

The conditions of approval were as follows and have been complied with:

- A. The City of Clovis shall submit to the Executive Officer verification that a Right-to-Farm Covenant is required and made a part of the City's development agreement and that this legal covenant will be recorded with the final tract map approved by the City for the affected territory.
- B. Ownership of land permitting, the annexation shall include the full existing right-of-way width of adjacent roadways.
- C. Prior to recordation, the applicant will verify that all of the rezoning conditions of approval have been satisfied.

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, AICP, Executive Officer  
Fresno Local Agency Formation Commission

Dated: December 11, 2013

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SHEPHERD-SUNNYSIDE SOUTHWEST REORGANIZATION TO BE  
ANNEXED TO THE CITY OF CLOVIS AND DETACHED FROM THE  
FRESNO COUNTY FIRE PROTECTION DISTRICT AND THE KINGS RIVER  
CONSERVATION DISTRICT

That portion of Sections 20, 21, 28, and 29, Township 12 South, Range 21 East, Mount Diablo Base and Meridian, described as follows:

COMMENCING at the Northeast Corner of said Section 29; thence (1) North 89°17'24" West along the North Line of said Section 29, a distance of 580.00 feet to the intersection of said North Line and the Fresno Irrigation District property line as shown on Parcel Map No. 7422, according to the map thereof recorded in Book 56 of Parcel Maps at Page 75, Fresno County Records, said intersection being the **TRUE POINT OF BEGINNING**;

Thence, (2) North 00°42'36" East perpendicular to said North Line, a distance of 30.00 feet;

Thence, (3) South 89°17'24" East parallel with and 30.00 feet distant from said North Line, a distance of 599.91 feet to the intersection with a line being parallel with and 20.00 feet east of the East Line of said Section 29;

Thence, (4) South 00°32'36" West parallel with and 20.00 feet distant from said East Line, a distance of 205.43 feet;

Thence, (5) North 89°27'24" West, a distance of 20.00 feet to a point on said East Line of Section 29 lying 175.49 feet southerly of the Northeast Corner of said Section 29;

Thence, (6) continuing North 89°27'24" West, a distance of 30.00 feet;

Thence, (7) South 49°52'34" West, a distance of 155.30 feet;

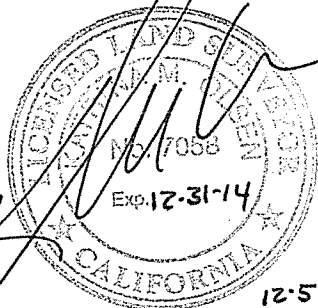
Thence, (8) South 58°39'09" West, a distance of 184.90 feet;

Thence, (9) South 35°45'29" West, a distance of 27.47 feet to a point on aforementioned Fresno Irrigation District property line, also being the existing city boundary;

Thence, (10) North 32°30'56" West along the existing city boundary, a distance of 475.48 feet to the **Point of Beginning**.

Containing 3.73 acres more or less.

*For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.*



December 5, 2013  
Katrina M. Olsen, LS 7058  
McPheeters & Associates  
1486 Tollhouse Rd, Suite 107  
Clovis, CA 93611  
(559) 299-9098  
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Job No. 104151

APPROVED  
LAFCO RES. # 80-13-5  
October 9, 2013  
DATE

# EXHIBIT "A"

APPROVED  
RD-13-5  
10-13-5  
DATE 9, 2013

EAST SHEPHERD AVENUE

③

POINT OF BEGINNING

30.00'

① NORTH LINE OF SECTION 29, 12/21

APN 560-031-11T (PORTION)

POINT OF COMMENCEMENT  
NORTHEAST CORNER  
SECTION 29, 12/21  
EAST LINE OF SECTION 29, 12/21

20.00'

20.121  
29.128

④

NORTH SUNNYSIDE AVENUE

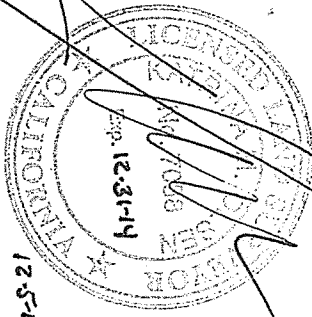
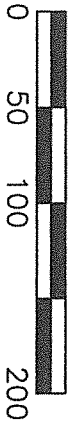
- COURSES:**
1. N89°17'24"W 580.00'
  2. N00°42'36"E 30.00'
  3. S89°17'24"E 599.91'
  4. S00°32'36"W 205.43'
  5. N89°27'24"W 20.00'
  6. N89°27'24"W 30.00'
  7. S49°52'34"W 155.30'
  8. S58°39'09"W 184.90'
  9. S35°45'29"W 27.47'
  10. N32°30'56"W 475.48'

3.73± ACRES

FRESNO IRRIGATION DISTRICT  
PROPERTY LINE PER  
PARCEL MAP NO. 7422

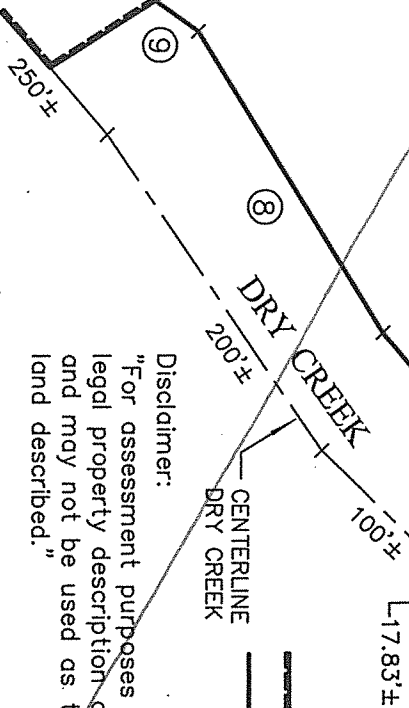


SCALE 1" = 100'



Disclaimer:  
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— EXISTING CITY OF CLOVIS BOUNDARY  
— PROPOSED CITY OF CLOVIS BOUNDARY



ASSESSOR'S PARCEL NUMBER:	LAFCO RESOLUTION NO.	ACREAGE:	DATE:	SCALE:
560-030-11T		3.73±	12/05/13	1" = 100'

SHEPHERD-SUNNYSIDE SOUTHWEST REORGANIZATION

BEING A PORTION OF SECTIONS 20, 21, 28, & 29, T. 12 S., R. 21 E., M.D.B. & M., FRESNO COUNTY, TO BE ANNEXED TO THE CITY OF CLOVIS AND DETACHED FROM THE FRESNO COUNTY FIRE PROTECTION DISTRICT AND THE KINGS RIVER CONSERVATION DISTRICT.

MCPHEETERS & ASSOCIATES

1486 TOLLHOUSE ROAD, SUITE 107

CLOVIS, CA 93611

(559) 299-9098

www.mcpheeters.com

Exhibit "B"

SHEPHERD-SUNNYSIDE SOUTHWEST REORGANIZATION TO BE  
ANNEXED TO THE CITY OF CLOVIS AND DETACHED FROM THE  
FRESNO COUNTY FIRE PROTECTION DISTRICT AND THE KINGS RIVER  
CONSERVATION DISTRICT

That portion of Sections 20, 21, 28, and 29, Township 12 South, Range 21 East, Mount Diablo Base and Meridian, described as follows:

COMMENCING at the Northeast Corner of said Section 29; thence (1) North 89°17'24" West along the North Line of said Section 29, a distance of 580.00 feet to the intersection of said North Line and the Fresno Irrigation District property line as shown on Parcel Map No. 7422, according to the map thereof recorded in Book 56 of Parcel Maps at Page 75, Fresno County Records, said intersection being the **TRUE POINT OF BEGINNING**, said point being along the existing Clovis city boundary;

Thence, leaving the existing city boundary, (2) North 00°42'36" East perpendicular to said North Line, a distance of 30.00 feet;

Thence, (3) South 89°17'24" East parallel with and 30.00 feet distant from said North Line, a distance of 599.91 feet to the intersection with a line being parallel with and 20.00 feet east of the East Line of said Section 29;

Thence, (4) South 00°32'36" West parallel with and 20.00 feet distant from said East Line, a distance of 220.94 feet;

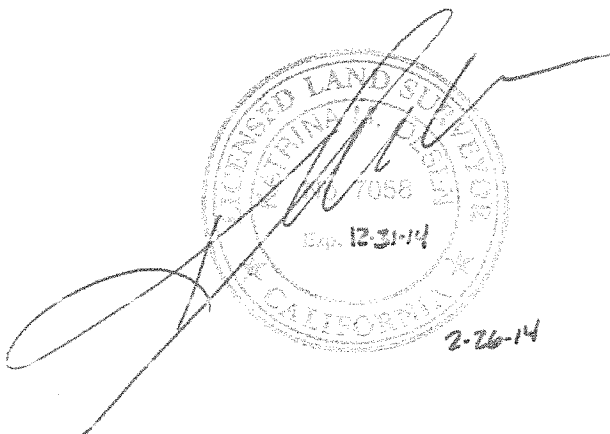
Thence, (5) North 89°27'24" West, a distance of 20.00 feet to a point on said East Line of Section 29 lying 191.00 feet southerly of the Northeast Corner of said Section 29;

Thence, (6) South 48°13'25" West, a distance of 386.00 feet to a point on aforementioned Fresno Irrigation District property line, also being on the existing Clovis city boundary;

Thence, (7) North 32°31'05" West along the existing city boundary, a distance of 540.00 feet to the **Point of Beginning**.

Containing 4.13 acres more or less.

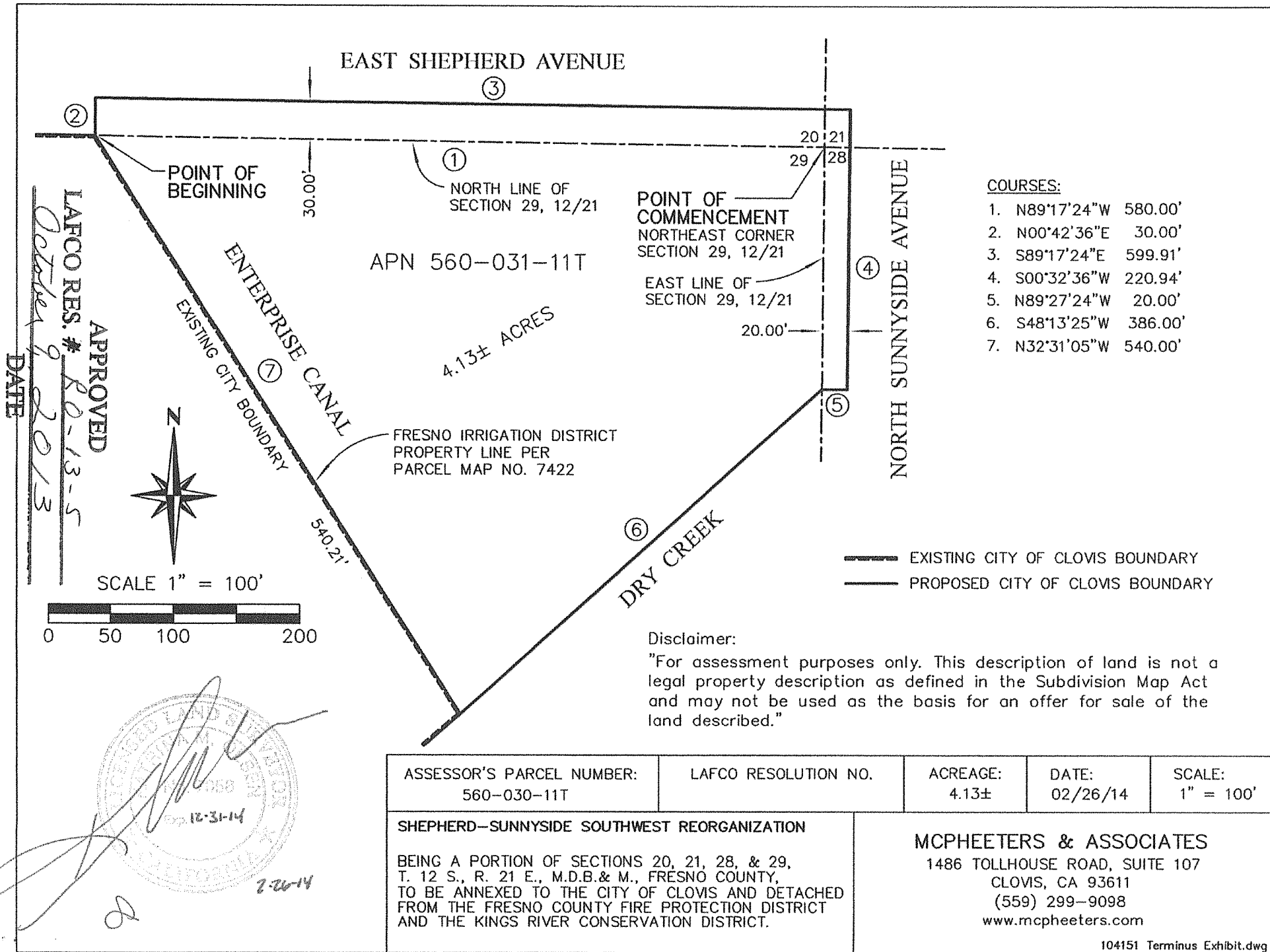
*For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.*



February 26, 2014  
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Job No. 104151

APPROVED  
LAFCO RES. # R0-13-5  
October 9, 2013  
DATE



**RESOLUTION NO. RO-13-5**

**FRESNO LOCAL AGENCY FORMATION COMMISSION  
FRESNO COUNTY, CALIFORNIA**

**In the Matter of:**

**LAFCo Determination**

A REQUEST FROM THE CITY )  
OF CLOVIS FOR APPROVAL )  
OF THE "SHEPHERD-SUNNYSIDE )  
SOUTHWEST REORGANIZATION" )

APPROVED THE  
"SHEPHERD-SUNNYSIDE  
SOUTHWEST REORGANIZATION"  
WITH CONDITIONS

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**WHEREAS**, reorganization proceedings were initiated by the City of Clovis to annex 2.48 acres to the City of Clovis and detach from the Fresno County Fire Protection District and the Kings River Conservation District for territory located at the southwest corner of Shepherd and Sunnyside Avenues, said territory being described within Exhibit "A", attached hereto and by this reference incorporated herein; and

**WHEREAS**, the application was submitted to this 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 9<sup>th</sup> day of October, 2013, at the hour of 1:30 p.m.; and

**WHEREAS**, the Chief Administrative Officer for the County of Fresno submitted a letter to this Commission stating that the County has determined that the proposed annexation of the affected territory to the City of Clovis is consistent with the Master Property Tax Sharing Agreement; and

**WHEREAS**, notice of the hearing of said application was given as required by State Law; and

**WHEREAS**, the Executive Officer reviewed said application and prepared a report to this 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 this Commission pursuant to State Law; and

**WHEREAS**, this Commission reviewed and considered the information in the Initial Study and Negative Declaration prepared by the Lead Agency, City of Clovis, which was included in the Executive Officer's report to this Commission; and

**WHEREAS**, this Commission considered all relevant factors and evidence and heard all interested parties wishing to speak on said application; and

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

**Section #1.** Acting as Responsible Agency pursuant to California Environmental Quality Act (CEQA) Guidelines, this Commission finds that prior to approving the proposed reorganization the environmental effects of the project as shown in the CEQA documents prepared, adopted, and submitted by the Lead Agency were reviewed and considered, and determines these documents to be legally adequate pursuant to CEQA Guidelines Section 15096.

**Section #2.** This Commission finds that the proposed reorganization is consistent with LAFCo Policies, Standards and Procedures Section 210 - Standards for Annexation to Cities and Urban Service Districts (01-13), and the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (the "Act").

**Section #3.** This Commission assigns the distinctive short form designation "Shepherd-Sunnyside Southwest Reorganization" and approves the reorganization (annexation and detachments) subject to the following conditions of approval:

- A. The City of Clovis shall submit to the Executive Officer verification that a Right-to-Farm Covenant is required and made a part of the City's development agreement and that this legal covenant will be recorded with the final tract map approved by the City for the affected territory.
- B. Ownership of land permitting, the annexation shall include the full existing right-of-way width of adjacent roadways.
- C. Prior to recordation, the applicant will verify that all of the rezoning conditions of approval have been satisfied.

**Section #4.** This Commission finds pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 ("Act") that:

- A. The territory is uninhabited.
- B. All landowners and affected agencies have consented to the annexation.

**Section #5.** This Commission waives Section 210-08 of LAFCo's Policies that says "proposal will not create an island, and minimize the creation of peninsulas and corridors, or any other distortion of boundaries" and find that incremental annexations in county islands will ultimately contribute to the unification of the Dry Creek Preserve Area.

**Section #6.** This Commission waives further Conducting Authority Proceedings and approves the annexation and detachments subject to the requirements of the "Act", the 30-day reconsideration period, and compliance with all of the above conditions.

**Section #7.** The Executive Officer is hereby authorized and directed to mail certified copies of this Resolution as provided in Government Code Section 56882 and to file, as appropriate, in the office of the Fresno County Clerk all environmental documents, if any, pertaining to the approval of this Proposal, as required by State law.

\* \* \* \* \*

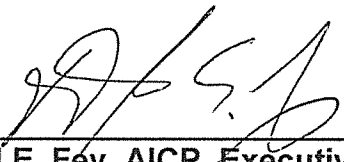
ADOPTED THIS 9<sup>TH</sup> DAY OF OCTOBER, 2013, BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS POOCHIGIAN, LOPEZ, LARSON, SILVA  
NOES NONE  
ABSENT: COMMISSIONER SANTOYO

STATE OF CALIFORNIA)  
COUNTY OF FRESNO )

CERTIFICATION

I, David E. Fey, Executive Officer of the Fresno Local Agency Formation Commission (LAFCo), Fresno County, State of California, hereby certifies that the foregoing resolution was adopted by the Commission at a regular meeting held on the 9<sup>th</sup> day of October, 2013.

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