

**CERTIFICATE OF COMPLETION  
FRESNO 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 Reedley 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 "West Manning Reorganization," LAFCo File No. RO-22-02.

The affected territory is uninhabited.

The Reorganization was ordered without an election, and Resolution No. RO-22-02 ordering the Reorganization was approved by the Fresno Local Agency Formation Commission on November 9, 2022.

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.

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: March 20, 2023

ATTACHMENT A

**WEST MANNING REORGANIZATION  
ANNEXATION TO THE CITY OF REEDLEY AND DETACHMENT FROM THE FRESNO  
COUNTY FIRE PROTECTION DISTRICT AND THE KINGS RIVER CONSERVATION DISTRICT**

**GEOGRAPHIC DESCRIPTION**

All that certain real property, situate in a portion of Sections 27 & 28, Township 15 South, Range 23 East, Mount Diablo Base & Meridian, in the County of Fresno, State of California, described as follows:

Commencing at the North quarter corner of said Section 27, thence North 89°46'13" West along the North line of said section, a distance of 2178.05 feet; thence, leaving said North line, South 28°32'16" West, a distance of 344.88 feet to a point on the South right-of-way line of Manning Avenue, said point also being the **Point of Beginning**:

Thence, South 66°29'12" East, a distance of 96.69 feet along said right-of-way line;

Thence, South 66°20'46" East, a distance of 1179.40 feet continuing along said right-of-way line;

Thence, South 20°55'21" East, a distance of 76.08 feet leaving said right-of-way line;

Thence, South 4°04'39" West, a distance of 165.00 feet;

Thence, South 17°58'39" West, a distance of 7.14 feet;

Thence, South 17°58'39" West, a distance of 77.09 feet;

Thence, South 16°55'10" West, a distance of 116.39 feet;

Thence, South 18°13'56" West, a distance of 13.66 feet;

Thence, South 2°15'26" West, a distance of 140.00 feet;

Thence, South 13°25'04" East, a distance of 500.08 feet;

Thence, North 89°42'32" West, a distance of 1964.81 feet;

Thence, North 89°42'32" West, a distance of 201.54 feet to the centerline of Kings River;

Thence, North 30°47'00" East, a distance of 165.44 feet along the centerline;

Thence, North 18°31'00" East, a distance of 276.00 feet along the centerline;

Thence, North 20°00'00" East, a distance of 298.00 feet along the centerline;

Thence, North 30°00'00" East, a distance of 113.00 feet along the centerline;

**APPROVED**  
**LAPCO RES. #** 20-22-02  
11-9-2022  
**DATE**

**BOUNDARY CHANGE RECORDED**  
**TIME** 8:57am **DATE** 3/20/2023  
**DOCUMENT #** 2023-0024529  
**EFFECTIVE** 3/20/2023

ATTACHMENT A

Thence, North 23°30'39" East, a distance of 960.79 feet along the centerline to a point on the south right of way line of Manning Avenue;

Thence, South 66°39'18" East, a distance of 214.25 feet along said right-of-way line to the **Point of Beginning** and containing 57.23 acres if land 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.*



APPROVED  
LAPCO RES. # PO-22-02  
11-9-2022  
DATE

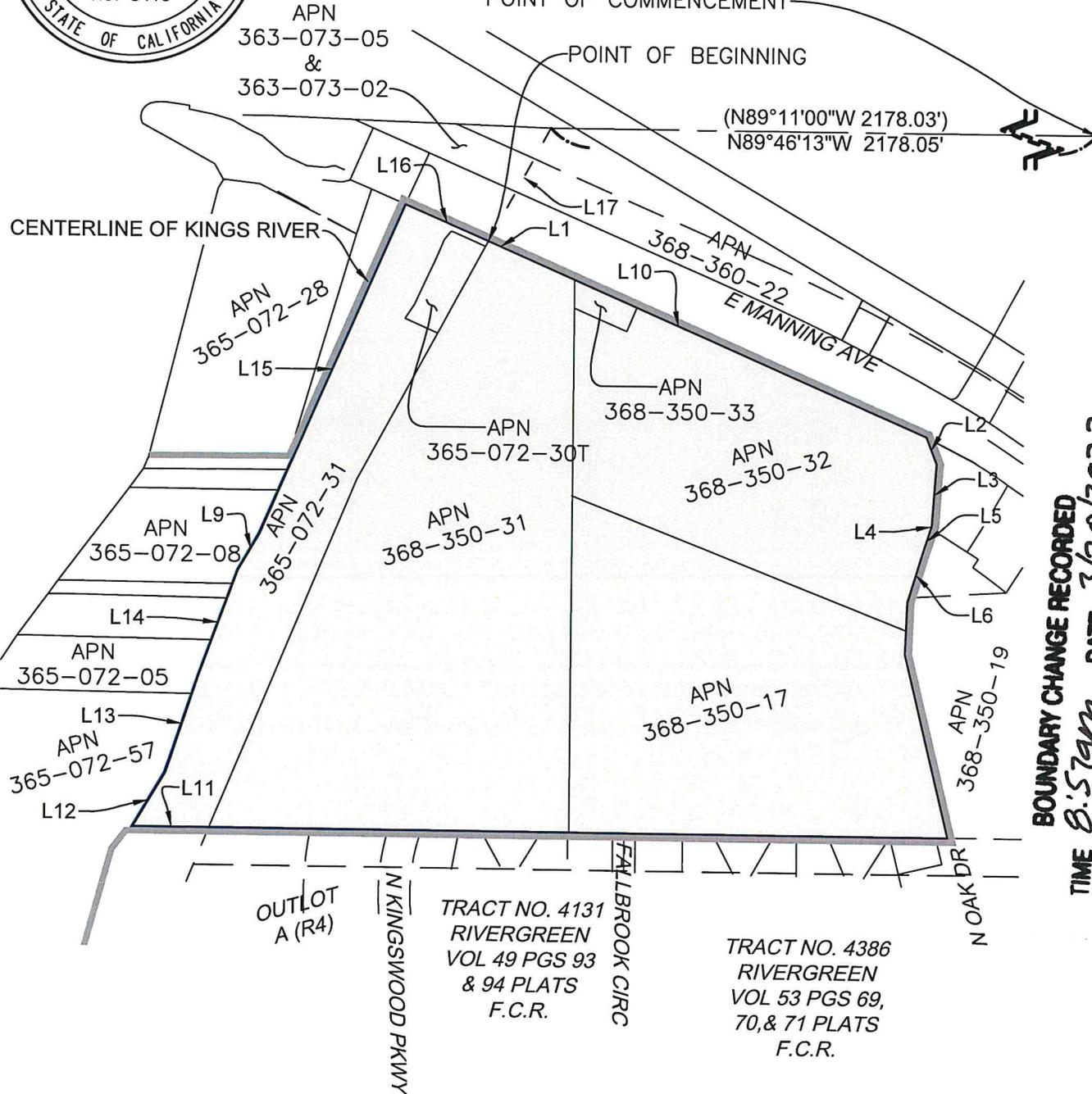
BOUNDARY CHANGE RECORDED  
TIME 8:57am DATE 3/20/2023  
DOCUMENT # 2023-0024529  
EFFECTIVE 3/20/2023

WEST MANNING REORGANIZATION  
ANNEXATION TO THE CITY OF REEDLEY AND DETACHMENT FROM THE FRESNO COUNTY FIRE  
PROTECTION DISTRICT AND KINGS RIVER CONSERVATION DISTRICT



**APPROVED**  
LAFCO RES. # 10-22-02  
11-9-2022  
DATE

NORTH 1/4 CORNER OF SECTION 27/  
POINT OF COMMENCEMENT



BOUNDARY CHANGE RECORDED  
TIME 8:57am DATE 3/20/2023  
DOCUMENT # 2023-0024529  
EFFECTIVE 3/20/2023

OUTLOT  
A (R4)

TRACT NO. 4131  
RIVERGREEN  
VOL 49 PGS 93  
& 94 PLATS  
F.C.R.

TRACT NO. 4386  
RIVERGREEN  
VOL 53 PGS 69,  
70, & 71 PLATS  
F.C.R.

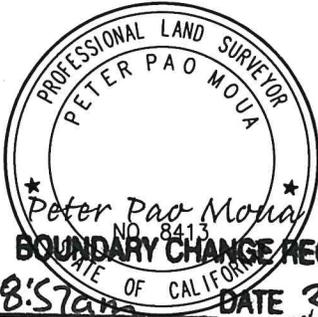


WEST MANNING  
REORGANIZATION  
ANNEXATION

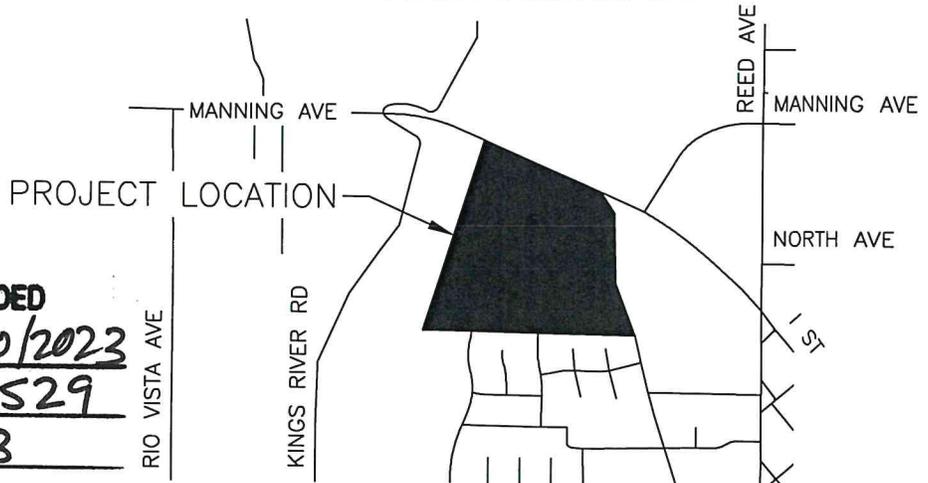
DATE: 3/7/23  
PROJECT: 21-026

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WEST MANNING REORGANIZATION  
ANNEXATION TO THE CITY OF REEDLEY AND DETACHMENT FROM THE FRESNO COUNTY FIRE  
PROTECTION DISTRICT AND KINGS RIVER CONSERVATION DISTRICT



**BOUNDARY CHANGE RECORDED**  
TIME 8:57am DATE 3/20/2023  
DOCUMENT # 2023-0024529  
EFFECTIVE 3/20/2023



VICINITY MAP

NOT TO SCALE



LEGEND

- EXISTING CITY LIMITS LINE
- PROPOSED AREA TO BE ANNEXED TO THE CITY OF REEDLEY  
EASEMENT AREA = 57 ACRES
- ( ) RECORD DATA AS SHOWN ON, OR CALCULATED FROM RECORD OF SURVEYS AT PAGE 33, FRESNO COUNTY RECORDS.

DISCLAIMER:

"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."

COURSES

LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	96.69'	S66°29'12"E	L13	276.00'	N18°31'00"E
L2	76.08'	S20°55'21"E	L14	298.00'	N20°00'00"E
L3	165.00'	S4°04'39"W	L15	960.79'	N23°30'39"E
L4	7.14'	S17°58'39"W	L16	241.25'	S66°39'18"E
L5	77.09'	S17°58'39"W	L17	344.88'	S28°32'16"W
L6	116.39'	S16°55'10"W			
L9	113.00'	N30°00'00"E			
L10	1179.40'	S66°20'46"E			
L11	201.54'	N89°42'32"W			
L12	165.44'	N30°47'00"E			

APPROVED  
LAFCO RES. # PD-22-02

11-9-2022

DATE

PROJECT INFO:

PROJECT LOCATION: SOUTH WEST CORNER OF MANNING AVE AND I STREET  
APN: 368-350-17, 31, 32, & 33  
PROJECT OWNER: HIDEKI OTANI  
C/O PICKETT & SONS  
CONSTRUCTION, INC.  
7310 N. REMINGTON AVE.  
FRESNO, CA 93711

BASIS OF BEARINGS:

THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 15 SOUTH, RANGE 23 EAST, MOUNT DIABLO BASE AND MERIDIAN WAS TAKEN TO BE NORTH 00°17'35" EAST PER THE RECORD OF SURVEY, RECORDED SEPTEMBER 7, 2011 IN BOOK 57 OF RECORD OF SURVEYS, AT PAGES 41-47, FRESNO COUNTY RECORDS.

BENCHMARK:

USGS Q 1037

3" BRASS DISK SET IN CONCRETE ABUTMENT OF MANNING AVENUE BRIDGE

ELEVATION: 343.60' (NAVD 88)



WEST MANNING  
REORGANIZATION  
ANNEXATION

DATE: 3/7/23

PROJECT: 21-026

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**RESOLUTION NO. RO-22-02**

**A RESOLUTION OF THE FRESNO LOCAL AGENCY FORMATION COMMISSION  
APPROVING THE “WEST MANNING REORGANIZATION” WITH CONDITIONS  
(LAFCO FILE NO. RO-22-02)**

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**WHEREAS**, reorganization consisting of the annexation of 58 acres to the City of Reedley and detachment from the Fresno County Fire Protection District, Kings River Conservation District, and the Consolidated Irrigation District for territory located along Manning Avenue and the Kings River, 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 Reedley 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 9<sup>th</sup> day of November 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 Reedley 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:**

- 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 9<sup>h</sup> DAY OF NOVEMBER 2022 BY THE FOLLOWING VOTE:**

**AYES: COMMISSIONERS BRANDAU, YEP, QUINTERO**

**NOES: NONE**

**ABSENT: PARRA**

**ABSTAIN: NONE**

**Action 2:**

- 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 “West Manning 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.
- E. Waive further Conducting Authority Proceedings and order the reorganization subject to the requirements of CKH.

**ADOPTED THIS 9<sup>th</sup> DAY OF NOVEMBER 2022 BY THE FOLLOWING VOTE:**

**AYES: COMMISSIONERS BRANDAU, YEP, QUINTERO**

**NOES: NONE**

**ABSENT: PARRA**

**ABSTAIN: NONE**

STATE OF CALIFORNIA )  
COUNTY OF FRESNO )

**CERTIFICATION**

I, Brian Spaunhurst, Executive Officer, Fresno Local Agency Formation Commission, hereby certify that the foregoing resolution was adopted by the Commission on the 9<sup>th</sup> day of November 2022.

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Brian Spaunhurst, Executive Officer  
Fresno Local Agency Formation Commission