RO-84-30

WILLIAMS REORGANIZATION*

CITY OF MENDOTA

LAFCO PROCEDURE CHECKLIST

RO-84-30
File Number

Williams Reorganization
Application Name

City of Mendota
Proponent

June 22, 1984
Date Received in Office

Westlands, Silver Creek
City of Mendota, Mid-Valley
Affected Agency(s)

Neg. Decl. (City)
Environmental Determination

	Date
1. Application File Complete	
Property Tax Resolution Needed ☐ Date Completed	
Environmental Assessment Needed ☐ Date Completed	
Petition Verified ☐ Date Verified	
Requested Additional Information from Proponent	✓ rec'd EA - 2/4/85
2. Request for Information from Other Agencies:	
Assessor (affected area only ☒)	
Public Works	
Planning	
Environmental Health	
Elections	
Resources and Development	
School District - Mendota Elem	
Affected Districts Mid Valley Fire	
Westlands Water	
U.S. Soil Conservation District	
Other [illegible]	
3. Certificate of Filing Sent	
4. Hearing Date	
5. Notices Mailed, Published, and Posted (unless 100 percent consent)	
6. Executive Officer's Report Mailed	
7. Commission Action	
8. LAFCO Resolution Mailed	[illegible]
9. Notice of Determination Filed (if applicable)	
10. Certificate of Completion and Statement of Boundary Change Prepared	[illegible]
11. County Recorder - Time, Date, and Document	[illegible] [illegible] [illegible]
12. Effective Notices Mailed	[illegible]

CITY of MENDOTA

DATE: June 13, 1984

TO: Marvin Panter, Executive Director Local Agency Formation Commission
Ann Siracusa, Director Fresno County Planning Department
Westlands Water District
Silver Creek Drainage District
Mid Valley Fire District
Kulwant Sidhu, Mendota Union School District
M. B. Parlier, California Department of Transportation
John Beyer, U. S. Soil Conservation Service
Dr. Jane Granskog, Central San Joaquin Valley Information Center

FROM: Sonja Wilson, City Planner

SUBJECT: ENVIRONMENTAL ASSESSMENT FOR THE WILLIAMS ANNEXATION AND PREZONING

The Williams Annexation and Prezoning is being reviewed by the City of Mendota for environmental effects as mandated by the California Environmental Quality Act and for conformity with the General Plans of the City of Mendota and the County of Fresno.

Your expertise in reviewing this project will enable us to make a more knowledgeable determination as to whether a Negative Declaration or an Environmental Impact Report will be required.

Please review the attached proposal and respond to the questions listed. In order that we may incorporate your comments into our assessment, please forward your response to the City of Mendota before June 29, 1984. If no comment is received by that time, we will assume you have none to offer.

Sincerely,

Sonja Wilson
City Planner

643 QUINCE STREET • MENDOTA, CALIFORNIA 93640 • 209 - 655-4298

RESOLUTION NO. 84-16

A RESOLUTION OF APPLICATION BY THE CITY OF MENDOTA
REQUESTING THE FRESNO LOCAL AGENCY FORMATION COMMISSION
TO TAKE PRELIMINARY PROCEEDINGS

WHEREAS, the City of Mendota desires to initiate preliminary proceedings pursuant to the District Reorganization Act of 1965, Division 1 of the Government Code of the State of California for the reorganization of territory; and

WHEREAS, the nature of the proposed reorganization is the annexation of certain territory to the City of Mendota and detachment from the Mid Valley Fire District, the County of Fresno, Silver Creek Drainage District, and Westlands Water District.

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED AND ORDERED AS FOLLOWS:

1. The Local Agency Formation Commission is requested to take preliminary proceedings for the reorganization of the territory described in Exhibit "A" attached hereto and in the manner provided by the District Reorganization Act.

2. That the territory proposed to be reorganized is uninhabited and is within the boundaries set forth in the description and map attached hereto and referred to as Exhibit "A".

3. That the City desires the following terms and conditions be attached to the proposed reorganization: None.

4. That the reasons for this proposed reorganization is as follows: Williams Annexation.

5. That the amount of negotiated property tax revenue to be exchanged for the proposed reorganization shall be as follows: The Base Factor 0.000741 time total county tax.

6. That the Local Agency Formation Commission is hereby requested to approve the proposed reorganization and to authorize the City of Mendota to undertake proceedings in accordance with the requirements of the District Reorganization Act.

7. That the Clerk of the City is hereby authorized and directed to file a certified copy of this Resolution with the Executive Officer of the Local Agency Formation Commission of the County of Fresno.

The foregoing Resolution was introduced and adopted at a regular meeting of the City Council of the City of Mendota held on the 12th day of June, 1984, by the following vote, to-wit:

AYES: 5 MEMBERS: Coursey, De La Cruz, Lozano, Silva and Mayor Capuchino

NOES: 0 MEMBERS:

ABSENT: 0 MEMBERS:

L. Leo Capuchino

LEO CAPUCHINO, MAYOR

ATTEST:

Shelley L. Smith

Shelley L. Smith
Deputy City Clerk

I certify that the foregoing resolution was duly adopted and passed by the Mendota City Council at a regular meeting of said Council held at the Mendota City Hall on the 12th day June, 1984.

Shelley L. Smith

SHELLEY L. SMITH
Deputy City Clerk

883-12-242
3/6/84
GH:jw/S1

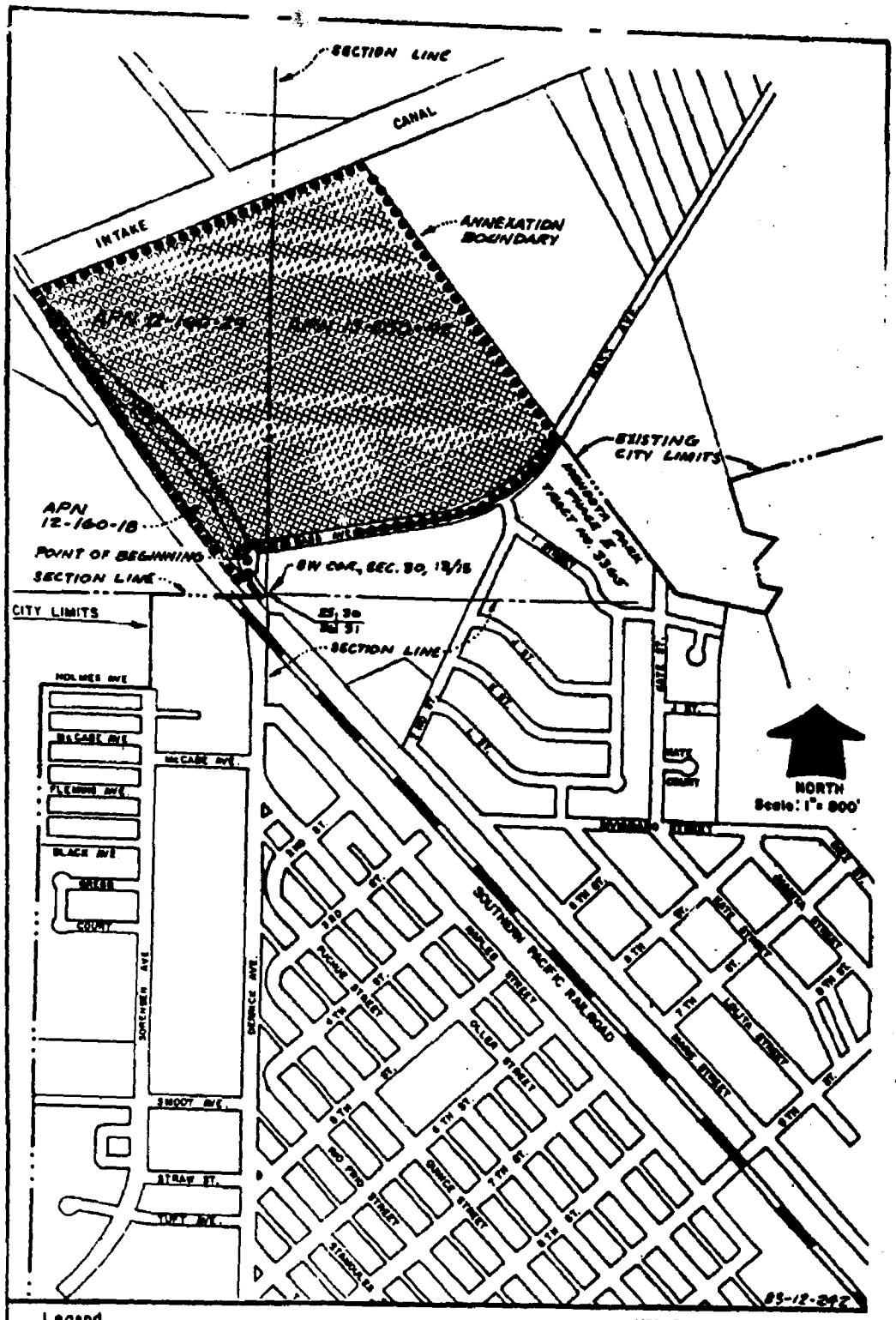
WILLIAMS REORGANIZATION

LEGAL DESCRIPTION

Being a portion of Section 25, T13S, R14E, M.D.B.&M. and Section 30, T13S, R15E, M.D.B.&M. in Fresno County, California more particularly described as follows:

Beginning at the intersection of the Centerline of State Highway 33 with the Centerline of Bass Avenue said Point of Beginning also being a Point on the existing City Limits Line of the City of Mendota; Thence Northeasterly along the Centerline of said Bass Avenue and the existing City Limits Line to the Point of intersection with the Northwesterly Extension of the Northeasterly Line of "Mendota Park Phase II", Tract No. 3367 Recorded in Book 38 of Plats at Page 91, Fresno County Records; Thence leaving said existing City Limits Line Northwesterly to a Point on the Southerly Line of the Main Intake Canal said Point being 761.20 feet Northeasterly of the West Line of said Section 30 as measured along the Southerly Line of said Main Intake Canal; Thence Southwesterly along the Southerly Line of said Main Intake Canal to the intersection with the Centerline of Dos Palos Avenue; Thence Southeasterly along the Centerline of said Dos Palos Avenue to the South Line of Section 25; Thence easterly along the South Line of Section 25 to the Centerline of said Highway 33 also being a point on the existing City Limits Line; Thence Northerly along said City Limits Line and Centerline of said Highway 33 to the POINT OF BEGINNING.

Containing 133 acres more or less.



Legend

●●●●●●● boundary of area to annexed

——··—— existing city limits

——— property lines

WILLIAMS ANNEXATION

March 6, 1984

REVISED 3/6/84

EXHIBIT - A

Attachment A

APPLICATION FOR CITY CHANGE OF ORGANIZATION OR REORGANIZATION
(Section 35000/56000 et seq. California Government Code)

FRESNO LOCAL AGENCY FORMATION COMMISSION
2220 Tulare Street, 8th Floor, Fresno, CA 93721
Phone (209) 488-1688

Marvin L. Panter
Executive Officer

Kathy Ferry
Secretary

I. APPLICANT'S QUESTIONNAIRE

A. Please give name (short-term designation) of proposal.

Williams Reorganization

B. Describe the type of change proposed (e.g. annexation to City and detachment from fire district). Name each agency affected.

Annexation to City and detachment from the Mid Valley Fire District, the Silver Creek Drainage District, and Westlands Water District.

C. What terms or conditions are shown in the petition or resolution of application?

NONE

D. Give the justification for this change and why it is proposed at this time.

Annexation for proposed future Commercial and Residential Growth adjacent to the City. The proposed land to be annexed directs future development towards existing water and wastewater facilities.

E. Give the justification for the proposal boundaries. Include justification for creation of any unincorporated island or corridor or incorporated pennisula or other irregular boundary.

No islands, corridors nor peninsulas are involved. Boundaries include all of existing parcels within the highway and existing canal.

F. Who is the lead agency for compliance with the California Environmental Quality Act? City of Mendota

If an environmental document has been prepared, what is the finding and date of finding? Please note requirements for attachments.

Document was filed

S. Leo Caguchino
Signature of Chief Petitioner or
Representative for Initiating Agency

Name MENDOTA REDEVELOPMENT AGENCY

Address 643 Quince St., Mendota, CA

Phone (209) 655-4298

II. AGENCY INFORMATION

A. Existing Area Information

Acreage 130 + No. of Registered Voters NONE

Population NONE No. of Dwellings Units NONE

Zoning AE 20 No. of Landowners 1

Total Assessed Valuation (land and improvements) _____

Give breakdown of land use by acreage. If in agricultural use, list crops produced over past three years.

Cotton

Is any of the affected territory in an agricultural preserve or under Land Conservation Contract? No

B. Existing Service Information

List names of agencies or companies now providing services:

Domestic water NONE

Sewer collection NONE

Solid waste collection NONE

Street lighting NONE

Parks and recreation N/A

Fire (give nearest station & distance) Mid Valley Fire District, 649 6th St., Nearest PT. 0.7 miles

Police Fresno Co. Sheriff Dept.

Storm drainage County Roads

Public transit N/A

Public schools N/A

Which of the agencies affected by this proposal have been contacted regarding this proposal and the possible change in service area or responsibility?

NONE

Will the proposal require public services from any agency or company now operating at or near capacity? If yes, please explain.

NONE

C. Proposal Information

What will zoning be after annexation to the City? Commercial & Residential

What does the City General and Specific Plans indicate for the affected territory? A copy of the Plan for the area must accompany the application unless already on file with the Commission Office.

County Agricultural, Residential and Industrial

What does the County General and Specific Plans indicate for the affected territory?

Mostly agricultural, some service commercial reserve, small area of low density residential reserve, small area of limited industrial.

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Describe the proposed development, acreages of uses and number of dwelling units proposed. If no development is proposed, please indicate.

Residential development proposed. 75 ± Acres of R-1, 55 Acres of R-3

Does the proposed development conform to the City and County General and Specific Plans?

Yes

Please state the relationship of the proposed development to the City policies related to timing or phasing of urban growth and development for this area.

Included in General Plan and included in the City Sphere of Influence.

D. Financial Information

Property Tax Revenue Exchange for Affected Agencies (including City).

Affected Agency	Anticipated Property Tax Revenue Exchange (Show plus or minus)
City of Mendota	$ +176.23
County of Fresno	$ -0-
Mid Valley Fire District	$ -176.23

Is there any outstanding bonded indebtedness for any of the affected agencies? If so, please give information listed below:

Name of Agency	Existing Agency Bond Tax Rate if Affected Territory Subject	Date of Maturity	General Purpose of Bond
City of Mendota	NONE		
County of Fresno	NONE		
Mid Valley Fire District	NONE		

If any costs of services to be or already being received by residents within the affected territory will change as a result of this proposal, please give breakdown of change for a typical residential landowner or resident in affected territory, for comparison purposes.

Service	Before Annexation	After Annexation
City Services	0	0
Private Collection	0	0

The application and attached documents are complete, and are in all respects true and correct to the best of my knowledge.

Date _____ Signed _____

Address _____ Title _____

Phone _____ Agency _____

Mailings

List the name and address of officers or persons, not to exceed 3 in number, who are to receive copies of the Executive Officer's Report and mailed Notice of Hearing.

Name	Address (include zip code)
Floyd & Bette Williams, Frank & Judith Williams	18750 Avenue 7 Madera, CA 93637
City of Mendota , Paul Owhadi, City Administrator	643 Quince, Mendota CA 93640
City of Mendota, Planning Department	643 Quince, Mendota CA 93640

4/10/81

#83-12-242
3/6/84
GH:jw/S1

WILLIAMS REORGANIZATION

LEGAL DESCRIPTION

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Containing 133 acres more or less.

PROJECT DESCRIPTION

The proposed District Reorganization consists of the annexation of 133 acres to the City of Mendota. The subject area is located to the north of Bass Avenue, east of Highway 33, and south of the Intake Canal within the Sphere of Influence Boundry of the City of Mendota and contiguous with the northern boundry.

The proposed project would detach the 133 acres from the Mid Valley Fire District, Silver Creek Drainage District, Westlands Water District, and the County of Fresno.

The property is currently zoned AE 20 and is in intensive agricultural use for the production of cotton. There are no dwelling units or structures located within the project boundries.

The zoning proposed for the 133 acres includes 75 acres for medium density residential use and 55 acres for high density residential use. The holding capacity of the project area could range from 262 to 450 single family dwelling units and from 605 to 1375 multifamily dwelling units at full buildout.

The City of Mendota General Plan designates a portion of the area for medium density and high density residential uses with a portion in residential reserve. The Mendota Community Plan included within the Fresno County General Plan designates the area for medium density and high density residential reserve.

The topography of the site is relatively flat with a slight slope toward the San Joaquin River to the east. Soils are Class III. As residential development occurs the project area will be removed from agricultural production. The area to the north of the City has been selected for growth to preserve land in Williamson Act Contracts to the south of Belmont Avenue, and to keep new development from occuring on the agricultural land surrounding the airport. It is also in close proximity to major streets in the circulation system with an arterial street, Highway 33 to the west, and a collector, Bass Avenue to the east providing convenient access to the region and local City of Mendota streets.

Services will be provided by the City of Mendota as development occurs. A 12 and 18 inch City sanitary sewer main is located in Second Street and its extension will serve the area. Vacant parcels will be required to connect to the City sanitary sewer as they develop. Construction of sewer mains, connections, frontage charges, and other appropriate fees will be the responsibility of the property owners or their developer. The City is in the process of purchasing a hundred acres of land and has increased its lease on another 160 acres of land to provide adequate agricultural land to receive the additional irrigation wastewater produced by the increased residential uses.

Water is provided to the subject territory from an existing 8-inch water main located in Second Street and from the existing water treatment corporate yard. Construction of on site facilities and applicable charges will be the responsibility of the owners or developers.

Upon annexation there will be no change in fire protection or paramedic services. Police services will be provided at the same level as the service now provided within the City Limits. As development occurs additional personnel and equipment will be needed.

The project area has no local streets and as development occurs dedication or rights-of-way and installation of concrete curbs, gutters, sidewalks, and permanent paving will be required. The City of Mendota will provide flood control facilities as development takes place.

Street lighting in the form of high pressure sodium (HPS) lights will be required to be installed adjacent to development. The City will assume all energy and maintenance costs for street lighting.

There are no known endangered wildlife or plant species native to the project site.

There are no known cultural resources on the project site.

Attachment C

10

SERVICE PLAN
WILLIAMS REORGANIZATION

This service plan is prepared in accordance with the requirements of Government Code Section 35102. Each major service subject is discussed based on existing conditions and adopted City plans and policies. The purpose of this document is to provide information regarding the availability of City Municipal services and how they will be provided to the subject territory should annexation to the City occur. Any required modifications, expansion, or extension of existing facilities in order to serve the subject territory will be discussed based on applicable City ordinances. Where appropriate the financing and placement of services and facilities will also be discussed.

SUMMARY

The proposed District Reorganization consists of the annexation of 133 acres to the City of Mendota and the detachment of the same 133 acres from the Mid Valley Fire District. The area proposed for annexation is contiguous to the City along its northerly boundaries. The subject territory falls within the City's Sphere of Influence boundary and is generally located North of the Intersection of State Highway 33 and Bass Avenue and along the north side of Bass Avenue. The area is zoned AE-20.

Portions of the subject territory located within the Mendota General Plan are designated both medium and low density residential and portions are designated residential reserve.

SEWER

The existing lands are vacant and presently used for agricultural purposes. A 12 and 18 inch City sanitary sewer main located in 2nd Street and its extension will serve the area. The vacant parcels will be required to connect to the City sanitary sewer as they develop. Construction of sewer mains, connections, frontage charges, and other appropriate fees will be the responsibility of the property owners or their developer. (See Sewer Service Map.)

WATER

The City of Mendota Water System serves the subject territory from an existing 8-inch water main located in 2nd Street and from the existing water treatment corporate yard. Construction of on-site facilities plus all applicable acreage and frontage charges will be the

responsibility of the property owners or developers at such time that new development occurs. The vacant parcels will be required to connect to the City water system as they develop. (See Water Service Map.)

FIRE HYDRANTS

There are no existing fire hydrants situated within the subject territory; however, there are several City water system hydrants situated along 2nd Street at the interconnecting streets near the easterly end of the proposed annexation area. (See Water Service Map.)

All future fire hydrants required as conditions of development will be installed to City of Mendota standards at the expense of the developer. Such standards also include the requirement for sufficient water pressures for fire suppression.

FIRE PROTECTION

The subject territory is presently receiving fire protection services from the Mid Valley Fire District and the City of Mendota Volunteer Fire Dept. under the direction of Mid Valley. First due response is from the Station which is located at 649 6th Street. This station is located approximately 0.7 miles from the nearest point of the subject territory and 1.4 miles from the farthest point.

Upon annexation, there will be no change in fire protection services.

PARAMEDIC

Paramedic services are currently provided based on an Instant Response Agreement between the City and the American Ambulance Co.; with first due response coming from the Mid Valley Fire Station located at 649 6th Street in the City of Mendota. The station is situated approximately 0.7 miles from the nearest point of the project area and 1.4 miles from the farthest point. This service will not be affected by annexation.

POLICE PROTECTION

The subject territory is presently being served by the Fresno County Sheriff's Department and the California Highway Patrol. Upon annexation, City police protection will be provided at the same level as the service now being provided within the City's incorporated area.

STREET SWEEPING

Weekly street sweeping services will be provided to the subject territory upon annexation conditioned upon the installation of permanent pavement, concrete curbs, and gutters.

STREET LIGHTING/TRAFFIC SIGNALIZATION

No street lights currently exist within the subject territory.

City of Mendota standards will ultimately require the installation of high pressure sodium (HPS) street lights.

As development occurs the developers will be required to install street lighting on all streets within and/or adjacent to the subdivision or development. These lighting requirements will be determined when final development proposals are submitted.

The City will assume all energy and maintenance costs for street lighting.

There are no traffic signals within the area and none are planned at this time.

TRAFFIC ENGINEERING/STREET IMPROVEMENTS

No modifications are presently planned. Installation of concrete curbs, gutters, sidewalks, permanent paving, and dedication of rights-of-way will not be required as a result of annexation except on parcels when they are developed.

TRANSIT SERVICES

The City of Mendota presently provides the City and the subject territory with transit services.

SOLID WASTE DISPOSAL

The subject area is vacant; therefor, there is no service required.

Upon annexation, the City, by contract with the Thrifty Best Rubbish Service, will provide waste disposal services to the subject area.

PARKS AND RECREATION

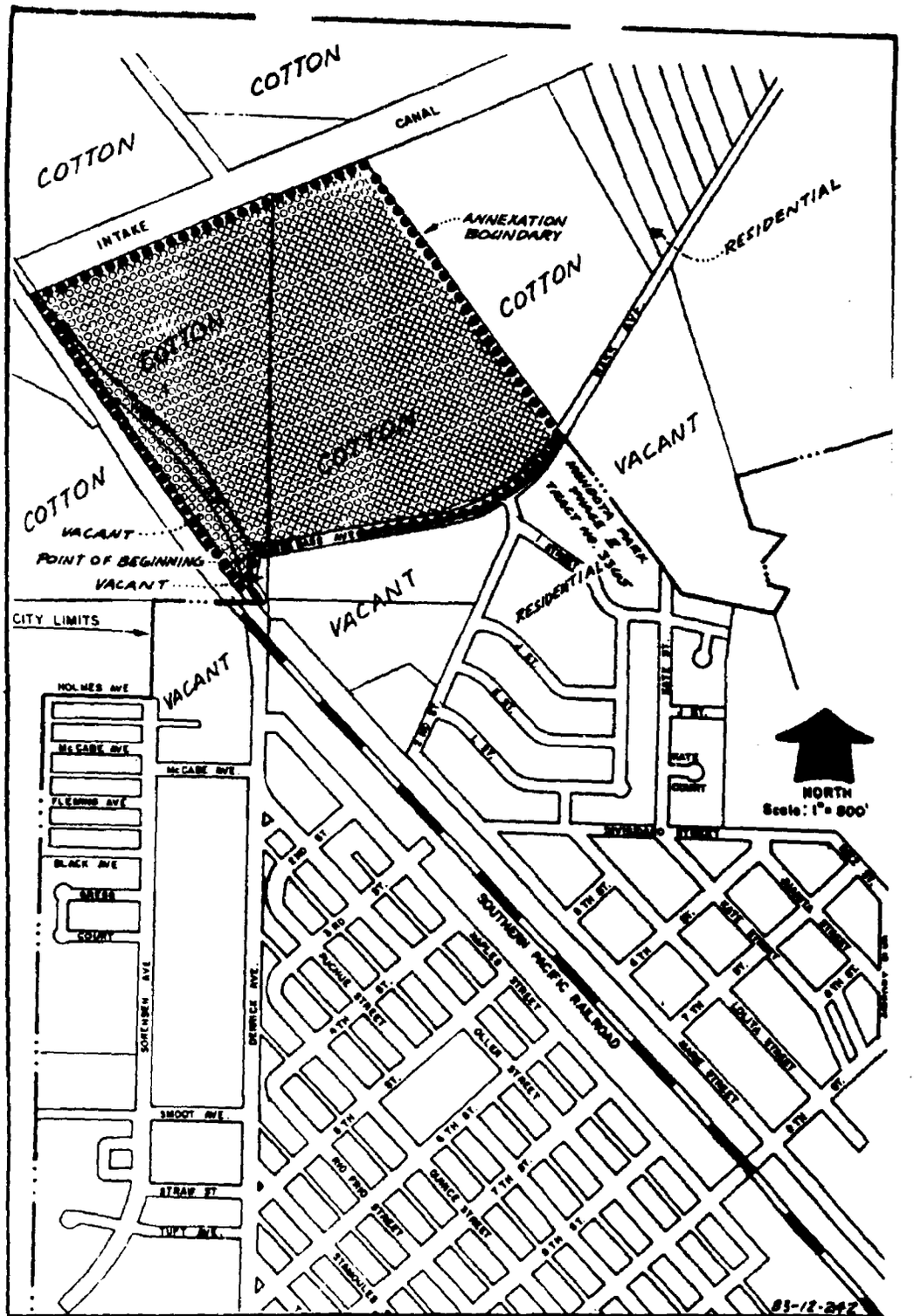
Parks and recreation facilities, upon annexation, will be provided by the City of Mendota.

FLOOD CONTROL

The City of Mendota provides for flood control facilities to serve the City of Mendota. Facilities required for flood control of the subject area will be provided as development occurs.

ANIMAL CONTROL

There are no differences in the level of animal control services provided by the City of Mendota.



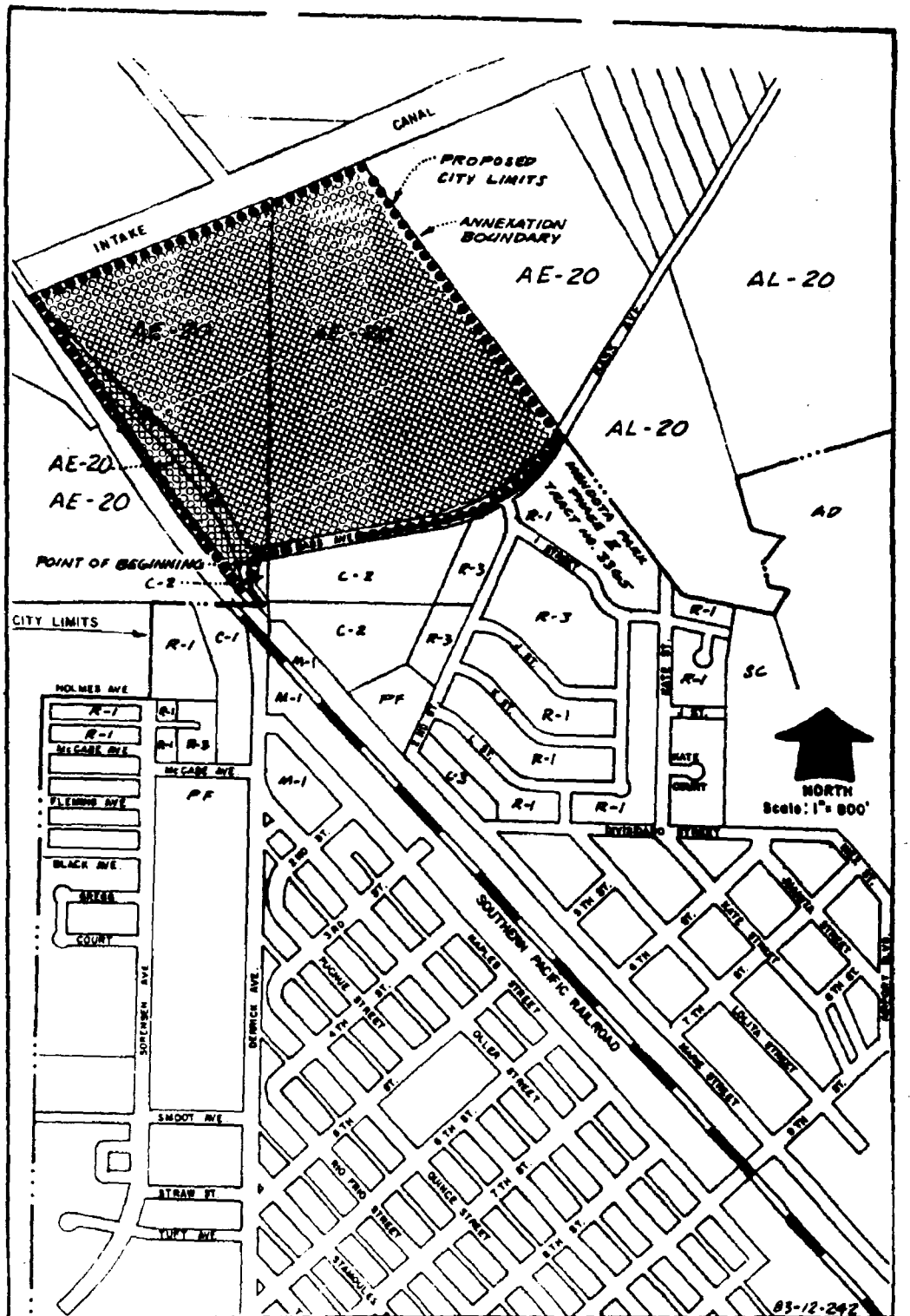
Legend

- boundary of area to annexed
- existing city limits
- property lines

WILLIAMS ANNEXATION
March 6, 1984

LAND USE MAP

REVISED 3/6/84



Legend

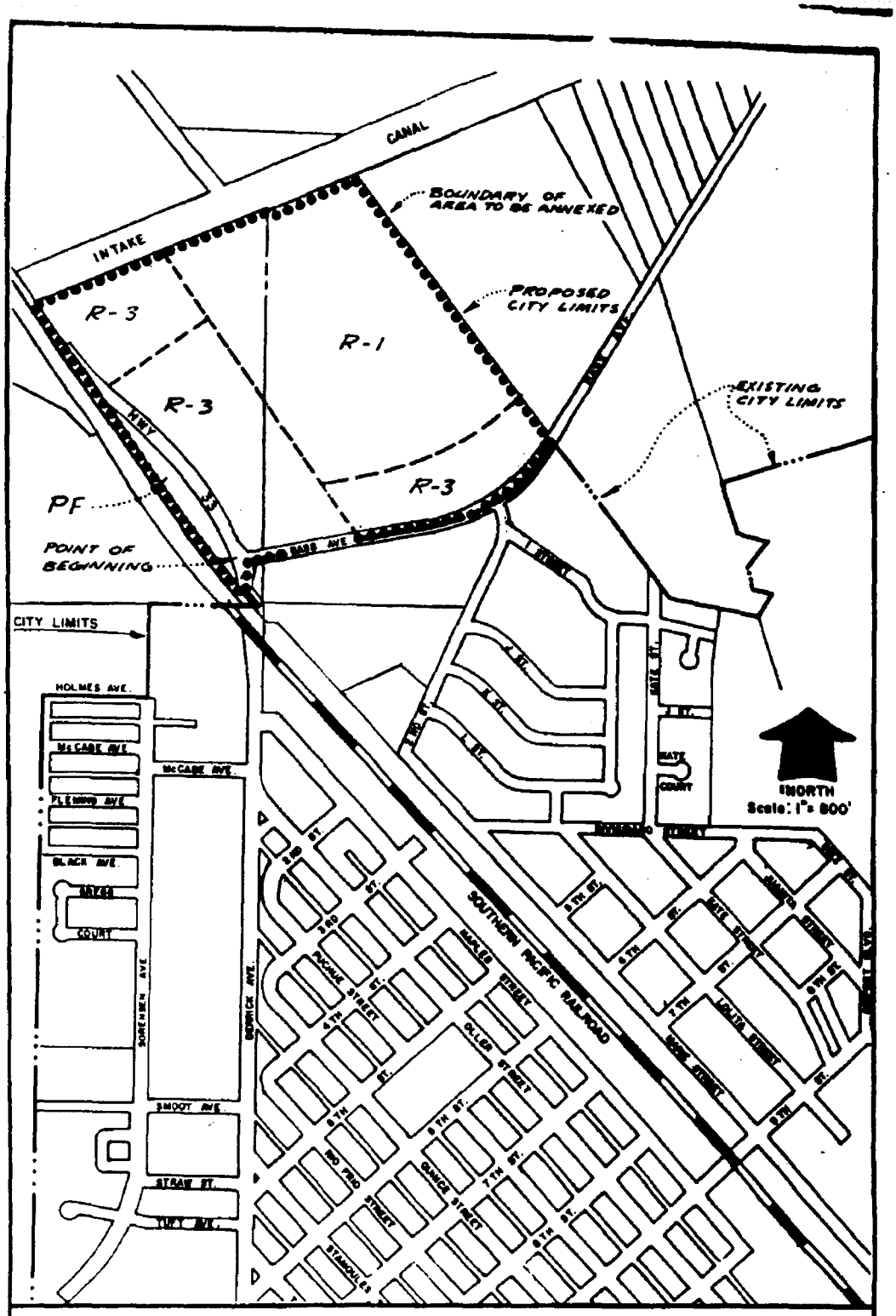
AE-20	AGRICULTURAL EXCLUSIVE
AL-20	AGRICULTURAL LIMITED
AD	AIRPORT DEVELOPMENT DISTRICT
C-1	NEIGHBORHOOD SHOPPING CENTER
C-2	COMMUNITY SHOPPING CENTER
C-3	CENTRAL BUSINESS AND SHOPPING
PF	PUBLIC FACILITIES
R-1	SINGLE FAMILY RESIDENTIAL
R-3	HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL
SC	SPECIAL COMMERCIAL
M-1	LIGHT MANUFACTURING

REVISED 3/6/84

WILLIAMS ANNEXATION

March 6, 1984

ZONING MAP

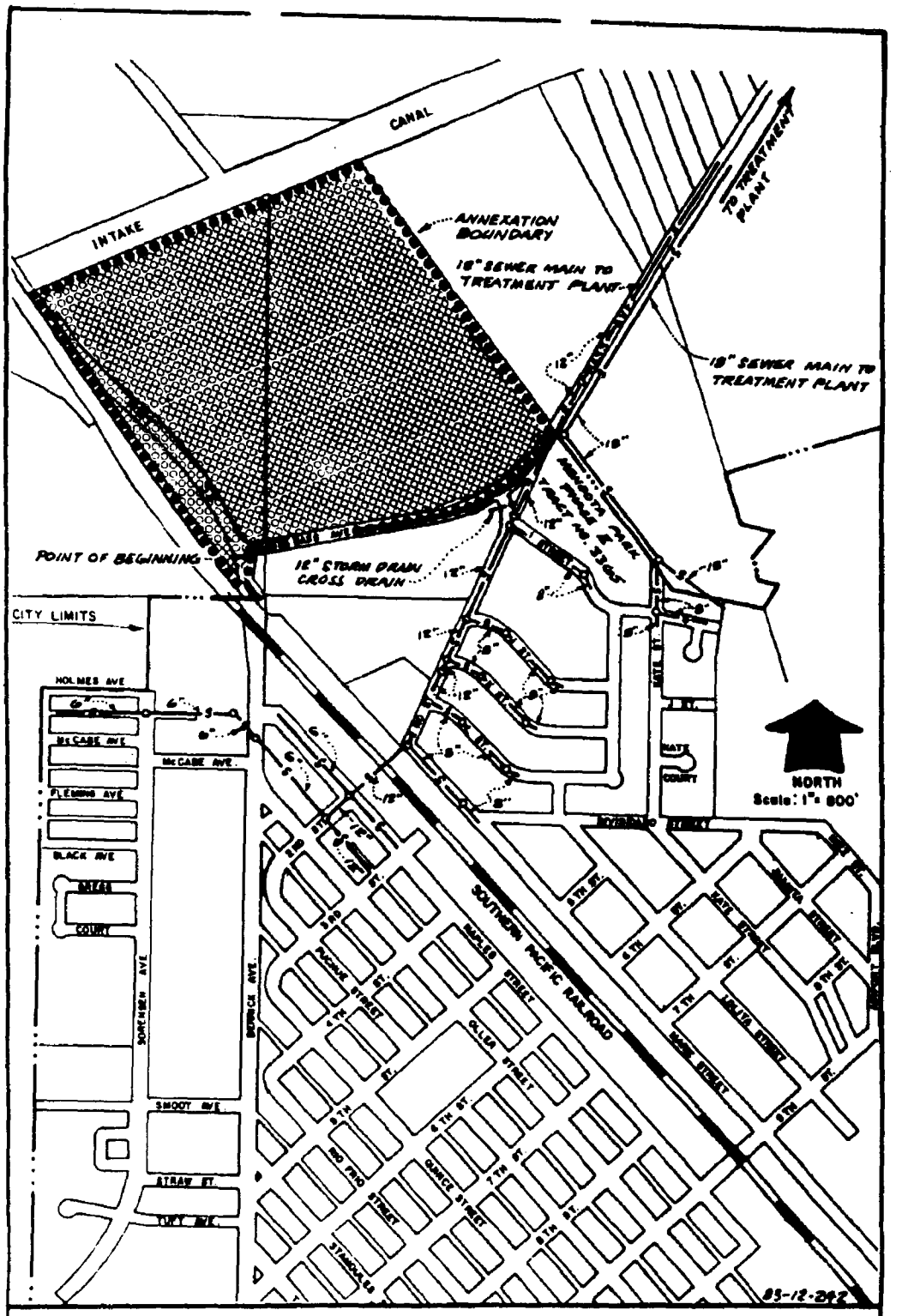


WILLIAMS ANNEXATION

March 6, 1984

PROPOSED ZONING MAP

REVISED 3/6/84



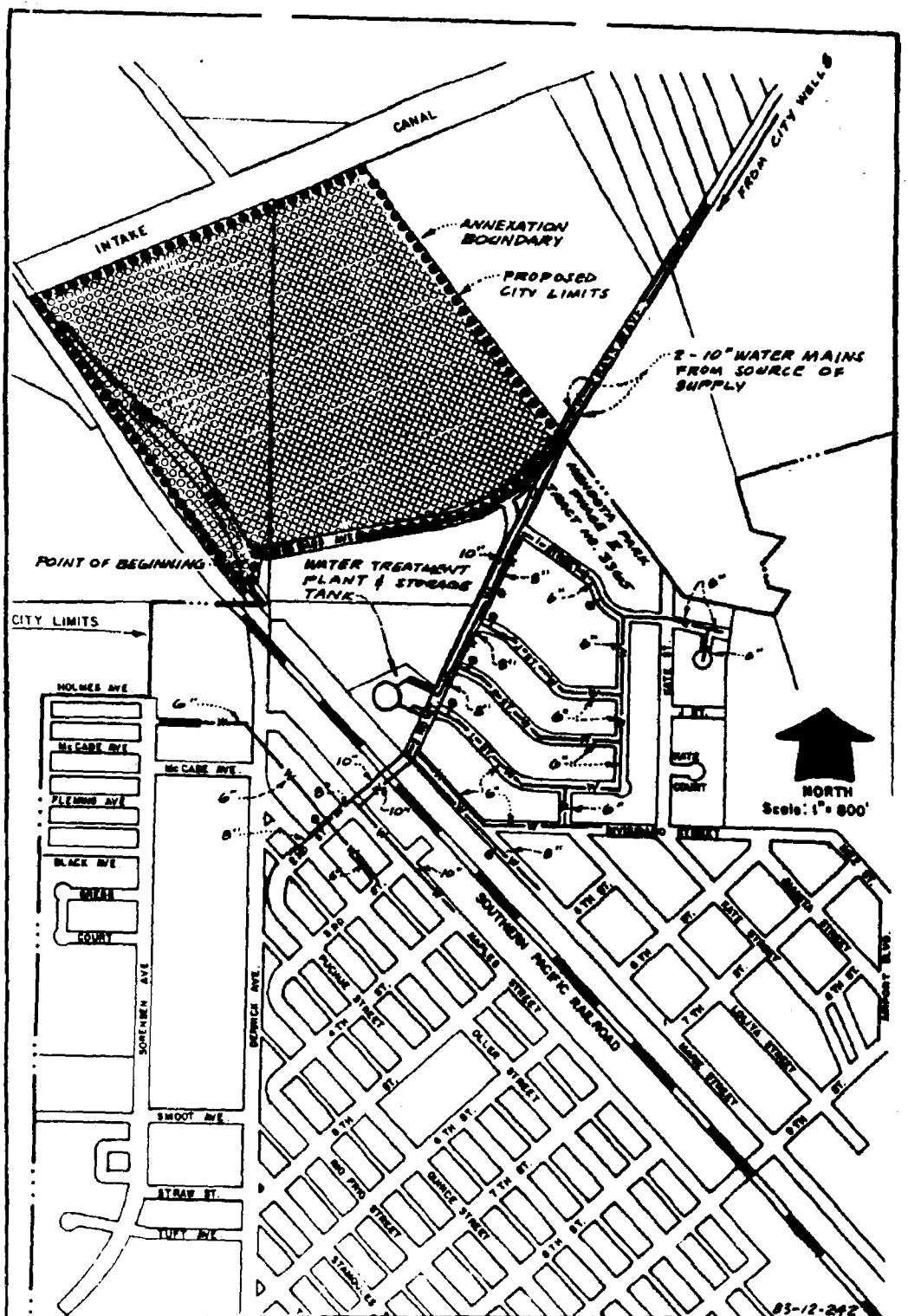
Legend

- boundary of area to annexed
- existing city limits
- property lines
- existing sewer main
- existing manhole

WILLIAMS ANNEXATION
March 6, 1984

SEWER SERVICE MAP

REVISED 3/6/84



Legend

- boundary of area to annexed
- existing city limits
- property lines
- existing water main
- existing fire hydrant

WILLIAMS ANNEXATION

March 6, 1984

WATER SERVICE MAP

REVISED 3/6/84

CONSENT TO REORGANIZE

Annex to CITY OF MENDOTA and/or

Detach from Mid Valley Fire District

(Ref.: Sec. 56261, Gov. Code)

Each of the undersigned represents that he (she) is the owner of the property described opposite his (her) name and located within the territory described in the attached legal description, and hereby consents to the reorganization of said property to the above named city and/or district.

Date	Name	Address	Property Description or County Assessor's Parcel Number
	Floyd C. & Bette J. Williams Frank C. & Judith Williams	18750 Avenue 7 Madera, CA 93637	13-050-42
	Floyd C. & Bette J. Williams Frank C. & Judith Williams	18750 Avenue 7 Madera, CA 93637	12-160-29
	Norma Lindgren Doris Erickson	270 Hames Road Sp 74 Watsonville, CA 95076	12-160-18
Norma Lindgren			
Doris Erickson			

Note: Legal description of territory proposed to be reorganized must be attached at the time consent is signed.

RECEIVED
CITY OF MENDOTA
BY
JAN 28 1985
AM PM
7,8,9,10,11,12,1,2,3,4,5,6

File original and one copy with:

Fresno County Clerk
Room 401, Courthouse
1100 Van Ness
Fresno, California 93721
Mailing Address:
P.O. Box 1628
Fresno, California 93717

Space Below For County Clerk Only.

JAN 28 1985

FRESNO COUNTY CLERK
By Eva Sanchez DEPUTY

CLK-3003.00 E04-73 R07-74

Agency File No.:	LOCAL AGENCY NEGATIVE DECLARATION	County Clerk File No.:
EA 84-3		E-

Responsible Agency (Name):	Address (Street and P.O. Box):	City:	Zip Code:
City of Mendota	643 Quince Street	Mendota	93640

Agency Contact Person (Name and Title):	Area Code:	Telephone Number:	Extension:
Sonja Wilson, Planning Director	209	655-4298	

Applicant (Name):	Project Title:
City of Mendota	William's Annexation and Prezoning

Project Description:

The annexation of 130 acres of land to the City of Mendota and detachment from the Mid Valley Fire District, Silver Creek Drainage District, and Westlands Water District. The property is located within the City of Mendota's Sphere of Influence and is bounded by the intake canal on the north, Bass Avenue on the southeast, and Highway 33 on the west. The land is currently in agricultural use for the production of cotton and contains no structures. It is being prezoned for single family and multi-family residential uses.

Justification for Negative Declaration:

The impact of the William's Annexation is broad and general in nature. The annexation and prezoning for residential uses is needed to provide land to offer sufficient choice of sites for the production of low, moderate, and above moderate cost housing to accommodate the population growth projected in the Housing and Land Use Elements of the Mendota General Plan. Residential growth is subject to the policies developed in the Land Use and Housing Elements. As specific projects are proposed and the exact type and timing of development is known, projects will be subject to further environmental analysis.

FINDING:

The proposed project will not have a significant impact on the environment

Newspaper and Date of Publication:	Review Date Deadline:
Firebaugh-Mendota Journal Dec. 20, 1984	January 8, 1985

Date:	Type or Print Signature	Submitted by (Signature):
January 14, 1985	Sonja Wilson	Sonja Wilson

State 15083, 15085

LOCAL AGENCY
NEGATIVE DECLARATION
(Not to Exceed One Page)

County Clerk File No. E-

County of
FRESNO

Local Agency
Formation Commission
Marvin L. Panter
Executive Officer

RECEIVED
FEB 11 1985
FRESNO COUNTY
PLANNING DEPARTMENT

February 8, 1985

TO: Planning Department

FROM: Marvin L. Panter, MLP Executive Officer

SUBJECT: Williams Reorganization
(Supervisorial District #1)

The subject application has been received in the office of the Local Agency Formation Commission for processing. In accordance with Sections 54778 and 54796 of the Government Code, your assistance in reviewing this application is requested. Those particular factors we request your comments on are:

a. County plan designation for area Reserves: Medium Density and Medium High Density Residential, proposed park.

b. Consistency of proposal with adopted city or county general and community plans and policies (Section 205-02:3.06 - Fresno County General Plan) Commercial which is proposed, not shown in County General Plan. High density acreage may exceed area shown in County General Plan.

c. Any pending County plans or projects Update of 1976 County General Plan.

d. Other related comments Within horizontal surface of Mendota Municipal Airport, however outside of ALUC Primary Review Area. SPSH No. 68 applies to Bass Avenue.

e. Recommendation Recommend Approval.

We would appreciate your comments pertaining to this application returned to this office within ten working days.

MLP:kf

Attachments: Application and map

Roy A. Kubley
Signature and Title Roy A. Kubley, Staff Analyst III

February 12, 1985
Date

FEB 85
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LAFCO

cc: Supervisor Koligian

2220 Tulare Street 8th Floor/Fresno, California 93721/(209) 488-1688
Equal Employment Opportunity — Affirmative Action — Handicap Employer

Agenda No. 8

County of FRESNO **Inter Office Memo**

DATE: April 24, 1985

TO: LAFCO Commissioners

FROM: Marvin L. Panter, LAFCO Executive Officer MLP

SUBJECT: PROPOSED "WILLIAMS REORGANIZATION" TO ANNEX TO THE CITY OF MENDOTA AND DETACH FROM THE MID-VALLEY FIRE PROTECTION DISTRICT, WESTLANDS WATER DISTRICT, AND SILVER CREEK DRAINAGE DISTRICT

LOCATION:

The annexation area is generally located east of Highway 33 and north of Bass Avenue (approximately 130 acres).

RECOMMENDED ACTIONS:

Approve the proposed "Williams Reorganization" with revised boundaries to include in the detachment from the Westlands Water District the following Assessor's Parcels Numbers: 13-050-12, 13, 14, 16, 17, 18, 19, 20, 21, 26, and 30, and with a condition as follows:

1. The affected area of the detachment from the Westlands Water District shall be exempt from payment of all or any part of any outstanding bonds of the District upon detachment.

Find the territory to be uninhabited.

Designate the City of Mendota as the conducting agency and direct such agency to take proceedings for the reorganization in accordance with the District Reorganization Act of 1965 commencing with Section 56290, subject to compliance with the Commission's resolution making determination.

CEQA:

The City of Mendota, as lead agency for the annexation and prezoning, filed a Negative Declaration on January 14, 1985.

Your staff had recommended that an Environmental Impact Report (EIR) be prepared because of the potential impact on City services and agricultural land. The City subsequently prepared a mitigated Negative Declaration.

DISCUSSION:

Current land use in the area is agriculture (cotton). The vicinity is in agriculture also, except to the south in the City of Mendota, where single and multiple family residential has been developed south of Second Street.

The City of Mendota has prezoned the area from AE-20 (agricultural) to R-3 (high density) (55 acres) and R-1 (medium density residential) (75 acres) in conformance with the City's General Plan. Development at this zoning would result in up to 450 residences and 1,375 apartment units. At existing

residential densities in Mendota (3.8 per unit), the project can accommodate up to 7,000 additional population. Projected total population for Mendota for 1990 was only 7,888. The existing population is approximately 5,300.

MUNICIPAL SERVICES:

The City of Mendota has prepared a general summary of how services will be provided after annexation. The environmental initial study completed by the City, provides more specific information of the impact on the City for providing services to this area, which has a potential of doubling the City's population. However, no specific plan has been developed by the City for developing either the capacities or the financing. Most of the comments indicate that full build out will not occur until far into the future, which will allow the City time to slowly adjust to the new demands.

Services which will be most impacted will be sewer plant capacity, circulation and traffic, police and fire protection, and elementary and high school district service. The City of Mendota is probably correct in their assessment of the timing and rate of development. However, it is prudent to not only consider the total impacts, but to plan for the future needed services and developing mitigation plans and alternatives. This has not been done for this project.

The Tranquillity High School District indicates existing overcrowding and a potential for more overcrowding as a result of this project (see attached letter). The City of Mendota has adopted an ordinance providing for an interim school facilities fee (under SB 201). No finding of overcrowding has yet been filed by the High School District. Upon such finding, if the City Council concurs, a facilities fee set by the Council, may be charged for new development.

AGRICULTURAL LAND:

Although soils are not prime (they are Class III), the area meets the definition of prime agricultural land in State law.

The City has inventoried existing undeveloped areas already in the City. They have found there is not sufficient land for future residential use. Housing of this type is considered essential for the City's future. Also, development of the subject area will have less impact and growth-inducement on other agricultural land than development of other fringe parcels. The location of the Intake Canal, railroad, Highway 33, airport approach cone, and City sewer plant isolate the subject land from other agricultural areas lessening the effect of development.

WESTLANDS WATER DISTRICT DETACHMENT:

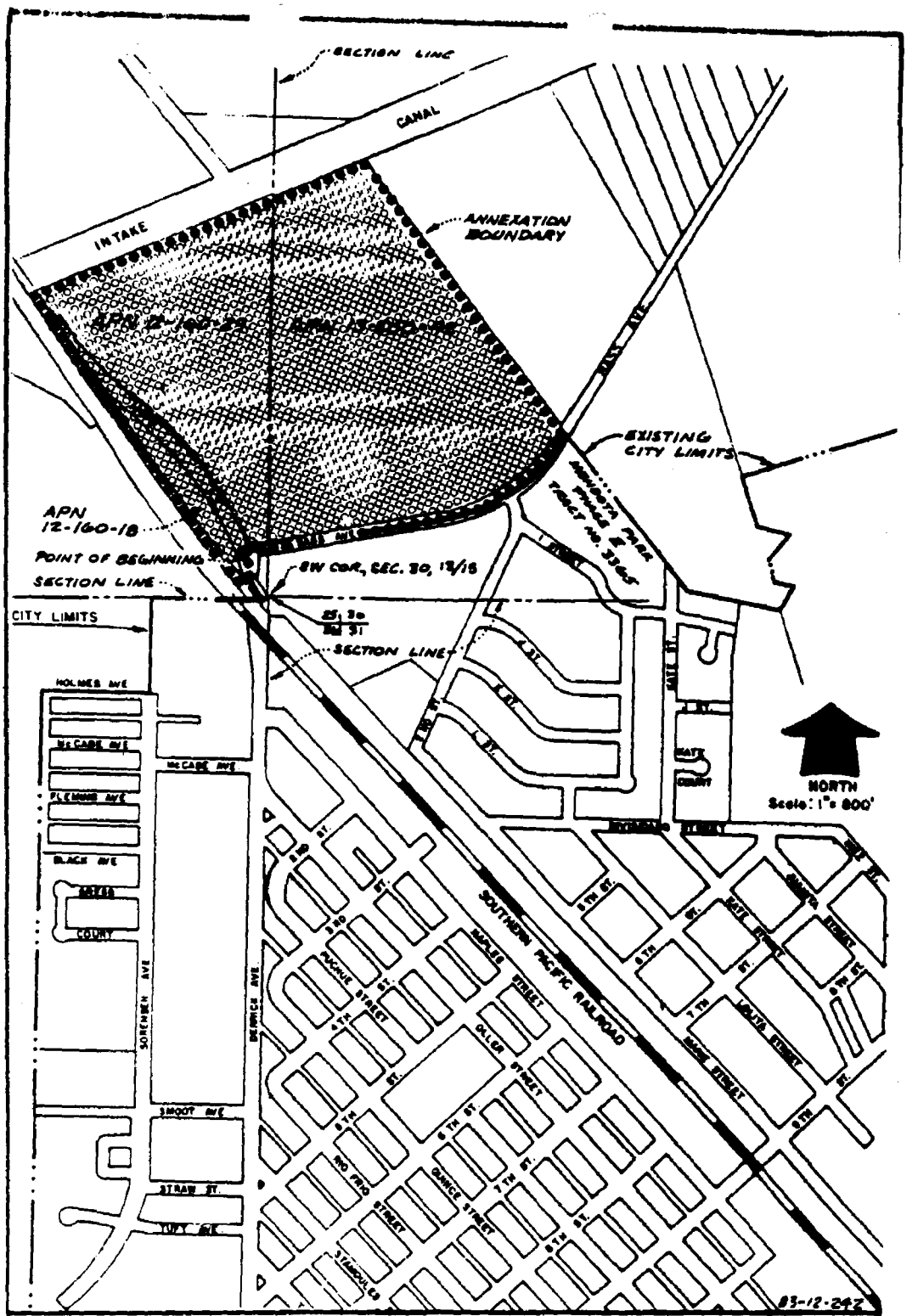
A revision to the proposal boundaries and a condition are recommended by staff. The proposal would leave two small remnant islands in the Westlands

Water District just east of the subject area. These islands do not receive any District service, and no District service lines have been extended to serve them. Detachment of these areas is recommended by the Westlands Water District as a part of this proposal.

Also, the District levies an annual assessment to repay District bonded indebtedness. A condition is recommended, assuring that the area detached will no longer be required to repay this indebtedness for which they will not benefit. Westlands Water District levies and collects their own assessments. Also, the District has indicated that approval of the Bureau of Reclamation is required for the detachment.

The requested inclusion has three registered voters, which would leave the proposal uninhabited.

MLP:kg



Legend

●●●●●●● boundary of area to annexed

——··· — existing city limits

——— property lines

WILLIAMS ANNEXATION

March 6, 1984

REVISED 3/6/84

EXHIBIT - A

County of
FRESNO

FEB 85
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Local Agency Formation Commission
Marvin L. Panter
Executive Officer

February 8, 1985

TO: Affected School District - Tranquillity High School District

FROM: Marvin L. Panter, MLP Executive Officer

SUBJECT: Williams Reorganization

The subject application has been received in the office of the Local Agency Formation Commission for processing. In accordance with Sections 54778 and 54796 of the Government Code, your assistance in reviewing this application is requested. Those particular factors we request your comments on are:

A. Under present attendance boundaries, which schools will students from this area attend? Tranquillity High School, Mendota Elementary

B. Are any of the above schools of the district already at or near capacity? Describe. Mendota Elementary & Tranquillity High School

C. Will this proposal and other pending proposals create any overcrowded conditions at any of the above schools? Describe. Yes both

D. Is there any agreement, ordinance, or other arrangement of the district and/or city to provide for school facilities that would affect any resulting overcrowding from this proposal? Describe. Development in Mendota affects Tranquillity U.H.S.D. too.

E. Describe any building plans of the district that would affect this proposal. None

F. Other Comments.

We would appreciate your comments pertaining to this application returned to this office within 10 days.

Michael Parra
Supt
2-13-85

2220 Tulare Street 8th Floor/Fresno, California 93721/(209) 488-1688
Equal Employment Opportunity — Affirmative Action — Handicap Employer

WESTLANDS WATER DISTRICT

3130 NORTH FRESNO STREET / P.O. BOX 6056, FRESNO, CALIFORNIA 93703
TELEPHONE: (209) 224-1523

BOARD OF DIRECTORS
JACK STONE
PRESIDENT
CRAIG T. ULRICI
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DON A. PATTERSON
NED A. SMITH
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JACK WOOLF

JERALD R. BUTCHERT
MANAGER
VERNA PERRY
SECRETARY
PETE FARMER
TREASURER

February 21, 1985

Mr. Marvin L. Panter
Local Agency Formation Commission
2220 Tulare Street, Suite 425
Fresno, CA 93721

Dear Mr. Panter:

Re: Williams' Reorganization

This is in response to your request for our comments regarding the Williams' Reorganization.

The proposed detachment from Westlands Water District would create an island in Westlands' boundary. This problem was addressed in our June 27, 1984, letter to the City of Mendota, a copy of which is enclosed. A map showing the island areas is also enclosed. It is has been our understanding that the Fresno County Local Agency Formation Commission will be taking steps, as part of the reorganization, to eliminate those islands by detaching the following parcels as well from Westlands:

13-050-12S	13-050-16	13-050-19	13-050-26
13-050-13	13-050-17	13-050-20	13-050-30
13-050-14	13-050-18	13-050-21	

The owners of the above parcels are being sent a copy of this letter and attached map so that they will have an opportunity to comment should they choose to do so.

Sincerely,

James Gaulin
Acting Manager

Enclosures

cc: Ed. L. Warkentine/John Etchegoinberry (13-050-12S)
Molly E. Gallardo/Amalia E. Gallardo (13-050-13)
Lorenzo Luis Gallardo (13-050-14)
Jose Duran/Oralia Saiz (13-050-16)
Epifanio & Petra Porras (13-050-17)
Sebastian Gomez & Ramona Navarro (13-050-18)
Howard & Esperanza Watkins (13-050-19 & 13-050-20)
Macias Macaela Life Est., c/o Frank Acuna (13-050-26)
City of Mendota (13-050-21 & 13-050-30)

FEB 85
RECEIVED
LAFCO

June 27, 1984

Ms. Sonja Wilson
City of Mendota
643 Quince Street
Mendota, CA 93640

Dear Ms. Wilson:

This is in response to your request for our input respecting an "Environmental Assessment for the Williams' Annexation and Prezoning."

The proposal to detach the subject 133 acres from Westlands Water District would physically separate approximately 123 acres lying generally northeast of the subject property from the main body of Westlands Water District. The islands thus created are shown outlined in yellow on the attached Assessor's Plat 13-05. Involved are the City of Mendota's two parcels identified as 13-050-21 and 13-050-30. Nine privately owned parcels are also involved and are identified as follows:

13-050-12S	13-050-16	13-050-19
13-050-13	13-050-17	13-050-20
13-050-14	13-050-18	13-050-26

It is our understanding that the Fresno County Local Agency Formation Commission is proposing that the Williams' annexation proceeding be revised to detach all of the above land from the boundaries of Westlands Water District, and thus eliminate the islands. Parenthetically, no Westlands' water distribution lines are constructed within this area, and none of the lands are currently receiving water service from Westlands.

It should be additionally noted that, under Westlands' water service and repayment contracts with the United States, all annexations to and detachments from Westlands must be approved by the U.S. Bureau of Reclamation.

Sincerely,

Jerald R. Butchert
Manager

Enclosures

cc: Ed L. Warkentine/John Etchegoinberry (13-050-12S)
Molly E. Gallardo/Amalia E. Gallardo (13-050-13)
Lorenzo Luis Gallardo (13-050-14)
Jose Duran/Oralia Saiz (13-050-16)
Epifanio & Petra Porras (13-050-17)
Sebastian Gomez & Ramona Navarro (13-050-18)
Howard & Esperanza Watkins (13-050-19 & 13-050-20)
Macias Macaela Life Est., c/o Frank Acuna (13-050-26)

POR. SEC'S. 19, 20, SEC'S. 29 & 30, T.13S., R.15E. M.D.B. & M.

Tax Area
140-001
140-005

13-05

1" = 800'

OUTSIDE CANAL
CCID
(2) T
400 Ac
(29) T
4.38 Ac.
COUNTY OF FRESNO
(50)
30.81 Ac.
CITY OF MENDOTA
(27) ST
18.59 Ac
COUNTY OF FRESNO
(37) ST
1.63 Ac
U.S.A
AP-1321
(38) S
115.03 Ac
(1) M
116.66 Ac
N.E. WATKINS
CITY OF MENDOTA
(19)
CANAL
L.L. GALLARDO
Holley GALLARDO
INTAKE
(16)
(21)
(15)
320 Ac
600 Ac
500 Ac
400 Ac
(12) S
46.02 Ac
(12) M
(18) S.C.P. GALLARDO
(17) E.A. PARRAS
(28) M. WATKINS Life Est.
(41) S
171.99 Ac.
(41) M
SAN LUIS
DRAIN
32 S
63.86 Ac.
(32) M
73 Ac
(31) ST
(31) M
U.S.A
(36) S
353.44 Ac
(25) M
373.24 Ac.
AP-6481
(6)
153.32 Ac
AP-1226
(7) S
54.60 Ac
(7) M
S.B.O. 523
Williams, Floyd C.
Bette J. Williams
(42) S
80.20 Ac
(42) M
(33) ST
10.31 Ac.
U.S.A.
(33) M
(30) M
(30) S
22.11 Ac.
CITY OF MENDOTA
(35) ST
1.21 Ac.
U.S.A.
BASS
(45)
13.74 Ac
N.E. LINGERENE
N.E. ERICKSON ET AL
(6)
Agricultural Preserve
(3)

RECEIVED

3

Assessor's Map Bk 13 - Pg 05

MAKING DETERMINATION AND APPROVING)
PROPOSED "WILLIAMS REORGANIZATION")

RESOLUTION OF THE
FRESNO LOCAL AGENCY
FORMATION COMMISSION

WHEREAS, preliminary proceedings were initiated by the City of Mendota to annex territory generally located east of Highway 33 and north of Bass Avenue to the City of Mendota and detach from the Mid-Valley Fire Protection District, Westlands Water District, and Silver Creek Drainage District in the County of Fresno; and

WHEREAS, an application for said proposal was accepted for filing by the Executive Officer of this Local Agency Formation Commission; and

WHEREAS, said application was set for hearing by the Executive Officer on the 24th day of April 1985, at the hour of 2:35 p.m. on said day; and

WHEREAS, notice of the hearing of said application was duly given by mail, posting, and newspaper publication as required by law; and

WHEREAS, the Executive Officer reviewed said application and prepared a report, including his recommendations thereon, said application and report having been presented to and considered by this Commission; and

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

WHEREAS, the Commission has reviewed and considered the information in the Mitigated Negative Declaration as provided in the Executive Officer's Report duly prepared and filed by the City of Mendota.

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

Section 1. Said proposal is approved with revised boundaries to include in the detachment from the Westlands Water District the following Assessor's Parcel Numbers: 13-050-12, 13, 14, 16, 17, 18, 19, 20, 21, 26, and 30, and a revised map and legal description shall be submitted to the Executive Officer, subject to approval by the County Assessor. Any resolution of the conducting agency ordering this reorganization shall provide that such reorganization shall be subject to the following terms and conditions:

1. The affected area of the detachment from the Westlands Water District shall be exempt from payment of all or any part of any outstanding bonds of the District upon detachment.

Section 2. Said territory is found to be uninhabited and is assigned the following distinctive short form designation: "Williams Reorganization".

Section 3. The City of Mendota is designated as the conducting agency, and the governing body of said agency is hereby directed to initiate reorganization proceedings in compliance with this resolution.

Section 4. Further proceedings shall be initiated by the conducting agency not later than 35 days after the date of adoption of the Commission's resolution and shall be conducted and completed pursuant to required law. Proceedings and any resolution of approval shall comply with the Commission's resolution of approval.

Section 5. The Executive Officer is hereby authorized and directed to mail certified copies of this resolution as provided in Section 56272 of the Government Code.

ADOPTED this 24th day of April 1985, by the following vote:

AYES: Commissioners Koligian, Howard, Satterberg, Wilder

NOES: None

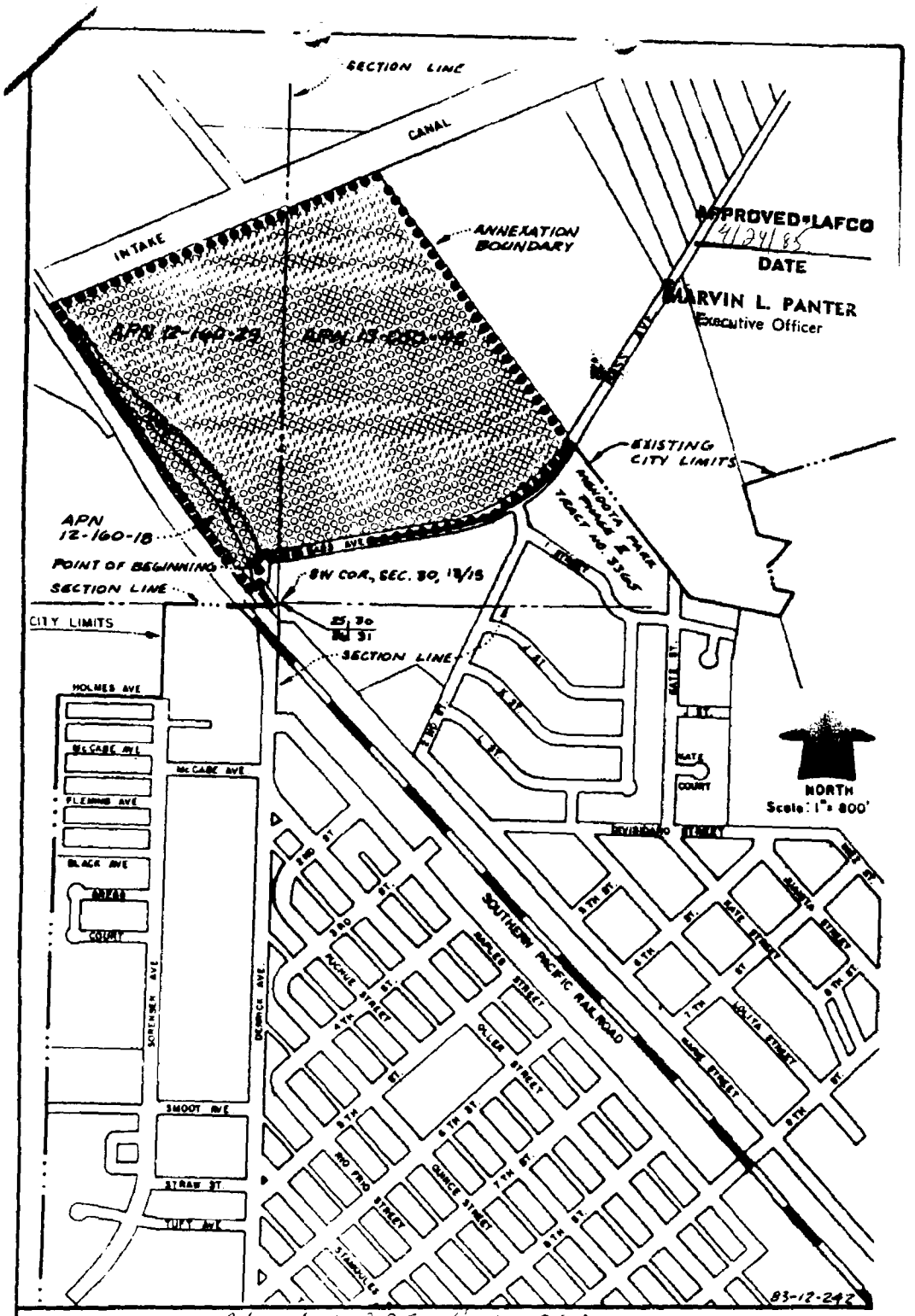
ABSENT: Commissioners Levy, Silva

STATE OF CALIFORNIA)
COUNTY OF FRESNO)

I, MARVIN L. PANTER, Executive Officer of the Local Agency Formation Commission certify that the foregoing resolution was adopted by the Fresno County Local Agency Formation Commission, California, at a regular meeting held on the 24th day of April 1985.

Marvin L. Panter

MARVIN L. PANTER, Executive Officer



Legend

Adopted 4-2-85 Res. No. 85-23

- boundary of area to annexed
- existing city limits
- property lines

WILLIAMS ANNEXATION

March 6, 1984

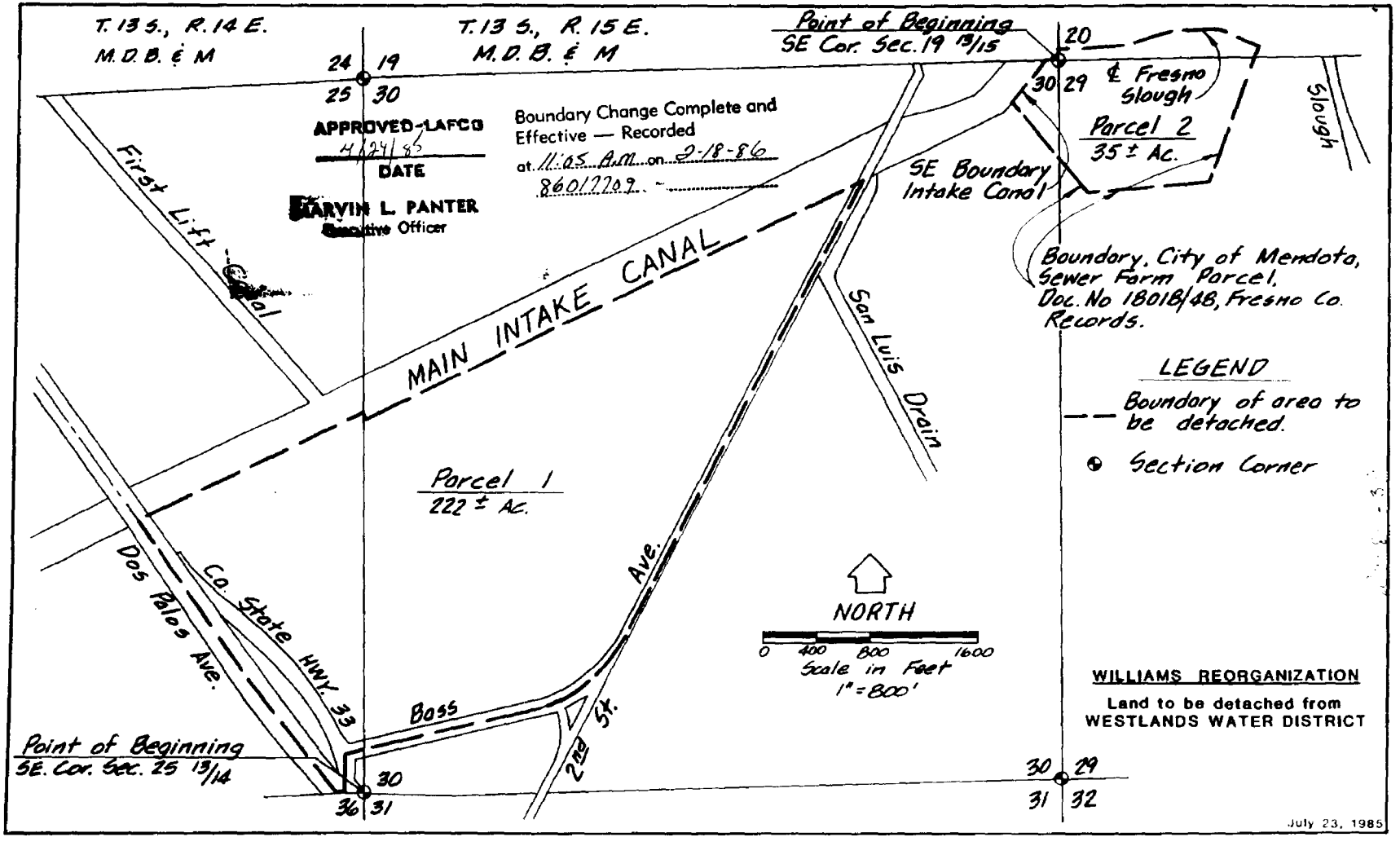
Annexation to the City of Mendota and Detachment from Mid-Valley Fire Protection District and Silver Creek Drainage District.

REVISED 3/6/84, 4/3/85, 8/1/85

Boundary Change Complete and Effective — Recorded
at 11:05 A.M. on 5-18-85
Page 3 of 4 Doc. 2329

EXHIBIT - A

85-84-30


T. 13 S., R. 14 E.
M.D.B. & M
T. 13 S., R. 15 E.
M.D.B. & M
Point of Beginning
SE Cor. Sec. 19 13/15
24 19
25 30
20
30 29
℄ Fresno Slough
Parcel 2
35 ± Ac.
Slough
APPROVED-LAFCO
4/24/85
DATE
MARVIN L. PANTER
Executive Officer
Boundary Change Complete and Effective — Recorded
at 11:05 A.M. on 2-18-86
86017709
First Lift Canal
MAIN INTAKE CANAL
SE Boundary Intake Canal
Boundary, City of Mendota, Sewer Farm Parcel, Doc. No 18018/48, Fresno Co. Records.
San Luis Drain
LEGEND
Boundary of area to be detached.
Section Corner
Parcel 1
222 ± Ac.
Dos Palos Ave.
Co. State Hwy. 33
Boss Ave.
2nd St.
NORTH
0 400 800 1600
Scale in Feet
1" = 800'
WILLIAMS REORGANIZATION
Land to be detached from
WESTLANDS WATER DISTRICT
Point of Beginning
SE. Cor. Sec. 25 13/14
30
36 31
30 29
31 32
July 23, 1985

#83-12-242
3/6/84
GH:jw:Sl
4/3/85
8/1/85

WILLIAMS REORGANIZATION

LEGAL DESCRIPTION

Annexation to the City of Mendota and Detachment from the Mid-Valley Fire Protection District and Silver Creek Drainage District.

Being a portion of Section 25, T13S, R14E, M.D.B.&M. and Section 30, T13S, R15E, M.D.B.&M. in Fresno County, California more particularly described as follows:

Beginning at the Intersection of the Centerline of State Highway 33 with the Centerline of Bass Avenue said Point of Beginning also being a Point on the existing City Limits Line of the City of Mendota; Thence Northeasterly along the Centerline of said Bass Avenue and the existing City Limits Line to the Point of Intersection with the Northwesterly Extension of the Northeasterly Line of "Mendota Park Phase II", Tract NO. 3367 Recorded in Book 38 of Plats at Page 91, Fresno County Records; Thence leaving said existing City Limits Line Northwesterly to a Point on the Southerly Line of the Main Intake Canal said Point being 761.20 feet Northeasterly of the West Line of said Section 30 as measured along the Southerly Line of said Main Intake Canal; Thence Southwesterly along the Southerly Line of said Main Intake Canal to the Intersection with the Centerline of Dos Palos Avenue; Thence Southeasterly along the Centerline of said Dos Palos Avenue to the South Line of Section 25; Thence easterly along the South Line of Section 25 to the Centerline of said Highway 33 also being a point on the existing City Limits Line; Thence Northerly along said City Limits Line and Centerline of said Highway 33 to the POINT OF BEGINNING.
Containing 133 acres more or less.

APPROVED-LAFCO
11/24/85
DATE

MARVIN I.
Executive Officer

Boundary Change Complete and Effective — Recorded
at 11:05 A.M. on 2-18-86
86017709

WILLIAMS REORGANIZATION

FOR THE PURPOSE OF DETACHMENT FROM

WESTLANDS WATER DISTRICT

PARCEL ONE:

Being a portion of Section 25, T13S, R14E, M.D.B.&M. and a portion of Section 30, T13S, R15E, M.D.B.&M. in Fresno County, California, more particularly described as follows:

Beginning at the Southeast corner of said Section 25; thence Westerly along the South Line of said Section 25 to a point on the Center line of California State Highway 33 and the TRUE POINT OF BEGINNING; thence Northerly along the Center line of said Highway 33 to a Point on the Center line of Bass Avenue; thence Northeasterly along the Center line of said Bass Avenue to the Southerly line of the Main Intake Canal; thence Southwesterly along the Southerly line of said Main Intake Canal to the Intersection with the Center line of Dos Palos Avenue; thence Southeasterly along the Center line of said Dos Palos Avenue to the South line of Section 25; thence easterly along the South line of Section 25 to the TRUE POINT OF BEGINNING.

Containing 222 acres, more or less.

PARCEL TWO:

Being a portion of Sections 19, 20, 29 and 30, T13S, R15E, M.D.B.&M. in Fresno County, California, more particularly described as follows:

Beginning at the Southeast Corner of said Section 19; thence North along the East line of said Section 19 to the Center line of the Fresno Slough; thence Southeasterly along the Center line of the Fresno Slough to the point of intersection with the extension of the southeast boundary of that parcel of property deeded to the City of Mendota for a Sewer Farm as described in Document #18018/48 recorded in Official Records, Fresno County, thence along the Southeast, South and Southwest boundaries of said parcel so deeded to the point of intersection of the said Southwest boundary with the Southeast boundary of the Intake Canal; thence Northeasterly along the Southeast boundary of said intake Canal to the Southeast corner of Said Section 19, the POINT OF BEGINNING.

Containing 35 acres, more or less.

APPROVED-LAFCO
11/21/85
DATE

MARVIN L. PANTER
Executive Officer

Boundary Change Complete and Effective — Recorded
at 11:05 a.m. on 2-18-86
86017709

County of FRESNO

Local Agency Formation Commission

Marvin L. Panter
Executive Officer

STATEMENT OF BOUNDARY CHANGE

TO: John Wong, State Board of Equalization
W. C. Greenwood, County Assessor
Gary Peterson, County Auditor

FROM: Marvin L. Panter, LAFCO Executive Officer

SUBJECT: "WILLIAMS REORGANIZATION"

In accordance with the requirements of the State Government Code (Section 54900 et seq.) and in accordance with Section 99(b) of the State Revenue and Taxation Code, this statement is prepared and forwarded to you for filing.

The boundaries for the following agencies are affected by the change and the appropriate change is also listed below:

Annex to the City of Mendota and detach from the Mid-Valley Fire Protection District, Westlands Water District, and Silver Creek Drainage District

The affected agencies listed below have outstanding general bonded indebtedness serviced by the property tax:

Westlands Water District

UNLESS LISTED BELOW, the affected area will be taxed for any existing general bonded indebtedness of an affected agency.

Westlands Water District

The regular County assessment roll will be used.

Property tax negotiations have been completed, and a Certificate of Completion was executed by the Executive Officer on February 13, 1986.

A certified copy of the conducting agency's Resolution of Approval No. 85-27 and a map and description are attached.

___ District Property Tax Agreement: Type:

___ Property tax resolutions from the affected agencies are attached.

___ Resolution of Approval contains conditions affecting transfer.

_____
Executive Officer

Date: February 13, 1986

Please acknowledge the filing of this statement by sending a receipt to our office.

2220 Tulare Street/Suite 119/Fresno, California 93721/(209) 488-1688
Equal Employment Opportunity – Affirmative Action – Handicap Employer

County of
FRESNO

Local Agency
Formation Commission

Marvin L. Panter
Executive Officer

CERTIFICATE OF COMPLETION
FRESNO COUNTY LOCAL AGENCY FORMATION COMMISSION

The name of the conducting agency is City of Mendota.

The names of agencies whose territory is changed and the type of change for each are annexation to the City of Mendota and detachment from the Mid-Valley Fire Protection District, Westlands Water District, and Silver Creek Drainage District.

The county in which the entire agency is located is Fresno County.

The short title, if any, of the annexation or detachment proceeding is "Williamson Reorganization".

The territory is uninhabited.

The change of organization was ordered without an election, and the resolution ordering the change of organization was adopted by the conducting agency on November 12, 1985.

A description of the territory affected by the change is set forth in the attached Exhibit "A".

The terms and conditions of the change of organization, if any, are as follows:

> The affected area of the detachment from the Westlands Water District shall be exempt from payment of all or any part of any outstanding bonds of the District upon detachment.

I, MARVIN L. PANTER, Executive Officer of the Fresno County Local Agency Formation Commission, hereby certify that the attached legal description, map, and terms and conditions of the change of organization do comply with the Commission's resolution of approval.

_____
Executive Officer

Dated: February 13, 1986

2220 Tulare Street/Suite 425/Fresno, California 93721/(209) 488-1688
Equal Employment Opportunity – Affirmative Action – Handicap Employer

McCORMICK, BARSTOW, SHEPPARD, WAYTE & CARRUTH
ATTORNEYS AT LAW
P. O. BOX 24013
FRESNO, CALIFORNIA 93779-4013

JAMES H. BARSTOW
DUDLEY W. SHEPPARD
LAWRENCE E. WAYTE
LOWELL T. CARRUTH
JAMES H. PERRINS
STEPHEN BARNETT
STEPHEN R. CORNWELL
OLIVER W. WANGER
ANDREW W. WRIGHT
MARIO L. BELTRAMO, JR.
MICHAEL G. WOODS
JAMES P. WAGONER
STEVEN G. RAU
STEPHEN J. KANE
GORDON M. PARK
WADE M. HANSARD
W. FREDERICK DOCKER
JUSTUS C. SPILLNER
E. GREG DURBIN
MARSHALL C. WHITNEY
LAWRENCE J. O'NEILL
DONALD S. BLACK
DANIEL P. LYONS
JAMES M. HURLEY
DAVID H. BENT
MICHAEL L. WILHELM
DARLENE MARIE AZEVEDO
DEBORAH A. BYRON
WILLIAM C. MAHESY
JOHN DUNCAN HAMES
JOHN A. DROLSHAGEN
BRAD R. HILL
BRIAN M. ARAX
MICHAEL F. BALL
STEPHEN E. CARROLL
J. MILES REID
ROBERT C. ASPERGER
JAMES H. WILKINS
JOSEPH C. BALESTRERI
WALTER W. WHELAN

RICHARD A. McCORMICK (1915-1981)
1331 FULTON MALL
FRESNO, CALIFORNIA
TELEPHONE (209) 442-1150
TELECOPIER (209) 442-1772

February 14, 1986

Auditor says there is
G.O bond debt.
Area will be subject to it.

Marvin L. Panter
Executive Officer
Fresno County Local Agency
Formation Commission
2220 Tulare Street, 8th Floor
Fresno, CA 93721

Dear Mr. Panter,

This letter is to follow up our telephone conversations of January 12, 1986 wherein you requested clarification about the bonded indebtedness of the City of Mendota. In particular, you requested a clarification as to whether the land annex pursuant to the Williams Reorganization is to be subject to any outstanding bonded indebtedness of the City of Mendota which would attach as a lien to the real property.

The only bonded indebtedness of the City of Mendota are revenue bonds for sewer and water improvements which are paid out of the sewer and water fees. There is also an existing tax increment bond issued by the Mendota Redevelopment Agency; however, that bonded indebtedness likewise does not attach as a lien to the real property. Therefore, there is no bonded indebtedness which would attach as a lien on the annex property.

I hope this clarifies any ambiguities which the form of the Resolution 85-27 may have raised. If you have any questions or comments, please feel free to give me a call.

Sincerely,

McCORMICK, BARSTOW, SHEPPARD,
WAYTE & CARRUTH

J. MILES REID

JMR:er

RESOLUTION NO. 85-27

A RESOLUTION OF THE MENDOTA CITY COUNCIL MAKING DETERMINATION AND APPROVING PROPOSED WILLIAMS REORGANIZATION

WHEREAS, preliminary proceedings for the reorganization of territory generally located east of Highway 33 and north of Bass Avenue designated as the Williams Reorganization to annex to the City of Mendota and detach from the Mid-Valley Fire Protection District, Westlands Water District, and Silver Creek Drainage District in the County of Fresno were commenced by the City Council of Mendota and filed with the Local Agency Formation Commission of Fresno County; and

WHEREAS, said Commission did consider said reorganization proposal on the 24th day of April 1985, at the hour of 2:35 p.m. on said day; and adopted its resolution approving the reorganization; and finding the territory as uninhabited and assigning the short term designation to said territory as Williams Reorganization and designating the City of Mendota as the conducting agency for further proceedings; and direct the City to proceed with reorganization proceedings in compliance with aid resolution; and

WHEREAS, the City Council adopted its Resolution No.84-16 initiating proceedings for reorganization on the 12th day of June 1984 and gave public notice of the hearing on the proposed reorganization in accordance with the requirements of the District Reorganization Act; and

WHEREAS, the notice of hearing was given by publication, posting, and mailing in accordance with the requirements of the law; and

WHEREAS, the City Council of Mendota met at the time and place set for hearing on said reorganization, at which time and place persons interested in the proposed reorganization were given an opportunity to file written objections to the proposed reorganization and to give oral testimony and evidence related to said reorganization; and

WHEREAS, said resolution of said Local Agency Formation Commission was summarized at said hearing.

NOW, THEREFORE, BE IT RESOLVED that IT IS FOUND, DETERMINED AND ORDERED THAT:

1. The value of written protests to the proposed reorganization which were filed and not withdrawn is determined to be 50 percent or less protest of the total assessed value of land within said territory.
2. The proposed reorganization will be for the interest of affected agencies and present and future inhabitants and landowners, and lands therein will benefit from the proposed reorganization.
3. The regular county assessment roll shall be used for the purposes of assessment.
4. The affected property will be taxed for existing bonded indebtedness of the City of Mendota.
5. The amount of negotiated property tax revenue to be exchanged for the proposed reorganization shall be as follows:
6. The territory described in Exhibit "A" is hereby ordered to be reorganized to annex to the City of Mendota and detach from Mid Valley Fire Protection District, Westlands Water District and Silver Creek Drainage District without election and subject to the terms and conditions set forth in the Commission's resolution of approval.

7. The Clerk of the City shall immediately send certified copies of this resolution along with the fees required by the State Board of Equalization to the Executive Officer of the Local Agency Formation Commission of Fresno County for the purpose of completing said reorganization.

The foregoing Resolution was introduced and adopted at a regular meeting of the City Council of the City of Mendota held on the 12 day of November, 1985, by the following vote, to-wit:

AYES:	5	MEMBERS:	Lozano, Robledo, Silva, Valdez, Mayor Capuchino
NOES:	0	MEMBERS:	
ABSENT:	0	MEMBERS:	

S. Leo Capuchino
LEO CAPUCHINO, MAYOR

ATTEST:

Shelley L. Smith
SHELLEY L. SMITH, DEPUTY CITY CLERK

#83-12-242
3/6/84
GH:jw:Sl
4/3/85
8/1/85

WILLIAMS REORGANIZATION

LEGAL DESCRIPTION

Annexation to the City of Mendota and Detachment from the Mid-Valley Fire Protection District and Silver Creek Drainage District.

Being a portion of Section 25, T13S, R14E, M.D.B.&M. and Section 30, T13S, R15E, M.D.B.&M. in Fresno County, California more particularly described as follows:

Beginning at the Intersection of the Centerline of State Highway 33 with the Centerline of Bass Avenue said Point of Beginning also being a Point on the existing City Limits Line of the City of Mendota; Thence Northeasterly along the Centerline of said Bass Avenue and the existing City Limits Line to the Point of Intersection with the Northwesterly Extension of the Northeasterly Line of "Mendota Park Phase II", Tract NO. 3367 Recorded in Book 38 of Plats at Page 91, Fresno County Records; Thence leaving said existing City Limits Line Northwesterly to a Point on the Southerly Line of the Main Intake Canal said Point being 761.20 feet Northeasterly of the West Line of said Section 30 as measured along the Southerly Line of said Main Intake Canal; Thence Southwesterly along the Southerly Line of said Main Intake Canal to the Intersection with the Centerline of Dos Palos Avenue; Thence Southeasterly along the Centerline of said Dos Palos Avenue to the South Line of Section 25; Thence easterly along the South Line of Section 25 to the Centerline of said Highway 33 also being a point on the existing City Limits Line; Thence Northerly along said City Limits Line and Centerline of said Highway 33 to the POINT OF BEGINNING.
Containing 133 acres more or less.

APPROVED LAFCO
4-24-85
DATE

MARVIN L. PAN...
Executive Officer

#83-12-242
3/6/84
GH:jw:Sl
4/3/85
8/1/85

WILLIAMS REORGANIZATION

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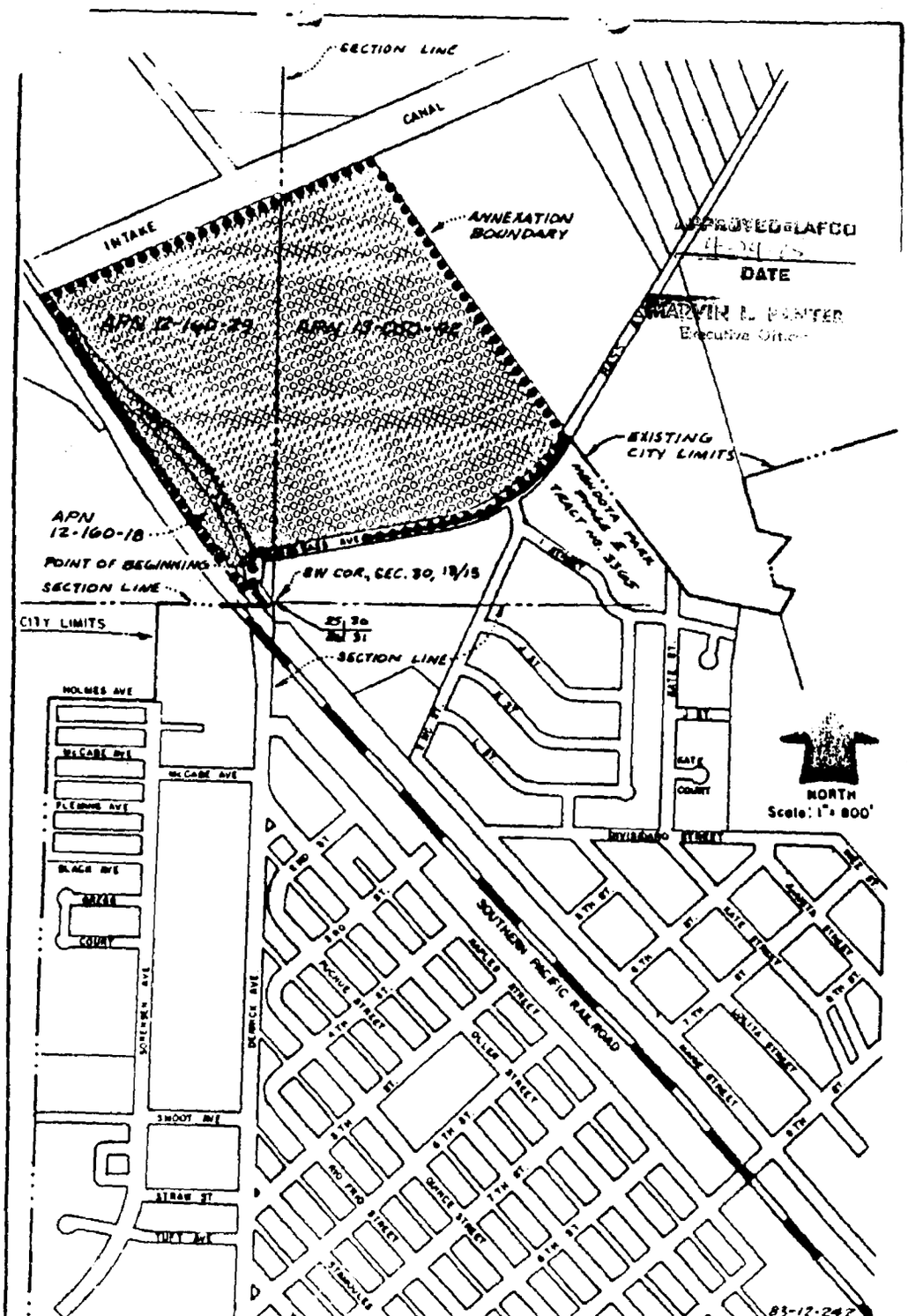
Containing 133 acres more or less.

APPROVED LAFCO
4-24-85
DATE

MARVIN L. PAN...
Executive Officer



Legend

- boundary of area to annexed
- existing city limits
- property lines

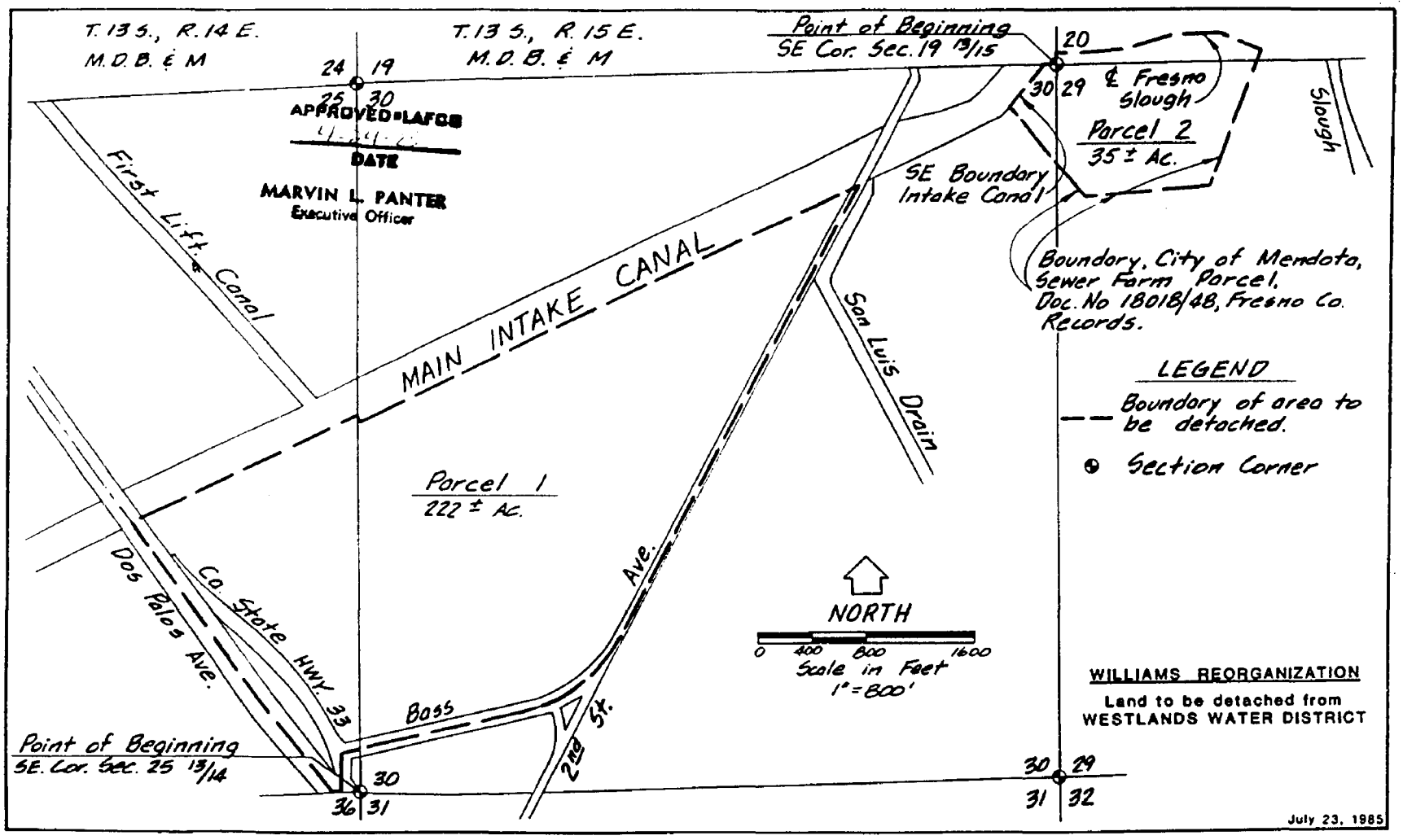
WILLIAMS ANNEXATION

March 6, 1984

Annexation to the City of Mendota and Detachment from Mid-Valley Fire Protection District and Silver Creek Drainage District.

REVISED 3/6/84, 4/3/85, 8/1/85

EXHIBIT - A


T. 13 S., R. 14 E.
M.D.B. & M
T. 13 S., R. 15 E.
M.D.B. & M
Point of Beginning
SE Cor. Sec. 19 13/15
24
19
25
30
20
30
29
APPROVED-LAFCO
DATE
MARVIN L. PANTER
Executive Officer
First Lift Canal
MAIN INTAKE CANAL
SE Boundary
Intake Canal
℄ Fresno Slough
Parcel 2
35 ± Ac.
Slough
Boundary, City of Mendota, Sewer Farm Parcel, Doc. No 18018/48, Fresno Co. Records.
San Luis Drain
LEGEND
Boundary of area to be detached.
Section Corner
Parcel 1
222 ± Ac.
Dos Palos Ave.
Co. State Hwy. 33
Ave.
NORTH
0 400 800 1600
Scale in Feet
1" = 800'
Bass
2nd St.
WILLIAMS REORGANIZATION
Land to be detached from
WESTLANDS WATER DISTRICT
Point of Beginning
SE. Cor. Sec. 25 13/14
30
36
31
30
29
31
32
July 23, 1985

STATE OF CALIFORNIA

STATE BOARD OF EQUALIZATION
TAX AREA SERVICES SECTION
1823 14TH STREET, ROOM 201, SACRAMENTO, CALIFORNIA
(P.O. BOX 1713, SACRAMENTO, CALIFORNIA 95808)
Telephone: (916) 445-6950

CONWAY H. COLLIS
First District, Los Angeles
ERNEST J. DRONENBURG, JR.
Second District, San Diego
WILLIAM M. BENNETT
Third District, Kentfield
RICHARD NEVINS
Fourth District, Pasadena
KENNETH CORY
Controller, Sacramento
DOUGLAS D. BELL
Executive Secretary

February 27, 1986
Rec'd 2/20/86

Mr. Marvin L. Panter, Exec. Officer
Fresno County LAFCO
2220 Tulare Street, Suite 119
Fresno, CA 93721

Dear Mr. Panter:

This is to acknowledge receipt of the statement(s) required by Section 54900, et seq., of the Government Code by which "Williams Reorganization" annex to the City of Mendota and detach from the Mid-Valley Fire Protection District, Westlands Water District, and Silver Creek Drainage District.

The 1987 Board roll will reflect the action evidenced by the above statement(s) unless one or more of the statements are found to be inadequate. If a statement is found to be inadequate or its validity for assessment or taxation purposes is questioned, we will bring such a situation to your attention. The existence of any minor deficiencies in the statement is noted below.

Sincerely,

John Wong, Supervisor
Tax Area Services
VALUATION DIVISION

cc:
- ☒ County Assessor
- ☒ SBE Dept. Local Taxes
- ☒ County Auditor

MAR
RECEIVED
LAFCO

V-625 Rev. 9 (12/85)

STATE OF CALIFORNIA

STATE BOARD OF EQUALIZATION
TAX AREA SERVICES SECTION
1823 14TH STREET, ROOM 201, SACRAMENTO, CALIFORNIA
(P.O. BOX 1713, SACRAMENTO, CALIFORNIA 95808)

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Third District, Kentfield
RICHARD NEVINS
Fourth District, Pasadena
KENNETH CORY
Controller, Sacramento
DOUGLAS D. BELL
Executive Secretary

March 4, 1986
Rec'd 2/20/86

Called John Wong 3/10/86. Fee OK. Wetlands not included in filing

Mr. Marvin L. Panter, Exec. Officer
Fresno County LAFCO
2220 Tulare Street, Suite 119
Fresno, CA 93721

Dear Mr. Panter:

In processing the statement you filed with us that is described below, additional information is required to clarify the action.

"Williams Reorganization" annex to the City of Mendota and detach from the Mid-Valley Fire Protection District, Westlands Water District, and Silver Creek Drainage District.

____ **Better Map(s) - Larger Scale**

____ **Description does not agree with map. (need new description)**

X **Incorrect processing fee. - Should be $** 730.00. (2 separate parcels)
Rec'd $480.00
DUE 250.00

____ **Documents not acceptable for Microfilm. (need legible copies)**

____ **Did not file with county assessor**

____ **others, describe below.**

Your Statement cannot be processed for the 1987 **assessment roll unless we receive the information listed above as soon as possible. (Deadline next January 1)**

Sincerely,

John Wong

John Wong, Supervisor
Tax Area Services
VALUATION DIVISION

cc-County Assessor

V-633 Rev. 3 (4-84)

County of
FRESNO

Local Agency
Formation Commission

Marvin L. Panter
Executive Officer

June 11, 1986

John Wong, Supervisor
Tax Area Services
State Board of Equalization
P.O. Box 1713
Sacramento, Ca 95808

SUBJECT: SUPPLEMENT TO STATEMENT OF BOUNDARY CHANGE - WILLIAMS REORGANIZATION

The following information should be added to the statement of boundary change already filed with your office for the 1987 roll.

The map and description filed consists of four pages. Page one contains a legal description for the area annexing to the City of Mendota, and detaching from Mid-Valley Fire Protection District and Silver Creek Drainage District. Page three, also labeled Exhibit "A", shows a map depicting that same annexation and detachment.

Page two contains descriptions of two separated areas detaching from Westlands Water District only. The two areas are labeled parcel one and parcel two, and are depicted on the map which would be page four (the last page). Parcel one of the Westlands Water District detachment also happens to overlap the city annexation described on page one. Parcel two of the Westlands Water District detachment is the City of Mendota sewer farm (it is not in the city, nor annexing to the city at this time).

We would like the filing made with the State Board of Equalization to reflect all of the above changes, and hope that this supplement clarifies the intent of the total reorganization approved by the Commission, and the City of Mendota.

Thank you for your assistance.

Sincerely,

Marvin L. Panter
Executive Officer

MLP:lm

cc: Cindy Schulte, Fresno County Assessor
Clerk, City of Mendota

2220 Tulare Street/Suite 119/Fresno, California 93721/(209) 488-1688
Equal Employment Opportunity – Affirmative Action – Handicap Employer

County of FRESNO

William C. Greenwood
Assessor

August 28, 1986

Local Agency Formation Commission
4499 E. Kings Canyon Road
Fresno, CA 93702

Attention: Marvin Panter
Executive Officer

Re: 1987 Assessment Roll #5

Dear Mr. Panter:

This will acknowledge that the below change has been filed with this office pursuant to Section 54,900 et. seq. of the Government Code.

Date Filed: February 18, 1986

City/District: Mendota/M-V Fire/ Ord./Reso. # 85-27
Westlands Water/Silver Creek Drainage

Subject: "Williams Reorganization"

Yours very truly,

WILLIAM C. GREENWOOD
COUNTY ASSESSOR

Cyndi Schulte

Cyndi Schulte
Cadastral Drafting Technician III

slc