AC-72-13

AC-72-13

CITY OF MENDOTA

" Savala Annexation "

LAFCO CHECK LIST

Sandra Annexation
Proposal Name

City - Mendota
Affected Agency

HEARING	or	PRESENTATION
NOTICES MUST BE MAILED BY: 5 days		

Date Filed

AC-72-13
Code No.

ANNEXATION DETACHMENT FORMATION DISSOLUTION

Information sent to:	SENT	RETURNED
1. ASSESSOR	10/11	10/25
2. PUBLIC WORKS (City only)	10/17	
3. PLANNING DEPARTMENT	10/17	10/31
4. HEALTH	10/17	10/25
5. ELECTIONS	10/17	6
6. COG (if requested)		
7. PROPOSAL TO E. O. TO WRITE E.O. REPORT		
8. NOTICES MAILED		
9. DATE OF POSTING		
10. CERTIFICATES OF POSTING & MAILING SIGNED		
11. COMMISSION MEETING DATE	Nov. 6	

January 4, 1973

Mrs. Ruth G. Radney
City of Mendota
1683 6th Street
Mendota, California 93640

Dear Mrs. Radney:

Enclosed is a revised legal description of a proposed annexation to the City of Mendota which was approved by the Local Agency Formation Commission on November 6, 1972, as requested by our telephone conversation of this date.

Very truly yours,

STANLEY D. GREENE
Executive Officer

SDG:sr

Enclosure

State of California

Office of

Edmund G. Brown Jr.

Secretary of State

SACRAMENTO

I, EDMUND G. BROWN JR., *Secretary of State of the State of California, hereby certify:*

That on the 5th *day of* December, *19* 72, *pursuant to the provisions of Chapter 1 of Part 2 of Division 2 of Title 4 of the Government Code, relating to the annexation of territory to a city, there was filed in this office a certified copy of* Resolution No. 529 *as regularly passed and adopted by the City Council of the CITY OF* MENDOTA, *on* November 14, 1972 *approving the annexation to said city of certain described contiguous* unimproved *territory designated as* "THE SAVALA ADDITION".

IN WITNESS WHEREOF, I execute this certificate and affix the Great Seal of the State of California this 12th day of December, 1972.

Edmund G. Brown Jr.

Secretary of State

RESC /TION NO. AC-72-13

MAKING DETERMINATION AND APPROVING) THE PROPOSED SAVALA ANNEXATION) TO THE CITY OF MENDOTA)	RESOLUTION OF THE FRESNO LOCAL AGENCY FORMATION COMMISSION

WHEREAS, a proposal for the proposed annexation of certain territory to City of Mendota in the County of Fresno was heretofore filed with the Executive Officer of this Local Agency Formation Commission; and

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

WHEREAS, it appears to the satisfaction of this Commission that all owners of the land included in said proposal consent to said proceedings;

NOW, THEREFORE, the Local Agency Formation Commission of the County of Fresno DOES HEREBY RESOLVE, DETERMINE AND ORDER as follows:

Section 1. In accordance with the findings and recommendations in the Executive Officer's report, said proposal is approved.

Section 2. The boundaries of the uninhabited territory proposed to be annexed, as set forth in the proposal, are approved and said territory is assigned the following distinctive short form designation: "Savala Addition".

Section 3. Said City is hereby authorized to proceed without notice and hearing, pursuant to Government Code Section 35015.

Adopted this 6th day of November, 1972, by the following vote:

AYES: Reich, Howard, Craven, Knapp, Barsotti

NOES: None

ABSENT: None

STANLEY D. GREENE, Executive Officer, Local Agency Formation Commission

COUNTY OF FRESNO
FRESNO, CALIFORNIA

REVISED
DESCRIPTION OF SUBDIVISION BOUNDARY

EXHIBIT A
ASSESSOR'S REPORT
FILE NO. RC-22 13/1-88

That portion of Section 31, Township 13 South, Range 15 East, M.D.B. & M., Fresno County California, more particularly described as follows:

COMMENCING at the Northeast corner of said Section 31; thence N 89° 23' 00" W, a distance of 2973.32 feet to a point on the existing Mendota City Limit line; thence S 00° 44' 30" W, along the existing City Limit line, a distance of 1332.16 feet to the point of BEGINNING; thence N 00° 44' 30" E, a distance of 520.00 feet; thence S 89° 33' 00" E, a distance of 160.00 feet; thence S 00° 44' 30" W, a distance of 28.00 feet; thence S 89° 33' 00" E, a distance of 360.00 feet; thence S 00° 44' 30" W, a distance of 492.00 feet; thence N 89° 33' 00" W, a distance of 520.00 feet to the point of BEGINNING.

Said parcel contains 5.976 Acres.

D 73033

APPROVED

APPROVED-LAFCO
Nov. 6 1972
DATE

OCT 20 1972

ASSESSOR

R. W. GREENWOOD ASSOCIATES, INC.
CIVIL ENGINEERING — LAND SURVEYING

FRESNO COUNTY
LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

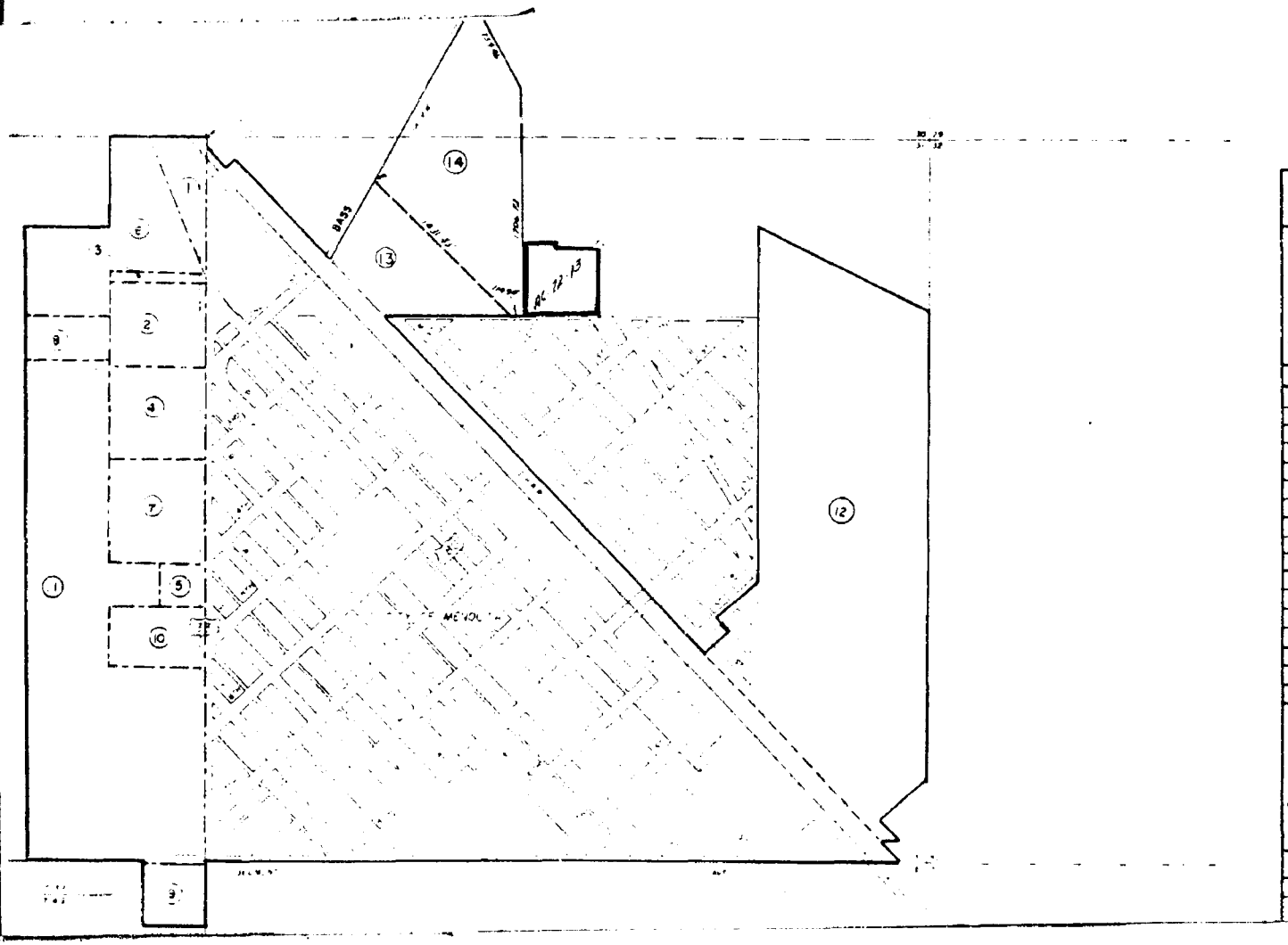
November 6, 1972

LAFCO AC-72-13:	Proposed annexation of Savala Addition to the City of Mendota.
PROPONENT:	Ruth G. Radney, City Clerk, on behalf of the City Council of Mendota.
ACREAGE AND LOCATION:	Approximately 5.98 acres. Locatad northerly of the intersection of 5th and Kate STreets.
PURPOSE:	To provide municipal services for a proposed residential development.
FINDINGS:	Boundaries are definite and certain. Territory is uninhabited. Proposed annexation is contiguous to the present boundaries of the City of Mendota. There are conflicts with lines of assessment or ownership. Assessor reports that this proposal will split Parcel No. APN 13-060-17S. However, the parcel split will not create a problem.
RECOMMENDED ACTIONS:	Approve the proposed annexation to be known as the Savala Addition to the City of Mendota. Ratify the action of the Executive Officer in holding this unpublished hearing. (Sec. 54797.1 Govt. Code). Authorize the City to initiate subsequent proceeding without notice, hearing, and/or election. (Sec. 54797.1 Govt. Code).

STANLEY D. GREENE
Executive Officer, LAFCO

SDG:sr
10/31/72

AC-72-13



ASSESSOR'S
BOUNDARY MAP

CITY OF MENDOTA

INCORPORATED – 1942

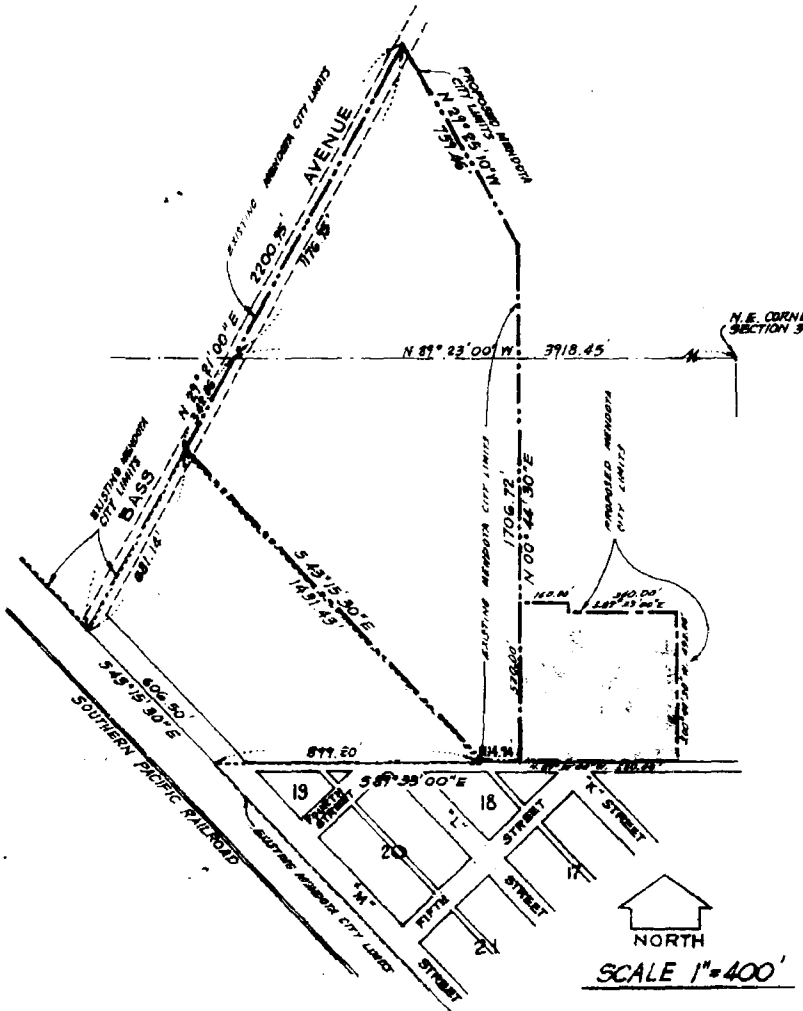
REVISIONS

NO	ROLL	CHANGE

LEGEND

A – ANNEXATION
SA – SEC. ANNEX
D – DETACHMENT
F – FORMATION
CITY BOUNDARY
BOUNDARY CHANGE
PROP. SEC. BOUND.

SHEET NUMBER
1 OF 1



AC-72-13

PROPOSED ANNEXATION TO THE CITY OF MENDOTA

D-72038

CONSENT TO ANNEXATION TO CITY OF MENDOTA

5th & K ANNEXATION

Each of the undersigned represents that he is the owner of the property described opposite his name within the territory described in the attached legal description, and hereby consents to the annexation of said property to the above named City of Mendota.

The undersigned owners consent that the property annexed shall be taxed to pay any indebtedness or liability of the City of Mendota contracted prior to or existing at the time of the annexation upon the same basis as the other territory within the City.

Date:	Name:	Address:	Assessor's Parcel No.
11-1-	Richard A. Smith	2004 So. Bond	
11-1	Katherine M. Gerald By Richard A. Smith Attorney in Fact.	4659 N. Bond	
	Louise Hilton	4659 N Bond.	

3/4 int mineral Rights.

SELF-HELD ENTERPRISES INC	SUR RTS.	
SELF-HELD ENTERPRISES	32.5%	MRT
SMITH REVERS & ETAL	12.5%	
HILTON LOUISE	12.5%	
ARNOLD KATHERINE MAY ALICE	12.5%	
ROSEEN OSCAR E & JEAN	12.5%	

Parcel 13-060-17

[illegible] of the lands are split by easement [illegible] 1-22-72. The portion [illegible] the proposed connection to the city of Manistee is owned by the [illegible]

PLANNING DEPARTMENT
4499 E. KINGS CANYON ROAD FRESNO, CALIFORNIA 93702 PHONE 488-3846

October 30, 1972

FCPD File #735.4-3

MEMORANDUM

TO: Stanley D. Greene, Executive Officer
Local Agency Formation Commission

FROM: Robert H. Grove, Assistant Planner
Fresno County Planning Department

RE: File No. AC-72-13 (City of Mendota)

We have the following comments regarding this proposed annexation:

1. Mendota General Plan. The Mendota General Plan was adopted by the Mendota City Council in 1958 and by the Fresno County Board of Supervisors in 1959.

   Land Use Element. The Mendota General Plan proposes agricultural uses for the property proposed for annexation. The existing residential area of East Mendota located immediately south of this proposal is proposed to be an industrial reserve by the Mendota General Plan.

   The Comprehensive Water and Sewer Plans for Fresno County rural communities report prepared in December, 1971, by Boyle Engineering and Hal Tokmakian Associates proposes to retain East Mendota as a residential area; however, this property proposed for annexation is proposed to remain agricultural.

   Recent discussion between the County Planning Department and representatives from Mendota revealed a consistent opinion that the land use proposal for Mendota by Boyle/Tokmakian better represents Mendota policy than does the City's existing General Plan.

   Circulation Element. All of the streets in the immediate area are designed as local roads by the Mendota General Plan.

   The Boyle-Tokmakian report designates Marie and 6th Streets as collectors.

2. City Annexation Questionnaire - Part I

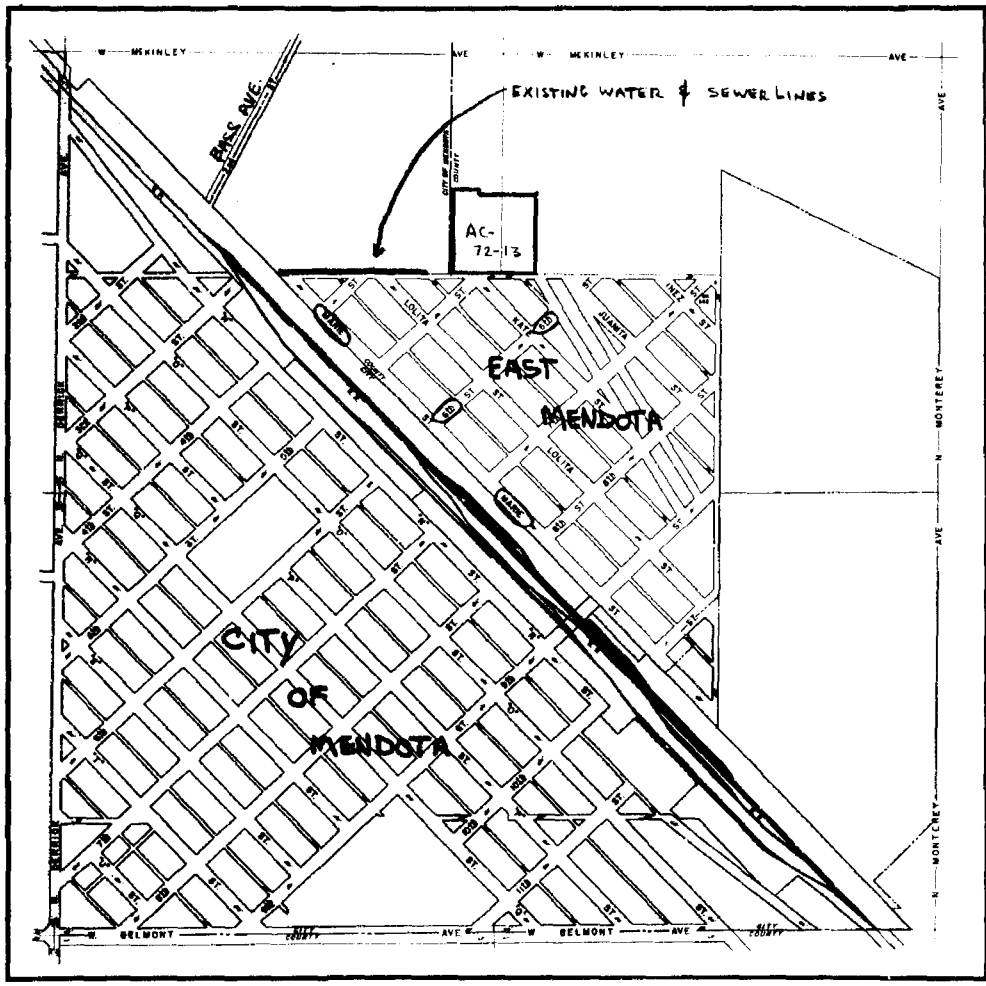
   I. There is a good deal of vacant land within the unincorporated East Mendota residential area including a fairly sizeable piece of land located immediately south of this proposed annexation.

3. Additional Comments.

   The Fresno County Planning Department does not object to this particular annexation proposal, however, we would like to encourage self help enterprises and others to consider developing within the East Mendota residential area.

RHG:ps

Enclosure



ZONE MAP

FRESNO COUNTY
CALIFORNIA

APPROVED BY PLANNING COMMISSION
11 FEB. 1980
ADOPTED BY BOARD OF SUPERVISORS
8 JUNE 1980
ORDINANCE NO. 490

AMENDMENTS

ORD NO.	AMEND NO.	DATE ADOPTED	CHANGE

NOTE:
ALL AREAS ARE ZONED
A-1 EXCEPT AS SHOWN

NORTH

200 0 200 400 600 800
SCALE IN FEET

SHEET NUMBER
31-13/15

SEC 31, T 13 S, R 15 E, MDB&M

FRESNO COUNTY
LOCAL AGENCY FORMATION COMMISSION

Elections Division
Report

File NO: AC-72-13

Submitted By:
Return by:
Hearing Date: Nov 6

Date:

PLEASE PRINT (If additional space is required, please attach second sheet)

1. Number of registered voters in the area: /

2. Will the proposal adversely affect precinct boundaries or the conduct of elections?

   Comment: _____

3. Additional Comments: ~~In order to comply with above we will need a map of the area.~~

4. Recommendation:

   Approve: _____

   Disapprove: _____

   Comment: _____

PUBLIC HEALTH DEPARTMENT

WILLIAM A. DEFRIES, M.D.
DIP., AM. BD., PREVENT. MED.
HEALTH OFFICER

DIVISION OF ENVIRONMENTAL HEALTH
4468 EAST KINGS CANYON ROAD
FRESNO, CALIFORNIA 93702
PHONE: 485-3757

October 24, 1972

TO: Stanley D. Greene, Executive Officer
Fresno Local Agency Formation Commission

SUBJECT: City Annexation Questionnaire
Application File No. AC-72-13

This application for Self-Help Enterprises has been reviewed by this department.

Since public water and sewage facilities will be provided by the City of Mendota, this department has no objection to the approval of this annexation.

R. E. Bergstrom, R.S.
Director of Environmental Health

CJ:mw

RECEIVED
ADMINISTRATIVE OFFICE

Map Changed?_____ _____meeting_____ _____notices

REFERENCE: ~~PD~~ AC-72-13/1088

DATE FILED: October 11, 1972

MAP:

TO: Executive Officer, LAFCO
FROM: County Assessor
SUBJECT: Report of Boundary Review

A. Type of Proposal Proposed Annexation To The City of Mendota

B. Area: 5.98 acres; or N/A square miles; T.A. 649-02

C. Cities and Districts included wholly or partially within proposal:

1. Mid-Valley Fire
2. Fr. West Side Mosq. Abate.
3. W. Fr. Co. Red Scale Pro.

D. Cities (other than those listed above) within 3 miles of proposal:

1. City of Mendota

E. Boundaries (attach corrected descriptions): Note Revised Desc. 10/20/72

1. Correction recommended..... No
2. Definite and certain..... Yes
3. Follow assessment & ownership lines..... No (See Exhibit C)
4. Addition of territory recommended..... No
5. Deletion of territory recommended..... No
6. Creates: Island..... No
   Strip..... No
   Corridor..... No

F. Annexation is contiguous/~~non-contiguous~~ to annexing agency:

G. Apparent conflicts with other agencies: None

H. Assessed value:
1. Not required.....( )
2. Valuation (L, I & PP) only.....( )
*3. Ownerships and valuations.....( )
4. Ownerships, addresses and valuations.....( )

I. Map (to be returned to Executive Officer)

Show approximate location of code areas

GERALD A. GARD, COUNTY ASSESSOR

Date OCT 25 1972

By [signature]
Chief, Drafting Division

(*cross out "and valuations" if 100% consent proposal

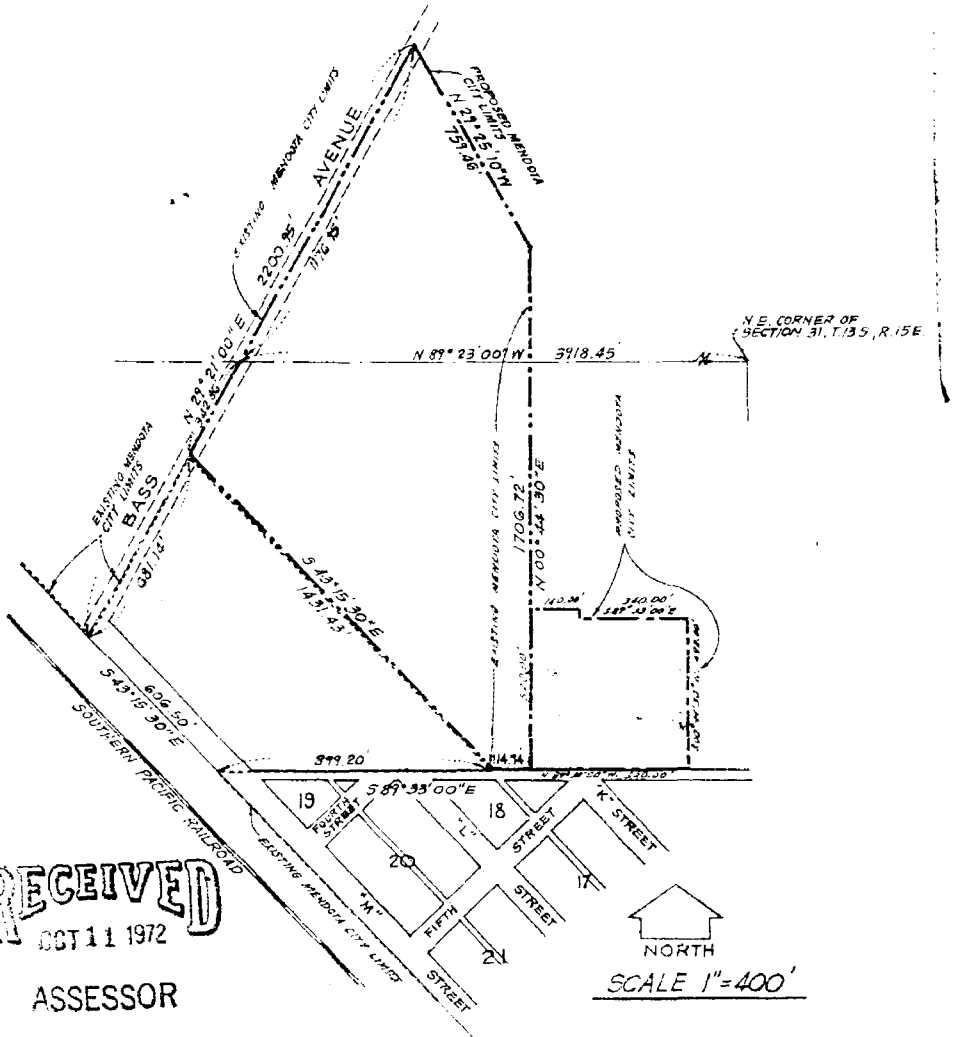
Assessor's Report (Cont'd)
Reference FD-72-13/1088
Date Filed October 11, 1972
Revision Filed October 20, 1972

J. Comments

1. Please note revised desc. October 25, 1972

2. Splits APN 13-060-17S. Parcel split will not create an assessment problem. (See Exhibit C)

EXHIBIT B - 1
ASSESSOR'S REPORT
FILE NO. AC-72-13/1088



RECEIVED
OCT 11 1972
ASSESSOR

PROPOSED ANNEXATION
TO THE CITY OF MENDOTA

AC-72-(22-13

B-1203B

FRESNO LOCAL AGENCY FORMATION COMMISSION

City Annexation Questionnaire - Part II

This portion of the questionnaire is to be completed by the city to which the area is proposed to be annexed.

I. Background information -

A. How many acres, or square miles, of territory are included in the proposed annexation? 5.976 Acres

B. Are there 12 or more registered voters in the area? No
How many people live in the area? None
How many dwelling units are there in the area? None

Indicate the sources of your information:

Known by personal inspection

C. What is the general topography of the area?

Level

D. Within, or adjacent to, the area to be annexed, are there any:

Major highways? No Rivers? No Flood control channels? No

If "Yes" will they present a problem in supplying the city's service to the area? No

II. Relation to other Governmental Agencies -

A. List the cities or special districts (other than school districts) which are in the immediate vicinity of the proposed annexation. (You may wish to contact the County Assessor for assistance.)

East Mendota Community Services District

B. Have any of the above agencies been informed of this proposal? Yes

C. To your knowledge, is there any objection to the proposed annexation on the part of these agencies? No

D. Which agencies presently provide services within the area to be annexed?

Service	Performing Agency
Police Protection	County Constable
Fire Protection	Mid Valley Fire District
Water Distribution	None
Sewer	None
Refuse Collection	None
Street Lighting	None

E. What will be the effect of the annexation upon any districts having jurisdiction and providing service in the area? Please be specific.

No services now being provided - unimproved land.

III. Services -

A. List the service or services which can be provided as a result of the proposed annexation.

Police Protection (City)
Fire Protection (City)
Water Distribution
Sewer
Refuse Collection
Street Lighting

B. Is the city prepared to furnish all of these services upon annexation? If not, at what time in the future will they be provided?

Yes

C. What will need to be done in order to provide these services? For example, will it be necessary to extend water & sewer lines, install street lights, purchase new equipment?

Water & Sewer lines will need to be extended to the main outfall lines. Street Lights installed by Pacific Gas & Electric Co. Telephone service installed by Pacific Telephone.

D. What will the services cost and how will these be met? If more than one service is involved, indicate how each service will be financed.

	Service	Cost	Method of Financing
1st year	Installation of these services will and must be provided by the developer. Refuse Service will be provided by the City for a monthly service fee.		
Annually thereafter			

E. What is the present tax rate in the area to be annexed? 9.3746

F. What will it be after annexation? 11.0066 (1972-73 figures)

G. Will the constituents of the area have reasonable access to the services provided by the city? yes

H. Is it desired that the proposed annexation provide for and be made subject to any terms and conditions? no If so, list and describe these terms and conditions.

IV. Area -

A. Do you, as a city, have a Master Plan? Yes Is it part of a Regional Plan? No

B. Will the proposed annexation result in urban growth in the area to be annexed or in areas adjacent to the proposed annexation? (Please be specific.) Yes. Self-Help Enterprises requested by letter dated Sept. 21, 1972 for City to consider this land for annexation and zone R-1 to be used in the next step in housing program in this area.

C. Why is this particular area, rather than a larger or smaller area, being proposed for annexation?

All this land is proposed for development.

D. Was an effort made to include as much surrounding territory as appeared logical and, under the circumstances, possible?

Yes. City had rather annex as land is to be developed.

E. Should other nearby areas be included in the proposal?

No.

V. Strips, Corridors, or Islands -

A. Do the boundaries of the territory proposed to be annexed create a corridor or strip of unincorporated territory? If so, state the dimensions of the corridor or strip, and justify.

No. Unless you consider the firebreak (20 x 625 ft.)

B. Do the boundaries of the territory proposed to be annexed create an island of unincorporated territory? If so, answer the following:

1. Characteristics of island: Acres _____

Resident Population _____

Assessed Value _____

2. Land use and zoning: In Island _____

Surrounding Territory Agriculture and uninconpated inhabited on the south. Agriculture on the north and east side.

3. Describe present and proposed sewer and water services in island:

None.

C. Are you annexing those roads adjacent to or abutting the island? If not, why?

None. Only a firebreak 20 ft. wide and width of proposed annexation, which belongs to the county. Not a part of the annexation.

VI. **Mailings** -

List the name and address of officers or persons, not to exceed three in number, who are to receive copies of the Executive Officers Report and mailed Notice of Hearing:

Name	**Address (Include Zip)**
City of Mendota	1683 - 6th Street, Mendota, Ca. 93640
Jack Molsbergen	878 Oller Street, Mendota, Ca. 93640
East Mendota Community Service District, Attn: Dennis Scott	1519 - 11th Street, Firebaugh, Ca. 93622
Self-Help Enterprises, Inc. Attn: Tom Savala	2950 E. California Ave., Fresno, Ca. 93721

Signed Ruth A. Redwine

Representing City of Mendota

Address 1683 - 6th St., Mendota, Ca. 93640

Date October 17, 1972

Phone Number (209) 655-4298

RESOLUTION NO. 524

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MENDOTA TO INITIATE THE 5th & K ANNEXATION TO THE CITY OF MENDOTA

WHEREAS, a request for annexation has been presented to the City of Mendota for certain property referred to as the 5th and K Annexation, and

WHEREAS, said property to be annexed is contiguous to existing City boundaries and is subject to review and approval of the Local Agency Formation Commission of Fresno County (LAFCO) and the providing of information to said LAFCO;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MENDOTA THAT:

1. Said application for annexation may be filed with LAFCO; and

2. The City Clerk of the City of Mendota, Ruth G. Radney, is hereby authorized to file the application on behalf of the City; to sign all documents to be filed in connection with this application on behalf of the City, and to receive all communications from LAFCO or other persons in connection with this application on behalf of the City; and

3. The City Council of the City of Mendota hereby makes application to the Fresno County LAFCO for approval of the initiation of proceedings by the Council to annex to the City of Mendota the territory herein described; and

4. The City Council finds that consent in writing has been given by owners of all of the land in the territory proposed to be annexed.

5. This action now taken shall not be deemed to constitute approval in advance of said annexation, which will be considered after approval by LAFCO.

Dated: October 10, 1972.

LELAND D. SMITH, Mayor

Attest:

RUTH G. RADNEY, City Clerk

I, RUTH G. RADNEY, City Clerk of the City of Mendota, hereby certify that the foregoing resolution was duly proposed and adopted at a regular meeting of the City Council of the City of Mendota held on October 10, 1972 at 8:00 p.m. at the City Hall in the City of Mendota, State of California, by the following vote, to wit:

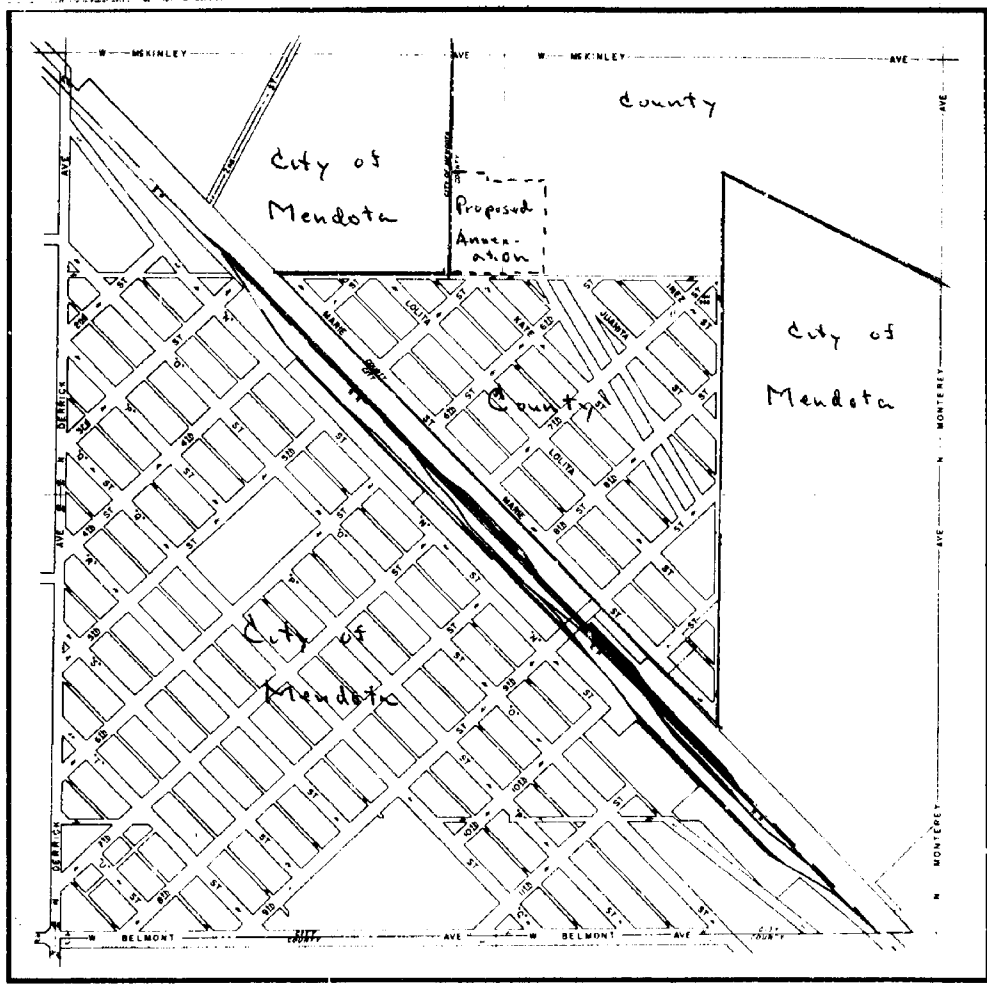
AYES: Councilmen: Smith, Lyons, Long, Lemus.

NOES: Councilmen: None.

ABSENT: Councilmen: Dela Cruz

Ruth G. Radney

RUTH G. RADNEY, City Clerk



ZONE MAP

FRESNO COUNTY
CALIFORNIA

APPROVED BY PLANNING COMMISSION
11 FEB 1960
ADOPTED BY BOARD OF SUPERVISORS
9 JUNE 1960
ORDINANCE NO 460

AMENDMENTS

ORD NO	AMEND NO	DATE ADOPTED	CHANGE

NOTE:
ALL AREAS ARE ZONED
A-1 EXCEPT AS SHOWN

NORTH

200 0 200 400 600 800
SCALE IN FEET

SHEET NUMBER
31-13/15

SEC 31, T 13 S, R 15 E, M D B & M

SELF-HELP ENTERPRISES, INC.

A NONPROFIT CORPORATION SERVING FRESNO, KERN, KINGS, MADERA, MERCED, STANISLAUS AND TULARE COUNTIES

ROBERT MARSHALL, EXECUTIVE DIRECTOR 220 SOUTH BRIDGE STREET, VISALIA, CALIFORNIA 93277 (209) 732-7936

FROM THE OFFICE OF TOM SAVALA, DIRECTOR, FRESNO COUNTY 2950 EAST CALIFORNIA AVE., FRESNO, CALIFORNIA 93721 (209) 233-1729

September 21, 1972

Local Agency Formation Commission
Room 300, Hall of Records
Fresno, California 93721

Gentlemen:

Self-Help Enterprises, Inc. requests the approval of your commission for the annexation to the City of Mendota of land indicated on the attached map and description, under Section 54797.1 of the government code.

The property proposed for annexation is unimproved agricultural land without inhabitants or structures, and the corporation is the sole owner of the property.

Yours very truly,

SELF-HELP ENTERPRISES, INC.

Tom Savala, Director
Fresno-Madera County

TS:fm

FRESNO LOCAL AGENCY FORMATION COMMISSION

City Annexation Questionnaire - Part I

This portion of the questionnaire is to be completed, and signed, by the proponents of the proposed annexation:

A. How do you qualify as a proponent of the action? Do you represent a formally or informally organized group?

Sole owner of the property proposed to be annexed

B. What is the present use of the land?

Agricultural land, not planted at present

C. How will the land be used after annexation? Please be specific.

Low-income housing, (Self-Help program)

D. What is the purpose of this annexation?

To provide city utilities and services for the development

E. Why is it advantageous to annex to this particular city, rather than to a district or service area?

The only adjacent district or service area is not providing any services at this time.

F. Why is the annexation being proposed at this time, rather than earlier or at some time in the future?

Land is needed now for construction of houses.

G. Has any proponent included only a portion of the land under his ownership? No If "Yes" please explain.

H. Provide a map indicating the existing zoning in the area. (You may wish to contact the Fresno County Planning Department to assist you.) Is any change in zoning contemplated? Yes If so, what?

Change to R-1

I. Do you have any other comments or justification regarding the proposed annexation? (Attach additional page if necessary.)

No other land available within existing city limits to continue this building program

Signed [illegible] Co Director [illegible]

Address 2550 E California

Fresno

Date 9-21-72