AC-203

AC-203

CITY OF MENDOTA

"North Bass"

LAFCO

AC 203

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 27th *day of* April, *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* Ordinance No. 183 *as regularly passed and adopted by the City Council of the CITY OF* ELMONTE, *on* March 28, 1972 *approving the annexation to said city of certain described contiguous* uninhabited *territory designated as* "NORTH BASE AVENUE ANNEXATION".

IN WITNESS WHEREOF, I execute this certificate and affix the Great Seal of the State of California this 28th day of April, 1972.

Edmund G. Brown Jr.

Secretary of State

SEC/STATE FORM CE-19 (REV. 1-71)

RESOLUTION NO. AC-203

MAKING DETERMINATIONS AND APPROVING WITHOUT HEARING THE PROPOSED NORTH BASS AVENUE ANNEXATION TO THE CITY OF MENDOTA	RESOLUTION OF THE FRESNO COUNTY LOCAL AGENCY FORMATION COMMISSION

WHEREAS, an annexation proposal known as the North Bass Avenue Annexation to the City of Mendota was heretofore filed with this Commission; and

WHEREAS, the petition certifies that the proponets are the sole owners of the land proposed to be annexed; and

WHEREAS, Section 54797.1 of the Government Code authorizes this Commission to approve such an annexation without notice or hearing; and

WHEREAS, this Commission, upon review of the application, has determined that the proposal is in order;

NOW, THEREFORE, the Fresno County Local Agency Formation Commission does hereby resolve, determine and order as follows:

Section 1: The boundaries as set forth in the proposal are approved.

Section 2: For purposes of annexation, the territory is found to be uninhabited.

Section 3: The North Bass Avenue Annexation to the City of Mendota is approved.

Section 4: The City of Mendota may complete the annexation without notice, hearing or election.

Section 5: Further annexation proceedings may be conducted and completed pursuant to applicable law. Pursuant to Section 54799.2 of the Government Code, the proceeding must be completed within one year from this date.

Section 6: The Executive Officer is hereby directed to mail copies of this resolution to:

COUNTY OF FRESNO
FRESNO, CALIFORNIA

Resolution No. AC-203

1. City of Mendota
2. Freedom Homes Inc.,255 No. Fulton Street, Fresno, Ca. 93721
3. Clerk, Fresno County Board of Supervisors
4. Fresno County Director of Public Works
5. Fresno County Planning Director
6. Fresno County Assessor

ADOPTED the 10th day of February 1972, by the Fresno County Local Agency Formation Commission by the following vote:

AYES: Reich, Howard, Knapp, Barsotti

NOES: None

ABSTAINING: None

ABSENT: Craven

Warren D. Cantrell

WARREN D. CANTRELL, Executive Officer
Local Agency Formation Commission

COUNTY OF FRESNO

ROOM 300, HALL OF RECORDS
2281 TULARE STREET
FRESNO, CALIFORNIA 93721

TELEPHONE (209)
488-3355

LOCAL AGENCY FORMATION COMMISSION

COMMISSIONERS:

COUNTY

WESLEY R. CRAVEN

JOSEPH A. REICH

JAMES O. CASSIDY
ALTERNATE

CITY

JAMES BARSOTTI

JOHN B. HOWARD

PAUL G. WASEMILLER
ALTERNATE

PUBLIC MEMBER
B. FRANKLIN KNAPP

EXECUTIVE OFFICER
WARREN D. CANTRELL

AGENDA ITEM #9

February 10, 1972

To: Members, Local Agency Formation Commission

Subject: Presentation Without Notice and Hearing of Proposed North Bass Avenue Annexation to the City of Mendota (AC-203).

Four property owners with equal undivided ownership have filed a petition proposing annexation of their property to the City of Mendota. The area under consideration consists of approximately 34.43 acres located in the vicinity of Bass Avenue and "M" Street.

The application advises that the property is presently agricultural and is proposed for subdivision and development for low income housing. Estimated cost of the development is approximately $800,000. The area is contiguous to existing city boundaries along the southwestern portion. Proponents advise that the City of Mendota has expressed agreement with the annexation. Annexation is desired in order to obtain the full scope of city services necessary for the housing development.

At the time of preparing the staff recommendation, a technical problem with the legal description had not been resolved.

Subject to the filing of a revised legal and favorable acceptance, it is recommended that the proposed North Bass Avenue annexation to the City of Mendota (AC-203) be approved and that the city be authorized to conduct the annexation without notice, hearing or election.

Warren D. Cantrell

WARREN D. CANTRELL, Executive Officer
Local Agency Formation Commission

WDC:mb

EXHIBIT B
ASSESSOR'S REPORT
FILE NO.

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ASSESSOR

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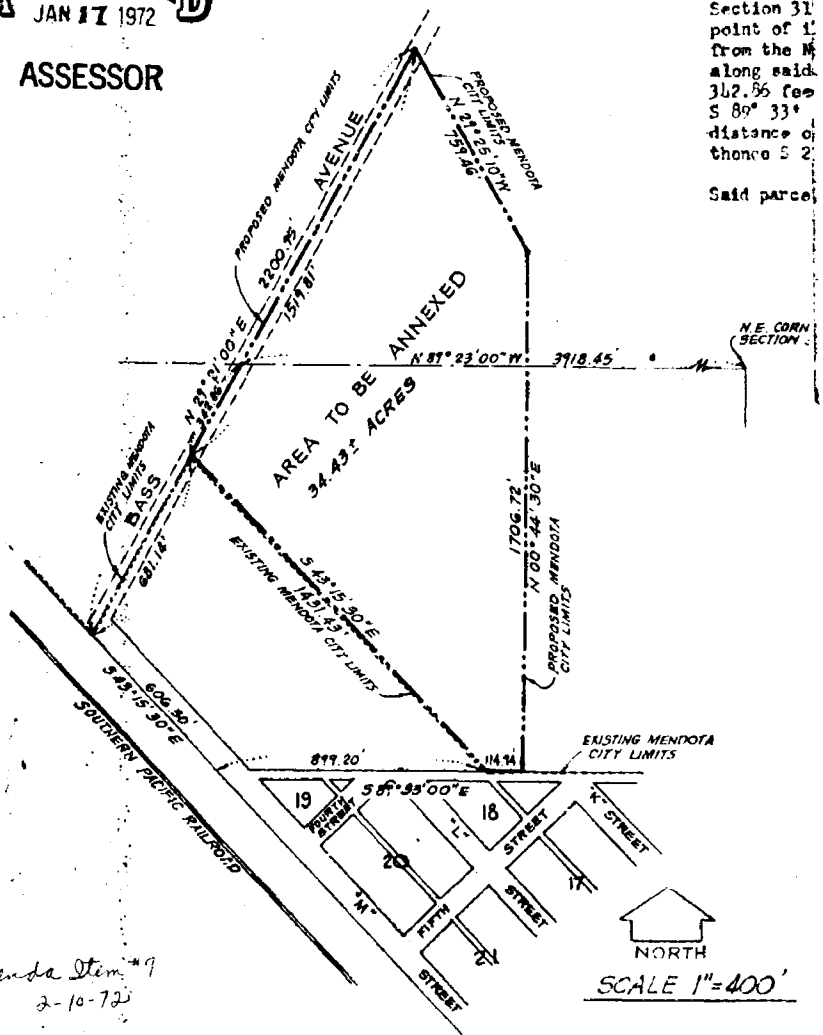

Agenda Item #9
2-10-72

PROPOSED ANNEXATION
TO THE CITY OF MENDOTA

COUNTY OF FRESNO
OFFICE OF THE ASSESSOR
ROOM 201, HALL OF RECORDS
P. O. BOX 1146
FRESNO, CALIFORNIA 93715

GERALD B. GARD
ASSESSOR

GARRIE W. CANFIELD
ASSISTANT ASSESSOR

ASSESSOR'S REPORT

TO LOCAL AGENCY FORMATION COMMISSION

Date of Report: February 3, 1972 File No. AC-203-1027

Subject: Proposed annexation to
The City of Mendota

This report is made pursuant to General L.A.F.C. Laws (Section 54790 et seq) and resolution of the County Board of Supervisors, adopted September 28, 1965, designating the Assessor as the Fresno County Officer who shall review boundary matters.

GERALD B. GARD
COUNTY ASSESSOR

Assessor's Report (cont'd)
February 3, 1972
File No. AC-203-1027
Desc. Date January 17, 1972

1. The boundaries of the territory described in Exhibit A, attached hereto and made a part hereof, were reviewed with respect to the following factors and found to be satisfactory, except as indicated:

   (a) Definiteness and certainty of boundaries

   No Exceptions

   (b) Conformance of proposed boundaries with lines of assessment or ownership

   No Exceptions

   (c) Creation of islands or corridors of unincorporated territory

   No Exceptions

   (d) Other similar matters affecting the proposal boundaries

   No Exceptions

2. Comments:

   None

Assessor's Report (Cont'd)

File No. AC-203-1027
Desc. Date 1/17/72

1. **Local Agencies whose boundaries lie either completely or partially within the territory as set forth in this proposal:**

   Mid Valley Fire Protection
   Fresno Westside Mosquito Abatement
   Mendota Lighting
   West Fresno County Red Scale Protection
   Tranquillity Soil Conservation District

2. **Local Agencies whose boundaries lie within three miles of the territory as set forth in this proposal and are not listed under Item 1, above:**

   City of Mendota
   Madera County
   Lower San Joaquin Levee
   North Central Fire Protection
   Firebaugh Soil Conservation
   Westlands Water District
   Central California Irrigation District
   Farmers Water District
   Mendota Irrigation District

EXHIBIT A
ASSESSOR'S REPORT
FILE NO.

REVISED

LEGAL DESCRIPTION

FOR

PROPOSED ANNEXATION TO THE CITY OF MENDOTA

FRESNO COUNTY, CALIFORNIA

That portion of Sections 30 and 31, Township 13 South, Range 15 East, M.D.B. & M., Fresno County, California, more particularly described as follows:

BEGINNING at the point of intersection of the North line of said Section 31 with the centerline of a sixty foot wide road easement, said point of intersection being N 89° 23' 00" W, a distance of 3818.45 feet from the Northeast corner of said Section 31; thence S 27° 21' 00" W, along said centerline of a sixty foot wide road easement, a distance of 342.86 feet; thence S 43° 15' 39" E, a distance of 1431.43 feet; thence S 89° 33' 00" E, a distance of 114.94 feet; thence N 00° 44' 30" E, a distance of 1706.72 feet; thence N 29° 25' 10" W, a distance of 759.46 feet; thence S 27° 21' 00" W, a distance of 1176.95 feet to the point of BEGINNING.

Said parcel contains 34.43 Acres.

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FEB 3 1972
ASSESSOR

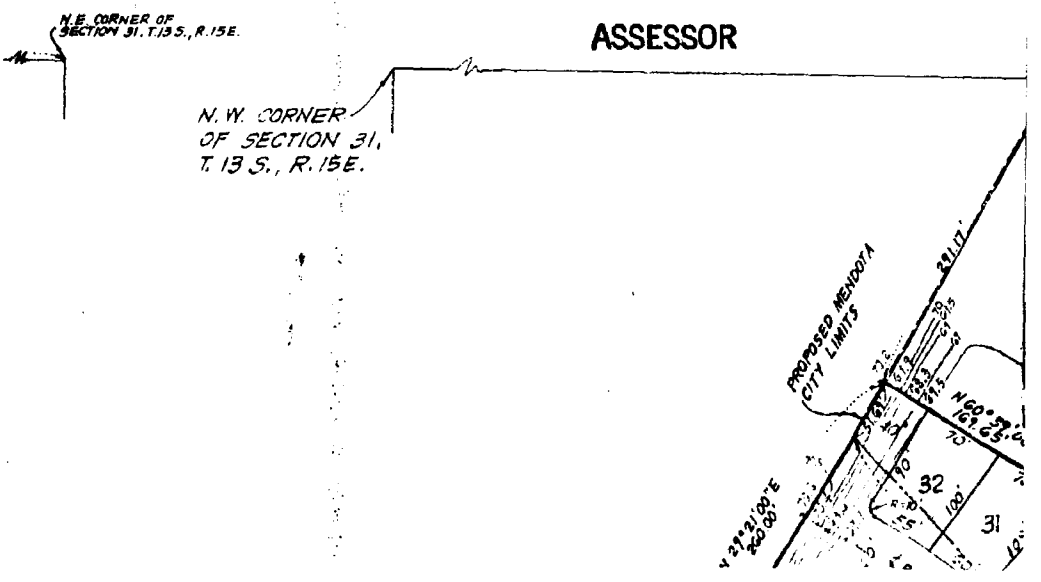

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EXHIBIT B
ASSESSOR'S REPORT
FILE NO. [illegible]

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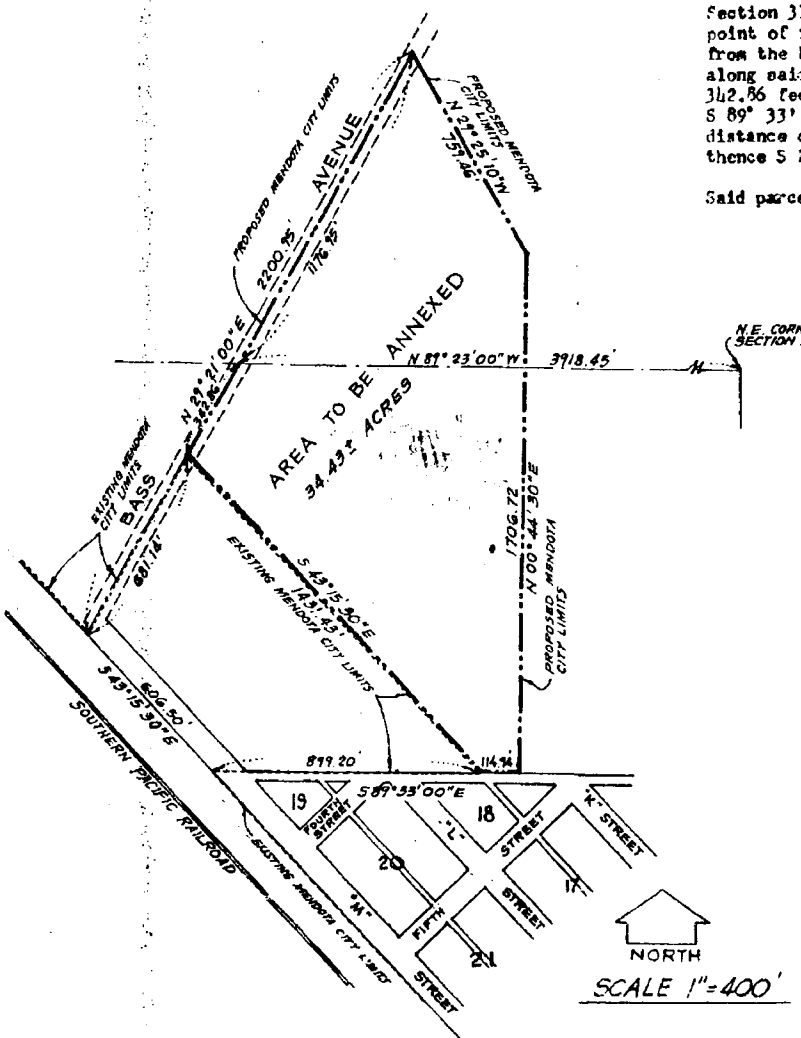

PROPOSED ANNEXATION
TO THE CITY OF MENDOTA

AC-203

719 Lyon Avenue
Sanger, California
January 17, 1972

Local Agency Formation Commission
Fresno County Hall of Records
Fresno, California

Gentlemen:

We request the approval of your Commission for the annexation of the property described in the attached engineer's description into the City of Mendota.

Sincerely,

Robert O Johnson

Robert O Johnson

Daniel Duncan

Daniel Duncan

Katherine Stambach

Katherine Stambach

Elizabeth Forbes

Elizabeth Forbes

Layco Palmo
AC-203

AC-203

ANNEXATION PROPOSAL QUESTIONNAIRE

A. **Description:**

1. Area _____ Square Miles or 34.43 Acres.

2. Population of territory included in proposal. None

3. Number of landowners Four individuals in equal undivided ownership

4. Has any proponent included only a portion of land under his ownership?

   Yes _____

   No No

   A. If yes, describe and explain reason. _____

5. Streets or other natural boundaries:

   Bass Avenue along northwesterly edge of property

6. Proximity to existing boundaries Existing city limits of Mendota along southwesterly edge of property

   A. If not contiguous, who owns the intervening land? _____

      Does not apply

   B. Why hasn't the intervening land been included? _____

      Does not apply

7. Type of development (Residential, Commercial, Agricultural, etc.).

   Residential proposed; presently agricultural

   A. Zoning? Agriculture

AC-203

B. **Background Information:**

1. **Reason for annexation** Need additional land for construction of low-income housing

2. **Has the governing body of the city or district approved or indicated approval?** Indicated approval

3. **Economic Conditions**

   A. **Total development costs that would result from this Annexation?** $800,000 in 1972. Timing on additional development uncertain at this time

   B. **How will it be financed?** Farmers Home Administration loans under 235 prggram

C. **Other Governmental Agencies:**

1. **City or cities within three miles of the exterior boundaries of the territory proposed to be annexed.**

   City of Mendota only

2. **Other local agencies which have jurisdiction within the boundaries of the territory proposed to be annexed.**

   County of Fresno

D. **Administrative:**

1. **Name or names and addresses of persons to represent the proponents at the hearing.**

   Freedom Homes, Inc. Mr. Christiansen
   255 No. Fulton Street
   Fresno, California

EXHIBIT A
ASSESSOR'S REPORT
FILE NO.

LEGAL DESCRIPTION

FOR

PROPOSED ANNEXATION TO THE CITY OF MENDOTA

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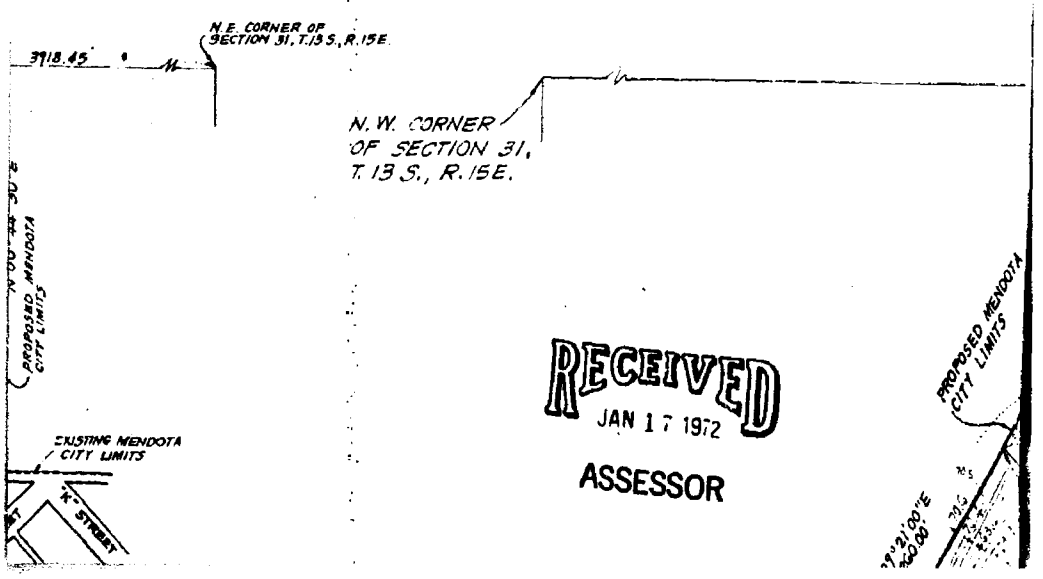

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