AC-178

AC-178

CITY OF MENDOTA

"Bass-M Street"

RESOLUTION NO. AC-178

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

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

WHEREAS, the petition certifies that the proponens 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 Bass Avenue and M Street 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:

1. Clerk, Fresno County Board of Supervisors
2. Fresno County Director of Public Works
3. Fresno County Planning Director
4. Fresno County Assessor
5. City of Mendota
6. Jack Holsbergen
   878 Oller Street, Mendota, California 93640

ADOPTED the 5th day of April, 1971 by the Fresno County Local Agency Formation Commission by the following vote:

AYES: Howard, Reich, Craven, Knapp, Barsotti

NOES: None

ABSENT: None

WARREN D. CANTRELL, Executive Officer
Local Agency Formation Commission

COUNTY OF FRESNO

HALL OF RECORDS
ROOM 300
FRESNO, CALIFORNIA 93721

TELEPHONE (209)
268-6011 EXT. 445

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 No. 6

April 5, 1971

To: Members, Local Agency Formation Commission

Subject: Presentation Without Notice and Hearing of Proposed Bass Avenue and M Street Annexation To the City of Mendota (AC-178)

Four owners of property have submitted a proposed annexation to the City of Mendota. The area under consideration consists of approximately 12.7 acres located in the vicinity of Bass Avenue and M Street

The application states the area is currently agricultural and it is planned that low-income housing be constructed on the property. The application further states that the City of Mendota has indicated its concurrence. The subject property is contiguous to the existing City boundaries along M Street.

The Assessor's Office has reviewed the proposal and advises the boundaries are accurate and certain and conform with lines of assessment or ownership.

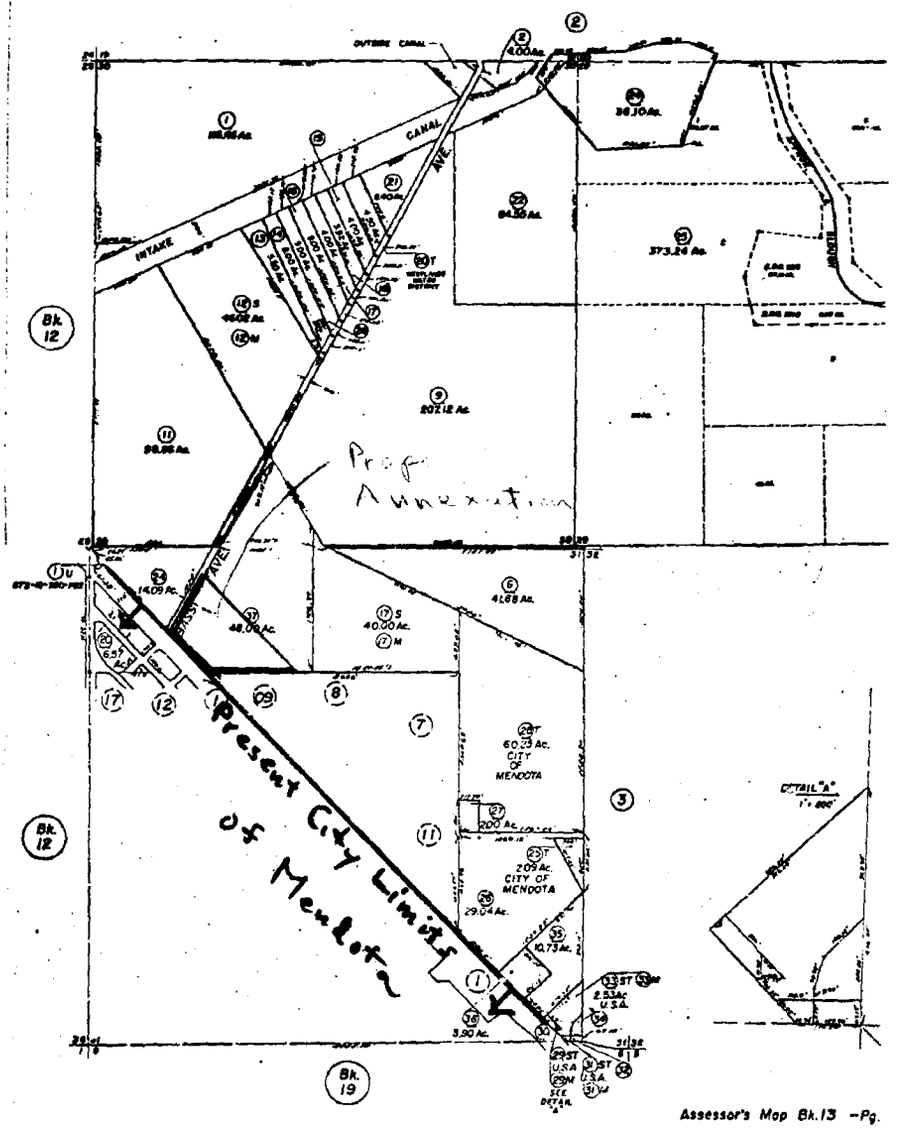
It is recommended that the proposed Bass Avenue and M Street Annexation to the City of Mendota (AC-178) be approved and that the City be authorized to conduct the proceedings without notice, hearing, or election.

Warren D. Cantrell

WARREN D. CANTRELL, Executive Officer
Local Agency Formation Commission

WDC:ld

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



Assessor's Map Bk.13 —Pg.

County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

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

GERALD B. GARD
ASSESSOR

BARRIE W. CANFIELD
ASSISTANT ASSESSOR

ASSESSOR'S REPORT

TO LOCAL AGENCY FORMATION COMMISSION

Date of Report: 4/2/71 **File No.** AC-178-985

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

FCA DD 104

Assessor's Report (cont'd)
4/2/71
File No. AC-178-985
Desc. Date 4/2/71

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 Exception

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

   Splits APN No. 13-060-37

   (c) **Creation of islands or corridors of unincorporated territory**

   No Exception

   (d) **Other similar matters affecting the proposal boundaries**

   No Exception

2. **Comments:**

   1. Parcel split will not create an assessment problem.

FCA 00 104

Assessor's Report (Cont'd)
March 26, 1971
File No. AC-178-985
Desc. Date 4/2/71

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

Mid Valley Fire Protection
Mendota Lighting
Fresno Westside Mosquito Abatement
West Fresno Red Scale Protection 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
Lower San Joaquin Levee
Firebaugh Soil Conservation District
Tranquillity Soil Conservation District
Westlands Water District
Central California Irrigation District
Farmers Water District
Borland Water District
Mendota Irrigation District

DAN W. CHAMBERLIN
(1907-1961)
WILSON H. HANNA, III
LS-2928
JAMES B. PREBLE
RE-10782

EXHIBIT A
ASSESSOR'S REPORT
FILE NO. RC-178 -85

HANNA & PREBLE
ENGINEERS & SURVEYORS
401 N. FRESNO ST., FRESNO, CALIF. 93701
TELEPHONE 237-0922

LEGAL DESCRIPTION
FOR
PROPOSED ANNEXATION TO THE CITY OF MENDOTA
FRESNO COUNTY CALIFORNIA

That portion of Section 31, Township 13 South, Range 15 East, Mount Diablo Base and Meridian, Fresno County, California, described as follows:

Beginning at the point of intersection of the North line of said Section 31 with the Center-line of a sixty-foot wide road easement, said point of intersection being North 89°23' West 3918.45 feet from the Northeast corner of said Section 31; thence South 29°21' West, along said Center-line of a sixty-foot wide road easement, a distance of 342.86 feet to the TRUE POINT OF BEGINNING; thence, continuing along said Center-line of a sixty-foot wide road easement, South 29°21' West a distance of 681.14 feet to the Northeasteriy Right-of-way line of the Southern Pacific Railroad; thence South 43°15'30" East, along said Northeasterly Right-of-way line of the Southern Pacific Railroad, a distance of 606.50 feet to the North boundary line of the Town of Mendota; thence South 89°33' East, along said North boundary line of the Town of Mendota, a distance of 899.20 feet; thence North 43°15'30" West a distance of 1431.43 feet to the TRUE POINT OF BEGINNING.

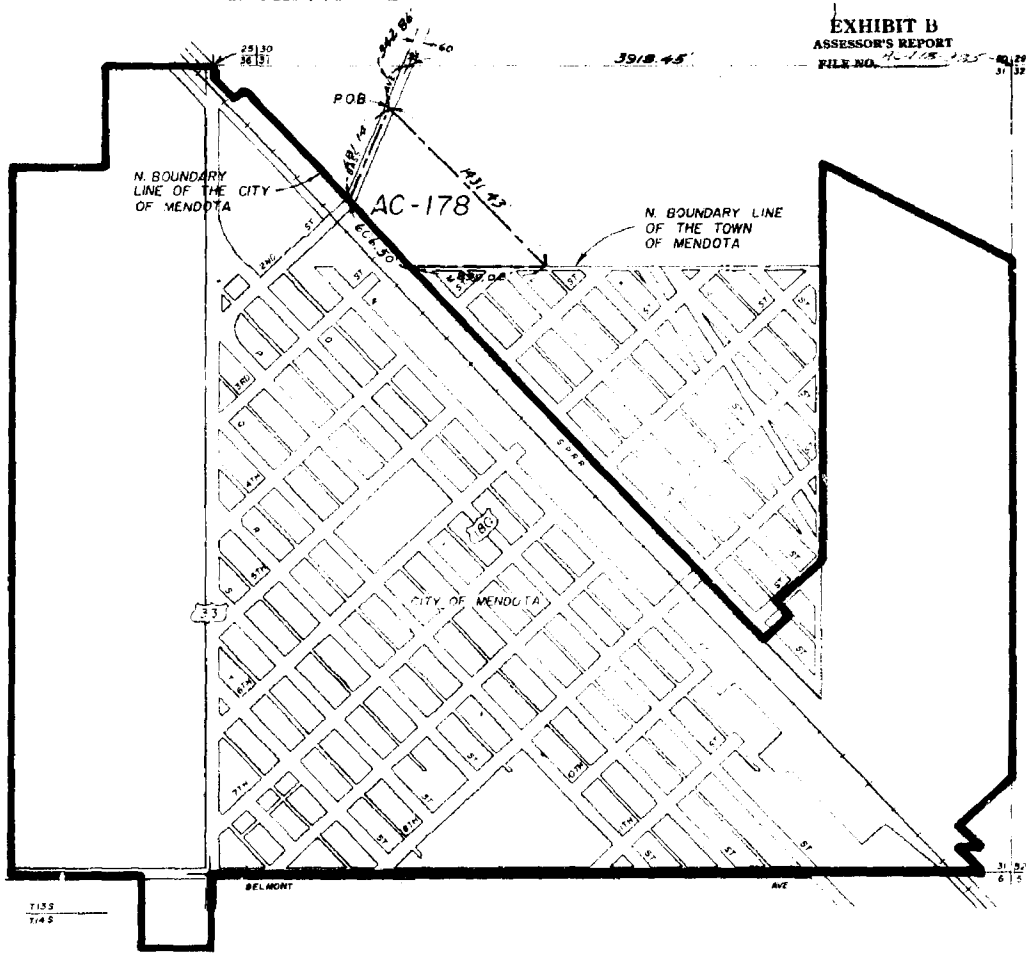
HANNA & PREBLE

Wilson H. Hanna III

Wilson H. Hanna III LS-2928

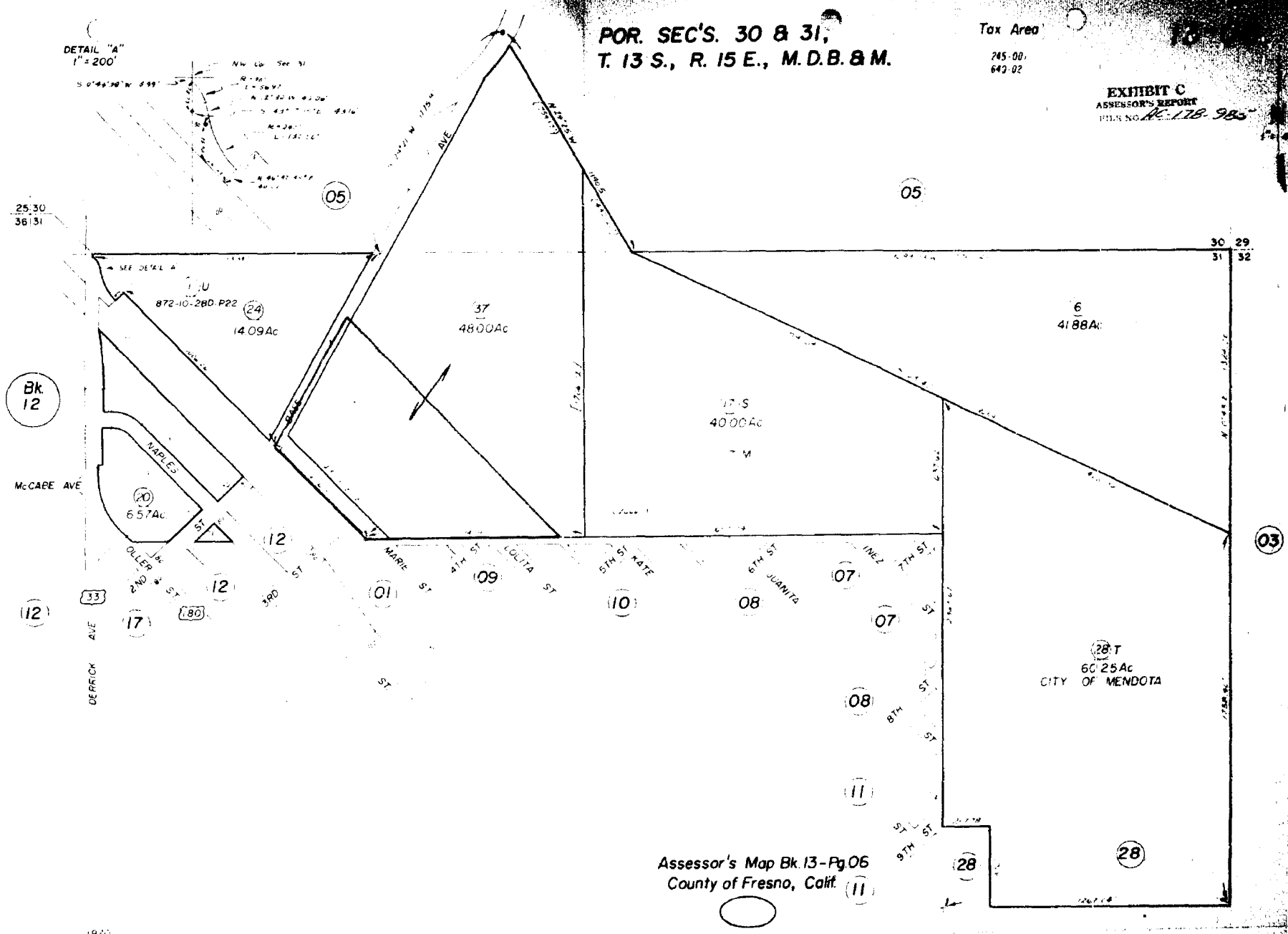
APR 2
ASSESSOR'S

EXHIBIT B
ASSESSOR'S REPORT
FILE NO. AC-178



AC-178
PROPOSED ANNEX
TO THE
CITY OF MENDOTA

INCORPORATED 1942
FRESNO COUNTY
ASSESSOR'S MAP


POR. SEC'S. 30 & 31,
T. 13 S., R. 15 E., M.D.B. & M.
Tax Area
245-00
642-02
EXHIBIT C
ASSESSOR'S REPORT
FILE NO. RC-178-983
1" = 400'
DETAIL "A"
1" = 200'
25.30
36.31
Bk. 12
McCABE AVE
NAPLES
OLLER
2ND ST
3RD ST
DERRICK AVE
MARIE ST
4TH ST
LOLITA ST
5TH ST
KATE
6TH ST
JUANITA
INEZ
7TH ST
8TH ST
9TH ST
872-10-280-P22
14.09Ac
37
48.00Ac
40.00Ac
6
41.88Ac
6.57Ac
60.25Ac
CITY OF MENDOTA
30 29
31 32
05
03
01
09
10
08
07
12
17
28
11
33
180
Assessor's Map Bk. 13-Pg. 06
County of Fresno, Calif.
1970

AC-178

ANNEXATION PROPOSAL QUESTIONNAIRE

A. Description:

1. Area _____ Square Miles or 12.7 Acres.

2. Population of territory included in proposal. None

3. Number of landowners Four individuals holding title in undivided interest

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

Yes X

No _____

A. If yes, describe and explain reason. Same ownership includes land to the northeast, but only portion closest to present city limits is being proposed for inclusion

5. Streets or other natural boundaries:
Bass Ave. is northwesterly boundary; M Street is southwesterly boundary; North line of the original Town of Mendota is the southerly boundary. Northeasterly boundary is a line parallel with and 570 feet northeasterly of the northeasterly boundary of M Street.

6. Proximity to existing boundaries Present city limits of the City of Mendota join this parcel along M Street

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

None

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

Does not apply

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

Residential and commercial

A. Zoning? R-1 and C-1 (probably)

RC-178

B. **Background Information:**

1. **Reason for annexation** No other land available for low-income housing within the present city limits of Mendota.

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

3. **Economic Conditions**

   A. **Total development costs that would result from this Annexation?**

   Not yet determined

   B. **How will it be financed?** Builder of R-1 area will pay costs of improvements; owner of C-1 area will not improve until developer is available

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, no other

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

   Mendota Lighting District

D. **Administrative:**

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

   Freedom Homes, Inc. (Mr. Christiansen)

   301 No. Fulton St. Fresno 485-2892

AC-178

DAN W. CHAMBERLIN
(1927-1961)
WILSON H. HANNA, III
LS-2928
JAMES B. PREBLE
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HANNA & PREBLE

Wilson H. Hanna III

Wilson H. Hanna III LS-2928

AC-178

719 Lyon Avenue
Sanger, California

March 22, 1971

Local Agency Formation Commission
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 in the City of Mendota.

Sincerely,

Robert O. Johnson, Trustee

AC-178

719 Lyon Avenue
Sanger, California

March 22, 1971

Local Agency Formation Commission
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

Daniel Duncan

Katherine Stambach

Elizabeth Forbes

AC-178

719 Lyon Avenue
Sanger, California

March 22, 1971

Local Agency Formation Commission
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

719 Lyon Avenue
Sanger, California

March 22, 1971

Local Agency Formation Commission
County Hall of Records
Fresno, California

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