LAFCO PROCEDURE CHECKLIST

RO-07-17	"NORTH EAST BASS AVENUE ANNEXATION"	JUNE 8, 2007
File Number	Application Name	Date Received

ANNEX TO CITY OF MENDOTA; DETACH FROM ~~KINGS RIVER CONS. DIST~~, FRESNO CO. FIRE PROT. DIST. & ~~CONSOLIDATED IRR. DIST.~~ Silver Creek Drainage Dist
Subject Agency(s)

Inhabited ☐ Uninhabited X Public Hearing ☐ 100% Consent ☒ Land Conservation ☐

Sphere of Influence Consistency ☐ Sphere Revision Needed ☐ SOI File Number _____

☐ Request Info. from Proponent _____ _____
Date Requested Date Completed

☐ Property Tax Resolution Needed: _____ _____
Date Requested Date Completed

☐ Environmental Assessment Needed _____ _____ EIR ■ Neg. Dec ☐ Exempt ☐
Date Sent Date Completed Environmental Determination/Date

☐ Petition Verified _____ _____
Date Sent Date Completed

1. Application File Complete _____
Date

2. Request for Information from Other Agencies:

	Date	Returned
☐ Assessor (aff. area only ☐) Landowner ☐ LCC ☐ AV ☐	9/13/07	
☐ Planning		
☐ Environmental Health		
☐ State Office of Drinking Water		
☐ California Regional Water Quality Control Board		
☐ Elections		
☐ Affected Districts		
_____		
_____		
☐ U.S. Soil Conservation District		
☐ Director of Conservation		
☐ Other _____		

3. Map and Description Approval
4. Certificate of Filing
5. Hearing Date Set
6. Notices Published
7. Notices Mailed and Posted (Request for Notice ☐)
8. Executive Officer's Report Mailed (Req. for Report ☐
9. Commission Action Approved w/Conditions
10. LAFCO Resolution Mailed 10-19-07
11. Conducting Autho
12. Commission Actio
13. CA Resolution Mai
14. 60 Day Follow-up
15. Proposal Log
16. Cert. Comp./Bour
17. County Recorder –
18. Effective Date
19. Conducting Autho
20. Effective Notices M
21. Proposal Log

Notes: _____

Contact Person: _____

Bill S. Rynner
Valley Planning
Consultants
200 N. Gateway Drive
#101
Madera, Ca 93637
675-8724

Fresno Local Agency Formation Commission

January 7, 2013

Bryce Atkins, City Manager
City of Mendota
643 Quince Street
Mendota, CA 93640

Dear Mr. Atkins:

Subject: Request for Modification of Filing Fee for Resubmittal of the "North East Bass Avenue Annexation"

Staff received your request of December 17, 2012 (attached), requesting the Commission to consider modifying LAFCo's filing fee for resubmittal of the "North East Bass Avenue Annexation" that had expired on October 10, 2010. While preparing a report for the City's request to be placed on the Commission's January 9, 2013 agenda, it came to staff's attention that LAFCo had already received and considered a fee modification request dated October 7, 2010, from Krystal Chojnacki, who was the Mendota City Manager at that time.

On September 28, 2011, the Commission did consider and approve the City's request and reduced the filing fee for resubmittal of the "North East Bass Avenue Annexation" by 75%, from $14,400 to $3,600. Attached for your information are the City's original request, staff report, and resolution.

We look forward to working with you on this annexation. If you have any further questions, please do not hesitate to contact me.

Yours truly,

Jeff Witte
Executive Officer

JW:cf

Cc: Alex Valdez, Executive Director, I-5 Social Services Corporation

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LAFCo Office: 2607 Fresno Street, Suite B, Fresno, CA 93721
Phone: (559) 600-0604 • Fax: (559) 495-0695 • E-mail: cfleming@co.fresno.ca.us

CITY OF MENDOTA

"Cantaloupe Center Of The World"

Received
DEC 2012
LAFCo

December 17, 2012

Mr. Jeff Witte, Executive Director
Fresno Local Agency Formation Commission
2607 Fresno Street, Suite B
Fresno, CA 93721

Re: Request for Consideration of Modification of LAFCo Fees for Resolution No. RO-07-17 for the "North East Bass Avenue Annexation (Don Alejandro Valdez Community Plan)"

Dear Mr. Witte:

The City of Mendota is submitting this Request for Modification of LAFCo Fees for the above previously approved 2007 LAFCo Resolution project described as the "North Bass Avenue Annexation".

Following is a general description of the most relevant issues, for continuation of LAFCo conditional annexation approval of the above project, for developer applicant and the City of Mendota:

1. On September 11, 2007, the City Council of the City of Mendota approved Resolution No. 07-24, "A Resolution of the City Council of the City of Mendota Approving the..., and the Fresno County Fire Protection District", for Tentative Tract Map 5003 (TTM 5003).
2. On October 10, 2007, the Fresno Local Agency Formation Commission (LAFCo) approved Resolution No. RO-07-17 for the "North Bass Avenue Annexation (Don Alejandro Valdez Community Plan)"
3. The City of Mendota submitted separate annual extension requests for the above Resolution No. RO-07-17 for the periods concluding October 2010 for TTM 5003.
4. Requests for continuation of the above Resolution No. RO-07-17 was not received by LAFCo beyond the above time, as changes occurred within the City.
5. Extension of the above Resolution RO-07-17, TTM 5003, can still be considered by LAFCo, subject to completion of City environmental review requirements, and LAFCo approval procedures with the developer applicant. Discussions have been held between the City and the developer directly, leading up to this request.
6. The above project scope and TTM 5003 development plans, as the City has been advised by the developer, have not changed in any form or manner to differ beyond what was previously approved per LAFCo Resolution RO-07-17.
7. The developer has notified the City that they are currently in the process of reinitiating work for completion of all previously approved local TTM 5003 approvals, City of

643 Quince Street Mendota, California 93640
Telephone: (559) 655-3291 Fresno Line: (559) 266-6456 Fax: (559) 655-4064 www.ci.mendota.ca.us
TDD/TTY 866-735-2919 (English) TDD/TTY 866-833-4703 (Spanish)
The City of Mendota is an equal opportunity provider and employer

Mendota Resolution(s) items, CEQA considerations in order to resubmit to LAFCo for annexation approval again. This work is expected to be concluded within the next 120 days, at their own cost.

TTM 5003 has been in development stages for more than 6 years in the City of Mendota. The project attempts to address the housing, community development, social services, and recreational needs targeted to this very low income farm worker community. The developer has reported that they are working to carry through on their original development plans for final annexation. Conditional annexation approval is needed through the City and from LAFCo to continue the project.

The developer has requested that the City of Mendota issue this request for modification and/or waiver of LAFCo fee requirements, due to circumstances out of their control. Work has to again be completed in order to carry out their development plan.

Sincerely,

Bryce Atkins
City Manager

Cc: Alex Valdez, I-5 Social Services Corporation

CITY OF MENDOTA

"Cantaloupe Center Of The World"

September 19, 2011

Jeff Witte, Executive Officer
Fresno Local Agency Formation Commission
2115 Kern Street, Suite 310
Fresno, CA 93721

Subject: City of Mendota, North East Bass Avenue Reorganization

Dear Jeff:

Pursuant to our discussion regarding resubmittal North East Bass Avenue Reorganization, which expired in October 2010, please consider this letter as an official request for a reduction of the resubmittal fee. As discussed, the project, which has not changed since LAFCo originally approved the reorganization, would be subject to a fee of twenty-five (25) percent of the otherwise applicable application fee when it is resubmitted. As the size of the project is approximately 85 acres, the standard fee would be $14,400. In this case we request that the fee be reduced to $3,600. Thank you and the Commission for your consideration in this matter.

Sincerely,

Jeffrey O'Neal, AICP
City Planner

Cc: City Manager
Mayor
City Council

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www.ci.mendota.ca.us

FRESNO LOCAL AGENCY FORMATION COMMISSION (LAFCO)
EXECUTIVE OFFICER'S REPORT

CONSENT AGENDA ITEM NO. 10

DATE: **September 28, 2011**

TO: **Fresno Local Agency Formation Commission**

FROM: **Jeff Witte, LAFCo Executive Officer**

SUBJECT: **Consider Approval: Request from the City of Mendota for Filing Fee Modification**

Recommendation: Approve

Approve request to reduce the filing fee by 75% for the resubmittal of the "North East Bass Avenue Annexation" RO-07-17.

BACKGROUND

The "North East Bass Avenue Reorganization" for the City of Mendota was approved by LAFCo in 2007, and subsequently received several extensions. In August, 2010, staff sent a letter to the City of Mendota notifying them that the reorganization would expire October 10, 2010, if the City did not request another extension. Unfortunately, due to a change in the City of Mendota's staffing, staff did not receive the City's request for extension in time to have their request scheduled for hearing before it expired.

PROPOSAL AND ANALYSIS

The City of Mendota now wishes to re-file the "North East Bass Avenue Annexation" containing the same land area and development proposal. According to the fee schedule that became effective July 1, 2011, the fee for a 90.65-acre annexation would be $14,400. Since the analysis had already been completed and there is no substantial new analysis required staff feels it would be appropriate to reduce the filing fee to 25% of the fee schedule which would be $3,600.

STEPS FOLLOWING COMMISSION ACTION

Staff will send a letter notifying the City of Mendota that their request for a fee reduction was approved by the Commission and process their application for $3,600.

RESOLUTION NO. 78

FRESNO LOCAL AGENCY FORMATION COMMISSION
FRESNO COUNTY, CALIFORNIA

A REQUEST BY THE CITY OF MENDOTA TO MODIFY FILING FEE	)))	**APPROVED REQUEST FOR FILING FEE MODIFICATION**

WHEREAS, the "North East Bass Avenue Reorganization" for the City of Mendota was approved by LAFCo in 2007, and subsequently received several one-year extensions; and

WHEREAS, In August, 2010, staff sent a letter to the City of Mendota notifying them that the "North East Bass Avenue Reorganization" would expire if a request for a one-year extension was not received before October 10, 2010, when it would expire; and

WHEREAS, due to a change in the City of Mendota's staffing at the time, staff did not receive the City's request for a one-year extension in time to have their request scheduled for hearing before it expired; and

WHEREAS, this Commission received a written request from the City of Mendota to reduce the filing fee by 75% for the resubmittal of the "North East Bass Avenue Annexation" RO-07-17 since it all the information ; and

WHEREAS, Section 350.08 of Fresno LAFCo's adopted Policies, Standards, and Procedures (Fee Schedule-Exceptions to Required Fees), states that the Commission may waive any processing fee by a four-fifths affirmative vote if the imposition of such fee would be detrimental to the public interest, as determined by the Commission; and

WHEREAS, the Executive Officer reviewed said request and prepared a report, including a recommendation, said report having been mailed to and considered by the Commission; and

WHEREAS, staff presented its report to the Commission and the Commission considered all relevant factors and evidence and heard all interested parties wishing to speak on said request.

WHEREAS, since the analysis had already been completed and there is no substantial new analysis required, the Commission felt it would be appropriate to reduce the filing fee to 25% of the fee schedule which would be $3,600.

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

Section #1. Section 350.08 of Fresno LAFCo's adopted Policies, Standards, and Procedures (Fee Schedule-Exceptions to Required Fees), states that the Commission may waive any processing fee by a four-fifths affirmative vote if the imposition of such fee would be detrimental to the public interest, as determined by the Commission.

Section #2. This Commission finds that imposition of the $14,400 filing fee for re-filing an annexation that was substantially the same as a previously-approved annexation would be detrimental to the public interest and hereby approves the City of Mendota's request to modify and reduce the annexation to 25%., or $3,600..

Section #3. This Commission hereby directs the Executive Officer to forward a copy of this resolution to the City of Mendota.

ADOPTED THIS 28th DAY OF SEPTEMBER, 2011, BY THE FOLLOWING VOTE:

AYES: **COMMISSIONERS PEREA, FORTUNE, ANDERSON, SILVA, LOPEZ**

NOES: **NONE**

ABSENT: **NONE**

STATE OF CALIFORNIA)
COUNTY OF FRESNO)

CERTIFICATION

I, Jeff Witte, Executive Officer, Fresno Local Agency Formation Commission, hereby certify that the foregoing resolution was adopted by the Commission on the 28th day of September, 2011.

Jeff Witte, Executive Officer
Fresno Local Agency Formation Commission

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Fresno Local Agency Formation Commission

Notice of Expiration
"North East Bass Avenue Annexation"

TO: Krystal M. Chojnacki, City Manager, City of Mendota
Maria Cuen, City Clerk, City of Mendota
Alex Valdez, Executive Director, I-5 Social Services Corp.
Jeff O'Neal, Contract Planner, City of Mendota
Keith Larkin, Chief, Fresno County Fire Protection District
Brian Newlin, Fresno County Fire Protection District
Ray Franklin, Fresno County Fire Protection District
John Britton, Secretary, Silver Creek Drainage District
Dave King, Fresno County Assessor's Office
Dory Rousseau, 911 Coordinator, Fresno County Sheriff's Office

The "North East Bass Avenue Annexation consisted of a reorganization to annex 90.65 acres to the City of Mendota and detach from the Fresno County Fire Protection District and the Silver Creek Drainage District for territory. The affected territory was generally located on the north and south sides of Bass Avenue and east of Blanco Street.

This is a notice for your records that the above reorganization expired on October 10, 2010, three years after the Commission's approval and the Local Agency Formation Commission (LAFCo) is closing the file.

JEFF WITTE
EXECUTIVE OFFICER

G:\LAFCO WORKING FILES\MISC LETTERS&MEMOS\Notice of Expiration RO-07-17.docx

LAFCo Office: 2115 Kern Street, Suite 310, Fresno, CA 93721
Phone: (559) 495-0604 • Fax: (559) 495-0655 • E-mail: cfleming@co.fresno.ca.us

CITY OF MENDOTA

"Cantaloupe Center Of The World"

October 7, 2010

Jeff Witte, Executive Officer
Fresno Local Agency Formation Commission
2115 Kern Street, Suite 310
Fresno, CA 93721

RE: Request for a one year extension for the North East Bass Avenue Annexation Project LAFCo Reso. No. R0-07-17

Dear Mr. Witte:

I respectively submit this request for a one-year extension of time on the "North East Bass Avenue Annexation" approved by LAFCo Resolution No. R0-07-17 on October 10, 2009. Unfortunately, due to unforeseen economic hardships in the real estate market, I-5 Social Services Corporation has been unable to fulfill the required conditions on the North East Bass Avenue Annexation Project. However, I-5 Social Services Corporation and the City of Mendota remain committed toward seeing the project to fruition.

We express our deepest regret in not forwarding this extension request at an earlier date, however due to City Management position changeover within the last few months; this very important request was overlooked. In being such, as well as in recognizing I-5 Social Services Corporation and the City's commitment to the project, we request that LAFCo grant an additional one-year extension.

Please do not hesitate to contact me at 559.655.3291 ext. 106 or at kchojnacki@ci.mendota.ca.us with any questions.

Regards,

Krystal M. Chojnacki
City Manager

CC: Alex Valdez, Executive Director, I-5 Social Services Corporation

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www.ci.mendota.ca.us

Fresno Local Agency Formation Commission

August 12, 2010

Bryce Atkins, Interim City Manager
City of Mendota
643 Quince Street
Mendota, CA 93640

Dear Mr. Atkins:

Subject: "North East Bass Avenue Annexation"

The LAFCo Resolution approving your proposal will expire on October 10, 2010, unless the Commission grants an extension of time within which to complete the proceedings. You may request a one-year extension of time by addressing your request to our office, accompanied by a fee of $500.00.

Please include the following information with your request:

1. Progress that has been made toward compliance during the past year.

2. Any circumstances that have changed in the vicinity of the project since the proposal was approved that could affect its suitability for annexation.

3. Actions taken by the proponent to ensure that the conducting authority proceedings can be completed within the requested extension period.

4. If a condition of approval required acceptance of a final tract map, include the tentative tract map number and date it will expire.

5. If the proponent has been unable to satisfy a condition subsequent to the Commission's approval due to adversarial market and/or economic conditions, such condition(s) shall be identified and supporting documentation provided. In addition, the applicant as a part of the extension request shall submit to LAFCo written confirmation from the city or district representative to which annexation is proposed supporting the extension request and validating the presence of the adversarial market or economic conditions justifying the extension. If the proposal is to annex to a district located within the unincorporated area, written correspondence in support of the extension request shall also be provided from the County of Fresno.

LAFCo Office: 2115 Kern Street, Suite 310, Fresno, CA 93721
Phone: (559) 495-0604 • Fax: (559) 495-0655 • E-mail: cfleming@co.fresno.ca.us

The Commission's policies state that extensions of time shall only be granted when it can be shown that the imminent need for the proposal still exists, the project is still viable, and progress is being made toward completion.

Because LAFCo plans to cancel its October 6, 2010 hearing, this reorganization must be approved for extension at its September 8, 2010 hearing. We must receive your request no later than **August 30, 2010,** in order for the Commission to consider it prior to the expiration date.

If you need assistance, please contact our office.

Sincerely,

JEFF WITTE
EXECUTIVE OFFICER

JW:cf

cc: Alex Valdez

Exhibit "A"

Northeast Bass Avenue Annexation
Proposed Attachment to Mendota City Limits
Area to be annexed to the City of Mendota and detached from the Kings River Conservation District, the Consolidated Irrigation District, and the Fresno County Fire Protection District

Legal Description:

Those portions of Sections 30 and 31 in Township 13 South, Range 15 East, Mount Diablo Base and Meridian, situated in the County of Fresno, State of California, more particularly described as follows:

Commencing at the Southeast Corner of said Section 30; thence North 89°23'00" West along the South line of said Section 30 a distance of 2757.45 feet to a point on the City of Mendota city limit line and also being the North line of Tract No. 3204, as recorded in Book 37 of Plats at Page 46, Fresno County Records; said South line of Section 30 also being the Basis of Bearings for this description; said point also being the TRUE POINT OF BEGINNING; thence the following courses:

1) North 29°25'00" West continuing along said city limits line and said north line of Tract No. 3204 and also along the easterly lines of Tract No. 3367, recorded in Book 38 of Plats at Pages 91-92, Fresno County Records and Tract No. 4230, recorded in Book 59 of Plats at Pages 25-28, Fresno County Records, a distance of 3569.70 feet to a point on the southerly right-of-way line of the Firebaugh Canal Company Intake Canal (a 300 foot reservation);

2) North 66°16'30" East leaving said city limits line, said easterly lines of Tract No's. 3367 and 4230 and continuing along said southerly right-of-way line of Intake Canal a distance of 1216.36 feet to the northeasterly corner of a parcel of land described in deed recorded March 11, 1988, as Document No. 88026960, Official Records of Fresno County;

3) South 23°59'00" East leaving said southerly right-of-way line and continuing along the easterly line of said parcel of land described in Document No. 88026960 a distance of 1625.20 feet to the centerline of a 60 foot road easement recorded October 24, 1935 in Book 1456 at Page 170, Official Records of Fresno County;

4) North 29°21'00" East along said centerline a distance of 60.00 feet to the easterly line of a parcel of land described in Deed recorded October 29, 2004 per Document No. 2004-0244264, Official Records of Fresno County;

5) South 18°29'56" East along the easterly line of said parcel of land described in Document No. 2004-0244264, a distance of 1515.86 feet to an angle point on said existing city limit line of the City of Mendota;

6) South 18°29'56" East continuing along said easterly line and city limits line a distance of 308.87 feet;

7) South 63°41'05" East continuing along said easterly line and city limits line a distance of 206.05 feet;

8) South 26°19'41" West continuing along said easterly line and city limits line a distance of 207.34 feet;

9) South 18°29'56" East continuing along said easterly line and city limits line a distance of 52.38 feet;

10) South 63°41'05" East continuing along said easterly line and city limits line a distance of 103.78 feet;

11) South 26°39'47" West continuing along said easterly line and city limits line a distance of 103.79 feet;

12) South 18°29'56" East continuing along said easterly line and city limits line a distance of 452.57 feet to a point on said northerly line of Tract No. 3204 and said existing city limits line;

13) North 63°42'00" West along said northerly line of Tract No. 3204 and city limits line a distance of 1035.88 feet to the TRUE POINT OF BEGINNING.

Said parcel contains 90.65 acres, more or less.

End of description.

Prepared by: _____
Cris H. Robles, PLS 5503

Date: 3-13-06

PROFESSIONAL LAND SURVEYOR
CRIS HELIO ROBLES
EXP. 9-30-06
NO. 5503
STATE OF CALIFORNIA

1206 B Exhibit A Legal Description-REVISED
Last printed 3/13/2006 11:28 AM

Exhibit B–"Northeast Bass Avenue Annexation"

Proposed Attachment to Mendota City Limits. Area to be Annexed to the City of Mendota, and Detached From The Kings River Conservation District, The Consolidated Irrigation District and The Fresno County Fire Protection District, Lying in Sections 30 & 31, Township 13 South, Range 15 East, Mount Diablo Base and Meridian, County of Fresno, State of California

PROFESSIONAL LAND SURVEYOR
CRIS HELIO ROBLES
EXP. 9-30-06
NO. 5503
STATE OF CALIFORNIA

3-17-06

Legend:

——— Existing City Limits

( ) Indicates numbered course matching written description (See Exhibit 'A')

——··—— Proposed Realignment Of City Limits Line

LINE TABLE		
LINE	LENGTH	BEARING
L1(4)	60.00'	N29°21'00"E
L2(7)	206.05'	S63°41'05"E
L3(8)	207.34'	S26°19'41"W
L4(9)	52.38'	S18°29'56"E
L5(10)	103.78'	S63°41'05"E
L6(11)	103.79'	S26°39'47"W

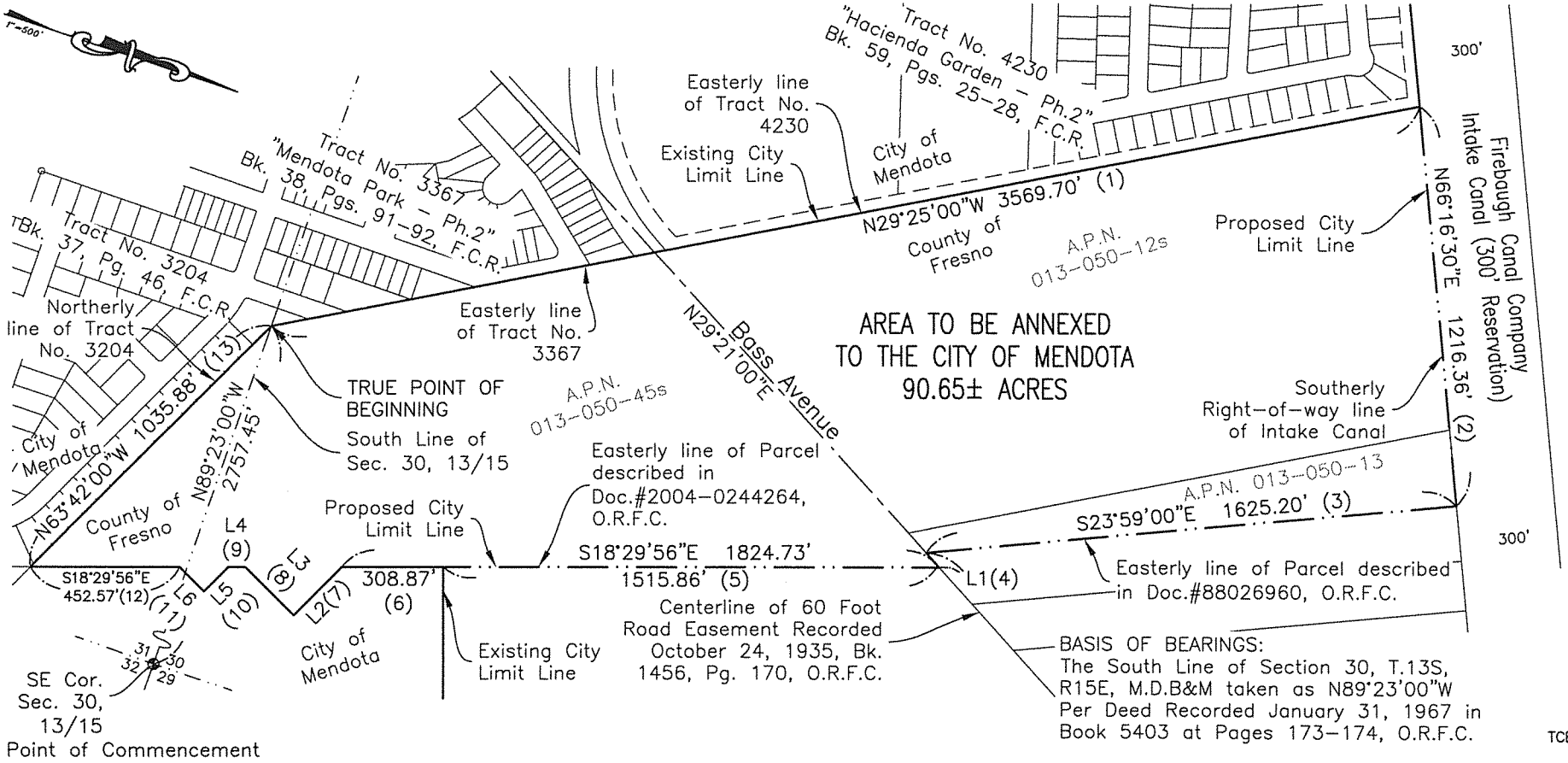
Prepared by:

TRI CITY engineering

Tri City Engineering

Engineers
4630 W. Jennifer Ave. #101
Fresno, CA 93722-6415
PH: 559-447-9075
FAX 559-447-9074
www.TriCityEngineering.com

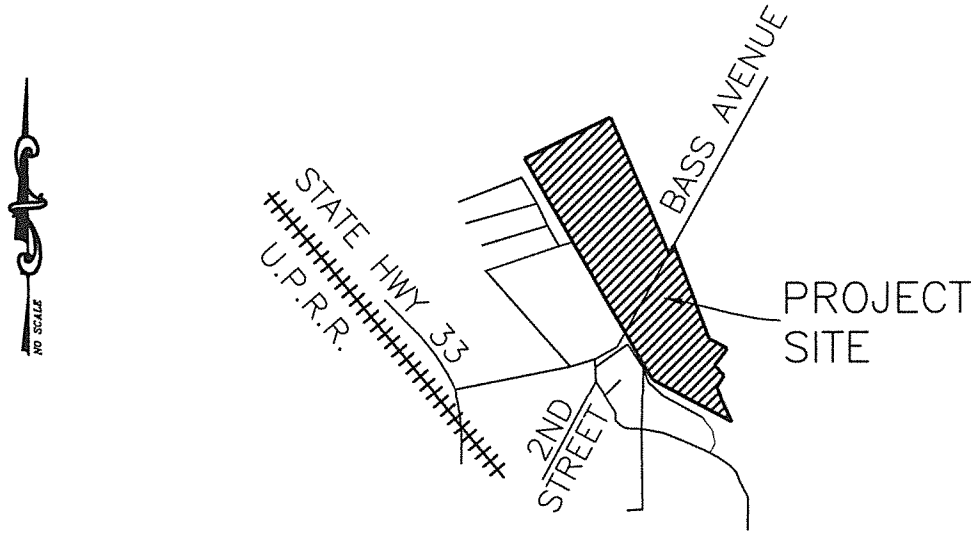
Surveyors
192 E. Elm Ave., #102
Coalinga, CA 93210
PH: 559-935-6051
FAX: 559-935-6051



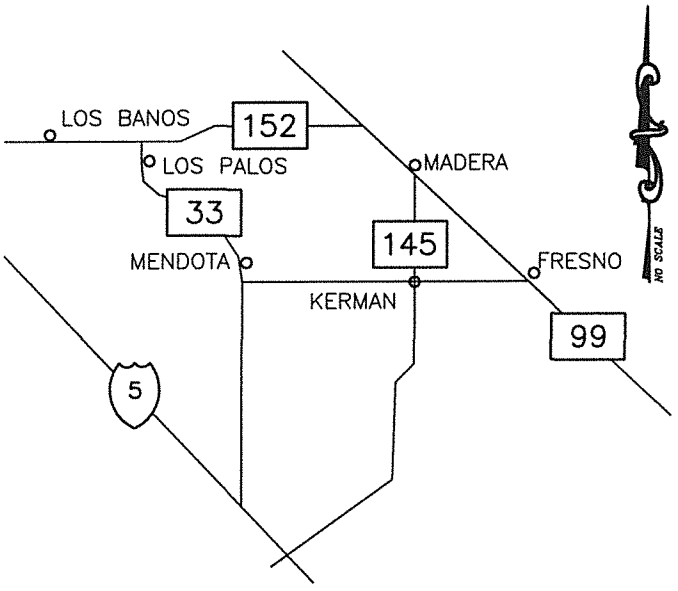
TCE#1206

"Northeast Bass Avenue Annexation"

Proposed Attachment to Mendota City Limits. Area to be Annexed to the City of Mendota, and Detached From The Kings River Conservation District, The Consolidated Irrigation District and The Fresno County Fire Protection District, Lying in Sections 30 & 31, Township 13 South, Range 15 East, Mount Diablo Base and Meridian, County of Fresno, State of California



Vicinity Map



Location Map

PROFESSIONAL LAND SURVEYOR
CRIS HELIO ROBLES
EXP. 9-30-06
NO. 5503
STATE OF CALIFORNIA
5-12-06

Prepared by:

Tri City Engineering

Engineers
4630 W. Jennifer Ave. #101
Fresno, CA 93722-6415
PH: 559-447-9075
FAX 559-447-9074
www.TriCityEngineering.com

Surveyors
192 E. Elm Ave., #102
Coalinga, CA 93210
PH: 559-935-6051
FAX: 559-935-6051

TCE#1206

RESOLUTION RO-07-17B

FRESNO LOCAL AGENCY FORMATION COMMISSION
FRESNO COUNTY, CALIFORNIA

A REQUEST FROM THE CITY OF MENDOTA FOR AN EXTENSION OF TIME FOR THE "NORTH EAST BASS AVENUE ANNEXATION"	))))	**APPROVE A ONE-YEAR EXTENSION OF TIME**

WHEREAS, this Commission approved the "North East Bass Avenue Annexation" on October 10, 2007, and

WHEREAS, State law provides that completion of a Proposal exceeding one year past the date of approval constitutes abandonment of proceedings but that the Commission may grant an extension of time when necessary and appropriate; and

WHEREAS, a request for extension of time was received from the Proponent for a period of one year to October 10, 2010; and

WHEREAS, this Commission considered said request at the regular LAFCo meeting on September 16, 2009, and the staff report and recommendation of the Executive Officer regarding said request and all relevant testimony thereon.

NOW, THEREFORE, BE IT RESOLVED that the Local Agency Formation Commission does hereby approve this request for a one-year extension of time to complete the proceedings to October 10, 2010.

* *

ADOPTED THIS 16th DAY OF SEPTEMBER, 2009, BY THE FOLLOWING VOTE:

AYES: **Commissioners Perea, Fortune, Lujan, Anderson**

NOES: **None**

ABSTAIN: **Commissioner Rodriguez**

ABSENT: **Commissioner Lopez**

COUNTY OF FRESNO,
STATE OF CALIFORNIA

CERTIFICATION:

I, Susan Anderson, Vice Chair of the Fresno Local Agency Formation Commission certify that the foregoing resolution was adopted by the Commission at a regular meeting held on the 16th day of September, 2009.

Susan B. Anderson

Susan Anderson, Vice Chair
Fresno Local Agency Formation Commission

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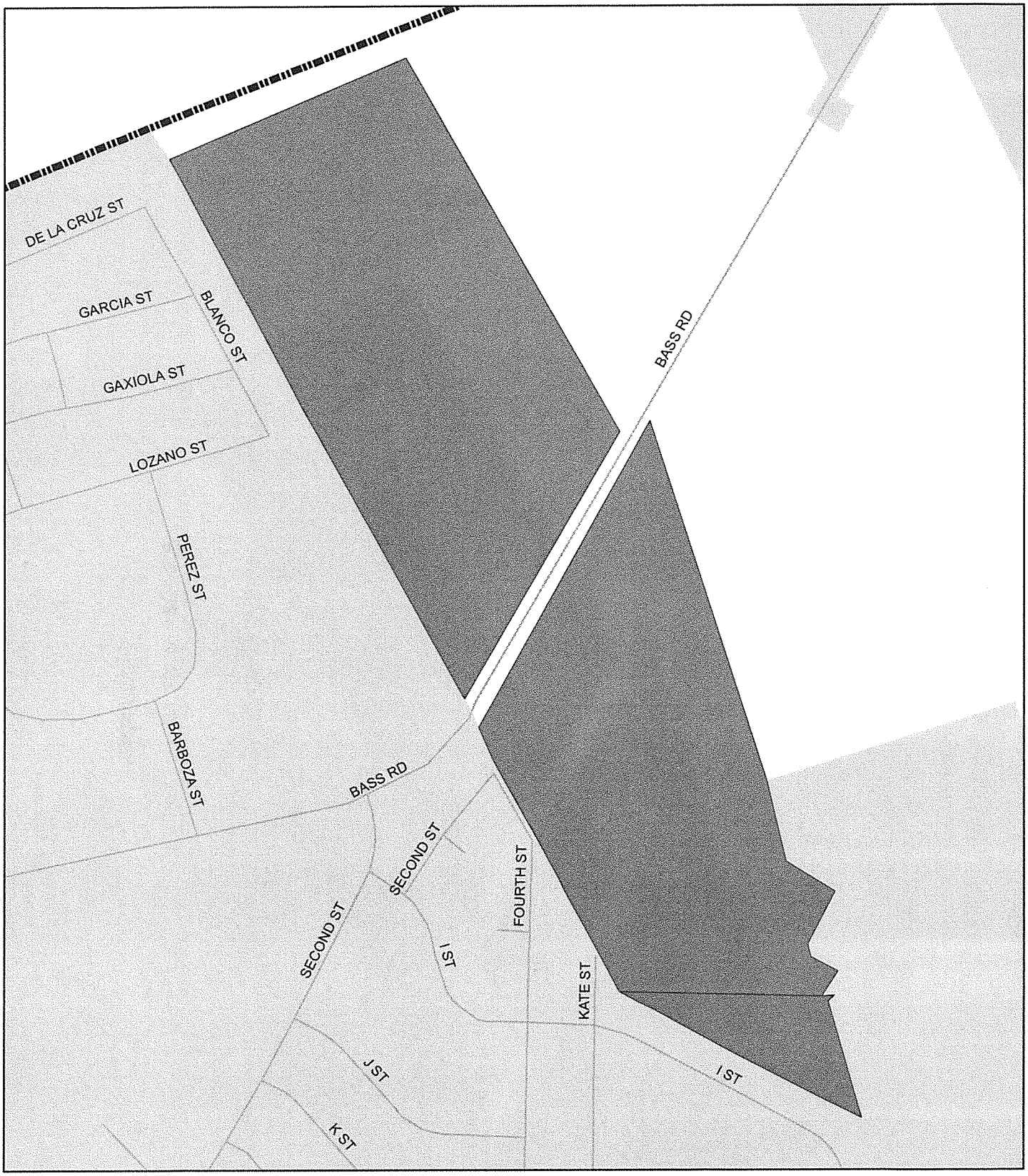
EXHIBIT "A"



Legend

- Sphere of Influence
- City Limits
- Affected Territory

City of Mendota "North East Bass Avenue Annexation" LAFCo File No. RO-07-17

0 0.05 0.1 0.2 0.3 Miles

N W E S

FRESNO LOCAL AGENCY FORMATION COMMISSION (LAFCO)
EXECUTIVE OFFICER'S REPORT

CONSENT AGENDA ITEM NO. 5

DATE: **September 16, 2009**

TO: **Local Agency Formation Commission**

FROM: **Rick Ballantyne, Executive Officer**
Darrel Schmidt, Deputy Executive Officer

SUBJECT: **Consider Approval – Request for One-Year Extension to Complete Proceedings for the City of Mendota "North East Bass Avenue Reorganization" (LAFCo File No. RO-07-17).**

Summary: The "North East Bass Avenue Reorganization" was approved on October 10, 2007, but has not been completed. State law requires that all reorganization proceedings shall be completed within one year of approval unless the Commission grants an extension of time prior to the expiration date. Failure to grant an extension will terminate the proceedings. The City of Mendota has requested an additional one-year extension of time.

Fresno LAFCo Policies, Standards and Procedures Section 315-03 allows extensions of time to be granted when the imminent need for the proposal still exists, the project is still viable, and progress is being made toward completion. The Commission's policies further state that the Commission may consider economic hardships beyond the control of the proponents as justification supporting the extension request.

The Commission revised its time extension policies on April 15, 2009, to allow consideration of first and second time extension requests as "Consent Agenda" items. This is the second time extension request for this proposal.

Project Description: The reorganization consists of the annexation of 90.65 acres to the City of Mendota and detachment from the Fresno County Fire Protection District and the Silver Creek Drainage District. The proposed development includes 9.96 acres of multiple-family residential uses, 187 single-family residential lots, and a child care center. The affected territory is located on the north and south sides of Bass Avenue and east of Blanco Street (see attached map location).

Reasons for Request and Actions Taken to Date: The City has indicated that the proponent, I-5 Social Services Corporation, has hired a Civil Engineering firm to develop the Final Tract Map for the project, but a backlog of work within the company has delayed work on the Map for eight to ten months. The proponent states that financing for the Final Tract Map will be in place following approval of this time extension request. Additionally, City staff indicates they believe this is still a viable project, but current economic conditions and difficulty in obtaining financing for development projects have affected the ability of the proponent to complete this reorganization.

Staff Analysis:

The City of Mendota has requested this time extension on behalf of the project developer. Pursuant to Commission policies, the City confirms that since this reorganization's approval in 2007, there have been no changes or circumstances in the vicinity of the affected territory that could affect its suitability for annexation.

Past experience has shown that it is not uncommon for reorganizations to take longer than the initial one-year approval to be completed, and that one or more extensions of time may be required to fulfill all conditions of approval. Staff notes that a significant hurdle keeping the proponent from fulfilling the conditions of approval appears to be Condition 3-B, which states, "Satisfactory verification that the City has accepted a final tract map shall be submitted to the Executive Officer prior to completion (recordation) of the annexation". Since the approval of this project, the Commission stopped including this as a standard condition of approval as it was often perceived to be a hardship by project proponents.

Additionally, in many recent cases the slowed economy has negatively affected the ability of proponents to timely complete projects. The City indicates that is also the case with this proposal. The Commission's polices do allow for economic hardships to be considered as a justification for time extension requests.

Based on this information, it does appear that circumstances beyond the control of the City and the proponent, including economic hardships due to the current economic conditions, have caused a delay in finalizing this reorganization. It also appears that the City still believes this to be a viable project. Based on these circumstances, staff supports an additional one-year extension.

Recommendation: Approve a one-year extension

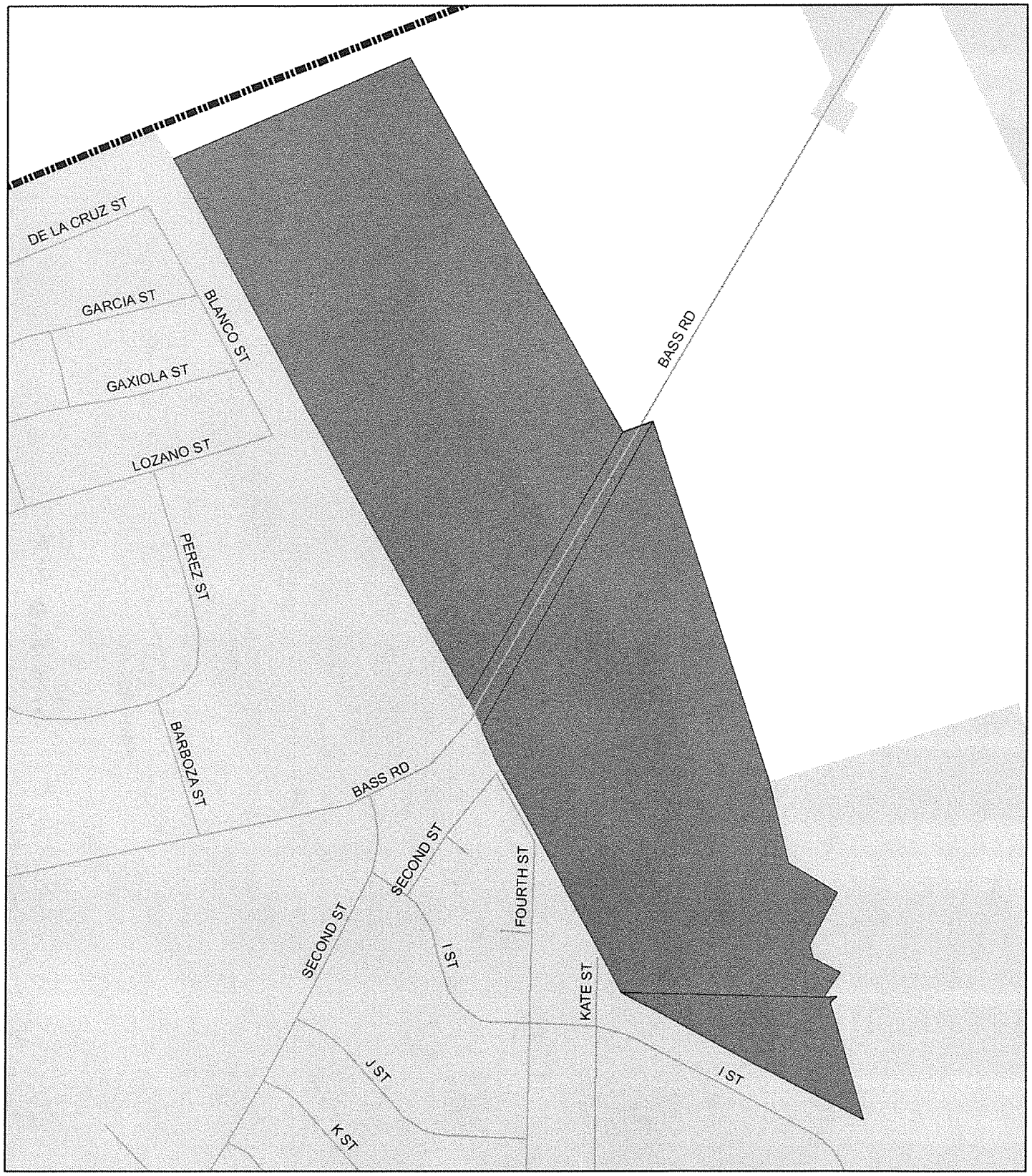
Parties of Interest:

Etchegoinberry Family LTD Partnership (Ed Warkentine)	Alex and Eva Valdez
1-5 Social Services Inc.	Silver Creek Packing Company

The Following Have Received Copies of This Report:

- LAFCo Commissioners and Alternates
- Ken Price, LAFCo Counsel, Baker, Manock, and Jensen
- Gabriel Gonzalez, City Manager, City of Mendota
- Bernard Jimenez, Planning Manager, Fresno County Development Services Division
- Chief Keith Larkin, Fresno County Fire Protection District
- Silver Creek Drainage District

EXHIBIT "A"



Legend

- Sphere of Influence
- City Limits
- Affected Territory

City of Mendota "North East Bass Avenue Annexation" LAFCo File No. RO-07-17

0 0.05 0.1 0.2 0.3 Miles

N W E S

CITY OF MENDOTA

"Cantaloupe Center Of The World"

SEP 2009

September 3, 2009

Rick Ballantyne
Executive Officer
Fresno Local Agency Formation Commission
2115 Kern Street, Suite 310
Fresno, CA 93721

RE: "North East Bass Avenue Annexation"

Dear Mr. Ballantyne:

I respectively submit this request for a one-year extension of time on the "North East Bass Avenue Annexation" approved by Resolution No. R0-07-17 on October 10, 2009 by the Commission.

Pursuant to the request for extension of time for the annexation, I am submitting the following response's to your request for additional information on letter dated August 7, 2008 regarding the Don Alejandro Community Plan. In compliance with this request, contained here below is the information you requested as follows:

1. Since the adoption of LAFCo resolution No. RO-07-17, the proponent I-5 Social Services Corporation has conducted a search and hired a Civil Engineering firm to develop the Final Tract Map for the Don Alejandro Valdez Community Plan. Furthermore, I was informed by I-5, due to a backlog involving other projects the company has been unable to perform work on this project for approximately 8-10 months. As soon as they clear some of there backlog, they will commence work on the Final Tract Map for the "North East Bass Avenue Annexation".

2. To date there has been no changes or circumstances within the vicinity of this proposed project that could affect its suitability for annexation.

3. The proponent, I-5 Social Services Corporation has insured the City of Mendota that once the extension is granted. Financing will be in placed to complete the development of a Final Track Map for submittal to the City of Mendota for review and adoption by City resolution.

4. The following City Ordinance and Resolution were adopted at a regular Mendota City Council Meeting held on September 11, 2007, which included approval of Tentative Tract Map No. 5003.

643 Quince Street Mendota, California 93640
Telephone: (559) 655-3291 Fresno Line: (559) 266-6456 Fax: (559) 655-4064 www.ci.mendota.ca.us
TDD/TTY 866-735-2929 (English) TDD/TTY 866-833-4703 (Spanish)

In accordance with the City Approved and Adoption of Ordinance No. 07-06: An Ordinance of the City of Council of the City of Mendota Amending the Official Zoning Map of the city of Mendota by Pre-zoning Parcel 013-050-045s,013-050-012s&013-050-013froAE-20 (Agricultural Exclusive 20 acre minimum) District R-1(Single Family Residential District and R-3 (Multiple Family Residential District).

In addition, with City Approved and Adoption Resolution No. 07-24: Resolution Of the City of Mendota Approving The Adoption Of A Resolution Of Application for Annexation No. 07-01, An Annexation to the City of Mendota and Detachment From the Kings River Conservation District, The Consolidation Irrigation District, And the Fresno County Fire Protection District.

Please be advised that the City of Mendota is awaiting the proponent's Final Track Map for review and adoption by the City of Mendota. Once the City of Mendota has approved and adopted the Resolution, it will forwarded to LAFCo as a final annexation condition satisfying all conditions set forth on the proposed project. Moreover, this is in accordance with LAFCo resolution No. R0-07-17 relating to SECTION # 3., A., B., and C of the referenced resolution.

Please contact me should you require additional information.

Sincerely

Gabriel A. Gonzalez
City Manager

CC: Alex Valdez, Executive Director, I-5 Social Services Corporation
Project Planning File

Fresno Local Agency Formation Commission

July 29, 2009

Gabe Gonzalez, City Manager
City of Mendota
643 Quince Street
Mendota, CA 93640

Dear Mr. Gonzalez:

Subject: "North East Bass Avenue Annexation"

The LAFCo Resolution approving your proposal will expire on October 10, 2009, unless the Commission grants an extension of time within which to complete the proceedings. You may request a one-year extension of time by addressing your request to our office, accompanied by a fee of $500.00.

Please include the following information with your request:

1. Progress that has been made toward compliance during the past year.

2. Any circumstances that have changed in the vicinity of the project since the proposal was approved that could affect its suitability for annexation.

3. Actions taken by the proponent to ensure that the conducting authority proceedings can be completed within the requested extension period.

4. If a condition of approval required acceptance of a final tract map, include the tentative tract map number and date it will expire.

5. If the proponent has been unable to satisfy a condition subsequent to the Commission's approval due to adversarial market and/or economic conditions, such condition(s) shall be identified and supporting documentation provided. In addition, the applicant as a part of the extension request shall submit to LAFCo written confirmation from the city or district representative to which annexation is proposed supporting the extension request and validating the presence of the adversarial market or economic conditions justifying the extension. If the proposal is to annex to a district located within the unincorporated area, written correspondence in support of the extension request shall also be provided from the County of Fresno.

LAFCo Office: 2115 Kern Street, Suite 310, Fresno, CA 93721
Phone: (559) 495-0604 • Fax: (559) 495-0655 • E-mail: cfleming@co.fresno.ca.us

The Commission's policies state that extensions of time shall only be granted when it can be shown that the imminent need for the proposal still exists, the project is still viable, and progress is being made toward completion.

We must receive your request by September 1, 2009, in order for the Commission to consider it prior to the expiration date.

If you need assistance, please contact our office.

Sincerely,

RICK BALLANTYNE
EXECUTIVE OFFICER

RB:cf

cc: Alex Valdez

RESOLUTION RO-07-17A

FRESNO LOCAL AGENCY FORMATION COMMISSION
FRESNO COUNTY, CALIFORNIA

A REQUEST FROM THE CITY OF MENDOTA FOR AN EXTENSION OF TIME FOR THE "NORTH EAST BASS AVENUE ANNEXATION"	))))	**APPROVE A ONE-YEAR EXTENSION OF TIME**

WHEREAS, this Commission approved the "North East Bass Avenue Annexation" on October 10, 2007, and

WHEREAS, State law provides that completion of a Proposal exceeding one year past the date of approval constitutes abandonment of proceedings but that the Commission may grant an extension of time when necessary and appropriate; and

WHEREAS, a request for extension of time was received from the Proponent for a period of one year to October 10, 2009; and

WHEREAS, this Commission considered said request at the regular LAFCo meeting on October 8, 2008, and the staff report and recommendation of the Executive Officer regarding said request and all relevant testimony thereon.

NOW, THEREFORE, BE IT RESOLVED that the Local Agency Formation Commission does hereby approve this request for a one-year extension of time to complete the proceedings, to October 10, 2009.

* *

ADOPTED THIS 8th DAY OF OCTOBER, 2008, BY THE FOLLOWING VOTE:

AYES: **Commissioners Anderson, Neri, Fortune, Lopez**

NOES: **None**

ABSTAIN: **Commissioners Perea, Rodriguez**

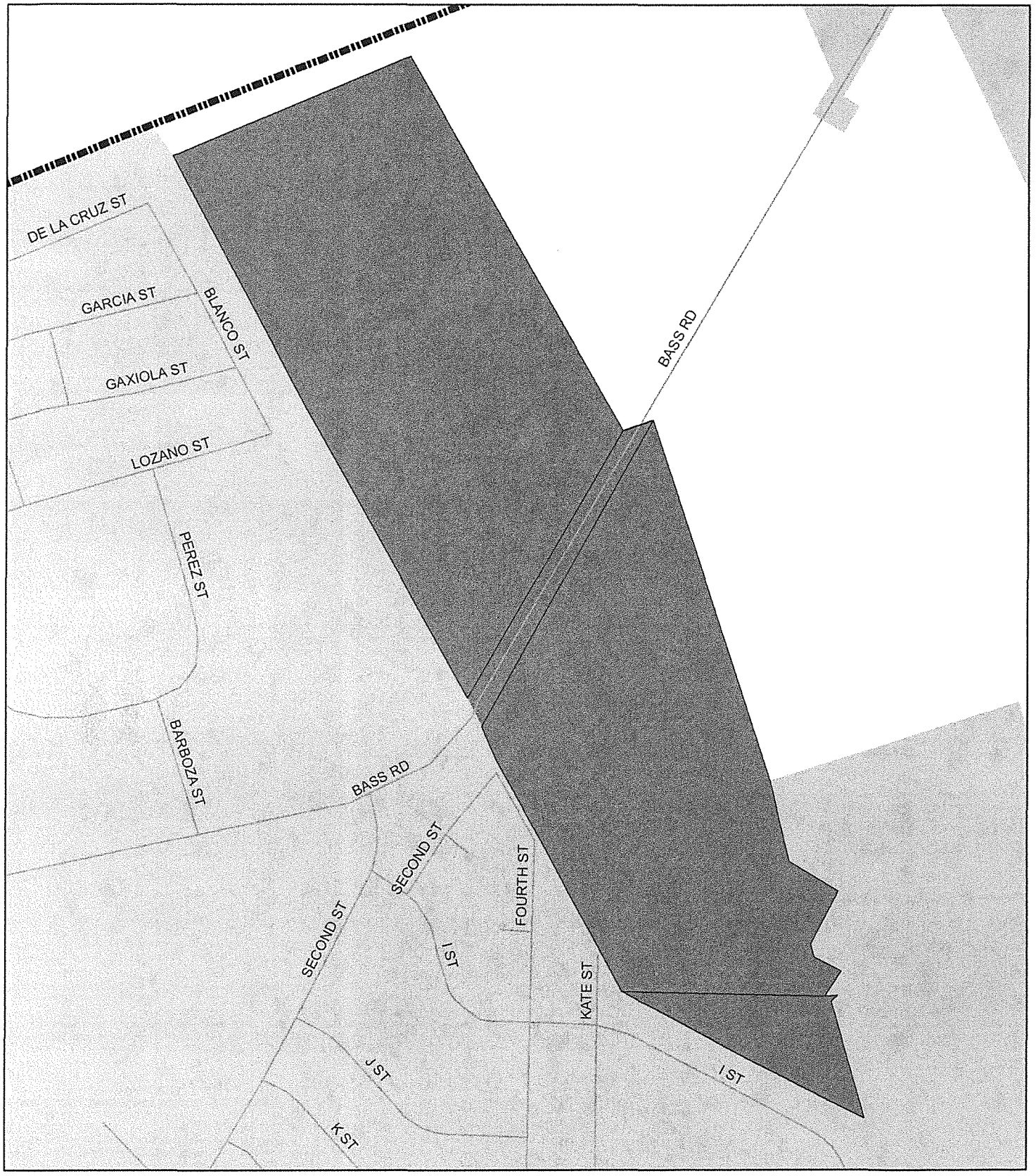
COUNTY OF FRESNO,
STATE OF CALIFORNIA

CERTIFICATION:

I, Victor Lopez, Chairman of the Fresno Local Agency Formation Commission certify that the foregoing resolution was adopted by the Commission at a regular meeting held on the 8th day of October, 2008.

Victor Lopez, Chairman
Fresno Local Agency Formation Commission

EXHIBIT "A"



Legend

- Sphere of Influence
- City Limits
- Affected Territory

City of Mendota "North East Bass Avenue Annexation" LAFCo File No. RO-07-17

0 0.05 0.1 0.2 0.3 Miles

N W E S

AGENDA ITEM NO. 5

DATE: October 8, 2008

TO: Local Agency Formation Commission

FROM: Rick Ballantyne, AICP, Executive Officer

SUBJECT: Consider Approval – Request for One-Year Individual Extensions to Complete Proceedings for the following:

A. City of Fresno "Kings Canyon-Minnewawa No. 3 Reorganization" (LAFCo File No. RO-06-27).

B. City of Fresno "Shields-Polk No. 4E Reorganization" (LAFCo File No. RO-06-32).

C. City of Orange Cove "Jacobs-Adams Reorganization" (LAFCo File No. RO-06-29).

D. City of Mendota "North East Bass Avenue Reorganization" (LAFCo File No. RO-07-17)

The above proposals were previously approved by the Commission, although none have been completed. State law requires that all reorganization and annexation proceedings shall be completed within one year of approval unless the Commission grants an extension of time prior to the expiration date. Failure to grant an extension will terminate the proceedings. LAFCo Policies, Standards and Procedures Section 315-03 allows extensions of time to be granted when the imminent need for the proposal still exists, the project is still viable, and progress is being made toward completion.

A. City of Fresno "Kings Canyon-Minnewawa No. 3 Reorganization" (LAFCo File No. RO-06-27).

Parties of Interest:

Bob & Lydia Mochizuki	Bob & Masako Mochizuki	Paul Atmajian

Summary:

This reorganization was approved by the Commission on October 11, 2006. The City of Fresno is requesting a one-year extension of time to complete proceedings. This is the second request for extension.

Project Description: The affected territory is located at the southwest corner of E. Kings Canyon Road and S. Minnewawa Avenue. The reorganization consists of the annexation of 19.07 acres to the City of Fresno and detachment from the Fresno County Fire Protection District and the Kings River Conservation District. Development of a 17-lot single-family residential subdivision is planned on an 8.73-acre portion of the territory.

Reasons for Reques nd Actions Taken to Date: The a licant has indicated that the final tract map and improvement plans have been filed with the City. The tentative tract map will expire on July 20, 2009. Similarly, the applicant in his last extension request indicated that the final map had been filed with the City and that a grading plan was approved and the project area has been graded. Also, that sewer and water plans have been completed.

Staff Analysis: The Commission has collectively expressed its desire to limit extensions due to an applicant's failure to meet the conditions of approval. Staff maintains some concern in that the proponent's justification for an extension contains similar points as expressed in their first extension request.

While it may be possible that certain outside factors such as the current economic and market conditions have slowed area development, the Commission's adopted policies call for progress to be demonstrated. Based upon the justification provided by the proponents, it does not appear that major progress has been made during the last year. Therefore, while staff may support an additional one-year extension, it would recommend that no further extensions be granted unless more specific justification is demonstrated.

Recommendation: Approve an additional one-year extension.

B **City of Fresno "Shields-Polk No. 4E Reorganization" (LAFCo File No. RO-06-32).**

Parties of Interest:

Hansen Edenbridge Fresno Venture	Alfredo & Corrine Flores
David & Frances Valenzuela	Joseph & Delia Garcia

Summary:

This reorganization was approved by the Commission on October 11, 2006. The City of Fresno is requesting a one-year extension of time to complete proceedings. This is the second request for extension.

Project Description: The affected territory is located on the west side of N. Polk Avenue, approximately one-quarter mile south of its intersection with W. Dakota Avenue. The reorganization consists of the annexation of 9.61 acres to the City of Fresno and detachment from the North Central Fire Protection District and the Kings River Conservation District. The developer is planning to build a 40-lot single-family residential subdivision within the affected territory.

Reasons for Request and Actions Taken to Date: The applicant has provided information supporting his extension request. He has indicated that the City has approved landscape improvement plans (February, 2008); storm drainage and grading improvement plans (May, 2008); and streetlight improvement plans (July, 2008) for the project, and that PG&E has completed the electric design (May, 2008). The developer has indicated that the extension is needed in order to allow time to complete street improvement plans, the subdivision agreement, and the final map. He further states that approval of these last items requires right-of-way acquisition from a neighboring property owner for widening and realignment of N. Polk Avenue.

Staff Analysis: The Commission has collectively expressed its desire to limit extensions due to an applicant's failure to meet the conditions of approval. While some work items have been completed during this last year, Staff continues to maintain concern related to the slow progress.

While it may be possible that certain outside factors such as the current economic and market conditions have slowed area development, the Commission's adopted policies call for progress to be demonstrated. Based upon the justification provided by the proponents, it appears that progress is being made and that a one-year extension should be granted.

Recommendation: Approve a one-year extension

C. City of Orange Cove "Jacobs-Adams Reorganization" (LAFCo File No. RO-06-29).

Parties of Interest:

Central Valley Land Group	Kevin & Joanna Howard	Eric Waddell

Summary:

This reorganization was approved by the Commission on October 11, 2006. The City of Orange Cove is requesting a one-year extension of time to complete proceedings. This is the second request for extension.

Project Description: The affected territory is located northwest of the intersection of E. Adams and S. Jacobs Avenues. The reorganization consists of the annexation of 39.66 acres to the City of Orange Cove and detachment from the Orange Cove Irrigation District. The Central Valley Land Group proposes development of a 171-lot single-family residential subdivision.

Reasons for Request and Actions Taken to Date: The applicant has indicated that progress has taken place and that recordation is expected to take place in the spring next year. They are requesting this extension to allow time for the final map to be approved.

Staff Analysis: The Commission has collectively expressed its desire to limit extensions due to an applicant's failure to meet the conditions of approval. Staff maintains concern in that the proponent's justification for an extension contains similar points as expressed in their first extension request.

While it may be possible that certain outside factors such as the current economic and market conditions as pointed out by the proponents have slowed area development, the Commission's adopted policies call for progress to be demonstrated. Based upon the justification provided by the proponents, it does not appear that major progress has been made during the last year. Therefore, while staff may support an additional one-year extension, it would recommend that no further extensions be granted unless more specific justification is demonstrated.

Recommendation: Approve a one-year extension

D. **City of Mendota "No East Bass Avenue Reorganizati" (LAFCo File No. RO-07-17).**

Parties of Interest:

Etchegoinberry Family LTD Partnership (Ed Warkentine),	Alex and Eva Valdez
I-5 Social Services Inc	Silver Creek Packing Company

Summary:

This reorganization was approved by the Commission on October 10, 2007. The City of Mendota is requesting a one-year extension of time to complete proceedings. This is the first request for extension.

Project Description: The affected territory is located on the north and south sides of Bass Avenue and east of Blanco Street. The reorganization consists of the annexation of 90.65 acres to the City of Mendota and detachment from the Fresno County Fire Protection District and the Silver Creek Drainage District. The proposed development includes 9.96 acres of multiple-family residential uses, 187 single-family residential lots, and a child care center.

Reasons for Request and Actions Taken to Date: The City has indicated that the proponent (I-5 Social Services Corporation) has hired a Civil Engineering firm to prepare the Final Tract Map, but due to the firm's project backlog, no work has been performed during the last eight months. The proponent has assured the City that financing for the Final Tract Map will be secured once the extension is granted.

Staff Analysis: The Commission has collectively expressed its desire to limit extensions due to an applicant's failure to meet the conditions of approval. While some limited work items have been completed during this last year, Staff continues to maintain concern related to the slow progress.

While it may be possible that certain factors related to engineering progress have been slow, the Commission's adopted policies call for progress to be demonstrated. Based upon the justification provided by the proponents, it does not appear that major progress has been made during the last year. Therefore, while staff may support an additional one-year extension, it would recommend that no further extensions be granted unless more specific justification is demonstrated.

Recommendation: Approve a one-year extension

The Following Have Received Copies of This Report:

- LAFCo Commissioners and Alternates
- Ken Price, LAFCo Counsel, Baker, Manock, and Jensen
- Andrew Souza, City Manager, City of Fresno
- Keith Bergthold, City of Fresno
- Gil Haro, Planning Manager, City of Fresno
- Luis Patlan, Representative
- Alan Bengyel, City Manager, City of Orange Cove
- Paul Atmajian
- Bernard Jimenez, Planning Manager, Fresno County Development Services Department
- Will Kettler, Fresno County Public Works and Planning
- Orange Cove Fire Protection District

- John Roldan, Orange Cove Irrigation District
- Lonnie Downs, North Central Fire Protection District
- Chief Keith Larkin, Fresno County Fire Protection District
- David Orth, Kings River Conservation District
- Mark Gilkey, Manager, Consolidated Irrigation District
- Gabe Gonzalez, City Manager, City of Mendota
- Alex Valdez
- Silver Creek Drainage District

Exhibit "A"

City of Fresno
"Kings Canyon-Minnewawa No. 3 Reorganization"

GARY G. GIANNETTA
CONSULTING CIVIL ENGINEER
1119 S STREET
FRESNO, CA 93721
559-264-3590
FAX 559-264-0696

SEP 2008
Received
FRESNO
LAFCO

RECEIVED

AUG 29 2008
Planning Division
Planning & Development Dept
CITY OF FRESNO

August 28, 2008

Mr. Dave Braun, Planner III
Planning & Development Department
City of Fresno
2800 Fresno Street
Fresno, CA 93721

Dear Mr. Braun:

Enclosed is a check for $450.00 made out to LAFCO for an extension of the "Kings Canyon-Minnewawa No. 3 Reorganization" that is required for the recordation of final tract map 5387. We have submitted the final tract map and improvement plans and are currently processing them for approval.

The expiration date of the tentative tract map is July 20, 2009.

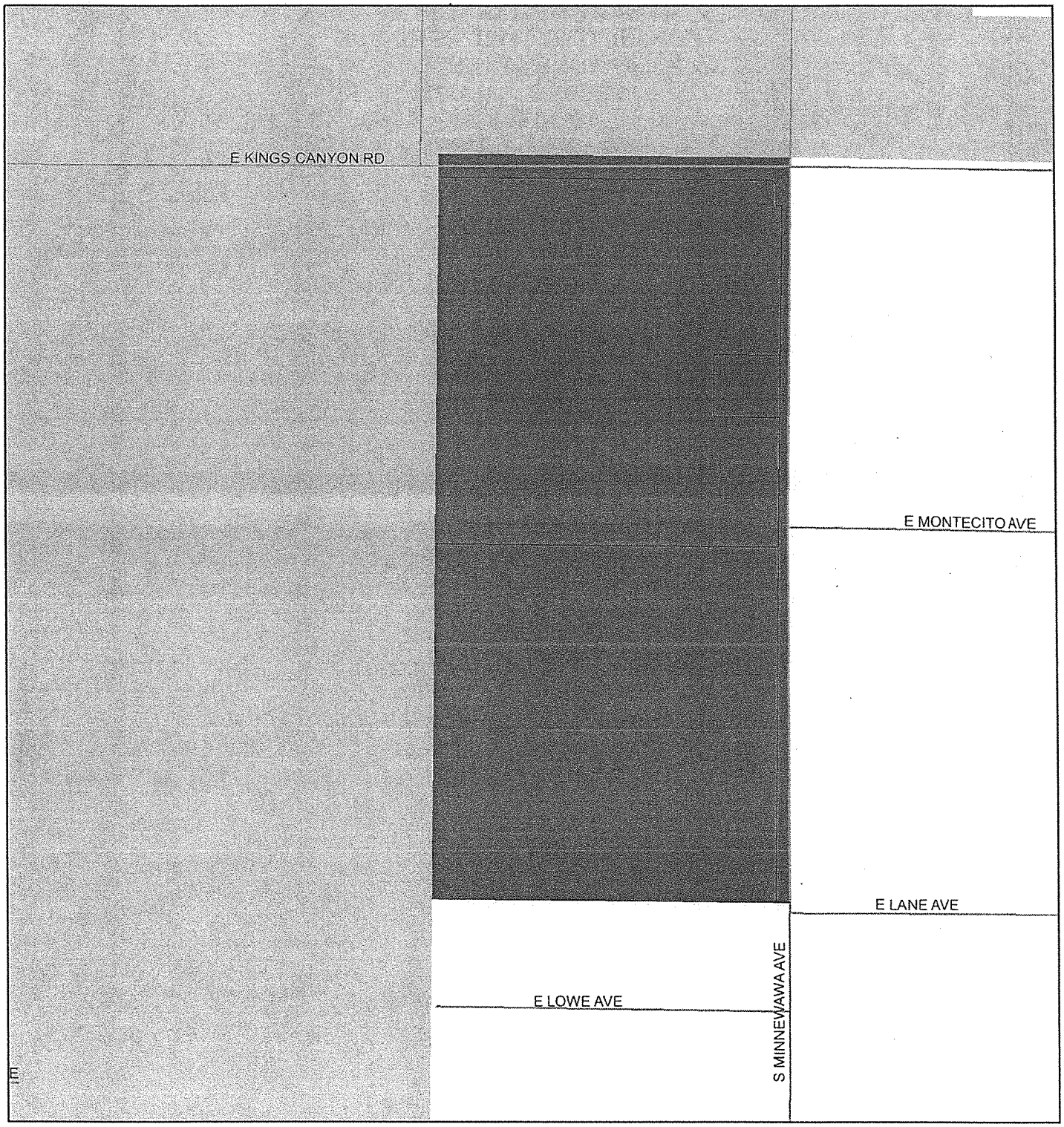
Please call if I need to do anything to help process the extension.

Sincerely,

Gary Giannetta
Project Engineer

Cc: Paul Atmajian

EXHIBIT "A"



Legend

City Limits

Affected Territory

City of Fresno "Kings Canyon-Minnewawa No. 3 Reorganization"
LAFCo File No. RO-06-27

0 0.04 0.08 0.16 Miles

N W E S

Exhibit "B"

City of Fresno
"Shields-Polk No. 4E Reorganization"

EDENBRIDGE INC

153 Second Street, Suite 101
Los Altos, CA 94022-2825
Telephone: 650.917.1311 Fax: 650.917.1312
www.edenbridge.us

SEP 2008
Received
FRESNO
LAFCO

VIA FEDERAL EXPRESS

September 16, 2008

REFERENCE: **City of Fresno Shields-Polk No. 4E Reorganization Extension**
Fresno LAFCo File No. RO-06-32
City of Fresno Tract 5537

Mr. Richard Ballantyne, AICP
Executive Officer
Fresno Local Agency Formation Commission
2115 Kern Street, Suite 310
Fresno, CA 93721

Dear Mr. Ballantyne:

The purpose of this letter is to request that approval of the Shields-Polk No. 4E Reorganization to annex approximately 9.6 acres of property located on the west side of N. Polk Avenue between W. Dakota and W. Shields to the City of Fresno be extended for one year to October 11, 2009. The reorganization was initially approved on October 11, 2006 and extended for the first time on October 10, 2007. Edenbridge Homes is entitling a 40-lot subdivision known as Tract 5537 within the annexation area. We would like a one-year extension to finish our work with the City and have enclosed a check in the amount of $500.00 for processing.

Edenbridge obtained a Vesting Tentative Map and Conditional Use Permit from the City for Tract 5537 in March 2006. Sanitary Sewer and Water improvement plans were approved around the time of the first LAFCo extension in October 2007. Since then, Edenbridge has completed and the City has approved Landscape (February 2008), Storm Drainage (May 2008), Grading (May 2008), and Streetlight (July 2008) improvement plans for the project. PG&E has also completed Electric Design (May 2008), and we continue to work toward finalizing Street Improvements Plans, the Subdivision Agreement, and Final Map. Approval of these last items requires right-of-way acquisition from a neighboring property owner for widening and realignment of N. Polk Avenue. Negotiations for the right-of-way are ongoing but will not be completed by the current reorganization expiration date of October 11, 2008.

Edenbridge remains committed to building out the subdivision and hopes to start construction under a Grading Permit as early as Spring 2009. The City of Fresno has acknowledged our efforts in extending the Vesting Tentative Map and Conditional Use Permit to March 2010. We humbly requests additional time from Fresno LAFCo to meet our obligations.

Thank you for your assistance with this extension request. Please contact me with any questions.

Sincerely,

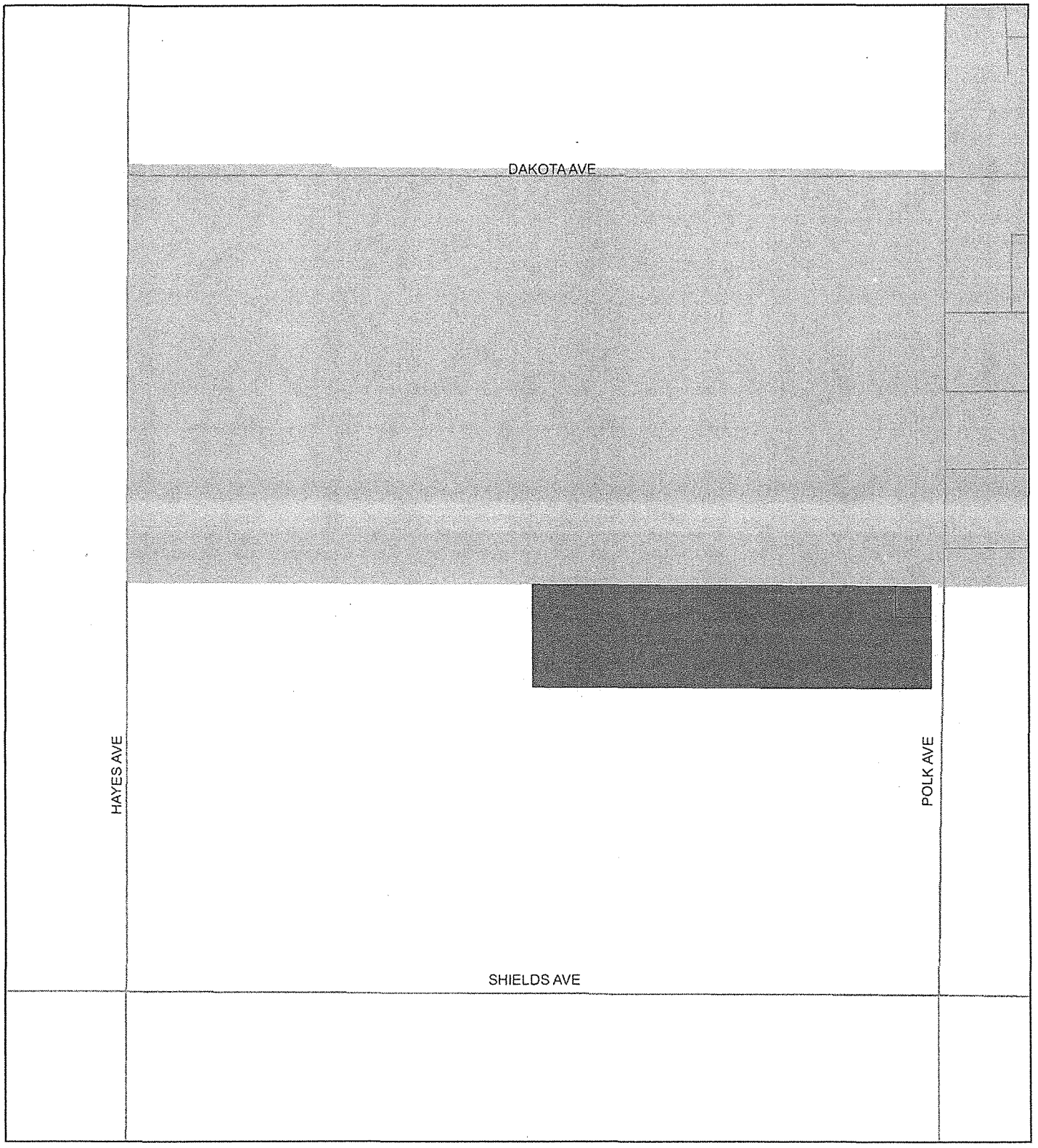
Eric Zweig

Eric Zweig
Project Manager
Edenbridge, Inc.

Encl. (3): $500.00 Check No. 1933
August 7, 2008 Fresno LAFCo Letter to City re: Shields-Polk No. 4E Reorg.
October 10, 2007 Fresno LAFCo Resolution RO-06-32A

CC: Darrel Schmidt, Fresno LAFCo Deputy Executive Officer (letter only)
Keith Bergthold, City of Fresno Director Planning & Development (letter only)
David Braun, City of Fresno Planning & Development (letter only)
Jeff Beck, City of Fresno Public Works Engineer II (letter only)
Chuck Haran, Provost & Pritchard Engineering Group (letter only)

EXHIBIT "A"



City of Fresno "Shields-Polk
No. 4E Reorganization"
LAFCo File No. RO-06-32

Legend

City Limits

Affected Territory

0 0.05 0.1 0.2 Miles

N W E S

Exhibit "C"

City of Orange Cove
"Jacobs-Adams Reorganization"

CENTRAL VALLEY LAND GROUP

SEP 2008 FRESNO LAFCO

September 19, 2008

Mr. Rick Ballantyne
Executive Officer
Fresno LAFCo
2115 Kern Street, Suite 310
Fresno, CA 93721

Re: "Jacobs-Adams Reorganization:
Tentative Tract Map No. 5692

Dear Mr. Ballantyne,

The purpose of this letter is to request an extension of time to complete the above referenced annexation. Enclosed is a check in the amount of $500.00.

I understand that the extension will be considered on the October agenda. Someone from our organization will plan on attending, in case the commission has any questions.

There have not been material changes to any circumstances in the vicinity of the project since the project was approved for annexation. While the residential real estate market has slowed, our proposed community is still a viable project. All items for the recordation of the annexation are nearing completion. We expect to record the annexation in the spring of 2009. The annexation of the site remains a high priority for the City of Orange Cove and the project is consistent with the City's general plan and growth policy.

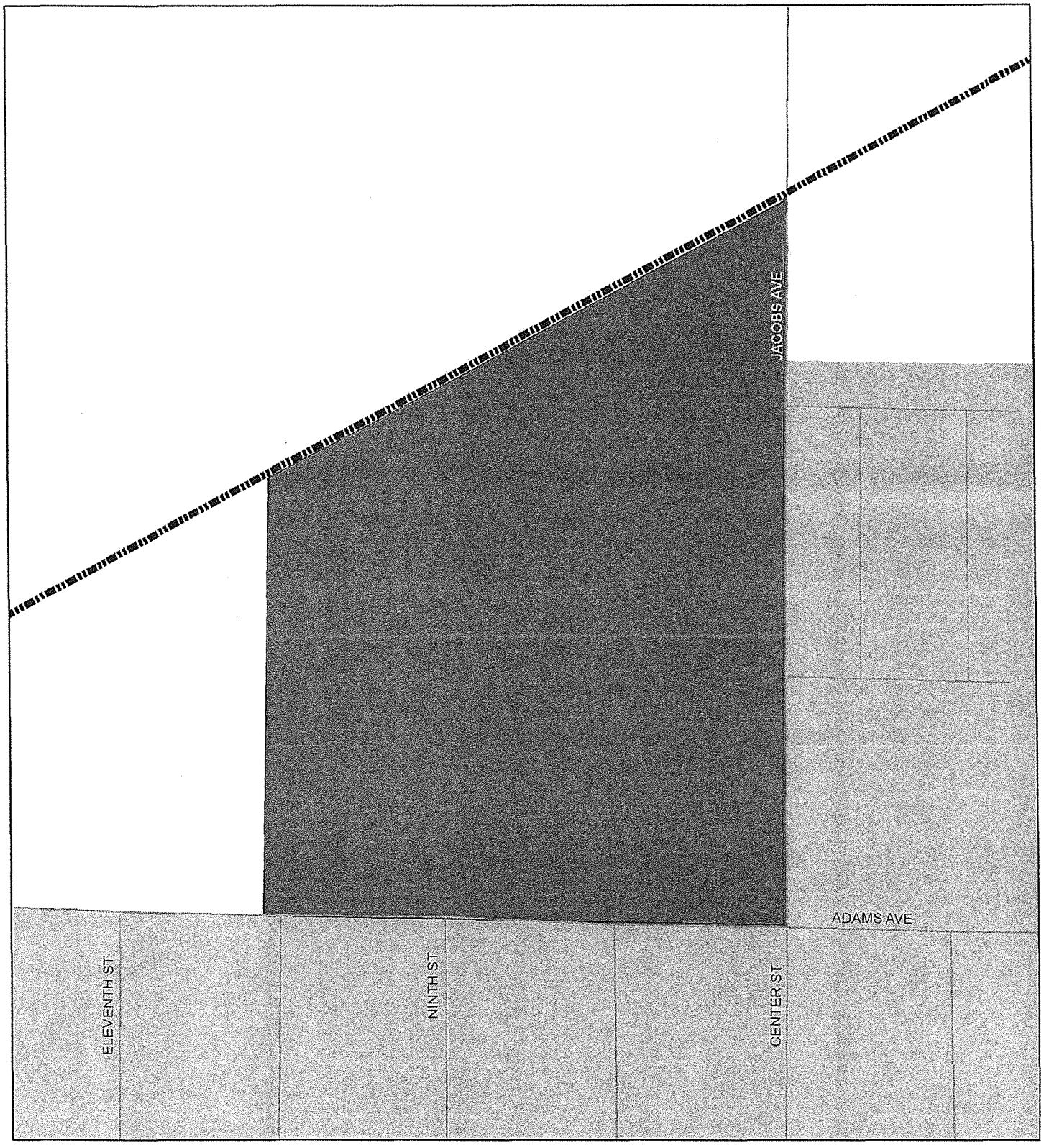
Thank you for your cooperation in this matter. Please call me at (805) 458-2727 if you have any questions or if you require additional information.

Sincerely,

Jake Persons

MAIN OFFICE: 790 S. Main Street, Templeton, CA 93465 TEL: 805.434.9982 FAX: 805.434.9976
FRESNO OFFICE: 1849 18th Street, Kingsburg, CA 93631 TEL: 559.897.8712 FAX: 559.897.8743

EXHIBIT "A"



Legend

- Sphere of Influence
- City Limits
- Affected Territory

City of Orange Cove "Jacobs-Adams Reorganization"
LAFCo Agency No. RO-06-29

0 0.05 0.1 0.2 Miles

N W E S

Exhibit "D"

City of Mendota
"North East Bass Avenue Reorganization"

G

CITY OF MENDOTA

"Cantaloupe Center Of The World"

SEP 2008
Received

September 16, 2008

Mr. Rick Ballantyne, Executive Officer
Fresno Local Agency Formation Commission
2115 Kern Street, Suite 310
Fresno, CA 93721

Dear Mr. Ballantyne:

The City of Mendota respectfully requests a one-year extension for the "North East Bass Avenue Annexation" which was approved by the Commission through Resolution No. R0-07-17 on October 10, 2007.

In addition to the request for annexation extension, below is a response to the request for additional information per the letter dated August 7, 2008, in regards to the Don Alejandro Community Plan. The requested information is as follows:

1. Since the adoption of LAFCo Resolution No. RO-07-17, the proponent, I-5 Social Services Corporation has hired a Civil Engineering firm to develop the Final Tract Map for the Don Alejandro Valdez Community Plan. Further, due to the engineering firm's project backlog, it has been reported that no work has been performed on this project for the past eight (8) months.

2. To date, there have been no changes or circumstances within the vicinity of this proposed project that could affect its suitability for annexation.

3. The proponent, I-5 Social Services Corporation, has assured the City of Mendota that financing for completion of the Final Tract Map for review and adoption by the City would be secured once the extension is granted.

4. The following City Ordinance and Resolution were adopted at a Regular Mendota City Council Meeting held on September 11, 2007, which included approval of Tentative Tract Map No. 5003.

    a. In accordance with the City Approved and Adoption of Ordinance No. 07-06: An Ordinance of the City Council of the City of Mendota Amending the Official Zoning Map of the City of Mendota by Pre-zoning Parcel 013-050-045s, 013-050-012s & 013-050-013 from AE-20 (Agricultural Exclusive, 20- acre minimum) to R-1(Single Family Residential) and R-3 (Multiple Family Residential).

643 Quince Street Mendota, California 93640
Telephone: (559) 655-3291 Fresno Line: (559) 266-6456 Fax: (559) 655-4064
TDD/TTY 866-735-2929 (English) TDD/TTY 866-833-4703 (Spanish)
www.ci.mendota.ca.us

b. In addition, with City Approved and Adoption Resolution No. 07-24: Resolution of the City Council of the City of Mendota Approving the Adoption of a Resolution of Application for Annexation No. 07-01, an Annexation to the City of Mendota and Detachment from the Kings River Conservation District, the Consolidation Irrigation District, and the Fresno County Fire Protection District.

   Please be advised that the City of Mendota is awaiting the proponent's Final Tract Map No. 5003 for review and adoption by the City of Mendota. Once the City of Mendota has approved and adopted the Resolution, it will forward to LAFCo as a final annexation condition satisfying all conditions set forth on the proposed project. Moreover, this is in accordance with LAFCo Resolution No. R0-07-17 relating to SECTION #3., A., B., and C of the referenced resolution.

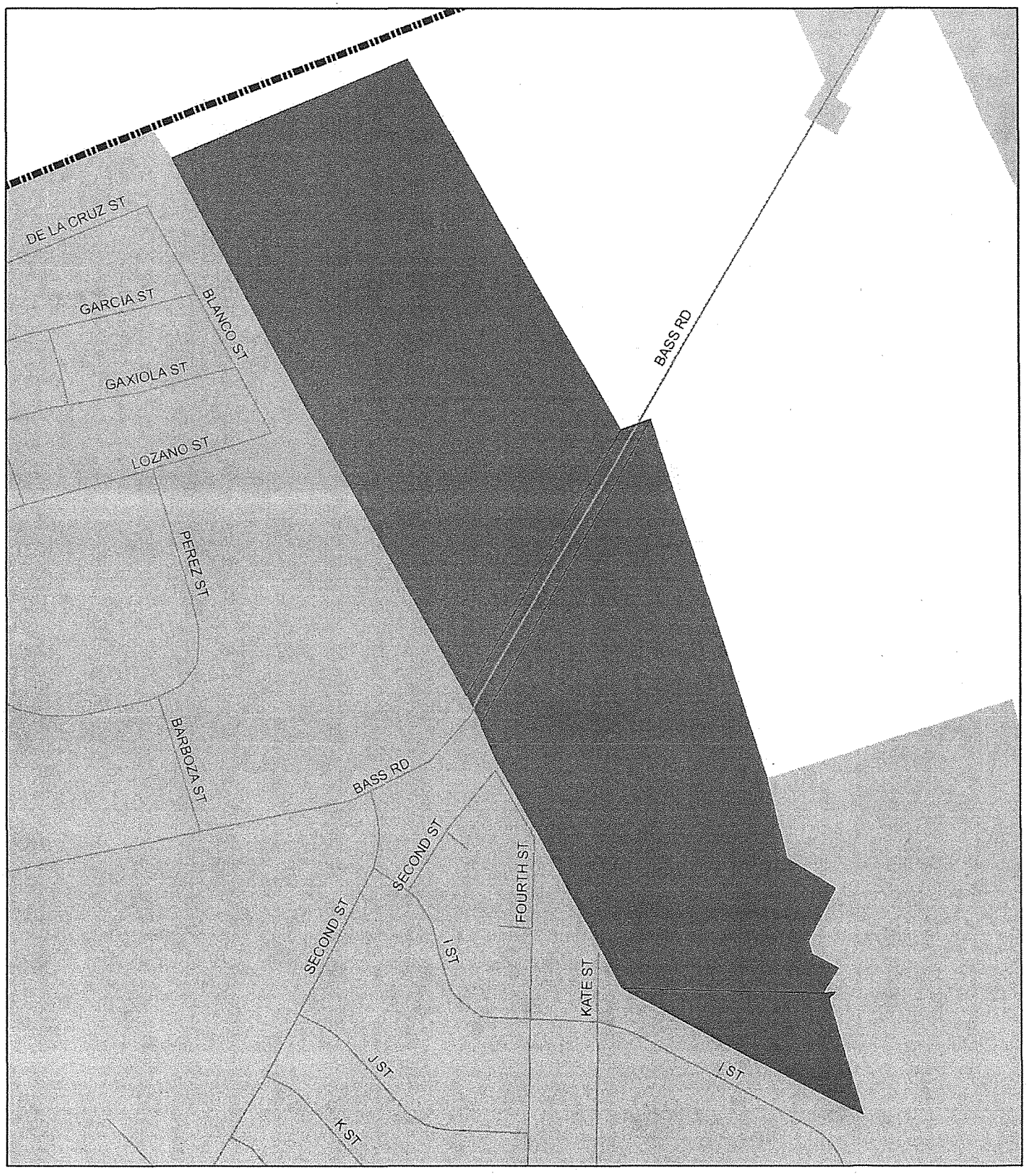
Should you require additional information, please do not hesitate to contact me.

Sincerely,

Gabriel A. Gonzalez
City Manager

cc: Alex Valdez, Executive Director; I-5 Social Services Corporation

EXHIBIT "A"



Legend

- Sphere of Influence
- City Limits
- Affected Territory

City of Mendota "North East Bass Avenue Annexation" LAFCo File No. RO-07-17

0 0.05 0.1 0.2 0.3 Miles

N W E S

Fresno Local Agency Formation Commission

August 7, 2008

Gabe Gonzalez, City Manager
City of Mendota
643 Quince Street
Mendota, CA 93640

Dear Mr. Gonzalez:

Subject: "North East Bass Avenue Annexation"

The LAFCo Resolution approving your proposal will expire on October 10, 2008, unless the Commission grants an extension of time within which to complete the proceedings. You may request a one-year extension of time by addressing your request to our office, accompanied by a fee of $500.00.

Please include the following information with your request:

1. Progress that has been made toward compliance during the past year.
2. Any circumstances that have changed in the vicinity of the project since the proposal was approved that could affect its suitability for annexation.
3. Actions taken by the proponent to ensure that the conducting authority proceedings can be completed within the requested extension period.
4. If a condition of approval required acceptance of a final tract map, include the tentative tract map number and date it will expire.

The Commission's policies state that extensions of time shall only be granted when it can be shown that the imminent need for the proposal still exists, the project is still viable, and progress is being made toward completion.

We must receive your request by September 22, 2008, in order for the Commission to consider it prior to the expiration date.

If you need assistance, please contact our office.

Sincerely,

RICK BALLANTYNE
EXECUTIVE OFFICER

RB:cf

cc: Alex Valdez

G:\LAFCO WORKING FILES\OCTOBER 8, 2008\Expiration Letter, RO-07-17.doc

LAFCo Office: 2115 Kern Street, Suite 310, Fresno, CA 93721
Phone: (559) 495-0604 • Fax: (559) 495-0655 • E-mail: cfleming@co.fresno.ca.us

RESOLUTION NO. RO-07-17

FRESNO LOCAL AGENCY FORMATION COMMISSION
FRESNO COUNTY, CALIFORNIA

A REQUEST BY THE CITY OF MENDOTA FOR APPROVAL OF THE "NORTH EAST BASS AVENUE ANNEXATION" REORGANIZATION	))))	**APPROVED WITH CONDITIONS**

WHEREAS, reorganization proceedings were initiated by the City of Mendota to annex 90.65 acres to the City of Mendota and detach from the Fresno County Fire Protection District and the Silver Creek Drainage District for territory generally located on the north and south sides of Bass Avenue and east Blanco Street, said territory being described within Exhibit "A", attached hereto and by this reference incorporated herein; and

WHEREAS, an application was submitted to this Commission by the City of Mendota as required by State Law, and the application for said proposed reorganization was accepted for filing by the Executive Officer and set for hearing on the 10th day of October, 2007, at the hour of 1:30 p.m.; and

WHEREAS, notice of said hearing was given as required by State Law; and

WHEREAS, a Master Property Tax Sharing Agreement has been entered into between the City of Mendota and the County of Fresno, the responsible local agencies for the exchange of property tax revenues covering this reorganization; and

WHEREAS, the County of Fresno submitted a letter to this Commission stating that the County has determined that the proposed annexation of the affected territory to the City of Mendota is consistent with the Master Property Tax Sharing Agreement; and

WHEREAS, the Executive Officer reviewed the application and prepared a report to this Commission, including a recommendation for approval upon certain conditions, said report having been mailed at least five days before the public hearing; and

WHEREAS, said report was duly considered by this Commission pursuant to State Law; and

WHEREAS, this Commission reviewed and considered the information in the Environmental Impact Report, Statement of Facts and Findings, Mitigation Monitoring and Reporting program, and FEIR Findings of Fact prepared by the City of Mendota, which was included in the Executive Officer's report to this Commission; and

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

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

Section #1. This Commission, acting as Responsible Agency pursuant to California Environmental Quality Act (CEQA) Guidelines, make the following findings A-C:

A. Find that this Commission has complied with the requirements of the California Environmental Quality Act (CEQA) Section 15096 *et seq.* by independently reviewing and considering the environmental effects of the project ("Proposal") as presented in the Final Environmental Impact Report for the proposed "General and Redevelopment Plan Amendments, Pre-Zoning, and Tentative Tract Map" prepared by the Lead Agency, the City of Mendota, prior to reaching a decision on the project.

B. This Commission using independent judgment and in light of the entire public record did not identify any feasible alternative or mitigation measures within its power that would substantially lessen or avoid any significant effect the project would have on the environment [California Environmental Quality Act Section 15096(g)(1)].

C. Find that prior to reaching a decision on the project the Commission made the required findings pursuant to the California Environmental Quality Act Sections 15091 and 15096(h) (attached as Exhibit B).

Section #2. This Commission finds that the proposed reorganization is consistent with LAFCo Policies, Standards and Procedures Section 210 - Standards for Annexation to Cities and Urban Service Districts (01-10), and the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

Section #3. This Commission assigns the distinctive short form designation "North East Bass Avenue Annexation" and approves the reorganization (annexation and detachments) subject to the following conditions of approval:

A. The City of Mendota shall submit to the Executive Officer verification that a Right-to-Farm Covenant is required and made a part of the City's development agreement and that this legal covenant will be recorded with the final tract map approved by the City for the affected territory.

B. Satisfactory verification that the City has accepted a final tract map shall be submitted to the Executive Officer prior to completion (recordation) of the annexation.

C. Ownership of land permitting, the reorganization shall include the full existing right-of-way width of adjacent streets.

D. Find pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 ("Act") that:

1. The territory is uninhabited.

2. All landowners and affected agencies have consented to the annexation.

Section #4. This Commission waives further Conducting Authority Proceedings and orders the annexation and detachments subject to the requirements of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, the 30-day reconsideration period, and compliance with all of the above conditions.

Section #5. The City of Mendota shall execute an indemnification agreement with the Commission, agreeing to defend, indemnify, and hold harmless the Commission from and against any claims, actions (including those filed by any state or governmental agency), costs, or damages arising out of or in connection with the Commission's actions related directly or indirectly to this matter.

Note: The agreement will be prepared by LAFCo after the required LAFCo filing fee has been deposited with LAFCo.

Section #6. The Executive Officer is hereby authorized and directed to mail certified copies of this Resolution as provided in Government Code Section 56882 and to file, as appropriate, in the office of the Fresno County Clerk all environmental documents, if any, pertaining to the approval of this Proposal, as required by State law.

Section #7. This Commission's actions approving this reorganization shall expire one year from the date of this Resolution unless all proceedings are complete, including compliance with all conditions of approval, Terms and Conditions, and the issuance of a Certificate of Completion by the Executive Officer.

* *

ADOPTED THIS 10th DAY OF OCTOBER, 2007, BY THE FOLLOWING VOTE:

AYES: Commissioners Anderson, Fortune, Lopez

NOES None

ABSTAIN: Commissioners Rodriguez, Larson

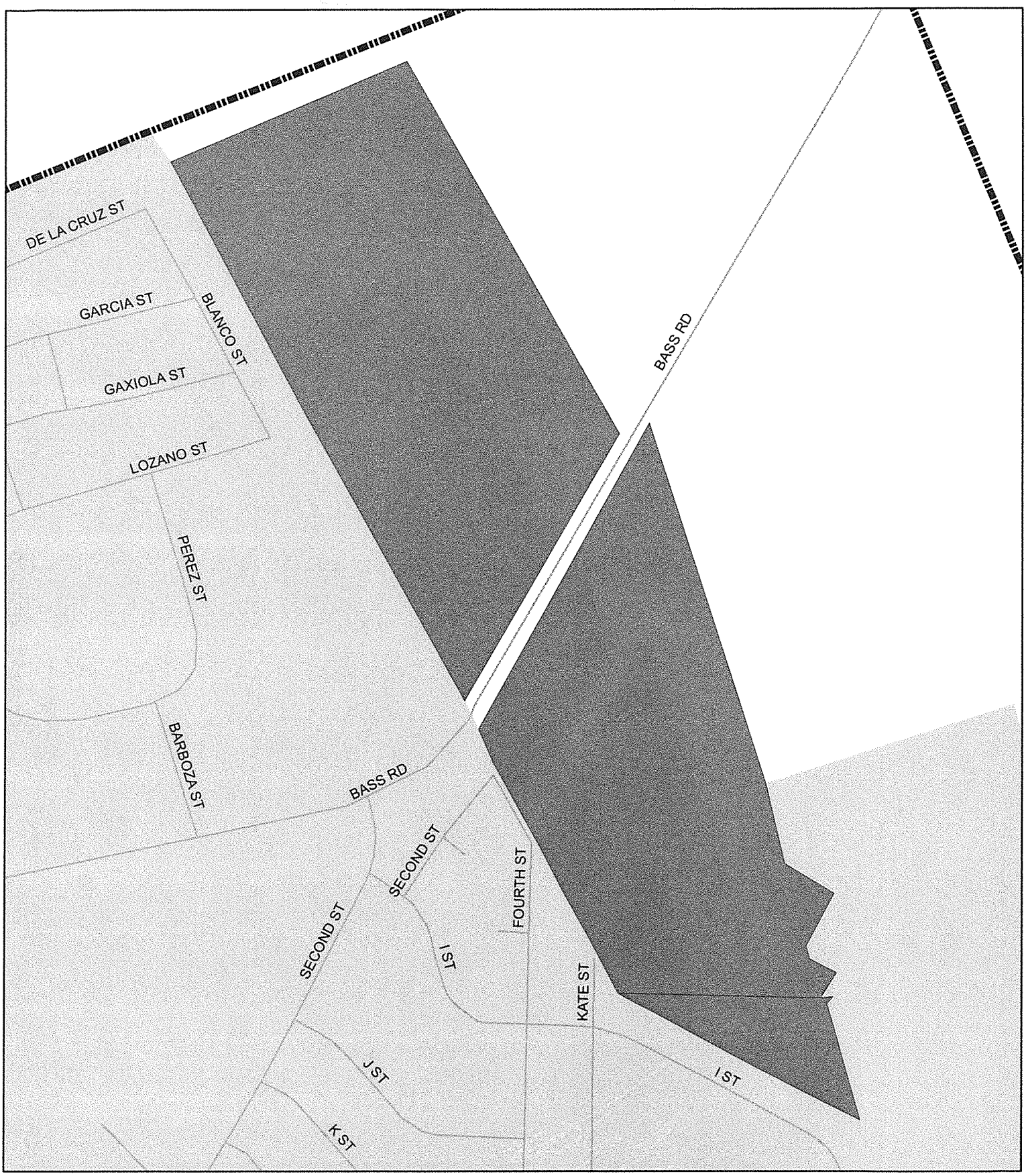
STATE OF CALIFORNIA)
COUNTY OF FRESNO)

CERTIFICATION

I, Victor Lopez, Chairman of the Fresno Local Agency Formation Commission (LAFCo), Fresno County, State of California, hereby certify that the foregoing resolution was adopted by the Commission on the 10th day of October, 2007.

Victor Lopez, Chairman
Fresno Local Agency Formation Commission

EXHIBIT "A"



Legend

- Sphere of Influence
- City Limits
- Affected Territory

City of Mendota "North East Bass Avenue Annexation" LAFCo File No. RO-07-17

0 0.05 0.1 0.2 0.3 Miles

N W E S

Exhibit "B"

STATEMENT OF FACTS OF FINDINGS

Don Alejandro Valdez Community Plan Annexation, General Plan Amendment and Prezoning

(LAFCO AGENCY FILE NO. RO-07-17

The City of Mendota prepared a Final Environmental Impact Report (FEIR) for the "Don Alejandro Valdez Community Plan Annexation, General Plan Amendment and Prezoning Project (SCH# 2003061111) planned for the affected territory. The FEIR includes LAFCo actions related the proposed Reorganization, which is a part of the overall project. The City of Mendota certified the FEIR on November 8, 2005 and filed a Notice of Determination.

The City of Mendota has submitted an application to LAFCo requesting consideration and approval of a reorganization that includes the annexation of approximately 90.65 acres to the City of Mendota, and detachment from the Fresno County Fire Protection District and the Silver Creek Drainage District.

The City Project consists of the development of a mixed-use Farm Worker Community consisting of 480 farm labor/multiple family housing units, 73 single-family residential units, a commercial center, a child care facility, a service station, professional office sites, and a farm labor transportation center generally located on the north and south sides of Bass Avenue and east of Blanco Street. As part of its application materials, the proponents provided this Commission with copies of the Draft and Final Environmental Impact Reports and related documents prepared for the project.

Pursuant to Public Resources Code Section 21167.3, as a Responsible Agency pursuant to California Environmental Quality Act (CEQA) Guidelines, this Commission independently reviewed and considered the environmental effects of the project ("Proposal") as presented in the Final Environmental Impact Report (FEIR) for the "Don Alejandro Valdez Community Plan Annexation, General Plan Amendment and Prezoning" Project, prepared by the Lead Agency, the City of Mendota, prior to reaching its decision on the project (CEQA Section 15096 *et seq.*).

After such review this Commission determined if there is any feasible alternative or mitigation measure(s) within its power that would substantially lessen or avoid any significant effect the project would have on the environment identified in the FEIR and made findings pursuant to the California Environmental Quality Act Section 15096(g)(1). Prior to reaching a decision on the projects ("Proposals") this Commission also made findings pursuant to the California Environmental Quality Act Sections 15091 and 15096(h) (see below).

Based on a review of the environmental documents, the Executive Officer's report, oral and written public testimony and the entire public record, and using independent judgment, the Commission determined that the environmental documents and related findings of the Lead Agency is adequate on which to make a determination on the Proposal under consideration.

Findings Pursuant to the California Environmental Quality Act (CEQA)

As Responsible Agency pursuant to the California Environmental Quality Act (CEQA), this Commission hereby makes the following findings pursuant to CEQA Guidelines to approve these Projects (Proposals):

- This Commission finds that it complied with the requirements of the CEQA Section 15096 *et seq.* by independently reviewing and considering the environmental effects of the projects ("Proposals") as presented in the FEIR for the "Don Alejandro Valdez Community Plan Annexation, General Plan Amendment and Prezoning" Project prepared by the Lead Agency, the City of Mendota, prior to reaching a decision on the project (Proposal).
- This Commission finds that it complied with the requirements of CEQA Section 15096(g)(1). Using independent judgment and after considering the entire public record this Commission did not identify any feasible alternative or mitigation measures within its power that would substantially lessen or avoid any significant effect the project beyond those identified and adopted by the City of Mendota.

Mitigation Monitoring Program

Pursuant to Public Resources Code Section 21081.6 and CEQA Guidelines Section 15097, the Lead Agency, the City of Mendota, adopted a Mitigation Monitoring Program to ensure that all mitigation measures adopted for the Project are fully implemented (see attached Exhibit "B").

Statement of Findings of Facts

Section 21081 of the Public Resources Code and Section 15091 of the CEQA Guidelines, require the Commission to make one or more written finding for each significant environmental effect identified in the FEIRs. The possible findings are:

- Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR,
- Such changes or alterations are within the responsibility and jurisdiction of another public agency, and such changes have been adopted by such other agency,
- Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the Final EIR.

This Commission finds that prior to reaching a decision on this Project it considered the Findings of Fact and Mitigation Monitoring Program prepared and adopted by the Lead Agency, the City of Mendota, and this Commission accepts and adopts as its own these Findings of Fact and Mitigation Monitoring Program prepared and adopted by the City of Mendota, pursuant to the California Environmental Quality Act Sections 15091 and 15096(h)

Record of Proceedings

This Commission directs that the record of these proceedings be contained in the Fresno Local Agency Formation Commission Office located at 2115 Kern Street, Suite 310, Fresno CA 93721, and that the custodian of the record be the Executive Officer, Rick Ballantyne, or other person designated by the Commission.

NOTIFICATION OF COMMISSION ACTION, AND CHECKLIST FOR COMPLETION OF LAFCO PROCEEDINGS

Fresno Local Agency Formation Commission (LAFCo)
2115 Kern Street, Suite 310, Fresno, CA 93721
Phone: (559) 495-0604 FAX: (559)495-0655

PROPOSAL: "NORTHEAST BASS AVENUE ANNEXATION"

The above proposal has been approved by the Commission. The Conducting Authority (Protest Hearing) Proceedings have been waived by the Commission. Once the mandatory 30-day waiting period during which time any person may request the Commission to reconsider its action approving a proposal has passed, the proceedings may be completed.

In order for us to complete the proceedings, please forward the following items.

- Corrected Maps and Legal Descriptions.
- Evidence of compliance with all conditions of approval, if applicable. (See attached EVIDENCE OF COMPLIANCE WITH LAFCO CONDITIONS form.)
- Check made payable to State Board of Equalization for fees. A fee is required if property tax revenue is to be exchanged, or if a separate tax rate delineator is needed to collect a special assessment. The fee for your proposal is: $1,500.00
- The following information required by the State Board of Equalization for all city annexations:

    1. An alphabetical listing of all existing streets within the affected area to include beginning and ending street numbers. If a street is on the border of the affected area, indicate if the odd or even numbers are in the affected area.

    2. Two copies of Maps of the city boundary change showing existing streets and limiting street address ranges.

    3. Two copies of Vicinity or Location maps showing the City boundary in relation to annexation area.

    4. Estimated current population of city boundary change area: _____

The city has the option of also filing a Department of Finance Housing Unit change form to inform them immediately of annexation completions involving a population change and thus obtain faster changes for population gain. Contact the State Department of Finance to obtain the appropriate form.

☐ A copy of the City's Certificate of Land Conservation Contract Termination adopted pursuant to Section 51243.5 of the Gov. Code, including a legal description of the land for which the City terminates the Contract, all to be recorded with the County Recorder at the same time as LAFCo files and records the Certificate of Completion.

■ A Master Street Address Guide Change Request form if street names or addresses will change. If you have any questions regarding this form, please contact Sheila LaPonte at 488-1614.

(Please attach a copy of this form when submitting the documents above for completion.)

SUBMITTED BY:_____

AGENCY:_____

PHONE NUMBER:_____

_____
Rick Ballantyne, LAFCo Executive Officer

EVIDENCE OF COMPLIANCE WITH LAFCO CONDITIONS
Fresno Local Agency Formation Commission
2115 Kern Street, Suite 310, Fresno, CA 93721
Phone: (559) 495-0604 FAX: (559) 495-0655

PROPOSAL: "NORTH EAST BASS AVENUE ANNEXATION"

A. The City of Mendota shall submit to the Executive Officer verification that a Right-to-Farm Covenant is required and made a part of the City's development agreement and that this legal covenant will be recorded with the final tract map approved by the City for the affected territory.

B. Satisfactory verification that the City has accepted a final tract map shall be submitted to the Executive Officer prior to completion (recordation) of the annexation.

C. Ownership of land permitting, the reorganization shall include the full existing right-of-way width of adjacent streets.

CITY VERIFICATION

I hereby certify that all of the above actions have been taken by the City of Mendota in compliance with the terms and conditions of the Commission's approval of the above proposal (to be completed by authorized City representative).

NAME (PLEASE PRINT OR TYPE)	(TITLE)
SIGNATURE	DATE

FRESNO LOCAL AGENCY FORMATION COMMISSION (LAFCO)
EXECUTIVE OFFICER'S REPORT

AGENDA ITEM NO. 6

DATE: **October 10, 2007**

TO: **Fresno Local Agency Formation Commission**

FROM: **Rick Ballantyne, Executive Officer**

SUBJECT: **Consider Conditional Approval - City of Mendota "North East Bass Avenue Annexation" (Don Alejandro Valdez Community Plan).** A proposed reorganization to annex 90.65 acres to the City of Mendota and detach from the Fresno County Fire Protection District and the Silver Creek Drainage District for territory generally located on the north and south sides of Bass Avenue and east of Blanco Street **(LAFCo File No. RO-07-17).**

Applicant: City of Mendota

Land Owners/Parties of Real Interest: Etchengoinberry Family LTD Partnership (Ed Warkentine), Alex and Eva Valdez, I-5 Social Services Inc., and Silver Creek Packing Company.

Background:

- On November 8, 2005, the City of Mendota adopted a Final Environmental Impact Report for a mixed-use residential and commercial development for farm workers on the affected territory and approved a General Plan Amendment to re-designate the affected territory from Agriculture to Single-Family and Multi-Family Residential land use.
- On May 8, 2007, the City approved Vesting Tentative Tract Map No. 5003 to allow construction of a 187 single-family residential subdivision with adoption of Resolution No. 07-17.
- On August 14, 2007, the Fresno County Airport Land Use Commission considered the proposal and determined it to be consistent with the adopted Mendota Municipal Airport Land Use Plan subject to conditions of approval as set forth in the Avigation Easement and Agreement (See Determination of Consistency, Fresno County Airport Land Use Commission, August 14, 2007 - Correspondence and Comments).
- The City of Mendota initiated this Proposal on September 11, 2007, with the adoption of Resolution No. 07-24 and a Certificate of Filing has been issued by the LAFCo Executive Officer. The City on this date also pre-zoned the affected territory from AE-20 (Exclusive Agriculture 20 acre minimum) to R-1(Single-Family Residential) and R-3 (Multiple-Family Residential) Districts.
- The proposed reorganization ("Proposal") has been placed on the Consent Agenda since the subject territory is uninhabited, all property owners have consented to the Proposal, and no affected agencies have protested.

Proposal / Land Use:

- The affected territory is planned for development as a residential community for farm workers. The development as it was originally contemplated called for 480 multiple-family residential housing units and 73 single-family residential units. The original proposal also included various commercial uses including a commercial center, a child care facility, service station, professional office sites, and farm labor transportation center.

  While the environmental impact report considered all of these uses, the City of Mendota in its final approval did not include the commercial portion of the original project (excepting the child care facility that was shown on the tract map as Lot #198). It should also be noted that the area set aside for multiple-family residential land use (23.83 acres) was substantially reduced to just 9.67 acres. This reduction allowed the project to be modified to allow the single-family residential portion to be expanded from 73 lots to 187 lots. It was determined that reduction of the higher density residential and commercial land uses would result in less potential impacts to the environment.

- The Proposal consists of the annexation of 90.65 acres to the City of Mendota and detachment from the Fresno County Fire Protection District and the Silver Creek Drainage District.

- The affected territory is located on the north and south sides of Bass Avenue and east of Blanco Street. The territory is located within the City of Mendota's Sphere of Influence area and is bounded by Mendota City Limits on the south and west sides (see attached Maps).

- The territory is predominately fallow, agricultural land, and open space. Surrounding land consists of agricultural uses and the Firebaugh Main Lift Canal to the north, agricultural uses and the Mendota Airport to the east, and urban-residential to the south and west.

Environmental Determination:

The City of Mendota prepared an Environmental Impact Report for the project that addressed the General Plan Amendment, Prezoning, Subdivision Master Development Plan, and Reorganization. The Mendota City Council adopted the Final EIR prepared for the projects, adopted mitigation measures and a mitigation reporting program as per the California Environmental Quality Act (CEQA). The Mendota City Council certified the Final EIR for these projects on October 11, 2005 (see Environmental Documents).

Should your Commission wish to approve the Proposal, acting as a Responsible Agency pursuant to California Environmental Quality Act (CEQA) Guidelines, the Commission is required to make the following findings:

- Find that the Commission complied with the requirements of the California Environmental Quality Act (CEQA) Section 15096 *et seq.* by independently reviewing and considering the environmental effects of the project ("Proposal") as presented in the Final Environmental Impact Reports for the "General and Redevelopment Plan Amendments, Pre-Zoning, and Tentative Tract Map" prepared by the Lead Agency, the City of Mendota, prior to reaching a decision on the project.

- Find that the Commission using independent judgment and in light of the entire public record did not identify any feasible alternative or mitigation measures within its power that would substantially lessen or avoid any significant effect the project would have on the environment [California Environmental Quality Act Section 15096(g)(1)].

- Find that prior to reaching a decision on the project the Commission made the required findings pursuant to the California Environmental Quality Act Sections 15091 and 15096(h).

Consistency with LAFCo Policies, Standards and Procedures

- The affected territory is located within the City of Mendota's Sphere of Influence (SOI) and adjacent to the existing City Limits along the south and west territory boundaries (see Maps and Figures).
- The Proposal is consistent with the amended Mendota General Plan that designates the territory for Single and Multiple-Family Residential uses.
- The Proposal is consistent with the Memorandum of Understanding (Master Tax Sharing Agreement) Standards for Annexation between the City of Clovis and County of Fresno (See letter from Mr. Bart Bohn, Fresno County CAO, August 27, 2007 - Correspondence and Comments).
- In accordance with LAFCo Policy 102-041, a Transition Agreement between the City of Mendota and the Fresno County Fire Protection District has been entered into that covers the affected territory. The District has consented to this proposal.
- The Proposal furthers the County's General Plan policies of directing growth to existing cities where infrastructure and a full-range of municipal services are available to serve urban development.
- Substantial development is planned for the affected territory. The Service Plan submitted for this Reorganization indicates that all necessary urban services (water, sewer, police, fire, etc.) are available to serve the affected territory (see Service Plan).
- The Proposal will reasonably assist the City in achieving its fair share of the regional housing needs, as required under Government Code, Section 56668.
- The Proposal, with the recommended conditions, does not conflict with the goals and policies of LAFCo. The Proposal is timely, it represents an appropriate action, and would result in orderly land use planning, efficient development patterns and service areas, and does not encourage urban sprawl.
- The Proposal, with the recommended conditions, would carry out LAFCo's purposes and responsibilities for planning and shaping the logical and orderly development and coordination of local governmental agencies so as to advantageously provide for the present and future needs of the County and its communities.

Accordingly, the Proposal, with the recommended conditions, is consistent with the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code 56000 et seq.), and LAFCo Policies, Standards, and Procedures, including, but not limited to, Sections 100 and 200.

Conducting Authority

In light of the fact that the affected territory is uninhabited and that all of the property owners consented in writing to the annexation, the Commission may approve or conditionally approve the Proposal, and waive further Conducting Authority Proceedings.

<u>Recommendation</u> –Approve With Conditions by Taking the Following Actions:

A. Acting as Responsible Agency pursuant to California Environmental Quality Act (CEQA) Guidelines, make the following findings 1-3:

1. Find that the Commission complied with the requirements of the California Environmental Quality Act (CEQA) Section 15096 *et seq.* by independently reviewing and considering the environmental effects of the project ("Proposal") as presented in the Final Environmental Impact Report for the proposed "General and Redevelopment Plan Amendments, Pre-Zoning, and Tentative Tract Map" prepared by the Lead Agency, the City of Mendota, prior to reaching a decision on the project.

2. Find that the Commission using independent judgment and in light of the entire public record did not identify any feasible alternative or mitigation measures within its power that would substantially lessen or avoid any significant effect the project would have on the environment [California Environmental Quality Act Section 15096(g)(1)].

3. Find that prior to reaching a decision on the project the Commission made the required findings pursuant to the California Environmental Quality Act Sections 15091 and 15096(h) (attached as Exhibit A).

B. Find that the proposed reorganization is consistent with LAFCo Policies, Standards and Procedures Section 210 - Standards for Annexation to Cities and Urban Service Districts (01-10), and the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

C. Assign the distinctive short form designation "North East Bass Avenue Annexation" and approve the reorganization (annexation and detachments) subject to the following conditions of approval:

1. The City of Mendota shall submit to the Executive Officer verification that a Right-to-Farm Covenant is required and made a part of the City's development agreement and that this legal covenant will be recorded with the final tract map approved by the City for the affected territory.

2. Satisfactory verification that the City has accepted a final tract map shall be submitted to the Executive Officer prior to completion (recordation) of the annexation.

3. Ownership of land permitting, the reorganization shall include the full existing right-of-way width of adjacent streets.

D. Find pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 ("Act") that:

1. The territory is uninhabited.

2. All landowners and affected agencies have consented to the annexation.

E. Waive further Conducting Authority Proceedings and order the annexation and detachments subject to the requirements of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, the 30-day reconsideration period, and compliance with all of the above conditions.

F. The City of Mendota shall execute an indemnification agreement with the Commission, agreeing to defend, indemnify, and hold harmless the Commission from and against any claims, actions (including those filed by any state or governmental agency), costs, or damages arising out of or in connection with the Commission's actions related directly or indirectly to this matter.

Note: The agreement will be prepared by LAFCo after the required LAFCo filing fee has been deposited with LAFCo.

APPLICATION INFORMATION

1. **Affected Territory**

Acreage:	90.65 acres
Current Land Use:	Fallow Agricultural and Open Space
Number of Residences/ Population:	Residences: 0/ Population: 0
Landowners/ Registered Voters:	Landowners: 4 / Voters: 0
Previous County Zoning:	AE-20 and AL-20
City Zoning Upon Annexation:	R-1, R-3, and C-3
Ag. Preserves/Contracts:	None
Assessors Parcel Number:	013-050-12S, 13, and 45S and 013-061-09S

2. **Proposed Development:** A mixed-use farm worker community consisting of 480 farm labor/multiple-family housing units, 73 single-family residential units, a commercial center, a child care facility, a service station, professional office sites, and a farm labor transportation center.

3. **Surrounding Territory**: Surrounding land consists of agricultural uses and the Firebaugh Main Lift Canal to the north, agricultural uses and the Mendota Airport to the east, and city residential to the south and west.

4. **Consistency with Adopted Sphere of Influence (SOI)**: The affected territory is within the City of Mendota's adopted Sphere of Influence.

5. **Consistency with City and County General and Specific Plans**: The Proposal is consistent with the City of Mendota's adopted long-range goals and policies. The Proposal furthers the County's General Plan policies of directing growth to existing cities where infrastructure and a full-range of municipal services are available to serve urban development.

6. **Existing Service Agencies and Proposed Service Changes**

Service	Existing Service	Change
Water	N/A	City of Mendota
Sewer	N/A	City of Mendota
Fire Protection	Fresno County Fire Protection District	None
Distance to Station	3,000 Feet	3,000 Feet

Please Note: A service plan for this Proposal is attached to the Executive Officer's report.

7. **Cities and Districts Included Wholly or Partially within the Affected Territory**.

County of Fresno	Fresno County Library District
Silver Creek Drainage District	Fresno County Fire Protection District
West Hills Jr. Community College District	Mendota Unified School District
West Fresno County Red Scale Protective Dist.	Fresno Westside Mosquito Abatement District

8. **Costs and Other Changes Affecting Residents or Landowners**

No costs are anticipated that will affect residents or landowners.

9. **Agencies and Individuals Submitting Comments** (see Correspondence and Comments)

- Bart Bohn, CAO, County of Fresno
- Bernard Jimenez, Development Services Manager, Fresno County
- Alan Weaver, Airport Land Use Commission
- Betty Vaughn, Elections Division, County of Fresno
- Bruce Champion, Natural Resources Conservation Service
- Mendota Unified School District
- Glenn Allen, Environmental Health, Fresno County
- Michael Navarro, Caltrans District 6

10. **Territory Boundaries:** The boundaries of the proposed annexation are definite and certain, and there are no conflicts with lines of assessment ownership. The map and description are not sufficient per David King (Fresno County Assessor, Assessment Services Supervisor) for recordation or filing with the State Board of Equalization. **A revised map and legal description title are required per the County Assessor's specifications.**

11. **Registered Voter Data**

The County of Fresno Elections Office reported that on September 14, 2007, there were **zero** (0)-registered voters in the affected territory.

12. **Compliance with the Requirements of CEQA**

Lead Agency: City of Mendota - **Level of Analysis**: Final Environmental Impact Report
Finding: (see Environmental Documents).

13. **Proponent**: Gabe Gonzalez, City Manager, City of Mendota

14. **Public Notice of Hearing** – Public notice concerning this Proposal was issued by the Executive Officer pursuant to State law.

15. **Individuals and Agencies Receiving this Report**

- LAFCo Commissioners and Alternates
- Ken Price, LAFCo Counsel, Baker, Manock, and Jensen
- Gabe Gonzalez, City Manager, City of Mendota
- Alex Valdez
- Bill Skinner, Consultant
- Bernard Jimenez, Fresno County Development Services Department
- Will Kettler, Fresno County Public Works and Planning
- Chief Keith Larkin, Fresno County Fire Protection District
- Silver Creek Drainage District

Exhibit "A"

STATEMENT OF FACTS OF FINDINGS

Don Alejandro Valdez Community Plan Annexation, General Plan Amendment and Prezoning

(LAFCO AGENCY FILE NO. RO-07-17

The City of Mendota prepared a Final Environmental Impact Report (FEIR) for the "Don Alejandro Valdez Community Plan Annexation, General Plan Amendment and Prezoning Project (SCH# 2003061111) planned for the affected territory. The FEIR includes LAFCo actions related the proposed Reorganization, which is a part of the overall project. The City of Mendota certified the FEIR on November 8, 2005 and filed a Notice of Determination.

The City of Mendota has submitted an application to LAFCo requesting consideration and approval of a reorganization that includes the annexation of approximately 90.65 acres to the City of Mendota, and detachment from the Fresno County Fire Protection District and the Silver Creek Drainage District.

The City Project consists of the development of a mixed-use Farm Worker Community consisting of 480 farm labor/multiple family housing units, 73 single-family residential units, a commercial center, a child care facility, a service station, professional office sites, and a farm labor transportation center generally located on the north and south sides of Bass Avenue and east of Blanco Street. As part of its application materials, the proponents provided this Commission with copies of the Draft and Final Environmental Impact Reports and related documents prepared for the project.

Pursuant to Public Resources Code Section 21167.3, as a Responsible Agency pursuant to California Environmental Quality Act (CEQA) Guidelines, this Commission independently reviewed and considered the environmental effects of the project ("Proposal") as presented in the Final Environmental Impact Report (FEIR) for the "Don Alejandro Valdez Community Plan Annexation, General Plan Amendment and Prezoning" Project, prepared by the Lead Agency, the City of Mendota, prior to reaching its decision on the project (CEQA Section 15096 *et seq.*).

After such review this Commission determined if there is any feasible alternative or mitigation measure(s) within its power that would substantially lessen or avoid any significant effect the project would have on the environment identified in the FEIR and made findings pursuant to the California Environmental Quality Act Section 15096(g)(1). Prior to reaching a decision on the projects ("Proposals") this Commission also made findings pursuant to the California Environmental Quality Act Sections 15091 and 15096(h) (see below).

Based on a review of the environmental documents, the Executive Officer's report, oral and written public testimony and the entire public record, and using independent judgment, the Commission determined that the environmental documents and related findings of the Lead Agency is adequate on which to make a determination on the Proposal under consideration.

Findings Pursuant to the California Environmental Quality Act (CEQA)

As Responsible Agency pursuant to the California Environmental Quality Act (CEQA), this Commission hereby makes the following findings pursuant to CEQA Guidelines to approve these Projects (Proposals):

- This Commission finds that it complied with the requirements of the CEQA Section 15096 *et seq.* by independently reviewing and considering the environmental effects of the projects ("Proposals") as presented in the FEIR for the "Don Alejandro Valdez Community Plan Annexation, General Plan Amendment and Prezoning" Project prepared by the Lead Agency, the City of Mendota, prior to reaching a decision on the project (Proposal).

- This Commission finds that it complied with the requirements of CEQA Section 15096(g)(1). Using independent judgment and after considering the entire public record this Commission did not identify any feasible alternative or mitigation measures within its power that would substantially lessen or avoid any significant effect the project beyond those identified and adopted by the City of Mendota.

Mitigation Monitoring Program

Pursuant to Public Resources Code Section 21081.6 and CEQA Guidelines Section 15097, the Lead Agency, the City of Mendota, adopted a Mitigation Monitoring Program to ensure that all mitigation measures adopted for the Project are fully implemented (see attached Exhibit "B").

Statement of Findings of Facts

Section 21081 of the Public Resources Code and Section 15091 of the CEQA Guidelines, require the Commission to make one or more written finding for each significant environmental effect identified in the FEIRs. The possible findings are:

- Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR,

- Such changes or alterations are within the responsibility and jurisdiction of another public agency, and such changes have been adopted by such other agency,

- Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the Final EIR.

This Commission finds that prior to reaching a decision on this Project it considered the Findings of Fact and Mitigation Monitoring Program prepared and adopted by the Lead Agency, the City of Mendota, and this Commission accepts and adopts as its own these Findings of Fact and Mitigation Monitoring Program prepared and adopted by the City of Mendota, pursuant to the California Environmental Quality Act Sections 15091 and 15096(h)

Record of Proceedings

This Commission directs that the record of these proceedings be contained in the Fresno Local Agency Formation Commission Office located at 2115 Kern Street, Suite 310, Fresno CA 93721, and that the custodian of the record be the Executive Officer, Rick Ballantyne, or other person designated by the Commission.

Exhibit "B"

MITIGATION MONITORING AND REPORTING PROGRAM

FOR THE

DON ALEJANDRO VALDEZ COMMUNITY PLAN ANNEXATION, GENERAL PLAN AMENDMENT AND PREZONING

STATE CLEARINGHOUSE NUMBER:
2003061111

CITY OF MENDOTA
Planning Department
643 Quince Street
Mendota, CA 93640

CONTACT:
Gabriel Gonzalez (559) 655-3291

OCTOBER 3, 2005

PROGRAM CONTENTS

This mitigation monitoring and reporting program includes a brief discussion of the legal basis and purpose of the mitigation monitoring and reporting program, a key to understanding the monitoring matrix, and the mitigation monitoring and reporting matrix itself.

LEGAL BASIS AND PURPOSE OF THE MITIGATION MONITORING PROGRAM

Public Resource Code (PRC) 21081.6 requires public agencies to adopt mitigation monitoring or reporting programs whenever certifying an environmental impact report or mitigated negative declaration. This requirement facilitates implementation of all mitigation measures adopted through the California Environmental Quality Act (CEQA) process.

The Governor's Office of Planning and Research advisory publication, *Tracking CEQA Mitigation Measures*, provides local governments basic information and practical advice concerning compliance with mitigation monitoring and reporting programs. Correspondingly, this document incorporates the suggestions contained within the advisory publication and from research on similar monitoring programs.

MONITORING MATRIX

The following pages provide a series of tables identifying the mitigation measures proposed specifically for the proposed project. These mitigation measures are derived from the *Don Alejandro Valdez Community Plan Draft Environmental Impact Report* (July 2005). The columns within the tables have the following meanings:

Mitigation Measure:	Provides the text of the Mitigation Measure identified in the Draft Environmental Impact Report.
Responsible Agency:	References the public agency or department (City of Mendota) and/or any other agency responsible for monitoring and verification of compliance of the identified mitigation measure. The agencies listed are responsible for clearing the mitigation measure.
Monitoring/Reporting Done By:	Identifies by whom the monitoring or reporting will be done, which may include the applicant, applicant's consultant or contractor.

Timing/Frequency: Identifies at what point in time, review process or phase of the project the measure will be completed.

Final Clearance Date: These columns will be initialed and dated by the individual designated to verify adherence to project specific mitigation.

Comments: This column is reserved for any additional explanation or notes made during compliance monitoring, if necessary.

The Mitigation Measures in the matrix represent the final version of the measures to be considered by the City Council.

NONCOMPLIANCE

Any person or agency may file a complaint asserting noncompliance with the mitigation measures associated with the project. The complaint shall be directed to the City of Mendota in written form providing specific information on the asserted violation. The City shall initiate an investigation and determine the validity of the complaint; if noncompliance with a mitigation measure has occurred, the City shall initiate appropriate actions to remedy any violation. The complainant shall receive written confirmation indicating the results of the investigation or the final action corresponding to the particular noncompliance issue.

Mitigation Number	Mitigation Measure	Responsible Agency/ Department	Monitoring/Reporting Done By	Timing/ Frequency	Final Clearance Date	Comments
AESTHETICS						
MM 3.1-1a	Prior to Final Map recordation, lighting and landscaping of the project site will be incorporated into a Lighting and Landscaping Maintenance District as described under **MM 3.1-3b** to maintain the visual quality of the project site. Landscaping plans shall be submitted by the project Applicant for all specific development proposals within the project area, and shall indicate landscape and signage criteria based on the recommendations of a certified landscape architect, including themes, monumentation and design concepts. The landscape criteria shall be reviewed and approved by the City and incorporated into the final subdivision map(s) and future site plans for the project.	City of Mendota	Applicant	Prior to final map recordation		
MM 3.1-1b	Each Applicant within the project area shall be responsible for the construction of utility lines in the proposed subdivision and shall design all utility lines to be placed underground to minimize the visual impacts of man-made elements at the project site. The City Engineer shall review and approve the Applicant's utility improvement plans.	City of Mendota Engineer	Applicant	Prior to the approval of Final Subdivision maps		
MM 3.1-3a	Project Applicants for all future projects within the annexation area shall be required to submit detailed lighting plans indicating the locations and type of fixtures to be used and demonstrating that exterior lighting maintains acceptable non-intrusive levels consistent with and not exceeding existing lighting in the vicinity of the project. Lighting plans shall also incorporate baffles and lens cut-offs to direct lighting downward and to minimize the unwanted spillover of light. All external lighting shall be indicated on project plans as they are submitted for future site development. Lighting plans shall be submitted to the City of Mendota Public Works Department for review and approval.	City of Mendota Public Works Department	Applicant	Prior to the approval of all project plans		
MM 3.1-3b	At the time of Final Map, the owner, developer and/or successors of interest shall agree to include the entire project area into a Lighting Maintenance District subject to the approval of the City Engineer.	City of Mendota Engineer	Owner/Developer and/or Successors of Interest	At the time of Final Map approval		

Mitigation Number	Mitigation Measure	Responsible Agency/ Department	Monitoring/Reporting Done By	Timing/ Frequency	Final Clearance Date	Comments
ARCHAEOLOGICAL AND CULTURAL RESOURCES						
MM 3.2-1a	Should any previously undisturbed cultural, histories, or archaeological resources be exposed or discovered during either site preparation of subsurface construction, operations should stop within 25 feet of the find and a qualified professional archaeologist should be contacted for evaluation and further recommendations. If the find is determined to be significant, appropriate mitigation measure shall be formulated and implemented.	City of Mendota	Applicant/ Qualified Archaeologist	During construction activities		
MM 3.2-1b	In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of Fresno County has determined whether the remains are subject to the coroner authority. This is in accordance with Section 7050.5 of the California Health and Safety Code. If the human remains are of Native American origin, the coroner must notify the Native American Heritage Commission within 24 hours of identification. Pursuant to Section 5097.98 of the Public Resource Code, the Native American Heritage Commission will identify a "Native American Most Likely Descendent" to inspect the site and provide recommendations for the proper treatment of the remains and any associated grave goods.	City of Mendota	Applicant	During project excavation		
AIR QUALITY						
MM 3.3-1	The project applicant shall implement and follow the following measures before and during construction in order to control dust and reduce exhaust emissions during construction: ▪ Water all active construction sites at least twice daily. Frequency should be based on the type of operation, soil, and wind exposure. ▪ Prohibit all grading activities during periods of high wind (over 15 mph).	City of Mendota	Applicant	During project construction		

Mitigation Number	Mitigation Measure	Responsible Agency/ Department	Monitoring/Reporting Done By	Timing/ Frequency	Final Clearance Date	Comments
	▪ Apply non-toxic soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days.) ▪ Cover all trucks hauling dirt, sand or loose materials, or maintain at least 2 feet of freeboard. ▪ Cover inactive storage piles. ▪ Sweep streets if visible soil material is carried out from the construction site. ▪ Post a publicly visible sign that specifies the telephone number and person to contact regarding dust complaints. This person shall respond to complaints and take corrective action within 48 hours. The phone number of the San Joaquin Valley Unified Air pollution Control District shall be posted on-site as well. ▪ Prior to issuance of construction contracts and after consultation with the SJVUAPCD a review of new technology for heavy-duty equipment should be performed to determine what, if any, advances in emission reduction are available for use to reduce NOx and PM_{10} emissions from equipment. ▪ Equipment not in use for more than ten minutes should be turned off. ▪ Limit the hours of operation of heavy-duty equipment and/or the amount of equipment in use. ▪ Whenever feasible and cost effective, use electrically driven equipment (provided they are not run via a portable generator set).					
MM 3.3-3	To meet the threshold of significance set by the San Joaquin Valley Unified Air Pollution Control District the project applicant, prior to Final Tentative Map approval shall implement the following measure that will be monitored by the City of Mendota Public Works Department. ▪ Provide physical improvements, such as sidewalk improvements, landscaping and the installation of bus	City of Mendota. Public Works Department	Project Applicant	Prior to final Tentative Map approval		

Mitigation Number	Mitigation Measure	Responsible Agency/ Department	Monitoring/Reporting Done By	Timing/ Frequency	Final Clearance Date	Comments
	shelters and bicycle parking that would act as incentives for pedestrian, bicycle, and transit modes of travel. ▪ Coordinate with local transit operators to extend or expand service to the project. ▪ Provide transit use incentives, provide transit alternatives information such as printed schedules and establish transit information kiosks at appropriate locations. ▪ Use energy efficient design including automated control system for heating/air conditioning and energy efficiency, utilize lighting controls and energy-efficient lighting in buildings and use light colored roof materials to reflect heat. ▪ Plant deciduous trees on the south and westerly facing sides of buildings. ▪ Provide low nitrogen oxide (NO_x) emitting and/or high efficiency water heaters. ▪ Utilize low-emission, alternatively fueled or electrical-driven maintenance vehicles and equipment. ▪ Implement carpool/vanpool program, e.g., carpool ride-matching for employees, assistance with vanpool formation, provision of vanpool vehicles, etc. Allow only natural gas/LPG fireplaces, pellet stoves or EPA-Certified wood-burning fireplaces or stoves within the project. Conventional open-hearth fireplaces should not be permitted. EPA-Certified fireplaces and fireplace inserts are 75 percent effective in reducing emissions from this source, while natural-gas/LPG fireplaces are nearly 100% effective in reducing emissions and have virtually no potential for odor or nuisance.					

Mitigation Number	Mitigation Measure	Responsible Agency/ Department	Monitoring/Reporting Done By	Timing/ Frequency	Final Clearance Date	Comments
BIOLOGICAL RESOURCES						
MM 3.4-3a	Prior to construction, the project Applicant shall conduct a rare plant survey. Surveys shall be conducted by qualified biologists in accordance with the most current CDFG and/or USFWS guidelines or protocols and shall be conducted at the time of year when the plants named above are identifiable. Based on the results of the survey, and prior to design approval, the project Applicant in consultation with CDFG and/or USFWS shall determine whether the project would result in a significant impact to any special-status plant species. Evaluation of project impacts shall consider the following: ▪ The status of the species in question (e.g., officially listed by the state or federal Endangered Species Acts, candidate list, CNPS list); ▪ The relative density and distribution of the onsite occurrence versus typical occurrences of the species in question; and, ▪ The habitat quality of the onsite occurrence relative to historic, current or potential distribution of the population. If these surveys reveal no occurrences of any special-status plant species, or if the project Applicant in consultation with CDFG and/or USFWS determines that no significant impacts to any special-status plant species would result from project implementation, then no further mitigation would be required. Should one or more special-status plant species occur at the project site and a determination of significant impact be made, the project Applicant shall implement **MM 3.4-3b**.	City of Mendota	Applicant/ Qualified Biologist	Prior to project construction		
MM 3.4-3b	Prior to construction and after implementation of **MM 3.4-3a**, the project Applicant shall, in consultation with CDFG and/or USFWS, prepare and implement a mitigation plan that reduces impacts to special-status plants to a less than significant level. The mitigation plan must be in accordance with any applicable state and/or federal statutes and laws, must be implemented prior to site grading and may include any or all of the following: ▪ Conducting protocol-level surveys;	City of Mendota	Project Applicant	Prior to construction and after implementation of **MM 3.4-3a**		

Mitigation Number	Mitigation Measure	Responsible Agency/ Department	Monitoring/Reporting Done By	Timing/ Frequency	Final Clearance Date	Comments
	▪ Minimization of impacts through avoidance of occupied areas; ▪ Formal consultation with the USFWS and/or development of a Memorandum of Understanding (MOU) with CDFG; ▪ Off-site mitigation on a protected lands site for disturbance or loss of occupied habitat; ▪ Funding for long-term management and monitoring of the protected lands; ▪ Worker awareness training; and, ▪ Mitigation success criteria, remedial measures, and reporting requirements.					
MM 3.4-4a	Within 30 days prior to start of construction, the project Applicant shall contract with a qualified biologist to conduct focused habitat evaluations for listed wildlife species at and adjacent to the project site. Surveys shall be conducted in accordance with the most current CDFG and/or USFWS guidelines or protocols. Based on the results of the survey and prior to design approval, the project Applicant in consultation with CDFG and/or USFWS shall determine whether the project would result in a significant impact to any listed wildlife species. Evaluation of project impacts shall consider the following: ▪ The habitat quality of the project site relative to historic, current or potential distribution of the population; ▪ The habitat value of the project site (i.e., the importance of the habitat to the recovery of the species); and, ▪ If the species is present, the relative density and distribution of the onsite occurrence versus typical occurrences of the species in question. ▪ If these surveys reveal no occurrences of any listed wildlife species, or if the project Applicant in consultation with CDFG and/or USFWS determines that no significant impacts to any listed wildlife species would result from project implementation, then no further mitigation would be	City of Mendota	Project Applicant	Within 30 days prior to the start of construction		

Mitigation Number	Mitigation Measure	Responsible Agency/ Department	Monitoring/Reporting Done By	Timing/ Frequency	Final Clearance Date	Comments
	required. Should one or more listed wildlife species occur at the project site and a determination of significant impact be made, the project Applicant shall implement Mitigation Measure **MM 3.4-4b**.					
MM 3.4-4b	Within 30 days prior to start of construction and after implementation of **MM 3.4-4a**, the project Applicant shall, in consultation with CDFG and/or USFWS, prepare and implement mitigation plan(s) that reduce impacts to listed wildlife species to a less than significant level. The mitigation plan(s) must be in accordance with any applicable state and/or federal statutes and laws, must be implemented prior to site grading and may include any or all of the following mitigation measures: ▪ Conducting protocol-level surveys; ▪ Minimization of impacts through avoidance of occupied areas; ▪ Formal consultation with the USFWS and/or development of a Memorandum of Understanding (MOU) with CDFG; ▪ Off-site mitigation on a protected lands site for disturbance or loss of occupied habitat; ▪ Funding for long-term management and monitoring of the protected lands; ▪ Worker awareness training; and, ▪ Mitigation success criteria, remedial measures, and reporting requirements.	City of Mendota	Project Applicant	Within 30 days prior to the start of construction		
MM 3.4-5a	Prior to work being performed in or immediately adjacent to the canal, a qualified biologist shall conduct a pre-construction survey for western pond turtle in the irrigation canal adjacent to the project site. If pond turtles are not found during surveys, no further mitigation is necessary. If pond turtles are found adjacent to the project site, the project Applicant shall implement **MM 3.4-5b**.	City of Mendota	Applicant/ qualified biologist	Prior to work being performed in or immediately adjacent to the canal		

Mitigation Number	Mitigation Measure	Responsible Agency/ Department	Monitoring/Reporting Done By	Timing/ Frequency	Final Clearance Date	Comments
MM 3.4-5b	The Applicant shall contract with a qualified biologist to work in consultation with CDFG, in order to relocate western pond turtles located adjacent to the project site to suitable habitat, before work in the irrigation canal begins.	City of Mendota	Project Applicant/ qualified Biologist	Prior to work being performed in the irrigation canal		
MM 3.4-6a	Within 30 days prior to start of construction, a qualified biologist to be approved by the City Manager shall conduct preconstruction surveys for western burrowing owl in accordance with the most current CDFG guidelines. If these surveys reveal no occurrences of western burrowing owl, then no further mitigation would be required. If western burrowing owls occur at the project site the project Applicant shall implement **MM 3.4-6b**.	City Manager of Mendota	Applicant/ qualified Biologist	Within 30 day prior to the start of construction		
MM 3.4-6b	Prior to site grading and after implementation of **MM 3.4-6a**, the project Applicant shall, in consultation with CDFG, prepare and implement a mitigation plan that reduces impacts to western burrowing owl to a less than significant level. The mitigation plan must be in accordance with any applicable state and/or federal statutes and laws. The mitigation plan may include any or all of the following mitigation measures: ▪ Minimization of impacts to the species through avoidance of occupied burrows (i.e., no ground disturbing activities within approximately 250 feet during the breeding season [February 1 through August 31], and within approximately 160 feet during the non-breeding season [September 1 through August 31]); ▪ On-site mitigation by retaining a minimum of 6.5 acres of suitable habitat per pair or resident bird; ▪ When destruction of occupied burrows is unavoidable, off-site mitigation at a 2:1 ratio on a protected lands site; ▪ Passive relocation of western burrowing owls during the non-breeding season (September 1 through August 31); ▪ Funding for long-term management and monitoring of the protected lands; and/or,	City of Mendota	Project Applicant	Prior to site grading and after implementation of **MM3.4-6a**		

Mitigation Number	Mitigation Measure	Responsible Agency/ Department	Monitoring/Reporting Done By	Timing/ Frequency	Final Clearance Date	Comments
	▪ Mitigation success criteria, remedial measures, and reporting requirements.					
MM 3.4-10	All required permits shall be obtained prior to any grading activities within or adjacent to wetlands. Prior to issuance of a grading permit, formal wetland delineation shall be performed and submitted to the Corps for verification. If the Corps determines that any of the wetlands at the project site are jurisdictional Waters of the U.S., design of site-specific proposals shall mitigate impacts, wherever possible, using a combination of avoidance and compensation as described below. If wetland impacts are unavoidable, authorization shall be obtained through a wetland fill permit from the Corps under Section 404 of the Clean Water Act for any fills, road crossings, utility crossings, or other direct impacts as specified by the Corp's permitting requirements. As part of this authorization, a mitigation plan shall be prepared and complied with for full compensation of Waters of the U.S. losses, thereby reducing project impacts to less than significant levels. Such a mitigation plan will include an on-site compensation or, if necessary, a combination of on-site and off-site compensation, and shall include provisions for re-evaluation in the event that mitigation success criteria are not met within specified time frames. Compensation for Waters of the U.S. must meet, but not necessarily be limited to, the following success criteria: ▪ Compensation wetlands will remain inundated or saturated for sufficient duration to support hydrophytic vegetation. ▪ Compensation Waters of the U.S., including wetlands, will exhibit biotic communities comparable to impacted habitats. Project designs must provide a drainage system to prevent surface stormwater or landscaping irrigation runoff from flowing into preserve zones, compensation wetlands, or other nearby wetlands areas, unless adequately filtered by new wetlands or grasslands. ▪ Compensation Waters of the U.S. will be monitored each	City of Mendota	The Project Applicant	Prior issuance of a grading, and prior to any grading activities within or adjacent to wetlands		

Mitigation Number	Mitigation Measure	Responsible Agency/ Department	Monitoring/Reporting Done By	Timing/ Frequency	Final Clearance Date	Comments
	year for five years and a report of monitoring results will be submitted to the Corps and Fresno County Planning Department for review. A request for water quality certification from the Regional Water Quality Control Board (RWQCB) will also be required pursuant to Section 401 of the Clean Water Act. For fill in wetlands and other Waters of the U.S., the project will most likely require an individual Section 404 permit if the project does not qualify under any other Nationwide Permit. The Corps authorization for fill must be secured and the appropriate mitigation plan must be approved by the Corps, prior to issuance of construction permits or recordation of parcel or subdivision maps.					
GEOLOGY AND GEOLOGIC CONSTRAINTS						
MM 3.5-1	Prior to Final Tentative Map approval, a site-specific geotechnical investigation shall be prepared by a qualified geotechnical engineer for each development proposal to determine the site-specific surface and subsurface geologic and soil constraints for the proposed project. The investigation shall be subject to review and approval by the City of Mendota and all future development shall be designed in accordance with these requirements and the current edition of the California Building Code.	City of Mendota	Applicant/ qualified Geotechnical Engineer	Prior to Final Tentative Map Approval		
NOISE						
MM 3.6-1a	To reduce the effects of construction noise, the Applicant shall require construction contractors to limit high noise-producing activities to the least noise-sensitive times of day and week (e.g., 7:00 am to 6:00 pm, Monday through Friday). Monitoring of construction activities shall be conducted by the City of Mendota.	City of Mendota	Applicant	During Project Construction Activities		

Mitigation Number	Mitigation Measure	Responsible Agency/ Department	Monitoring/Reporting Done By	Timing/ Frequency	Final Clearance Date	Comments
MM 3.6-1b	During construction activities the project Applicant shall distribute a disclosure statement to surrounding owners and tenants at the project site that describes the extent of the noise that can be expected, and who to call if there are noise related complaints during construction activities. This disclosure notice shall also be posted at the project site in a visible location. Information in the disclosure notice shall include a construction schedule showing the dates and location of activities; and the name and contact information for a construction noise coordinator for the project Applicant who will be responsible for implementing the noise control measures and responding to complaints.	City of Mendota	Applicant	During Project construction activities		
MM 3.6-2a	The City shall require the Applicant to record an Aviation Easement across the project site. The Aviation Easement shall be prepared and recorded concurrent with recordation of the final map of the first phase of the proposed project and referenced on all final maps.	City of Mendota	Applicant	Concurrent with recordation of the final map for the first phase of the project		
MM 3.6-2b	The Applicant shall notify future residents that the project site is subject to aircraft over flights and single event noise exposure due to the proximity of the project site to Mendota Municipal Airport. The Applicant shall prepare and record the notification agreement prior to or concurrent with recordation of the final map of the first phase of the proposed project. All future residents shall be notified of the noise exposure prior to entering in an agreement to purchase a home within the project area.	City of Mendota	Applicant	Prior to or concurrent with recordation of the final map of the first phase of the proposed project		

Mitigation Number	Mitigation Measure	Responsible Agency/ Department	Monitoring/Reporting Done By	Timing/ Frequency	Final Clearance Date	Comments
MM 3.6-2c	During construction, the Applicant shall install proper mechanical ventilation and air conditioning for units within the 55 dB contour line to enable the residents to have windows and doors remained closed. Building plans shall be subject to review and approval by the Planning and Building Inspector. Prior to project approval the noise insulation features should clearly demonstrate that future resident's exposure to aircraft noise levels are within the acceptable standards as set by the City of Mendota.	City of Mendota	Applicant	During Project construction		
MM 3.6-3a	Prior to approval of building permits for each phase, an acoustical analysis report shall be submitted by the project Applicant pursuant to Section 1208A.8 of the State of California Building Code. The report shall show how the prescribed interior level of a CNEL of 45 dB will be met in residential structures exposed to a CNEL greater than 65 dB. Typically, sound-rated windows, doors, and sometimes, exterior walls are required. Those units that are required to have their windows closed to meet the prescribed interior noise level shall require a ventilation or air conditioning system to provide a habitable interior noise environment.	City of Mendota	Applicant	Prior to approval of Building Permits for each Phase		
MM 3.6-3b	Prior to approval of building permits for any phase, the project Applicant shall revise/refine the site plan to be reviewed by the City of Mendota, to include solid barriers or combination of earthen berms and solid barriers to attenuate roadway sound. The sound barriers should be at a height sufficient to mitigate the increase in noise from existing plus project generated traffic from the proposed roadways. Construction of this acoustical barrier would ensure that outdoor noise levels at the project site would not exceed 65 CNEL dB.	City of Mendota	Applicant	Prior to approval of Building Permits for any phase		

Mitigation Number	Mitigation Measure	Responsible Agency/ Department	Monitoring/Reporting Done By	Timing/ Frequency	Final Clearance Date	Comments
MM 3.6-4	The Applicant shall notify potential buyers of residential lots within the project area, at the time of sale, of the proximity of agricultural uses. The notification agreement shall be prepared prior to recording the Final Map of the first phase of the proposed project.	City of Mendota	Applicant	Prior to recording the Final Map for the first phase of proposed project.		
HAZARDS AND HAZARDOUS MATERIALS						
MM 3.7-2a	Prior to project implementation, the applicant(s) shall remove the 22 metal drums containing waste oil and properly disposed of in accordance with state and county regulations governing hazardous wastes.	City of Mendota	Applicant(s)	Prior to project implementation		
MM 3.7-2b	Prior to grading the project Applicant shall have a qualified professional conduct a Phase II Soils Report to determine the extent of soil contamination. Based on the results of the Phase II Report the Applicant shall remediate/remove contaminated soils and dispose accordingly, and/or comply with any other recommendations of the Phase II Report.	City of Mendota	Applicant	Prior to any grading activity		
MM 3.7-2c	Prior to development the applicant(s) shall remove, handle and dispose of all materials containing PCBs, the materials should be disposed of as hazardous waste. There are two disposal options for PCBs (1) placement in lab packs for disposal in a hazardous landfill, or (2) incineration at a facility permitted to incinerate PCB waste. Fluorescent tubing may be recycled at an authorized facility, or disposed of at a Class III landfill.	City of Mendota	Applicant(s)	Prior to project development		

Mitigation Number	Mitigation Measure	Responsible Agency/ Department	Monitoring/Reporting Done By	Timing/ Frequency	Final Clearance Date	Comments
MM 3.7-3	The project Applicant shall redesign the project to be consistent with the *Fresno County Airport Land Use Policy (1983).* Subject to the approval of the Mendota City Council prior to submittal of the proposed project to Fresno LAFCO, all project plans and maps that contain sensitive uses within the Mendota Municipal Airport Traffic Pattern Zone shall be compatible with the Fresno County Airports Land Use Plan Safety Compatibility Criteria, as follows: ▪ All proposed residential uses shall have a density of no greater than four dwelling units per acre in this area. ▪ All proposed commercial uses shall not include schools, hospitals, nursing homes, or similar uses (including day care centers). ▪ The area of the project site within the Traffic Pattern Zone shall have at least 20% of area open (having a size and shape such that a small aircraft could conceivably make an emergency landing without damage to buildings or serious injury to aircraft occupants). ▪ The project redesign shall be subject to review and approval of the Fresno County Airport Land Use Commission.	City of Mendota and the Fresno County Airport Land Use Commission	Applicant	Prior to Tentative Map Approval		
HYDROLOGY AND WATER QUALITY						
MM 3.8-1a	Prior to issuance of grading permits, the project Applicant shall submit a stormwater drainage plan ensuring that stormwater discharge volumes into the receiving drainage system are equal to or less than runoff from the site prior to development. Plans shall be submitted to the City of Mendota for review and approval, with review comments incorporated and shown on Final Maps. Drainage plans shall incorporate permanent Best Management Practices (filters, traps, swales, etc.) to ensure that urban runoff contaminants are minimized. The stormwater drainage plan shall be designed in accordance with standards established by the Fresno Metropolitan Flood Control District (FMFCD).	City of Mendota	Applicant	Prior to issuance of grading permits		

Mitigation Number	Mitigation Measure	Responsible Agency/ Department	Monitoring/Reporting Done By	Timing/ Frequency	Final Clearance Date	Comments
MM 3.8-1b	In accordance with RWQCB regulations, development resulting in grading or excavation that disturbs one acre or more shall require the Applicant to obtain a General Permit for Stormwater Discharges Associated with Construction Activities (Water Quality Order 99-08-DWQ), as required by the National Pollution Discharge Elimination System (NPDES). Coverage under this permit requires the Applicant to file a Notice of Intent (NOI) with the State through the RWQCB and prepare a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP must list Best Management Practices (BMP), which specify how the discharger will protect water quality during the course of construction. The SWPPP shall be consistent with RWQCB standards.	City of Mendota	Applicant	Prior to project construction activities		
MM 3.8-2	Concurrent with final map submittals, the project Applicant shall submit detailed engineering plans for on- and off-site stormwater drainage facilities for review and approval by the City of Mendota.	City of Mendota	Applicant	Concurrent with Final Map submittals		
PUBLIC SERVICES AND FACILITIES						
MM 3.10-1	The project Applicant shall be required to pay all applicable impact fees to address public services impacts. In the absence of sufficient impact fees, the City of Mendota shall assess fees through alternative mechanisms to address public services impacts where a nexus can be demonstrated.	City of Mendota	Applicant	Prior to issuance of a Building Permit		
MM 3.10-2	The FCFPD will review and evaluate the proposed project for compliance with fire safety standards per the Uniform Fire Code and other State and local ordinances.	City of Mendota/ Fresno County Fire Protection District	Applicant in conjunction with the Fresno County Fire Protection District.	Prior to Issuance of a Building Permit		
TRAFFIC AND CIRCULATION						
MM 3.11-1	The Applicant shall design and construct the following roadway improvements prior to residential occupancy, or, The Applicant shall pay its fair share fees to Caltrans at the time of Building Permit issuance, for the listed improvements. Should	City of Mendota	Applicant	Prior to residential occupancy or at the time of		

Mitigation Number	Mitigation Measure	Responsible Agency/ Department	Monitoring/Reporting Done By	Timing/ Frequency	Final Clearance Date	Comments
	development proceed in advance of the roadway improvements, building permits will only be issued by the City of Mendota up to the point where a signal warrant is triggered for the intersection of SR 33 and Bass Avenue. ▪ Signalization of the SR 33 and Bass Avenue intersection. ▪ Installation of a separate left-turn lane for southbound traffic on SR 33. ▪ Installation of a separate right-turn lane for northbound traffic on SR 33.			Building Permit issuance		
UTILITIES AND SERVICE SYSTEMS						
MM 3.12-2	The Applicant shall be responsible for necessary improvements to the water system to serve the proposed project site. All water delivery infrastructure shall be designed in accordance with standards of the City of Mendota prior to approval of final improvement plans.	City of Mendota	Applicant	Prior to approval of final improvement plans		
MM 3.12-3a	Building permits for the proposed project will not be issued until the capacity of the wastewater treatment facility is adequate to accommodate the proposed project. This determination shall be made subject to review and approval by the City of Mendota and the Central Valley Regional Water Quality Control Board (RWQCB).	City of Mendota/ Central Valley Regional Water Quality Control Board	Applicant	Prior to issuance of a building permit		
MM 3.12-3b	The Applicant shall be responsible for necessary improvements to the wastewater system to serve the proposed project site. All sewer infrastructure shall be designed in accordance with standards of the City of Mendota prior to approval of final improvement plans.	City of Mendota	Applicant	Prior to approval of final improvement plans		

Exhibit "C"

City of Mendota
I-5 Social Services Corporation
FEIR Findings of Fact
Adopted by City Council Resolution #05-47
(October 11, 2005)

General Development Plan Consistency

The project site is currently under Fresno County jurisdiction and has a Fresno County General Plan designation of Agriculture for the portion of the site lying north of Bass Avenue; south of Bass Avenue, the site is designated as proposed Open Space.

The project site is located in the Sphere of Influence established by the City of Mendota General Plan. The project site is currently designated by the City of Mendota as Agriculture for the area north of Bass Avenue and Multi-Use Open Space, south of Bass Avenue. Implementation of the project will require a General Plan Amendment identifying the site as Single-Family Residential, Multiple-Family Residential and Commercial.

The proposed project and its intent to support development of affordable housing, regional job training and education, commercial amenities, childcare and transportation uses would be consistent with the goals and policies of the City of Mendota, upon approval of General Plan and Zoning amendments. The site is located within the City's existing SOI.

Pre-zoning

The site is zoned by Fresno County as AE-20 (Exclusive Agriculture, 20-acre minimum parcel size) north of Bass Avenue and AL (Limited Agriculture) south of Bass Avenue. Unincorporated territory adjoining the City may be prezoned for the purpose of determining the zoning that will apply to such property in the event of subsequent annexation to the City. The site will be prezoned R-1 (Medium Density/Single Family Residential), R-3 (High Density/Multiple Family Residential) and C-3 (Central Commercial) as part of the annexation process.

The official Zoning Map amendment will be finalized upon LAFCO approval of the annexation request.

LAFCO Annexation Policies

The Fresno County LAFCO controls boundary changes and reorganizations for local jurisdictions and special districts in the County, including annexations. As such, it is a responsible agency in considering the project and the decision making body for the annexation. LAFCO policies require that urban development be contiguous with existing or proposed development and that a planned, orderly and compact urban development pattern results upon annexation. LAFCO states that loss of agricultural lands should not be a primary issue of annexation where city and county general plans indicate urban development is appropriate and there is a consistency with the City's SOI.

The proposed project site does not contain prime agricultural soils, the site is located entirely within Mendota's SOI, it is adjacent to the existing City limits of Mendota and development of the project site as a mixed use residential neighborhood would continue the residential urban pattern established by the City of Mendota to the west and southwest. Therefore, the proposed project is considered to be consistent with Fresno County LAFCO polices.

Fresno County Airport Land Use Policy Plan (ALUP)

The proposed project is located adjacent to the northwestern end of the Mendota Municipal Airport. The proximity of the airport and airstrip to the project site could potentially have safety impacts on future residents. The Fresno County Airport Land Use Policy Plan (ALUP) includes six Safety Zones in the Airport/Land Use Safety Compatibility Criteria, which is used to determine if a particular land use will be compatible with the airport. The eastern portion of the project site is partially contained within the Traffic Pattern Zone. The EIR has required mitigation, which will limit the residential density and prohibit certain commercial uses on that portion of the project site that falls within the Traffic Pattern Zone.

Tentative Subdivision Map

A tentative subdivision map submitted by the Applicant creates eight lots in order to implement the components of the project. No subdivision maps or detailed site plans are proposed as part of the annexation request at this time; however, the project Applicant has produced a preliminary land use "concept plan" for the annexation area depicting general locations and acreage of the proposed land uses. It is assumed that the annexation area will be fully developed within approximately 15 years. Infrastructure, lot platting and other improvements will be discussed upon receiving future, more detailed development proposals within the annexation area.

Conceptual Plans

A total of 73 single-family homes are proposed for the northern portion of the site for low and moderate-income families. Single-family homes will be available to rent or own. The Applicant also intends to build a total of 480 multi-family units with densities that will not exceed 16 units per acre. Multi-family units will offer open space, covered carports, and floor plans accommodating up to four bedrooms. Of the 480 multifamily units, 160 units will be developed as farmworker housing and will be built to accommodate both single persons as well as families, and will incorporate open space elements into their design.

The Applicant anticipates that the commercial center will encompass the following uses: retail establishments, professional offices, childcare facility and a "one stop" Government Center. The professional offices may be occupied by those in the medical, dental, insurance or legal professions, while prospective tenants of the Government Center include: The State Department of Motor Vehicles, the Employment Development Department, the State Highway Patrol, the Fresno County Sheriff Department and a field office for the U. S. Department of Agriculture (USDA). These Commercial tenants represent the developer's vision; however, no leases have been secured for any of these potential uses.

The proposed commercial center includes a 10,000 square-foot childcare facility. The facility will be designed to care for approximately 200 children. The facility will be open to those living and working at the project site, as well as other families living and working in and around the City of Mendota and immediate vicinity.

In order to provide regional accessibility, the project includes a Regional Transportation Terminal. Upon completion, the Transportation Terminal will provide an accessible mode of transportation into, and out of the farmworker community. Development of the Transportation Terminal will be coordinated with the Federal and State Departments of Labor and Commerce.

Infrastructure

The City's water supply is provided by groundwater resources consisting of three domestic wells. All of the wells are located north of the city along the west side of Bass Avenue. To service the development the Applicant proposes to install a 12-inch line from the intersection of Second Street and Bass Avenue that will connect to the converted 10-inch water main along the project's frontage. The Applicant will also install 8-inch and 10-inch lines that will connect to existing mains beneath 4th and Kate Streets. New 8-inch and 10-inch lines will also service the northern portion of the site connecting to the existing water main at Lozano Street (Hacienda Gardens).

The existing Mendota Wastewater Treatment Plant (WWTP) is located outside the city limits, northeast of the Mendota Municipal Airport. Facilities consist of an effluent lift station, Parshall flume, two aerated lagoons and nine oxidation ponds. The project site is within the WWTP service district and proposes to connect to the existing 30-inch sewer interceptor along the southerly right-of-way in Bass Avenue. The northern portion of the site will also connect to this 30-inch line.

The Applicant has not proposed any stormwater drainage, grading or erosion control plans at this time.

Environmental Review

An Environmental Impact Report (EIR) has been prepared for the project as required by California Environmental Quality Act (CEQA). The EIR determined that potentially significant impacts associated with the annexation and future development of the property can be mitigated to a less than significant level. The loss of habitat was identified as a potentially significant impact and mitigation measures are proposed to be adopted. Much of this determination depends upon the results of future surveys identified in mitigation measures required in the EIR. Assuming the identified species are indeed present, the larger habitat impact shall be considered a potentially significant and unavoidable; however, if future surveys determine that the identified species are not present, the project will have a less than significant cumulative impact.

The Draft EIR (DEIR) was completed in July of this year and was circulated for public review from July 18, 2005 to September 1, in accordance with time mandated by CEQA. No comments have been received which challenge the conclusions within the EIR.

Final Environmental Impact Report

In accordance with CEQA Section 15132, the Final Environmental Impact Report consists of the following:

- The Draft EIR or a revision of the draft;
- A summary of any changes, corrections and additions made to the EIR text between the Draft and Final stages, called the Errata sheet;
- Any comments and recommendations received on the Draft EIR;
- A list of persons, organizations and public agencies commenting on the Draft EIR;
- The responses of the Lead Agency to significant environmental points raised during the public review period for the DEIR (in accordance with CEQA Section 15088); and
- Any other information added by the lead agency.

The Draft Environmental Impact Report (DEIR), incorporated by reference in accordance with CEQA Section 15150, constitutes the Final Environmental Impact Report (FEIR) for this project. Pursuant to the requirements of CEQA, the City of Mendota must certify the FEIR as complete and adequate prior to final approval of the project.

FINDINGS AND EVIDENCE

1. The proposed project is consistent with the City of Mendota General Plan and Zoning Code.

2. The text and policies of these documents have been evaluated during the course of the review of this application. No conflicts were found to exist.

3. The proposed project will require the extension of City services and infrastructure, including potable water delivery and wastewater collection.

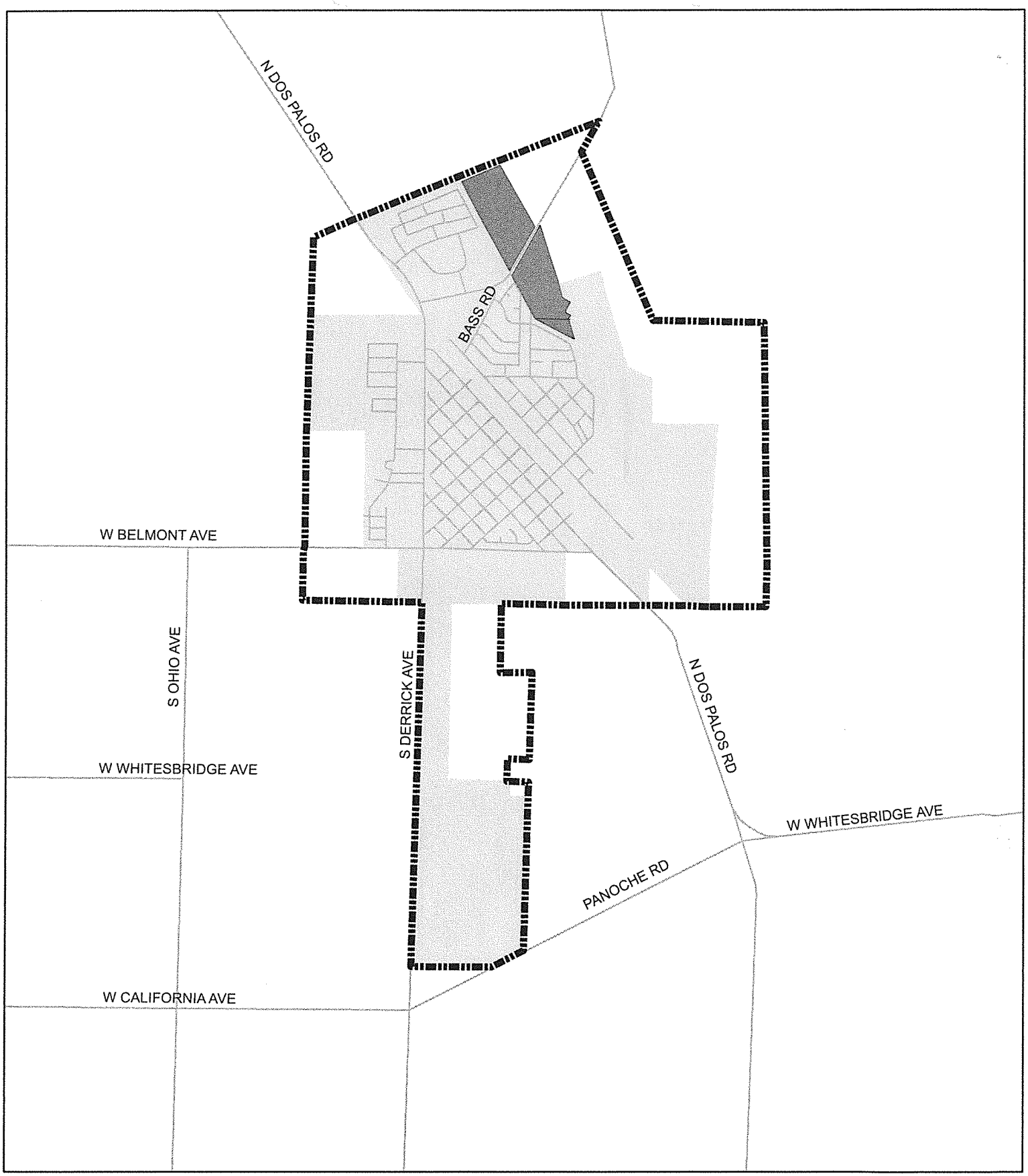
4. The proposed project is consistent with LAFCO annexation policies.

5. Sufficient environmental review, in accordance with CEQA law, has been conducted for the project. The analysis demonstrates that most significant impacts will be reduced to a less than significant level with implementation of mitigation measures identified in the EIR.

6. There have been no comments received from responding agencies will have an effect on the analysis or conclusions contained in the EIR.

7. Review and approval of all the final Tentative Subdivision Maps will require separate action at a later time.

FIGURE 1 - GENERAL SITE LOCATION



Legend

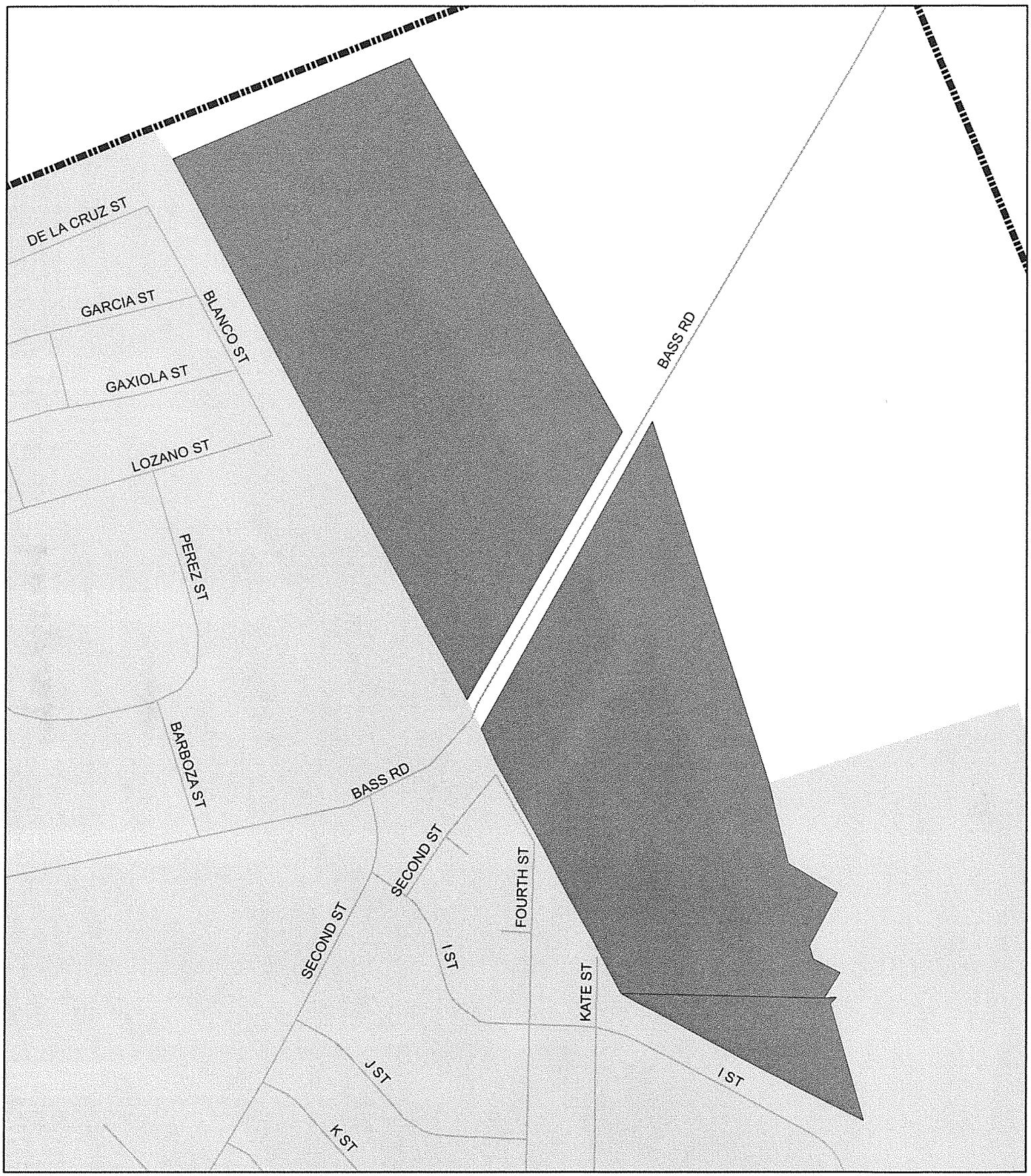
- Sphere of Influence
- City Limits
- Affected Territory

City of Mendota "North East Bass Avenue Annexation" LAFCo File No. RO-07-17

0 0.3 0.6 1.2 1.8 Miles

N W E S

FIGURE 2 - ANNEXATION MAP



Legend

- Sphere of Influence
- City Limits
- Affected Territory

City of Mendota "North East Bass Avenue Annexation" LAFCo File No. RO-07-17

0 0.05 0.1 0.2 0.3 Miles

N W E S

FIGURE 3 - EXISTING ZONING AND PRE-ZONING

Legend

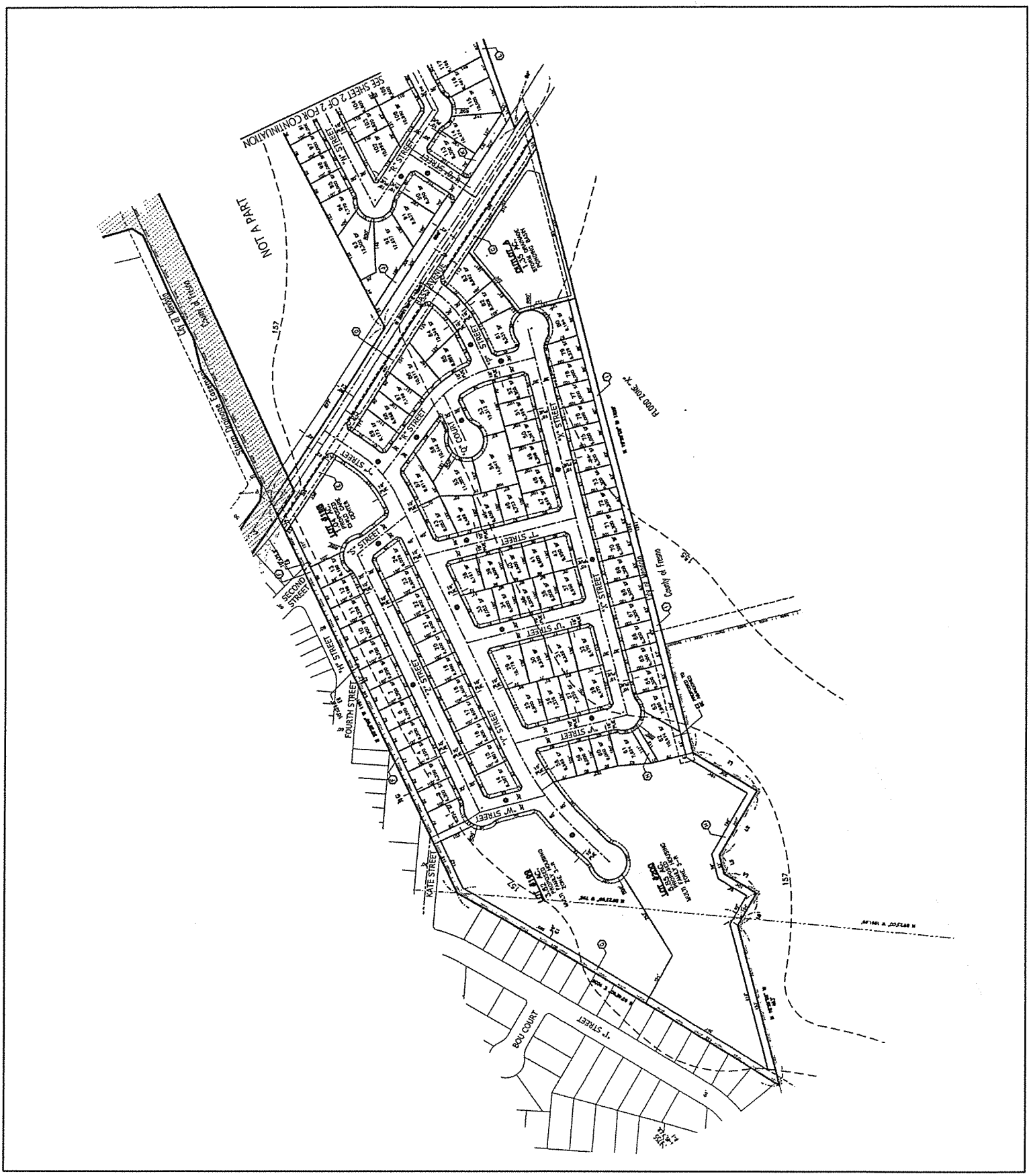
- Sphere of Influence
- City Limits
- Affected Territory

City of Mendota "North East Bass Avenue Annexation" LAFCo File No. RO-07-17

0 0.05 0.1 0.2 0.3 Miles

N W E S

FIGURE 4 -TENTATIVE TRACT MAP NO. 5003 SHEET 1



City of Mendota "North East Bass Avenue Annexation" LAFCo File No. RO-07-17

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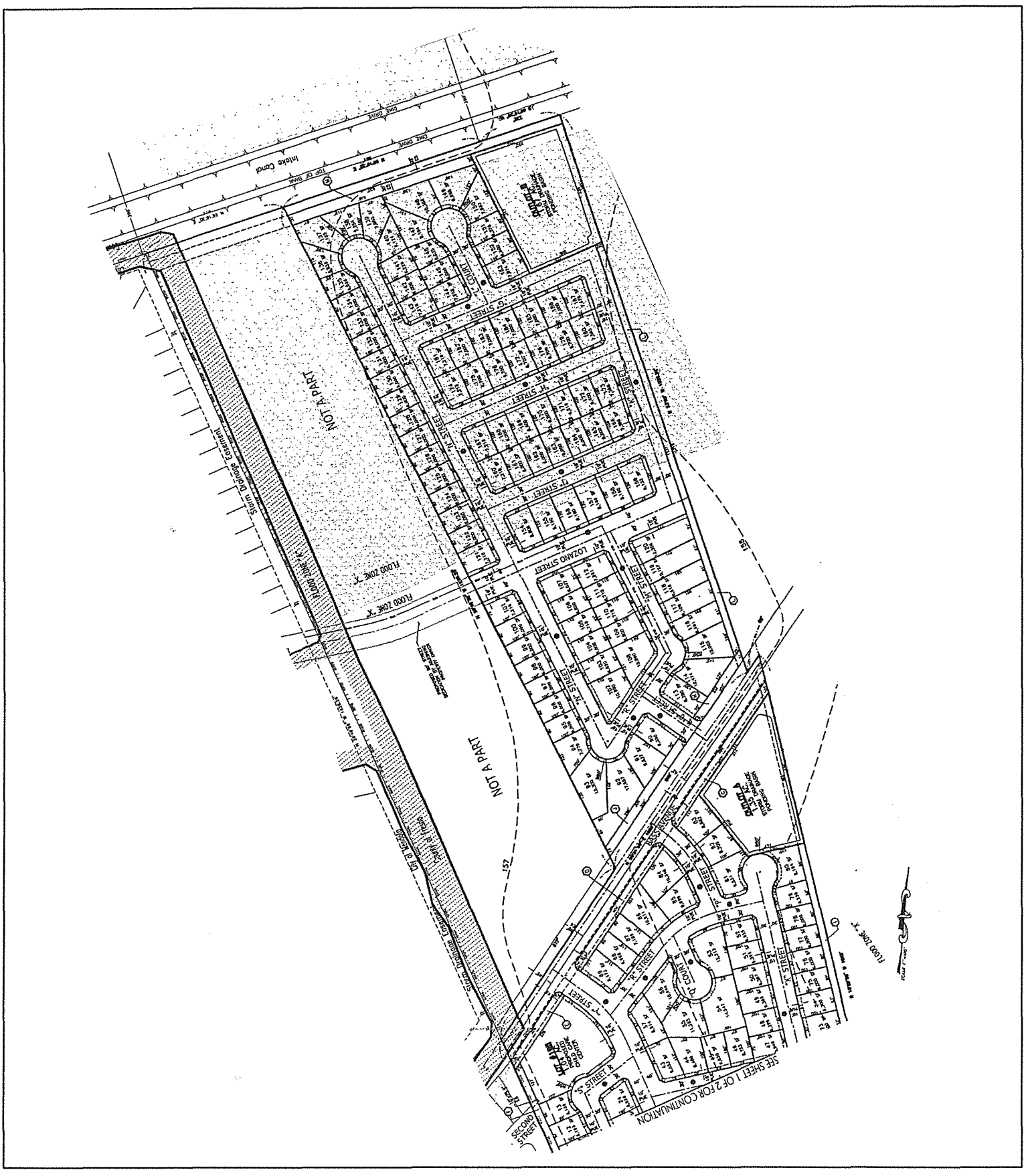
FIGURE 5 -TENTATIVE TRACT MAP NO. 5003 SHEET 2



City of Mendota "North East Bass Avenue Annexation" LAFCo File No. RO-07-17

N
W E
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County of Fresno

ADMINISTRATIVE OFFICE
BART BOHN
COUNTY ADMINISTRATIVE OFFICER

RECEIVED
AUG 31 2007
Fresno County
Dept. of Public Works & Planning
Administration

SEP 2007
Received
FRESNO
LAFCO

August 27, 2007

Gabriel Gonzalez, City Manager
City of Mendota
643 Quince Street
Mendota, CA 93640

Gabe,

Dear Mr. Gonzalez:

Subject: Notice of Intent to File City of Mendota No. 06-01 (I-5 Social Services) Annexation/Reorganization

In accordance with Article II, Section 2.2 of the Amended and Restated Memorandum of Understanding between the City of Mendota, Mendota Redevelopment Agency and the County of Fresno, we have reviewed the annexation proposal described in the Notice of Intent letter from Bill Skinner received June 29, 2007. (Because the annexation area is located within the boundaries of the Mendota Municipal Airport, this Notice of Intent letter was held in abeyance pending a determination of consistency required by the Fresno County Airport Land Use Commission [ALUC]). On August 13, 2007, the ALUC determined the land use amendment application and prezone for the annexation were conditionally consistent with the Mendota Municipal Airport Land Use Policy Plan.

We have determined that the proposed annexation by the City of Mendota is consistent with the Standards for Annexation contained in Exhibit I of the Amended and Restated Memorandum of Understanding. The subject property is located within the City of Mendota's Sphere of Influence boundary and is contiguous to the City of Mendota's incorporated boundary along the west and south property lines.

It is recommended that the full width street right-of-way of Bass Avenue that has not yet been annexed be included in this annexation.

If you have any questions, you may contact me at (559) 488-1710 or Bernard Jimenez at (559) 262-4497.

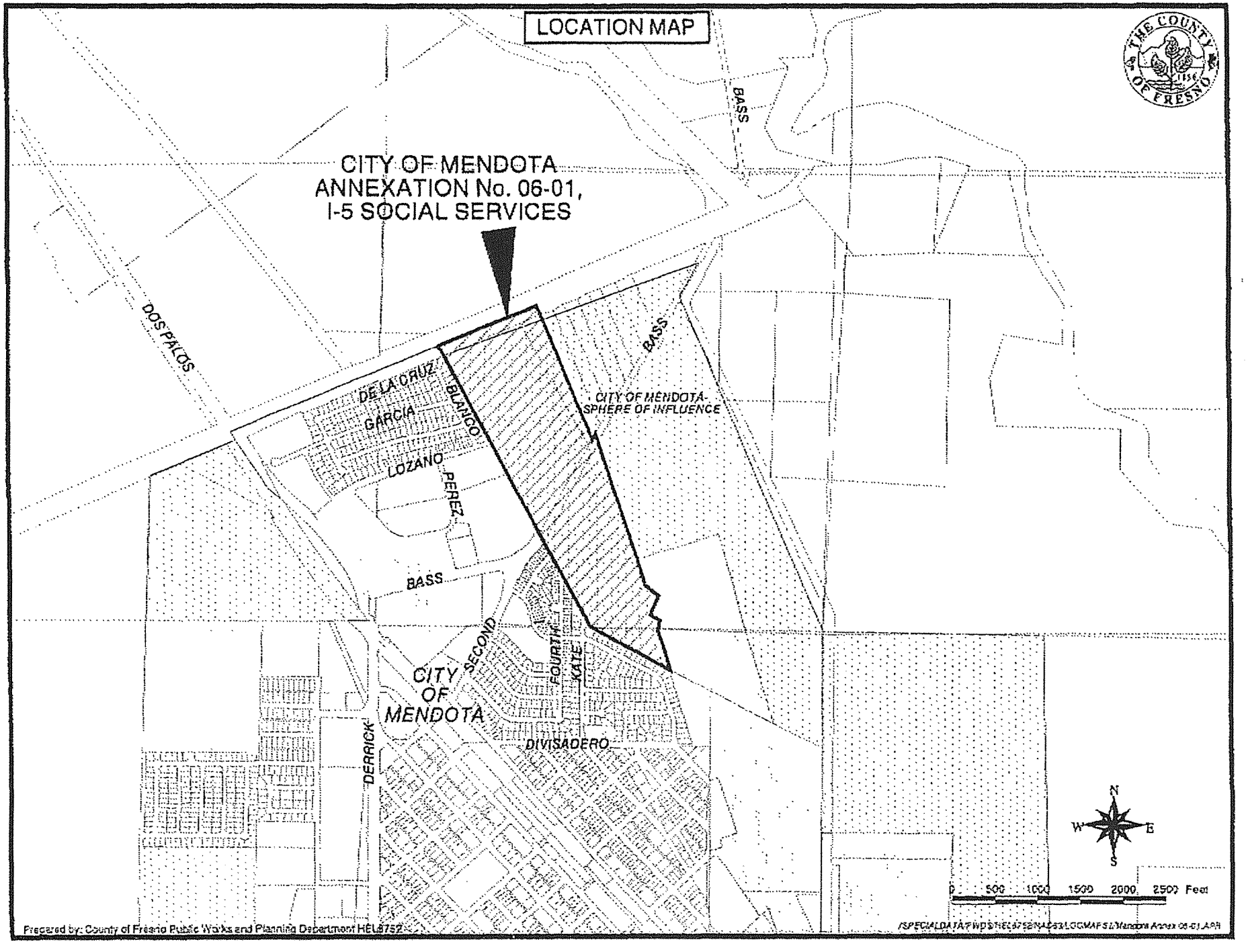
Very truly yours,

Bart Bohn

Bart Bohn
County Administrative Officer

G:\4360Devs&Pln\PLANNING\ANNEXATIONS\Cities & Districts\Mendota\I-5 Social Services 06-01\Consistency Ltr.doc

c: Alan Weaver, Director, Department of Public Works and Planning
Lynn Gorman, Deputy Director of Planning
Bernard Jimenez, Manager
Margie McHenry, Senior Planner
Charlotte Tilkes, Principal Administrative Analyst
Rick Ballantyne, LAFCo, Executive Officer
Bill Skinner, City of Mendota, Community Development Director


LOCATION MAP
CITY OF MENDOTA
ANNEXATION No. 06-01,
I-5 SOCIAL SERVICES
DOS PALOS
DE LA CRUZ
GARCIA
BLANCO
LOZANO
PEREZ
BASS
BASS
BASS
CITY OF MENDOTA-
SPHERE OF INFLUENCE
SECOND
FOURTH
KATE
CITY
OF
MENDOTA
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0 500 1000 1500 2000 2500 Feet
Prepared by: County of Fresno Public Works and Planning Department HEL8752

Fresno Local Agency Formation Commission

SEP 2007
Received
FRESNO
LAFCO

DATE: September 25, 2007

TO: Bernard Jimenez, Planning Department, Stop #214
Department of Public Works and Planning

FROM: Rick Ballantyne, LAFCo Executive Officer

PROPOSAL: "North East Bass Avenue Annexation, Reorganization", File No. RO-07-17

The attached application has been filed for processing with the Fresno Local Agency Formation Commission (LAFCo) office. In accordance with Government Code Section 56386, your agency's assistance in reviewing and commenting on this application is requested. At this time we are requesting information on the following particular factors (Attach extra sheets as necessary):

1. County plan designation for the area:

The subject annexation area is designated Agriculture and Open Space in the County adopted Mendota Community Plan.

2. Consistency of the proposal with adopted county general and community plans and policies.

The County's General Plan directs the location of urban density uses to incorporated areas where necessary support services are available. The urban development of the subject property represents a logical continuation of the existing development pattern within the City's Sphere of Influence in conformance with the Amended and Restated Memorandum of Understanding (MOU).

3. Any pending County plans, projects (i.e. community development, roads, etc.) or development permits:

None.

4. Other related comments:

On August 13, 2007, the Fresno County Airport Land Use Commission (ALUC) determined the land use amendment application and prezone for the annexation were conditionally consistent with the Mendota Municipal Airport Land Use Policy Plan and on August 27, 2007, the "North East Bass Avenue Annexation, Reorganization" was determined to be consistent with the Standards for Annexation contained in Exhibit 1 of the Amended and Restated Memorandum of Understanding between the City of Mendota, Mendota Redevelopment Agency and the County.

5. Recommendations:

In the August 27, 2007, County response letter, it was recommended that the full width of the adjacent road right-of-way for Bass Avenue, not already annexed, be included in the proposed annexation.

In order to proceed with the processing of this application, your comments need to be returned to this office by September 26, 2007. Your assistance is greatly appreciated. Thank you.

Bernard Jimenez, Development Services Manager
Department of Public Works and Planning

9-27-07
Date

G:\4360Devs&Pln\PLANNING\ANNEXATIONS\Cities & Districts\Mendota\I-5 Social Services 06-01\LAFCoResponse.doc

LAFCO Office: 2115 Kern Street, Suite 310, Fresno, CA 93721
Phone (559) 495-0604 • Fax (559) 495-0655 • E-mail: cfleming@co.fresno.ca.us

Airport Land Use Commission

Determination of Consistency

DATE: August 14, 2007

TO: City of Mendota

FROM: Alan Weaver, Director
Department of Public Works and Planning
Secretary - Airport Land Use Commission

John Adams, Planner
Development Services Division

Margie McHenry, Senior Planner
Development Services Division

SUBJECT: Determine that City of Mendota Amendment Application Resolution No. 05-49, Prezoning Ordinance No. 07-06, and future prezoning of the 22.87-acre portion of the site, on the northwestern section of the property, north of Bass Avenue to the R-1 Zone District are consistent with the Airport Land Use Commission's Mendota Municipal Airport Land Use Policy Plan subject to the conditions incorporated into the recommended Avigation Easement and Agreement

In a regularly noticed hearing conducted August 13, 2007, the Airport Land Use Commission took the following action in considering a request for Determination of Consistency with the adopted Mendota Municipal Airport Land Use Policy Plan:

Adopted the Staff Recommendation as Follows:

- Stated that the Commission has reviewed and considered the Environmental Impact Report Mitigation Monitoring and Reporting Program filed in response to the requirements of the California Environmental Quality Act.
- Determined that City of Mendota Amendment Application Resolution No. 05-49, Prezoning Ordinance No. 07-06, and future prezoning of the 22.87-acre portion of the site, on the northwestern section of the property, north of Bass Avenue to the R-1 Zone District are consistent with the Airport Land Use Commission's Mendota Municipal Airport Land Use Policy Plan

subject to the conditions incorporated into the recommended Avigation Easement and Agreement:

1. An Avigation Easement and Agreement shall be required to:

   (a) Ensure the ability to enforce FAR Part 77 limitations beyond the boundaries of the airport and within the Airport Review Area, limiting all structures and trees to the 150-foot limit imposed by FAR and allow ongoing ingress and egress for the purpose of removing, marking or lighting objects, including trees, which may penetrate any surface as described under Part 77.

   (b) Enforce conditions related to adopted safety criteria as stated in the Mendota Municipal Airport ALUCP as follows:

      1. All proposed residential uses shall have a density of no greater than four dwelling units per acre within the Mendota Municipal Airport Traffic Pattern Zone.
      2. All proposed non-residential uses shall not include stadia, schools, hospitals, nursing homes, day-care centers or similar uses which tend to concentrate population within the Mendota Municipal Airport Traffic Pattern Zone.
      3. The area of the project site within the Mendota Municipal Airport Traffic Pattern Zone shall have at least 20% of area open (having a size and shape such that a small aircraft could conceivably make an emergency landing without damage to buildings or serious injury to aircraft occupants).

   (c) That density of development not exceed the standards of the Commission's adopted plan or those published in the California Land Use Planning Handbook.

   (d) That structures and uses shall not create dust, smoke, steam, distracting sources of light, electrical interference or attract birds.

NOTES:

The following notes reference mandatory requirements of Fresno County or other agencies and are provided as information to the project applicant.

1. This Determination of Consistency action includes the future prezoning of the 22.87-acre portion of the future annexation area as depicted on Exhibit "A 2", to the R-1 Zone District. Prezoning the 22.87-acre area to any other

zone district will require a request for review by the ALUC to determine consistency with the Mendota Municipal Airport ALUCP.

2. The Western Regional Office of the Federal Aviation Administration encourages the filing of an FAA Form 7460-1, Notice of Proposed Construction or Alteration in conjunction with the permitting of projects in the area of an airport to ensure compliance with Part 77 of the Federal Aviation Regulations (FAR).

3. In accordance with FAR 77, Subpart C and the Airspace Protection Policies of the Mendota Municipal Airport Land Use Policy Plan the following must be met:

   (a) No structure, tree or other object shall be permitted to exceed the height limits established in accordance with Part 77, Subpart C, of the Federal Aviation Regulations (FAR). This criterion applies unless, in the case of a proposed object or growing tree, one or more of the following conditions exist:

      1. The object would be substantially shielded by existing permanent structures or terrain in a manner such that it clearly would not affect the safety of air navigation;
      2. The FAA has conducted an aeronautical study and either determined that the object would not result in a hazard to air navigation or made recommendations for the object's proper marking and lighting as an obstruction;
      3. The object is otherwise exempted from the requirements of FAR Part 77. In the case of an existing object, this criterion also applies unless the object exceeded the prescribed height limits prior to February 20, 1987, in which case, marking lighting will still be required.

   (b) No object shall be permitted to be erected which because of height or other factors would result in an increase in the minimum ceiling or visibility criteria for an existing or proposed instrument approach procedure.

   (c) Civil Airport Imaginary Surfaces described at Code of Federal Regulations Title 14, Part 77, Subpart C "Obstruction Standards," shall be used in conjunction with the above airspace conditions to determine whether the height of an object is acceptable.

Fresno Local Agency Formation Commission

DATE: September 11, 2007

TO: Elections Division, Stop #28

FROM: Rick Ballantyne, Executive Officer

PROPOSAL: "North East Bass Avenue Annexation" Reorganization, File No.RO-07-17

The attached application has been filed for processing with the Local Agency Formation Commission (LAFCo) office. In accordance with Government Code Section 56386, your agency's assistance in reviewing and commenting on this application is requested. At this time we are requesting the following information indicated by an "X":

A. _____ Please furnish a list of all registered voters along with their address as shown upon the most recent assessment roll being prepared by the County within 300 feet of the exterior boundary of the property.

B. ___X___ Number of registered voters in the area. ___Ø___

C. _____ Number of valid registered voter signatures _____

D. _____ What percent of the registered voters in the proposal area does the attached petition represent? _____

E. ___X___ Will the proposal adversely affect precinct boundaries or the conduct of elections? ___No___

F. _____ Other comments:

In order to proceed with the processing of this application, your comments need to be returned to this office by September 26, 2007. Your assistance is greatly appreciated. Thank you.

RB:cf

Attachments: Map and legal description

Betty Vaughn, SPA III
Signature and Title

Sept. 14, 2007
Date

LAFCo Office: 2115 Kern Street, Suite 310, Fresno, CA 93721
Phone: (559) 495-0604 • Fax: (559) 495-0655 • E-mail: cfleming@co.fresno.ca.us

Fresno Local Agency Formation Commission

SEP 2007
Received
FRESNO
LAFC

Date: September 11, 2007

To: Natural Resource Conservation Service

From: Rick Ballantyne, Executive Officer

Proposal: "North East Bass Avenue Annexation" Reorganization, File No.RO-07-17

The attached application has been filed for processing with the Local Agency Formation Commission (LAFCo) Office. In accordance with Government Code Section 56386, your agency's assistance in reviewing and commenting on this application is requested. Please respond to each of the following:

1. Relationship of the proposal to prime agricultural land* in the area:
   The entire project is land of statewide importance.

2. Effect of the proposal on unique agricultural areas:

3. Effect of the proposal on any soil hazard or limitation:
   Very slow subsoil permeability.

4. Other comments:

*See Government Code Section 51201 for definition.

In order to proceed with the processing of this application, your comments need to be returned to this office by September 26, 2007. Your assistance is greatly appreciated. Thank you.

Bruce Champion Soil Con. Tech
Signature and Title

9-17-07
Date

RB:cf
Attachments: Application, Map, Legal Description, Resolution

LAFCo Office: 2115 Kern Street, Suite 310, Fresno, CA 93721
Phone: (559) 495-0604 • Fax: (559) 495-0655 • E-mail: cfleming@co.fresno.ca.us

Fresno Local Agency Formation Commission

SEP 2007
Received
FRESNO
LAFCO

DATE: September 11, 2007

TO: County Committee on School District Reorganization
Mendota Unified School District
State Center Joint Community College District

FROM: Rick Ballantyne, Executive Officer

PROPOSAL: "North East Bass Avenue Annexation" Reorganization, File No. RO-07-17

The attached application has been filed for processing with the Local Agency Formation Commission (LAFCo) Office. In accordance with Government Code Section 56386, your agency's assistance in reviewing and commenting on this application is requested. At this time we are requesting information on the following particular factors:

1. Under present attendance boundaries, which schools will students from this area attend?
WASHINGTON SCHOOL; McCabe ELEMENTARY; McCABE JR. HIGH; MENDOTA HIGH SCHOOL; ADULT/CONTINUATION SCHOOL

2. Are any of the above schools of the District already at or near capacity? Please describe:
YES, WASHINGTON SCHOOL, McCABE ELEMENTARY AND McCABE JR. HIGH ARE CURRENTLY AT CAPACITY.

3. Will this proposal and other pending proposals create any overcrowded conditions at any of the above schools? Please describe:
YES, AT WASHINGTON SCHOOL, McCABE ELEMENTARY AND McCABE JR. HIGH.

4. 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? Please describe:
NO

5. Describe any building plans of the District that would affect this proposal:
THE DISTRICT CURRENTLY HAS PLANS OF BUILDING A NEW JUNIOR HIGH SCHOOL. IN ADDITION, 10 NEW CLASSES WILL BE ADDED TO MENDOTA HIGH SCHOOL.

6. Other Comments:
ANY NEW HOUSING DEVELOPMENT APPROVED BY THE CITY OF MENDOTA WILL HAVE AN ENROLLMENT IMPACT ON THE DISTRICT SCHOOL SITES.

In order to proceed with the processing of this application, your comments need to be returned to this office by September 26, 2007. Your assistance is greatly appreciated. Thank you.

RB:cf
Attachments: Application, Map, Legal Description, Resolution

LAFCo Office: 2115 Kern Street, Suite 310, Fresno, CA 93721
Phone: (559) 495-0604 • Fax: (559) 495-0655 • E-mail: cfleming@co.fresno.ca.us

County of Fresno
Department of Community Health
Edward L. Moreno, M.D., M.P.H., Director-Health Officer

OCT 2007
Received
FRESNO
LAFCO

September 24, 2007

999999999
LU0014113
PE 2620

Mr. Rick Ballantyne
Local Agency Formation Commission
2115 Kern St., Suite 310
Fresno, CA 93721

Dear Mr. Ballantyne:

PROJECT NO: RO-07-17
SUBJECT: North East Bass Avenue Annexation Reorganization

1. Adequacy and availability of existing and proposed community water and sewer systems:

2. Need for services other than those proposed:

3. Effect of project on air or water quality:

4. Related County plans or projects:

5. Other comments:

- Drinking water which meets state quality standards for public water systems is a precious commodity which must be protected. Existing standards for water well construction and destruction are designed to protect groundwater quality, thereby protecting the public health. The expense associated with proper destruction of a well is infinitesimally small in comparison to the expense of cleaning up contaminated groundwater.

  The Fresno County Department of Community Health is concerned that abandoned water wells are not being properly destroyed, particularly with respect to new development projects. As city boundaries expand, community services are provided to areas originally served only by individual domestic and agricultural wells. Improper abandonment of such wells presents a reason, when development occurs, it is extremely important to ensure the safe and proper destruction of <u>all</u> abandoned water wells.

Prior to destruction of any existing agricultural wells, a sample of the upper most fluid in the well column should be sampled for lubricating oil. The presence of oil staining around the well may indicate the use of lubricating oil to maintain the well pump. Should lubricating oil be found in the well, the oil should be removed from the well prior to placement of fill material for destruction. The "oily water" removed from the well must be handled in accordance with federal, state and local government requirements. Transportation of these materials on public roadways may require special permits and licensure.

The Department of Community Health is available to provide consultation in cooperation with the City of Mendota in order to encourage the proper destruction of wells and safeguard our water quality. City staff may contact Ed Yamamoto, Water Surveillance Program, at (559) 445-3357 for more information.

- This Department recommends that any existing rural residential parcel(s) be required to connect to the City of Mendota community sewer system in the event of a failure of the existing sewage system(s), and that no building permits be issued for repair of such a system whether or not the mandatory three (3) year connection requirement has expired.

If I can be of more assistance, please contact me at (559) 445-3357.

Sincerely,

Glenn Allen, R.E.H.S.
Environmental Health Specialist III
Environmental Health Division

ga

cc Ed Yamamoto, Environmental Health Division

DEPARTMENT OF TRANSPORTATION
1352 WEST OLIVE AVENUE
P.O. BOX 12616
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SEP 2007
Received

September 19, 2007

2131-IGR/CEQA
6-FRE-33-62.506+/-
DON ALEJANDRO VALDEZ
COMMUNITY PLAN
N.E. BASS ANNEXATION (R.O.-07-17)

Mr. Rick Ballantyne
Fresno LAFCo
2115 Kern Street, Suite 310
Fresno, CA 93721

Dear Mr. Ballantyne:

We have completed our review of the proposal to annex 90.65 acres into the City of Mendota. The site is located east of the State Route (SR) 33 at Bass Avenue intersection. Caltrans has the following comments:

Caltrans originally provided comments on this site when the Environmental Impact Report was circulated for the project which is also known as the "Don Alejandro Valdez" Planned Land Development. Our comments dated October 14, 2005, August 8, 2005 and May 3, 2005 (copies enclosed) remain valid.

Please send a response to our comments prior to staff's recommendations to the Commission. If you have any questions, please call me at (559) 445-5868.

Sincerely,

MICHAEL NAVARRO
Office of Transportation Planning
District 06

Enclosures

DEPARTMENT OF TRANSPORTATION
1352 WEST OLIVE AVENUE
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October 14, 2005

2131-IGR/CEQA
6-FRE-33-62.506+/-
DON ALEJANDRO VALDEZ
COMMUNITY PLAN
RESPONSE TO COMMENTS

Mr. Gabriel Gonzalez
City of Mendota
643 Quince Street
Mendota, CA 93640

Dear Mr. Gonzalez:

We have received a copy of the responses to our comments based upon our review of the Environmental Impact Report (EIR). The proposal is for a mixed-use development on a 68-acre site, approximately ½ mile east of the State Route (SR) 33 intersection at Bass Avenue. The development would include 480 apartment units, 73 single-family homes, a commercial center, professional offices, a service station, childcare facility, multi-purpose park, community center and farm labor transportation center. Caltrans has the following comments:

Response to Comment 1
SR 33 intersections at Belmont Avenue and California/Panoche Road

It is indicated in the response that the traffic consultant determined that the level of additional traffic (1,088 daily trips, 84 AM peak hour trips, and 121 PM peak hour trips) was insignificant. Caltrans identified these intersections at needing to be analyzed during our review of the Notice of Preparation (NOP) on May 3, 2005 (copy enclosed). In these comments, we also indicated what improvements would likely be necessary. These comments were based upon our own analysis and observations as well as past traffic impact studies we have reviewed. As owners and operators of the State highway, Caltrans is in a better position to make the determination as to what needs to be considered a significant level of additional traffic to said highway. Therefore, it is recommended that an operational analysis be provided for the above mentioned intersections as previously commented and that the analysis include the project's pro-rata share responsibility at these locations. Without this information, the environmental document is inadequate and seriously flawed. Furthermore, it is recommended that Caltrans be consulted prior to eliminating intersection(s) from the analysis so matters such as this can be resolved early on in the process and so that a complete environmental document can be provided. Without a full and complete

analysis, the decisions-making body and the general public will be denied the opportunity of making an informed decision.

Response to Comment 2
SR 33/Bass Avenue intersection

Based on the operational analysis indicating that this development causes the LOS of this intersection to fall from the satisfactory to LOS F by opening day, this project should be responsible for insuring that the intersection is signalized and turn lanes provided prior to opening day.

Response to Comment 3
SR 33/SR 180 intersection

In this response, it is indicated that the operations at this intersection are considered to be a "City-wide issue" rather than the responsibility of the proposed project. Caltrans also identified this intersection as one to be analyzed during the NOP review period. We also identified the need for future signals at this location. While Caltrans is not sure what constitutes a "City-wide issue"; Caltrans does project that this development would be adding trips to this location. Therefore, the traffic analysis needs to be revised to include an operational analysis as well as the project's pro-rata share responsibility towards this intersection as mitigation. Without this information, the environmental document is inadequate.

Response to Comment 4
SR 33/Bass Avenue intersection

Please see Response to Comment 2

Response to Comment 5
Intersection of SR 33 and SR 180

Please see Response to Comment 3

Response to Comment 6
Intersection at Belmont Avenue and California/Panoche Road

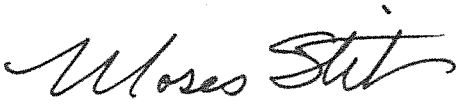
Response to Comment 7
Encroachment Permit

Comment adequate.

The primary purpose of CEQA is to provide information regarding the impacts of implementing a project so that any decision is made with full knowledge of what impacts will occur with project approval. The currently traffic analysis fails to provide an accurate evaluation of this project's impacts to the State highway system.

Please send a response to our comments prior to staff's recommendations to the Planning Commission and the City Council. Furthermore, please notify Caltrans prior this project going to public hearing, as we will be available to provide testimony. If you have any questions, please call me at (559) 445-5868.

Sincerely,



MOSES STITES
Office of Transportation Planning
District 06

Enclosure

C: Mr. Bill Skinner, Valley Planning Consultants
Ms. Barb Kinison Brown, PMC
Georgina Vivian, VRPA

DEPARTMENT OF TRANSPORTATION
1352 WEST OLIVE AVENUE
P.O. BOX 12616
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TTY (559) 488-4066

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August 8, 2005

2131-IGR/CEQA
6-FRE-33-62.506+/-
NOP DEIR
DON ALEJANDRO VALDEZ
COMMUNITY PLAN
SCH 2003061111

Mr. Gabriel Gonzalez
City of Mendota
643 Quince Street
Mendota, CA 93640

Dear Mr. Gonzalez:

We have completed our review of the proposed mixed-use development on a 68-acre site located approximately ½ mile east of the State Route (SR) 33 intersection at Bass Avenue. The use would include 480 apartment units, 73 single-family homes, a commercial center, professional offices, a service station, child care facility, multi-purpose park, community center and farm labor transportation center. Caltrans has the following comments:

Caltrans has indicated the need for some future improvements to the SR 33 intersections located at Bass Avenue (two left-turn lanes, a right-turn lane, signals), SR 180 (signals), Belmont Avenue (left-turn lane, signals), and California/Panoche Road (two left-turn lanes, signals). We also indicated in our letter dated May 3, 2005 (copy enclosed) that these four intersections should be analyzed in the traffic study portion of the EIR. However, the traffic portion of this EIR failed to analyze the two SR 33 intersections at Belmont Avenue and California/Panoche Road.

Table 2-1 indicates that the SR 33 intersection at Bass Avenue currently operates with a satisfactory level-of-service. It also indicates that the intersection could likely continue operating with a satisfactory level-of-service for the next twenty years. However, with the addition of the traffic from this proposed development, the level-of-service of the Bass intersection falls to LOS F on opening day. The analyst failed to report the results of the operational analysis for the SR 33/SR 180 intersection directly in the study (Tables 2-1 and 4-1). However, volumes and turning movement data are provided in the study figures.

Caltrans concurs with the traffic study's recommendation that traffic signals should be installed at the SR 33 intersection at Bass Avenue. Caltrans also concurs with the traffic study's recommendations that a southbound left-turn lane and a northbound right-turn lane would also be required. Based on the results from the operational analysis, these improvements at the Bass Avenue intersection should be in place on opening day. Therefore, Caltrans recommends that

this development should be 100 percent responsible for the placement of these improvements by opening day.

As previously indicated, the results of the operational analysis for the SR 33/SR 180 intersection were not reported in the study; however, turning movement data was presented in the study's figures. Based on the volumes shown at this intersection, there appears to be a substantial possibility that signal warrants may be met. There is a significant number of left-turn movements from northbound SR 33 (Derrick Boulevard) to northbound SR 33 (Oller Street). Caltrans recommends that the study should be revised to include the operational and signal warrant analysis for the intersection. If the results of these analyses indicate that signals are needed on opening day, then this development may be responsible for the placement of these signals by opening day. The revised study should also include the operational analysis of the SR 33 intersections at Belmont Avenue and California/Panoche Road.

An encroachment permit must be obtained for all proposed activities for placement of encroachments within, under or over the State highway rights-of-way. Activity and work planned in the State right-of-way shall be performed to State standards and specifications, at no cost to the State. Engineering plans, calculations, specifications, and reports (documents) shall be stamped and signed by a licensed Engineer or Architect. Engineering documents for encroachment permit activity and work in the State right-of-way may be submitted using English Units. The Permit Department and the Environmental Planning Branch will review and approve the activity and work in the State right-of-way before an encroachment permit is issued. Encroachment permits will be issued in accordance with Streets and Highway Codes, Section 671.5, "Time Limitations." Encroachment permits do not run with the land. A change of ownership requires a new permit application.

Please send a response to our comments prior to staff's recommendations to the Planning Commission and the City Council. If you have any questions, please call me at (559) 445-5868.

Sincerely,

MICHAEL NAVARRO
Office of Transportation Planning
District 06

Enclosure

C: SCH

DEPARTMENT OF TRANSPORTATION
1352 WEST OLIVE AVENUE
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FRESNO, CA 93778-2616
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May 3, 2005

2131-IGR/CEQA
6-FRE-33-62.506+/-
NOP DEIR
DON ALEJANDRO VALDEZ
COMMUNITY PLAN
SCH 2003061111

Mr. Gabriel Gonzalez
City of Mendota
643 Quince Street
Mendota, CA 93640

Dear Mr. Gonzalez:

We have completed our review of the proposed mixed-use development on a 68-acre site located approximately ½ mile east of the State Route (SR) 33 intersection at Bass Avenue. The use would include 480 apartment units, 73 single-family homes, a commercial center, professional offices, a service station, child care facility, multi-purpose park, community center and farm labor transportation center. Caltrans has the following comments:

Caltrans has identified the need for improvements to the SR 33 intersections at Bass Avenue, (two left turn lanes, a right-turn lane, signalization), SR 180 (signalization), Belmont Avenue (left turn lane, signalization,) and California/Panoche Road (two left turn lanes, signals). It is thus recommended that the traffic study portion of the EIR analyze this proposed development's opening day and future impacts to these four intersections and recommend mitigation for those impacts..

Please send a response to our comments prior to staff's recommendations to the Planning Commission and the City Council. If you have any questions, please call me at (559) 445-5868.

Sincerely,

MICHAEL NAVARRO
Office of Transportation Planning
District 06

C: SCH

INTER OFFICE MEMO

County Free Library

OCT 2007
Received
FRESNO

DATE: September 25, 2007

TO: Rick Ballantyne, LAFCO, Executive Officer

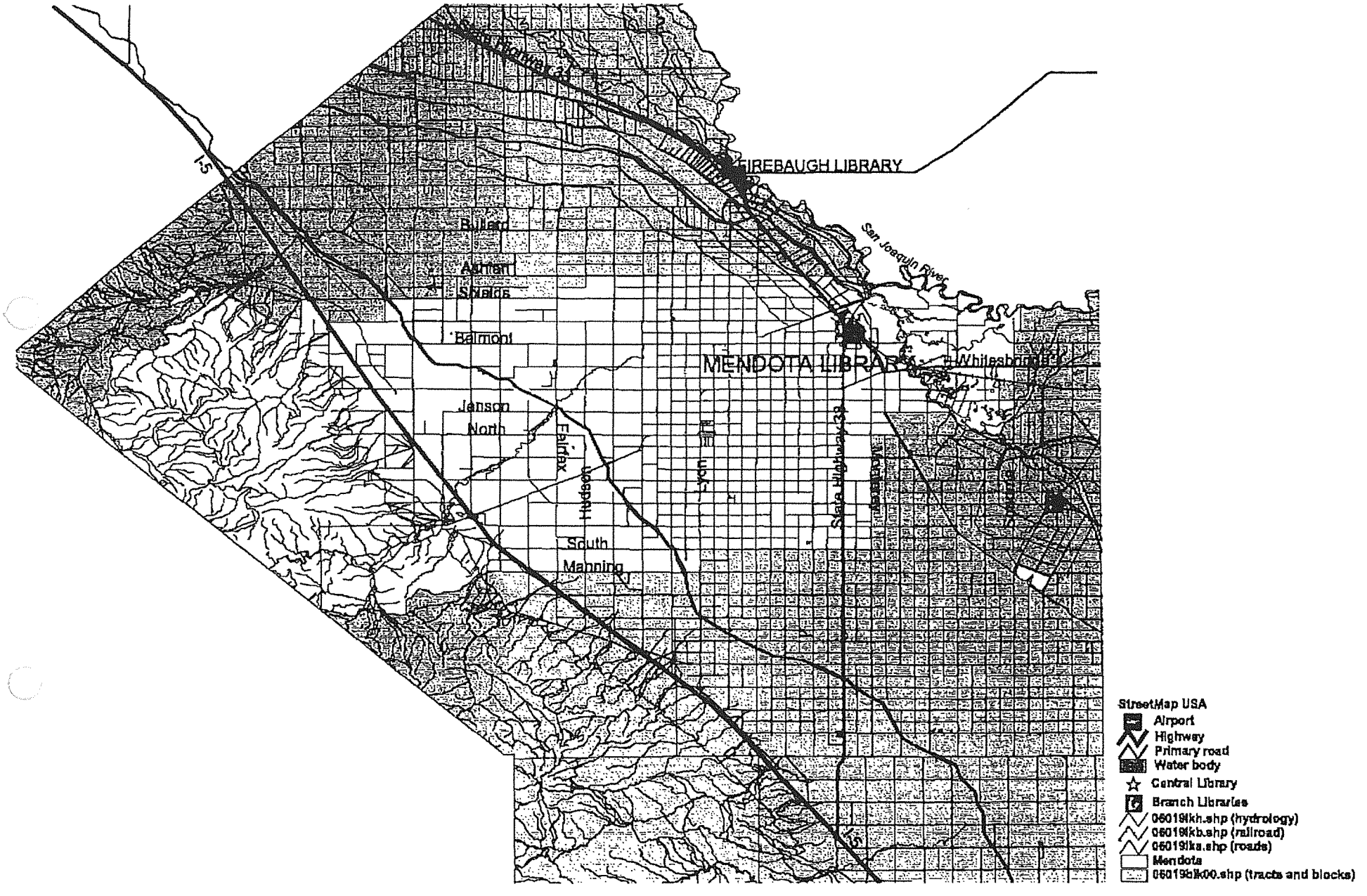
FROM: Karen Bosch Cobb, County Librarian

SUBJECT: **North East Bass Avenue Annexation**

This proposal is to develop a 90.65 acre site for residential and commercial use. Beginning this week with the grand opening on September 28, service to Mendota residents will be provided with a newly constructed 12,576 square foot building. In February 2003 the Board of Supervisors adopted a study *"The Heart of a Community Its Public Library: Meeting Library Needs for Fresno County Residents: 2002-2020."* The study projected a Mendota service area population of over 16,500 by 2020 requiring a library of about 12,100 square feet. The library service area for the Mendota Library is shown on the attached map.

Attachment

2420 Mariposa Street / Fresno, California 93721 / (559) 488-3185/ Fax (559) 488-1971



MENDOTA

Fresno County Public Library

7 0 7 14 Miles

N

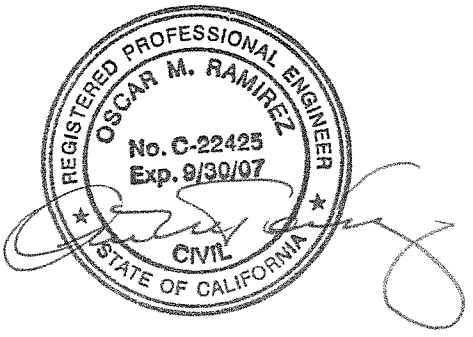
CITY OF MENDOTA

SERVICES AND IMPROVEMENT PLAN

TRACT 5003

NORTH EAST BASS AVENUE ANNEXATION

JULY, 2007



Prepared for:
I-5 Social Services Corp., Inc.
4491 W. Shaw Ave., Suite 101
Fresno, CA. 93722

Prepared By:
Tri City Engineering
4630 W Jennifer Avenue, Suite 101
Fresno, CA 93722

CITY OF MENDOTA
SERVICES AND IMPROVEMENT PLAN
TRACT 5003, NORTH EAST BASS AVENUE ANNEXATION

A. INTRODUCTION

A plan for providing services and Improvements to the land being annexed to cities is required by the Local Agency Formation Commission (LAFCO).

1. It provides assurance to LAFCO that newly annexed territory to a city will be properly served as urban territory.

2. It provides a basis for determining the impact of an annexation when a determination is made pursuant to the California Environmental Quality Act (CEQA).

3. It provides information to property owners, districts and interested individuals who may have other plans or proposals underway in the immediate vicinity of a proposed annexation, reorganization or boundary change. A service plan indicates the City of Mendota's intentions for providing services for a particular project.

B. SERVICES EXISTING OR PROPOSED TO BE EXTENDED TO TRACT 5003, NORTH EAST BASS AVENUE ANNEXATION

1. COMMUNITY WATER SERVICE:
The subject territory was previously served by a private well system until the abandonment of the property when the services were no longer required. The existing line is to be abandoned. The nearest City of Mendota water main capable of serving the project area is a 10" line that runs along the North-Western side of Bass Avenue. This main will be used to supply the subject property with water service(s) upon development.

2. SANITARY SEWERS:
The subject territory was previously being served by a private septic system until the abandonment of the property when the services were no longer required. The existing line is to be abandoned. The nearest City of Mendota sanitary sewer line capable of serving the project area is a 30" line that runs along the South-Eastern side of Bass Avenue. This main will be used to direct all effluent into the City of Mendota's sanitary sewer system upon development.

3. SOLID WASTE COLLECTION:
The subject territory was previously serviced by Mid-Valley Disposal,

a private solid waste collector contracted by the County of Fresno. Upon annexation, services shall be provided by the City of Mendota Solid Waste Division.

4. POLICE AND FIRE PROTECTION:
The subject territory is presently receiving sheriff protection service by the Fresno County Sheriff's Department. Upon annexation the City of Mendota is to contract Fresno County Sheriff's Department for protection.

The subject territory is presently receiving fire protection services from Fresno County Fire Protection District. Upon annexation the City of Mendota is to contract Fresno County Fire Protection District for fire protection.

5. STREET LIGHTING:
The Pacific, Gas and Electric Company is to provide service to the area. Street lighting shall be provided by the developer in accordance with the City of Mendota Standards. Upon development lighting shall be maintained by the City of Mendota.

6. PARKS AND RECREATION:
The City of Mendota has three (3) parks available for use by all persons who reside within city limits.

7. TRANSIT SERVICES:
The subject property is serviced by Mendota Transit, a demand responsive service. Demand responsive service is provided Monday though Friday, 7:00 a.m. to 5:30 p.m..

8. AMBULANCE SERVICE:
The nearest hospital to the area is Madera Community Hospital located on 1250 E. Almond Ave, Madera, Ca. approximately 23 miles from the City of Mendota. American Ambulance provides ambulatory service to the City of Mendota.

9. STORM DRAINAGE:
The subject property is to provide an on site ponding basin which will adequately handle surface water runoff. The City of Mendota does not currently have facilities to accept storm water runoff from the subject property.

10. EXTENSION OF CITY SERVICES:
All City services are planned to be extended to the area as development occurs and makes it feasible.

11. UPGRADING OF PUBLIC FACILITIES AND IMPROVEMENTS:
A primary reason for annexation of the subject property is the preference by the property owners to develop the property in the City of Mendota. The subject property is within the City of Mendota's Sphere of Influence. The project will provide for necessary major street dedications and improvements as well as sewer, water and storm drain improvements.

12. SCHOOLS
The subject property is within the enrollment area of The Mendota Unified School District. Currently students within this reorganization would attend McCabe Elementary School, McCabe Intermediate School and Mendota High School. The school district has adopted developer fees in accordance with current state law, which will require the developers of the subject property to pay a fee for school facilities per the adopted schedule of fees.

13. OTHER SERVICES:
Animal control services will be provided by Central California SPCA of Fresno.

14. FINANCING OF SERVICES AND FACILITIES:

1. Property tax.
2. Fees: The following development impact fees are required: parks, fire, police, water, sewer, street improvements, traffic signalization, and storm drainage. City permit and license fees are also collected.
3. Sales tax
4. State funds, i.e., gas tax, motor vehicle in lieu tax are utilized by the City for Street work and supporting the transit system.
5. Federal funds, i.e., Community Development block Grant Funds.
6. Bonds and /or assessment districts as needed.

15. COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)
A Final Environmental Impact Report SCH# 2003061111 has been prepared for the said project and responses to agency comments of the Draft Environmental Impact Report have been circulated to the affected agencies.

Exhibit "A"

Northeast Bass Avenue Annexation
Proposed Attachment to Mendota City Limits
Area to be annexed to the City of Mendota and detached from the Kings River Conservation District, the Consolidated Irrigation District, and the Fresno County Fire Protection District

Legal Description:

Those portions of Sections 30 and 31 in Township 13 South, Range 15 East, Mount Diablo Base and Meridian, situated in the County of Fresno, State of California, more particularly described as follows:

Commencing at the Southeast Corner of said Section 30; thence North 89°23'00" West along the South line of said Section 30 a distance of 2757.45 feet to a point on the City of Mendota city limit line and also being the North line of Tract No. 3204, as recorded in Book 37 of Plats at Page 46, Fresno County Records; said South line of Section 30 also being the Basis of Bearings for this description; said point also being the TRUE POINT OF BEGINNING; thence the following courses:

1) North 29°25'00" West continuing along said city limits line and said north line of Tract No. 3204 and also along the easterly lines of Tract No. 3367, recorded in Book 38 of Plats at Pages 91-92, Fresno County Records and Tract No. 4230, recorded in Book 59 of Plats at Pages 25-28, Fresno County Records, a distance of 3569.70 feet to a point on the southerly right-of-way line of the Firebaugh Canal Company Intake Canal (a 300 foot reservation);

2) North 66°16'30" East leaving said city limits line, said easterly lines of Tract No's. 3367 and 4230 and continuing along said southerly right-of-way line of Intake Canal a distance of 1216.36 feet to the northeasterly corner of a parcel of land described in deed recorded March 11, 1988, as Document No. 88026960, Official Records of Fresno County;

3) South 23°59'00" East leaving said southerly right-of-way line and continuing along the easterly line of said parcel of land described in Document No. 88026960 a distance of 1625.20 feet to the centerline of a 60 foot road easement recorded October 24, 1935 in Book 1456 at Page 170, Official Records of Fresno County;

4) North 29°21'00" East along said centerline a distance of 60.00 feet to the easterly line of a parcel of land described in Deed recorded October 29, 2004 per Document No. 2004-0244264, Official Records of Fresno County;

5) South 18°29'56" East along the easterly line of said parcel of land described in Document No. 2004-0244264, a distance of 1515.86 feet to an angle point on said existing city limit line of the City of Mendota;

6) South 18°29'56" East continuing along said easterly line and city limits line a distance of 308.87 feet;

7) South 63°41'05" East continuing along said easterly line and city limits line a distance of 206.05 feet;

8) South 26°19'41" West continuing along said easterly line and city limits line a distance of 207.34 feet;

9) South 18°29'56" East continuing along said easterly line and city limits line a distance of 52.38 feet;

10) South 63°41'05" East continuing along said easterly line and city limits line a distance of 103.78 feet;

11) South 26°39'47" West continuing along said easterly line and city limits line a distance of 103.79 feet;

12) South 18°29'56" East continuing along said easterly line and city limits line a distance of 452.57 feet to a point on said northerly line of Tract No. 3204 and said existing city limits line;

13) North 63°42'00" West along said northerly line of Tract No. 3204 and city limits line a distance of 1035.88 feet to the TRUE POINT OF BEGINNING.

Said parcel contains 90.65 acres, more or less.

End of description.

Prepared by: _____
Cris H. Robles, PLS 5503

Date: 3-13-06

PROFESSIONAL LAND SURVEYOR
CRIS HELIO ROBLES
EXP. 9-30-06
NO. 5503
STATE OF CALIFORNIA

1206 B Exhibit A Legal Description-REVISED
Last printed 3/13/2006 11:28 AM

Exhibit B–"Northeast Bass Avenue Annexation"

Proposed Attachment to Mendota City Limits. Area to be Annexed to the City of Mendota, and Detached From The Kings River Conservation District, The Consolidated Irrigation District and The Fresno County Fire Protection District, Lying in Sections 30 & 31, Township 13 South, Range 15 East, Mount Diablo Base and Meridian, County of Fresno, State of California

PROFESSIONAL LAND SURVEYOR
CRIS HELIO ROBLES
EXP. 9-30-06
NO. 5503
STATE OF CALIFORNIA

3-17-06

Legend:

——— Existing City Limits

( ) Indicates numbered course matching written description (See Exhibit 'A')

——·——· Proposed Realignment Of City Limits Line

LINE TABLE		
LINE	LENGTH	BEARING
L1(4)	60.00'	N29°21'00"E
L2(7)	206.05'	S63°41'05"E
L3(8)	207.34'	S26°19'41"W
L4(9)	52.38'	S18°29'56"E
L5(10)	103.78'	S63°41'05"E
L6(11)	103.79'	S26°39'47"W

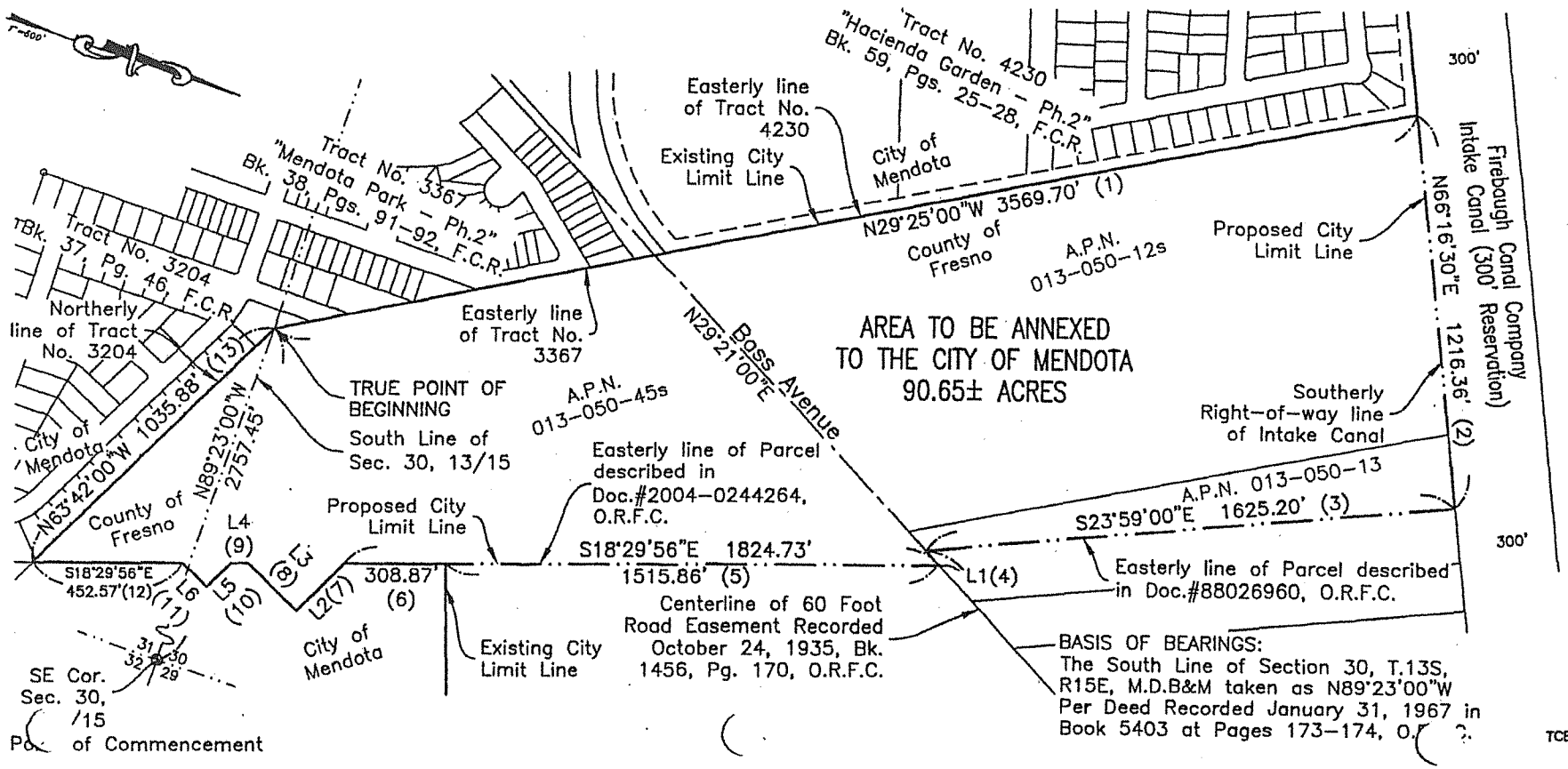
Prepared by:

TRI CITY engineering

Tri City Engineering

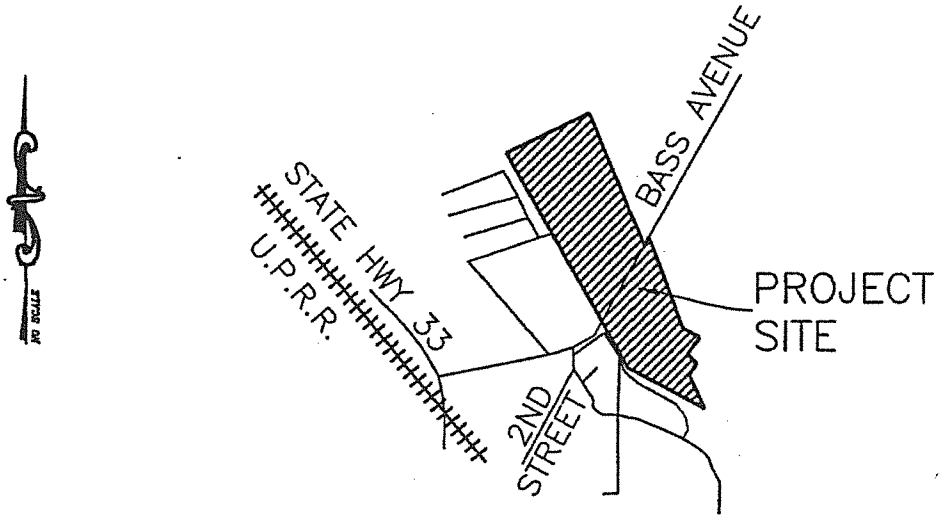
Engineers
4630 W. Jennifer Ave. #101
Fresno, CA 93722-6415
PH: 559-447-9075
FAX 559-447-9074
www.TriCityEngineering.com

Surveyors
192 E. Elm Ave., #102
Coalinga, CA 93210
PH: 559-935-6051
FAX: 559-935-6051

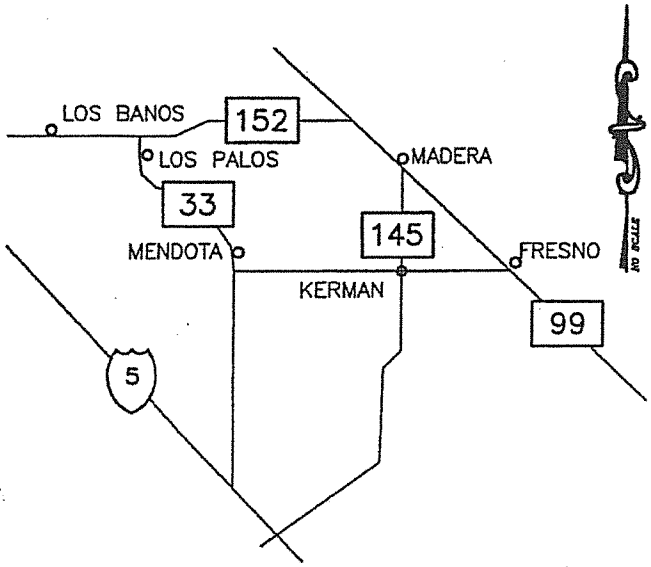


"Northeast Bass Avenue Annexation"

Proposed Attachment to Mendota City Limits. Area to be Annexed to the City of Mendota, and Detached From The Kings River Conservation District, The Consolidated Irrigation District and The Fresno County Fire Protection District, Lying in Sections 30 & 31, Township 13 South, Range 15 East, Mount Diablo Base and Meridian, County of Fresno, State of California



Vicinity Map



Location Map

PROFESSIONAL LAND SURVEYOR
CRIS HELIO ROBLES
EXP. 9-30-06
NO. 5503
STATE OF CALIFORNIA

5-12-06

Prepared by:

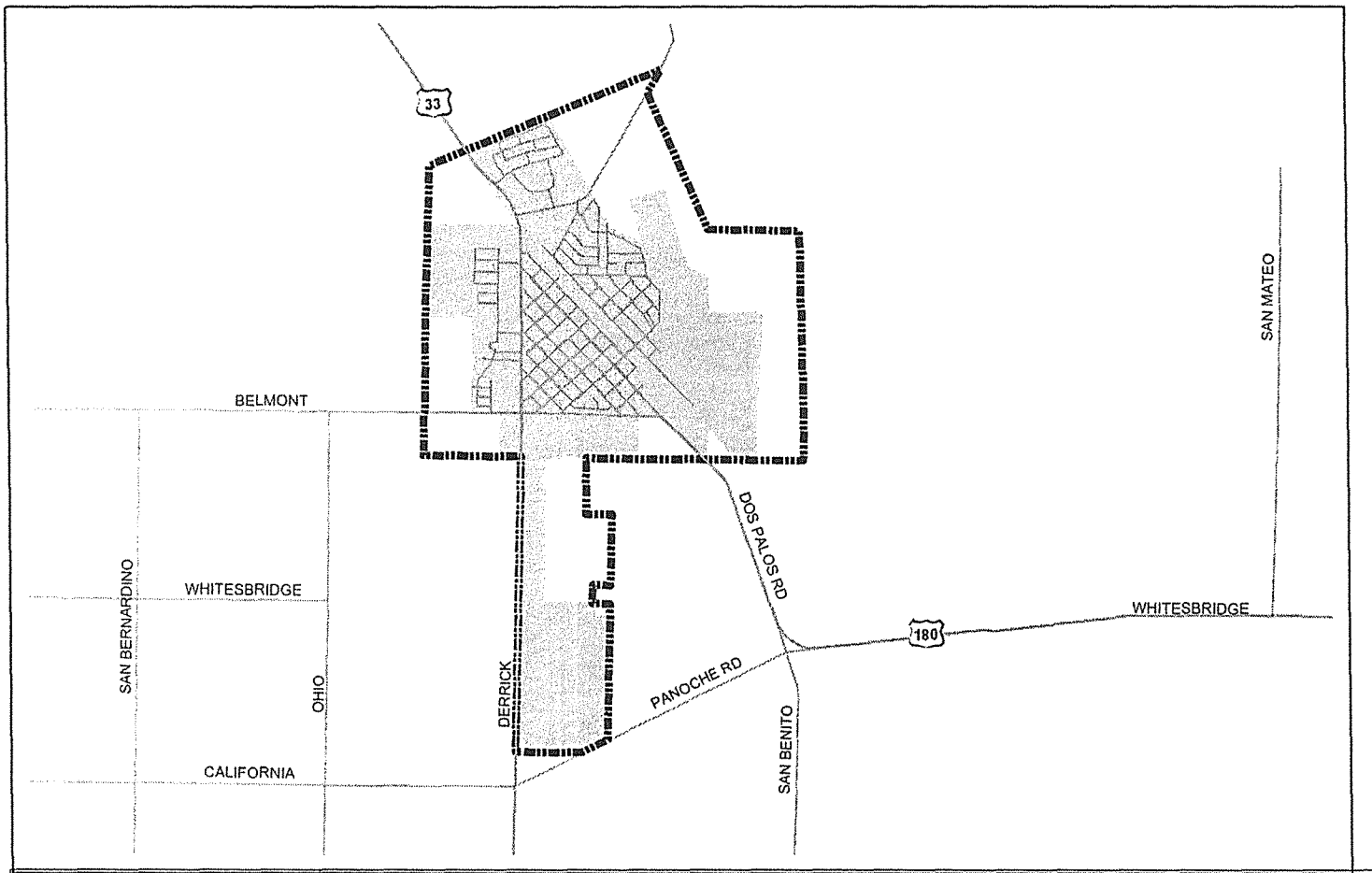
TRI CITY engineering

Tri City Engineering

Engineers
4630 W. Jennifer Ave. #101
Fresno, CA 93722-6415
PH: 559-447-9075
FAX 559-447-9074
www.TriCityEngineering.com

Surveyors
192 E. Elm Ave., #102
Coalinga, CA 93210
PH: 559-935-6051
FAX: 559-935-6051

TCE#1206



CITY OF MENDOTA

Adopted: October 23, 1974
Updated: July 8, 1998
Map Date: June 2007

N
W E
S

0 0.2 0.4 0.8 1.2
Miles

Legend

Sphere of Influence

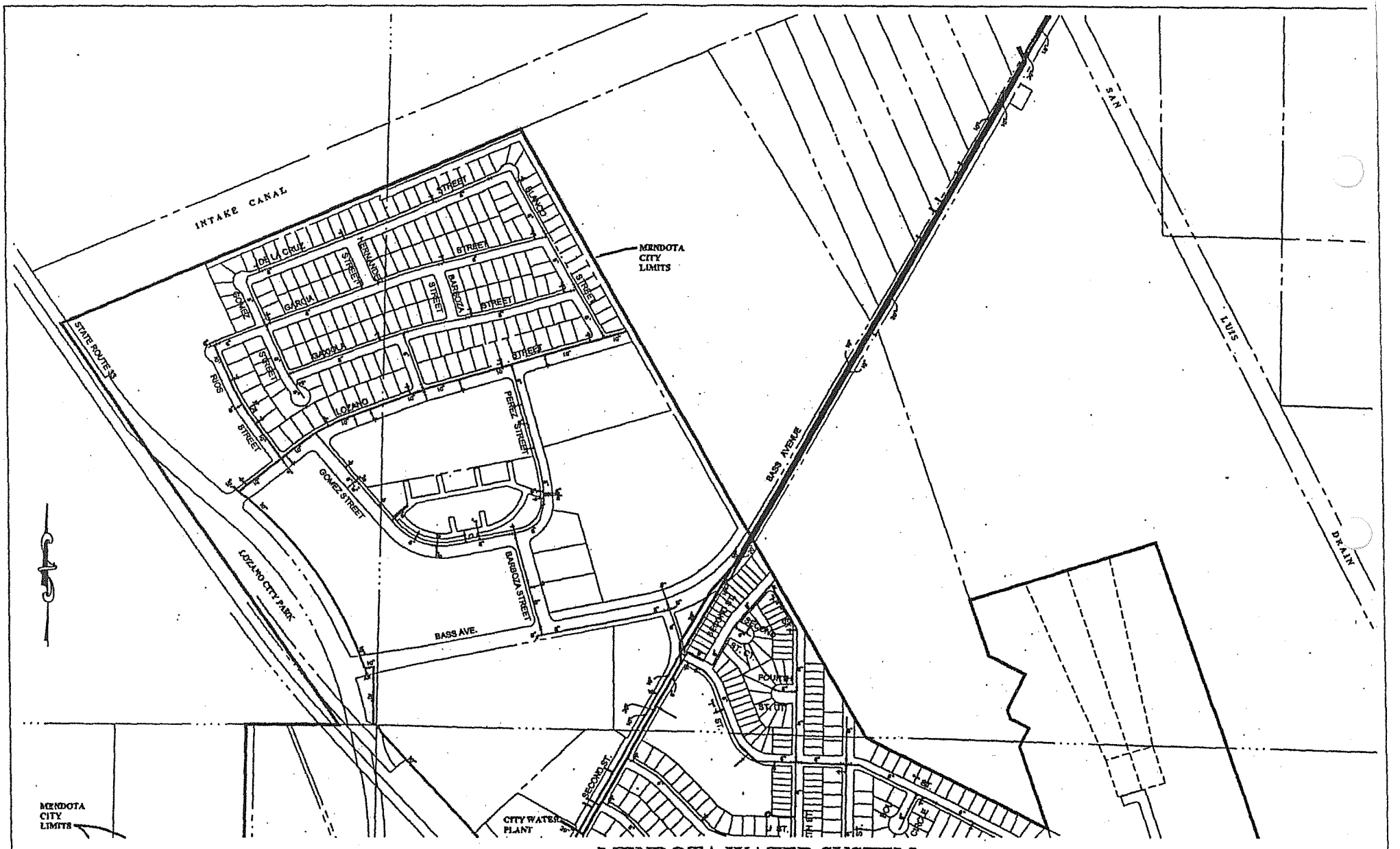
City Limits

FRESNO LOCAL AGENCY FORMATION COMMISSION
CITY OF MENDOTA SPHERE OF INFLUENCE

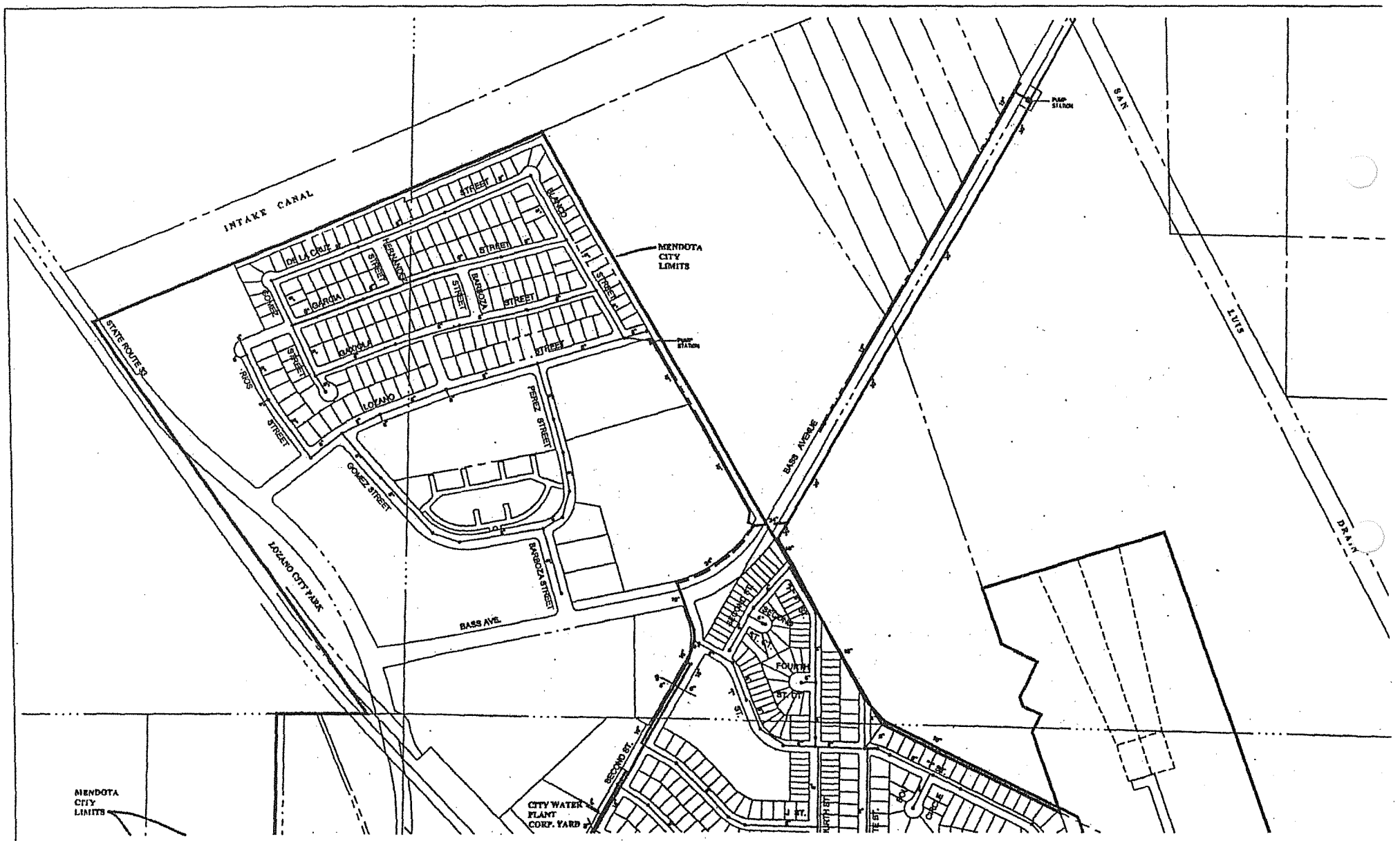
City Date (6/07)

Note: Areas are digitized acreages and do not reflect actual legal values

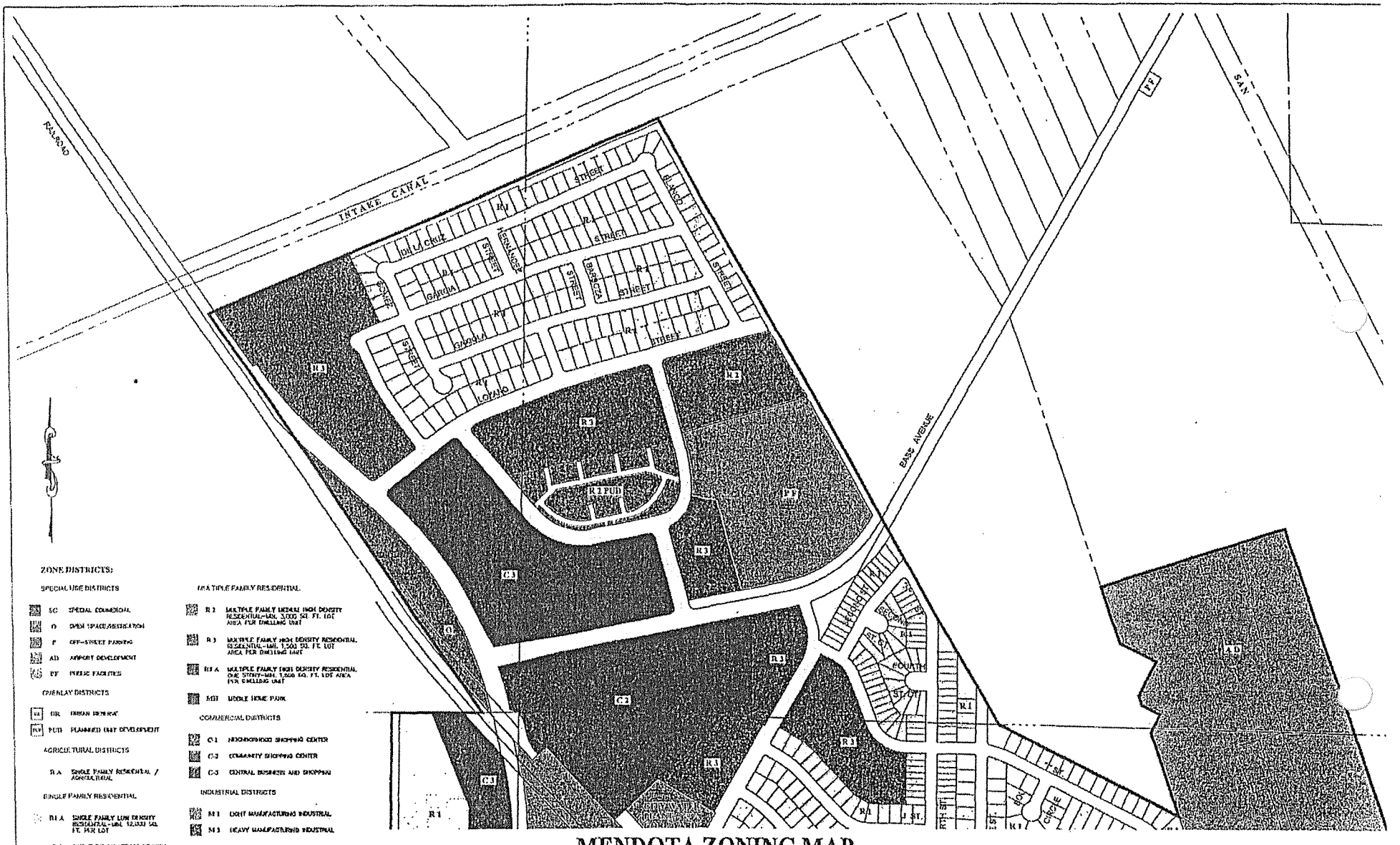
Sphere Area	2,539 Acres
City Area	1,627 Acres



MENDOTA WATER SYSTEM



MENDOTA SANITARY SEWER SYSTEM



MENDOTA ZONING MAP

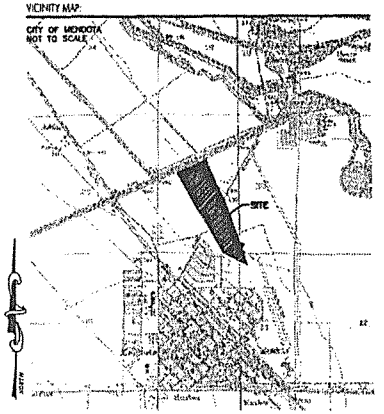
TENTATIVE TRACT MAP NO. 5003

"Don Alejandro Valdez"

PLANNED LAND DEVELOPMENT

IN THE CITY OF MENDOTA, COUNTY OF FRESNO, STATE OF CALIFORNIA
CONSISTING OF TWO SHEETS — DECEMBER 2006

VICINITY MAP:



MAP PREPARED FOR:

I-5 SOCIAL SERVICES CORP., INC.
4762 W. JENNIFER, #102
FRESNO, CA 93722

MAP PREPARED BY:

TRI-CITY ENGINEERING
ENGINEERS SURVEYORS
TRI CITY

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 83°41'05" W	206.05'
L2	N 26°19'41" E	207.34'
L3	N 18°28'56" W	52.38'
L4	N 62°41'05" W	103.78'
L5	S 26°39'47" W	103.79'
L6	N 26°39'47" E	23.77'
L7	N 26°39'47" E	80.05'
L8	N 29°21'00" E	81.26'

LEGEND:

- EXISTING PARCEL BOUNDARY.
- PROPOSED PARCEL DIVISION LINE.
- EXISTING CITY LIMITS LINE.
- REFERS TO EXISTING EASEMENT - SEE LISTING.
- (A) INDICATES OUTLOT TO BE DEDICATED FOR PUBLIC/UTILITY FLOOD WAY PURPOSES.
- INDICATES TO BE DEDICATED FOR PUBLIC STREET ACCESS.

*PROPERTY BOUNDARY BEARINGS AND DISTANCES PER RECORD DEED - SEE LEGAL DESRIPTION.

**PROPOSED PARCEL DIVISION LINE DISTANCES TO THE NEAREST FOOT.

***ALL DISTANCES ARE IN FEET AND DECIMAL FEET THEREAFTER, PER RECORD DEED.

OWNERS:

PARCEL 1
ETCHEGOINBERRY FAMILY LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP.
4819 N. SAN DIEGO AVE.
FIREBAUGH, CA 93622

PARCELS 2 & 3
I-5 SOCIAL SERVICES CORPORATION, INC.
4491 W. SHAW SUITE 100
FRESNO, CA 93722

PARCEL 4
VALDEZ, ALEX P & EVA E
6621 N. FERGER AVE.
FRESNO, CA 93704

GENERAL SITE INFORMATION:

EXISTING ZONE: AE-20
EXISTING LAND USE: AG

PROPOSED ZONE: MULTIPLE ZONE DESIGNATION - SEE MAP
PROPOSED LAND USE: SEE MAP

A.P.N.'S: 013-050-12S, 013-050-45S & 013-050-09S

PROPOSED SOURCE OF WATER: CITY OF MENDOTA
PROPOSED SOURCE OF SANITARY SEWER: CITY OF MENDOTA
PROPOSED SOURCE OF GAS: PACIFIC GAS AND ELECTRIC
PROPOSED SOURCE OF ELECTRICAL: PACIFIC GAS AND ELECTRIC

NET ACREAGE: 81.20 ACRES MORE OR LESS
GROSS ACREAGE: 85.11 ACRES MORE OR LESS

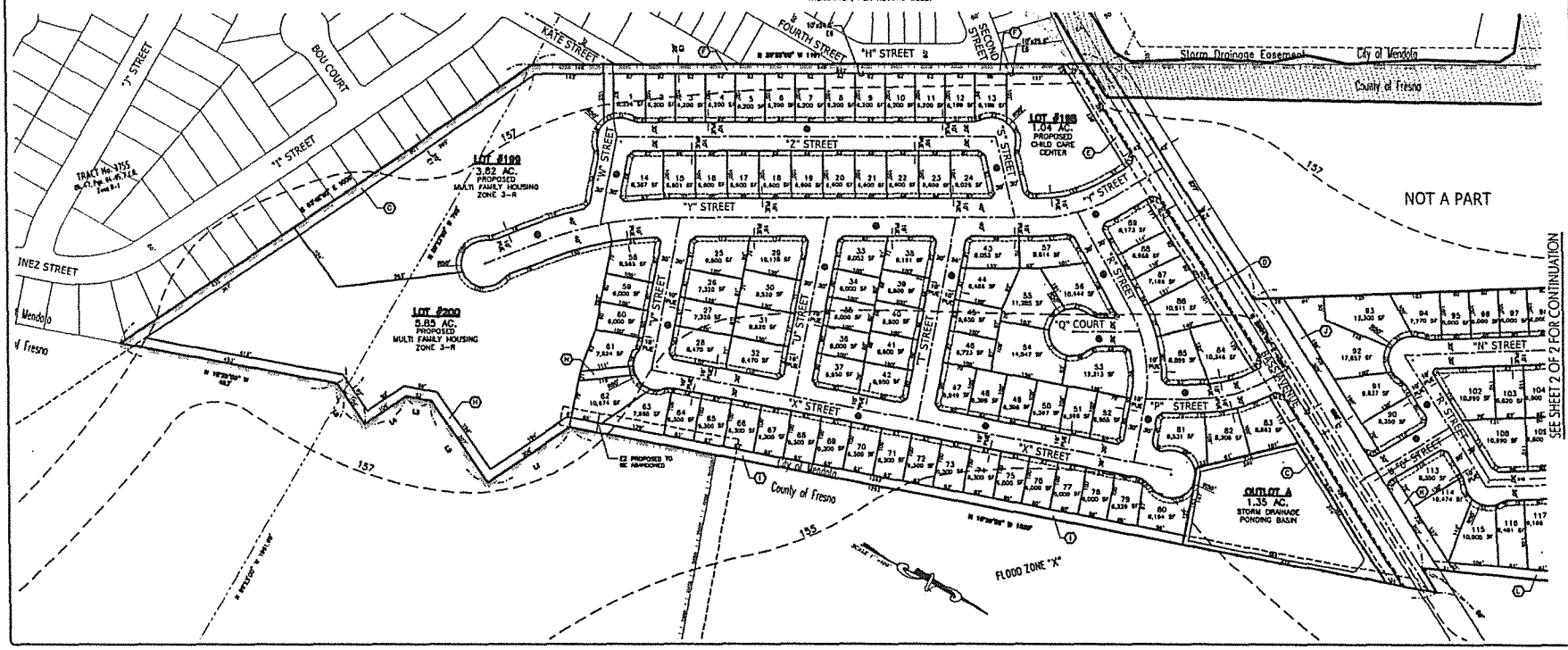
PROPOSED STREET & UTILITY IMPROVEMENTS PER CITY OF MENDOTA STANDARDS.

PERMANENT STREET NAMES TO BE ASSIGNED PRIOR TO SUBMITTAL OF FINAL TRACT MAP.

FLOOD ZONE "X" - AREAS OF 500 YEAR FLOOD; AREAS OF 100 YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVELS FROM 100-YEAR FLOOD.

FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN.

FLOOD ZONE "X"
FLOOD ZONE "X"



SEE SHEET 2 OF 2 FOR CONTINUATION

DATE | APPROVAL | REVISION

Tri City Engineering
Engineers Surveyors
4430 W. Jennifer Ave. #101
Fresno, CA 93722
Ph: 559-441-9075
Fax: 559-441-9076
www.tricityengineering.com

TENTATIVE SUBDIVISION MAP FOR:

I-5 SOCIAL SERVICE CORP., INC.

MENDOTA CALIFORNIA

Scale: AS SHOWN
Date: 2007 Jan 21
Drawn: D.J.
Chkd: D.J.

SHEET NO. 1 OF 2 SHEETS

Job: 1771

LEGAL DESCRIPTION:

PARCEL 1:
APN: A PORTION OF 013-050-12S

THAT PORTION OF SECTION 30, TOWNSHIP 13 SOUTH, RANGE 15 EAST, M.D.B.&M., ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

THE EASTERLY ONE-HALF OF THE FOLLOWING DESCRIBED PARCEL:
BEGINNING AT A POINT WHICH BEARS SOUTH 89°23' EAST, 1334.0 FEET AND NORTH 29°21' EAST, 1175.90 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 30; THENCE NORTH 29°25' WEST, 2379.20 FEET; THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF INTAKE CANAL, A 300 FOOT RESERVATION, NORTH 66° 16-1/2' EAST 992.10 FEET TO THE NORTHWEST CORNER OF THE TRACT OF LAND DESCRIBED IN DEED TO C.K. SWANSON, RECORDED APRIL 8, 1938 IN BOOK 1640 PAGE 11 OF OFFICIAL RECORDS, DOCUMENT NO. 10266; THENCE LEAVING CANAL SOUTH 29°25' EAST ALONG THE SOUTHWEST LINE OF SAID SWANSON TRACT 1682.50 FEET; THENCE ALONG THE CENTERLINE OF A 60 FOOT ROAD EASEMENT, SOUTH 29°21' WEST, 1154.30 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM AN UNDIVIDED 3/4 INTEREST IN AND TO ALL MINERALS AND OIL RIGHTS, AS RESERVED IN DEED FROM E.D. BROLINE AND EMMA C. BROLINE, HUSBAND AND WIFE, RECORDED NOVEMBER 19, 1951 AS DOCUMENT NO. 60728.

SAID PARCEL CONTAINS 23.00 ACRES MORE OR LESS.

PARCEL 2:
APN: 013-050-45S

THAT PORTION OF SECTION 30, TOWNSHIP 13 SOUTH, RANGE 15 EAST, M.D.B.&M., IN THE CITY OF MENDOTA, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF LYING WITHIN THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT A POINT ON THE LINE COMMON TO SAID SECTIONS 31 AND 30 WHICH BEARS NORTH 89°23' WEST, 1961.69 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 30; THENCE LEAVING SAID LINE AS FOLLOWS: NORTH 26°39'47" EAST, 80.05 FEET; NORTH 63°41'05" WEST, 103.78 FEET; NORTH 18°29'56" WEST, 52.38 FEET; NORTH 26°19'41" EAST, 207.34 FEET; NORTH 63°41'05" WEST, 206.05 FEET; AND NORTH 18°29'56" WEST, 1824.73 FEET TO THE CENTER LINE OF A 60.00 FOOT ROAD EASEMENT; THENCE ALONG SAID CENTER LINE, SOUTH 29°21' WEST, 1295.58 FEET; THENCE LEAVING SAID CENTER LINE, SOUTH 29°25' EAST, 1190.50 FEET TO A POINT ON THE LINE COMMON TO SAID SECTION 31 AND 30 AND WHICH BEARS NORTH 89°23' WEST, 2757.45 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 30; THENCE LEAVING SAID LINE AS FOLLOWS: SOUTH 63°47' EAST, 1035.88 FEET; NORTH 18°29'56" WEST, 452.57 FEET; AND NORTH 26°39'47" EAST, 23.77 FEET TO THE POINT OF COMMENCEMENT;

EXCEPTING THEREFROM 1 TO 15 INCLUSIVE, AN UNDIVIDED ONE-HALF OF ALL OIL, GAS, HYDROCARBONS AND OTHER MINERALS IN AND UNDER SAID LAND AS GRANTED TO PAUL MATHESON, ET UX, BY DEED RECORDED JUNE 6, 1969 IN BOOK 5693 PAGE 721, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM AN UNDIVIDED ONE-FOURTH INTEREST IN AND TO ALL OIL, GAS, ASPHALTUM AND OTHER HYDROCARBONS AND MINERALS IN OR UNDER SAID LAND, TOGETHER WITH THE RIGHT, PRIVILEGE, AND EASEMENT TO ENTER INTO AND UPON SAID PROPERTY OR ANY PART THEREOF, IN SUCH MANNER AND WITH SUCH MACHINERY, ENGINES, TOOLS, RIGS, MATERIALS AND SUPPLIES AS MAY BE PROPER, NECESSARY AND USUAL AND THEREIN OR THEREON TO EXPLORE, DIG, MINE AND DRILL FOR THE SAID RESERVED SUBSTANCES, AND TO ERECT BUILDINGS, BARRACKS, TANKS AND OTHER STRUCTURES, USUAL, PROPER, OR NECESSARY TO EXTRACT, SEVER AND REMOVE ALL OR ANY OF THE RESERVED PORTION OF SAID SUBSTANCES FROM SAID LAND, AS RESERVED BY CLARENCE H. MATHESON, ET AL, IN DEED RECORDED DECEMBER 28, 1973 IN BOOK 6249 PAGE 144 OF OFFICIAL RECORDS.

SAID PARCEL CONTAINS 35.09 ACRES MORE OR LESS.

PARCEL 3:
APN: 013-060-09S

THAT PORTION OF SECTION 31, TOWNSHIP 13 SOUTH, RANGE 15 EAST, M.D.B.&M., IN THE CITY OF MENDOTA, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF LYING WITHIN THE FOLLOWING DESCRIBED PARCEL OF LAND.

COMMENCING AT A POINT ON THE LINE COMMON TO SAID SECTIONS 31 AND 30 WHICH BEARS NORTH 89°23' WEST, 1961.69 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 30; THENCE LEAVING SAID LINE AS FOLLOWS: NORTH 26°39'47" EAST, 80.05 FEET; NORTH 63°41'05" WEST, 103.78 FEET; NORTH 18°29'56" WEST, 52.38 FEET; NORTH 26°19'41" EAST, 207.34 FEET; NORTH 63°41'05" WEST, 206.05 FEET; AND NORTH 18°29'56" WEST, 1824.73 FEET TO THE CENTER LINE OF A 60.00 FOOT ROAD EASEMENT; THENCE ALONG SAID CENTER LINE, SOUTH 29°21' WEST, 1295.56 FEET; THENCE LEAVING SAID CENTER LINE, SOUTH 29°25' EAST, 1190.50 FEET TO A POINT ON THE LINE COMMON TO SAID SECTION 31 AND 30 AND WHICH BEARS NORTH 89°23' WEST, 2757.45 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 30; THENCE LEAVING SAID LINE AS FOLLOWS: SOUTH 63°42' EAST, 1035.88 FEET; NORTH 18°29'56" WEST, 452.57 FEET; AND NORTH 26°39'47" EAST, 23.77 FEET TO THE POINT OF COMMENCEMENT;

EXCEPTING THEREFROM 1 TO 15 INCLUSIVE, AN UNDIVIDED ONE-HALF OF ALL OIL, GAS, HYDROCARBONS AND OTHER MINERALS IN AND UNDER SAID LAND AS GRANTED TO PAUL MATHESON, ET UX, BY DEED RECORDED JUNE 6, 1969 IN BOOK 5693 PAGE 721, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM AN UNDIVIDED ONE-FOURTH INTEREST IN AND TO ALL OIL, GAS, ASPHALTUM AND OTHER HYDROCARBONS AND MINERALS IN OR UNDER SAID LAND, TOGETHER WITH THE RIGHT, PRIVILEGE, AND EASEMENT TO ENTER INTO AND UPON SAID PROPERTY OR ANY PART THEREOF, IN SUCH MANNER AND WITH SUCH MACHINERY, ENGINES, TOOLS, RIGS, MATERIALS AND SUPPLIES AS MAY BE PROPER, NECESSARY AND USUAL AND THEREIN OR THEREON TO EXPLORE, DIG, MINE AND DRILL FOR THE SAID RESERVED SUBSTANCES, AND TO ERECT BUILDINGS, BARRACKS, TANKS AND OTHER STRUCTURES, USUAL, PROPER, OR NECESSARY TO EXTRACT, SEVER AND REMOVE ALL OR ANY OF THE RESERVED PORTION OF SAID SUBSTANCES FROM SAID LAND, AS RESERVED BY CLARENCE H. MATHESON, ET AL, IN DEED RECORDED DECEMBER 28, 1973 IN BOOK 6249 PAGE 144 OF OFFICIAL RECORDS.

SAID PARCEL CONTAINS 4.01 ACRES MORE OR LESS.

PARCEL 4:
APN: 013-050-13

THAT PORTION OF SECTION 30, TOWNSHIP 13 SOUTH, RANGE 15 EAST, M.D.B.&M., IN THE STATE OF CALIFORNIA, COUNTY OF FRESNO, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING SOUTH 89°23' EAST 1334 FEET AND NORTH 29°21' EAST 2330.2 FEET FROM THE SOUTHWEST CORNER OF SECTION 30; THENCE NORTH 29°21' EAST 81.28 FEET; THENCE NORTH 23°59' WEST 1626.26 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE INTAKE CANAL; THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF INTAKE CANAL SOUTH 66°16.1/2' WEST TO A POINT WHICH IS SOUTH 89°23' EAST 1334 FEET NORTH 29°21' EAST 2330.2 FEET, AND NORTH 29°25' WEST 1682.5 FEET FROM THE SOUTHWEST CORNER OF SECTION 30; THENCE SOUTH 29°25' EAST 1682.5 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 5.67 ACRES MORE OR LESS.

EASEMENTS:

E1 – AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF PUBLIC UTILITIES FOR THE CITY OF MENDOTA AND INCIDENTAL PURPOSES, RECORDED OCTOBER 30, 1964 IN BOOK 5086 PAGE 379 OF OFFICIAL RECORDS. GRANTED TO THE CITY OF MENDOTA. PLOTTED

E2 – AN EASEMENT FOR IRRIGATION DITCH AND GRAVEL ROAD AND INCIDENTAL PURPOSES, RECORDED AUGUST 6,1975 IN BOOK 6465 PAGE 492 OF OFFICIAL RECORDS. GRANTED TO THE CITY OF MENDOTA. PLOTTED

E3 – AN EASEMENT FOR A 20 FOOT WIDE SANITARY SEWER TRUNK LINE AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 11, 1997 AS INSTRUMENT NO. 97118539 OF OFFICIAL RECORDS. GRANTED TO THE CITY OF MENDOTA, A MUNICIPAL CORPORATION. PLOTTED

E4 – AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF A PUBLIC ROAD IN FAVOR OF THE COUNTY OF FRESNO, RECORDED OCTOBER 24, 1935 IN BOOK 1456, PAGE 170 OF OFFICIAL RECORDS. PLOTTED

E5 – AN EASEMENT FOR WATER PIPELINES, AND THE HEREINAFTER SPECIFIC PURPOSES AND INCIDENTAL PURPOSES IN THE FOLLOWING DOCUMENT, RECORDED JANUARY 6, 1975 IN BOOK 6404 PAGE 44 AND RE-RECORDED MARCH 3, 1975 IN BOOK 6384 PAGE 898 OF OFFICIAL RECORDS, IN FAVOR OF WESTLANDS WATER DISTRICT, A PUBLIC AGENCY. PLOTTED

E6 – AN EASEMENT FOR UNDERGROUND CONDUITS, AND THE HEREINAFTER SPECIFIC PURPOSES AND INCIDENTAL PURPOSES IN THE FOLLOWING INSTRUMENT, RECORDED MARCH 26, 1982 IN BOOK 7881 PAGE 557 OF OFFICIAL RECORDS, IN FAVOR OF PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION. PLOTTED

NON-PLOTTABLE EASEMENTS

NPE1 – AN EASEMENT FOR A PUBLIC ROAD AND ENCIDENTAL PURPOSES, EXCEPTIONS AND RESERVATIONS OF CERTAIN WATER RIGHTS, AND RIGHTS OF WAY FOR ROADS, DITCHES, CANALS AND PUBLIC UTILITIES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AS RESERVED IN THE DEED FROM MILLER & LUX INCORPORATED, A CORPORATION, RECORDED FEBRUARY 15, 1938 IN BOOK 1649 PAGE 312 OF OFFICIAL RECORDS.

NPE2 – AN EASEMENT FOR A PUBLIC ROAD AND ENCIDENTAL PURPOSES, EXCEPTIONS AND RESERVATIONS OF CERTAIN WATER RIGHTS, AND RIGHTS OF WAY FOR ROADS, DITCHES, CANALS AND PUBLIC UTILITIES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AS RESERVED IN THE DEED FROM MILLER & LUX INCORPORATED, A CORPORATION, RECORDED MARCH 17, 1947 IN BOOK 2508 PAGE 320 OF OFFICIAL RECORDS.

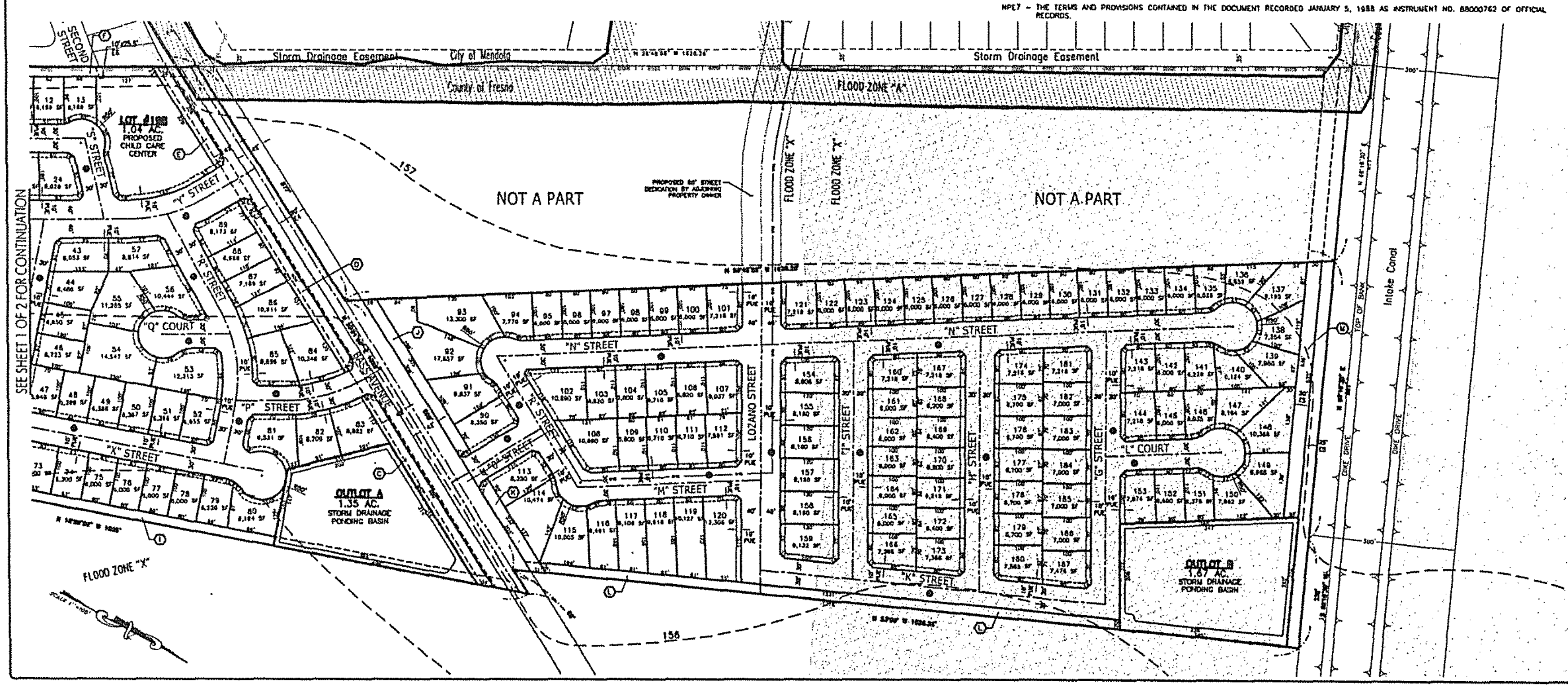
NPE3 – THE EFFECT OF AGREEMENTS WITH THE UNITED STATES OF AMERICA CONCERNING THE USE, CONTROL AND DIVERSION OF WATERS OF RIVERS AND TRIBUTARIES THEREOF, AS CONTAINED IN INSTRUMENTS RECORDED SEPTEMBER 13, 1939 IN BOOK 1781 PAGE 201, SEPTEMBER 18, 1939 IN BOOK 1810 PAGE 25, SEPTEMBER 18, 1939 BOOK 1810 PAGE 50 AND APRIL 9, 1953 IN BOOK 3315 PAGE 186 ALL OF OFFICIAL RECORDS. MILLER 7 LUX, INC., INTEREST HAS BEEN CONVEYED TO RECORD OWNERS BY DEED RECORDED SEPTEMBER 5, 1975 IN BOOK 6479 PAGE 404 OF OFFICIAL RECORDS, DOCUMENT NO. 66821.

NPE4 – THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT RECORDED JUNE 13, 1939 IN BOOK 1700 PAGE 457 OF OFFICIAL RECORDS.

NPE5 – THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT RECORDED SEPTEMBER 18, 1939 IN BOOK 1810 PAGE 25 OF OFFICIAL RECORDS.

NPE6 – THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT RECORDED DECEMBER 15, 1925 IN BOOK 618 PAGE 275 OF OFFICIAL RECORDS.

NPE7 – THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT RECORDED JANUARY 5, 1988 AS INSTRUMENT NO. 88000762 OF OFFICIAL RECORDS.



DATE | APPR'D. | REVISION

Tri City Engineering
Engineers Surveyors
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FAX 559-447-9574
www.TriCityEngineering.com
192 E. Dre Ave. #102, Coalinga, CA 93210
PH: 559-935-6051
FAX 559-935-6051

TENTATIVE TRACT MAP FOR:

I-5 SOCIAL SERVICE CORP., INC.

MENDOTA CALIFORNIA

Scale:	AS SHOWN
Date:	2007.Jun.21
Drawn:	E.S.
Chckd:	D.J.

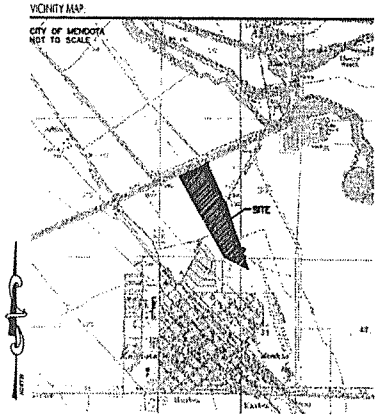
SHEET NO. 2 OF 2 SHEETS

JN: 1771

MASTER UTILITY PLAN
FOR
"Don Alejandro Valdez"
PLANNED LAND DEVELOPMENT

IN THE CITY OF MENDOTA, COUNTY OF FRESNO, STATE OF CALIFORNIA
CONSISTING OF TWO SHEETS — DECEMBER 2006

VICINITY MAP.
CITY OF MENDOTA
NOT TO SCALE



MAP PREPARED FOR:

I-5 SOCIAL SERVICES CORP., INC.
4762 W. JENNIFER, #102
FRESNO, CA 93722

MAP PREPARED BY:

TRI-CITY ENGINEERING
ENGINEERS
SURVEYORS

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 63°41'05" W	206.05'
L2	N 26°16'41" E	207.34'
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L6	N 26°38'47" E	23.77'
L7	N 26°38'47" E	80.05'
L8	N 29°21'00" E	81.26'

*PROPERTY BOUNDARY BEARINGS AND DISTANCES PER RECORD DEED – SEE LEGAL DESRIPTION.

**PROPOSED PARCEL DIVISION LINE DISTANCES TO THE NEAREST FOOT.

***ALL DISTANCES ARE IN FEET AND DECIMAL FEET THEREAFTER, PER RECORD DEED.

OWNERS:

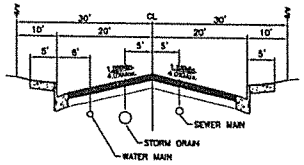
PARCEL 1
ETCHEGOINBERRY FAMILY LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP.
4819 N. SAN DIEGO AVE.
FIREBAUGH, CA 93622

PARCELS 2 & 3
I-5 SOCIAL SERVICES CORPORATION, INC.
4491 W. SHAW SUITE 100
FRESNO, CA 93722

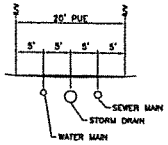
PARCEL 4
VALDEZ, ALEX P & EVA E
6621 N. FERGER AVE.
FRESNO, CA 93704

LEGEND:

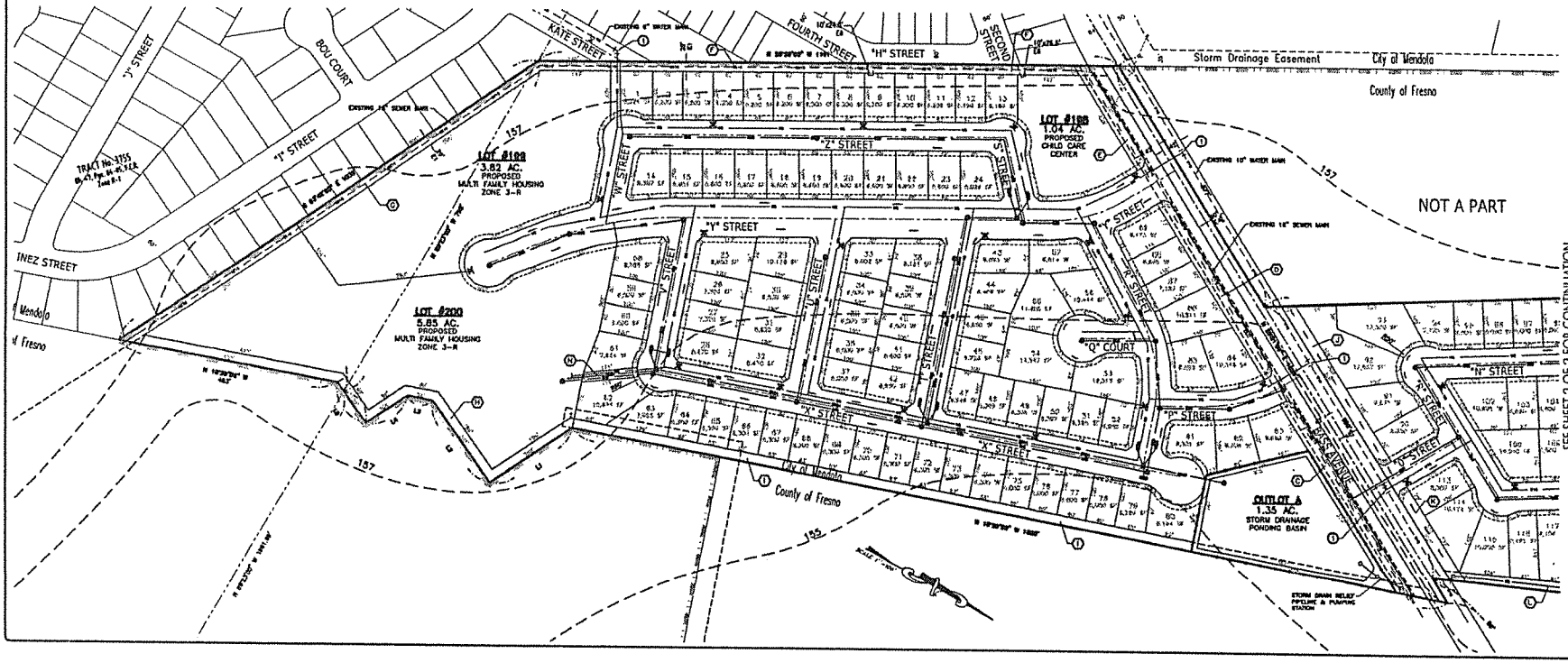
- EXISTING PARCEL BOUNDARY.
- PROPOSED PARCEL DIVISION LINE.
- EXISTING CITY LIMITS LINE.
- REFERS TO EXISTING EASEMENT – SEE LISTING.
- (A) INDICATES TO BE DEDICATED FOR PUBLIC STREET ACCESS.
- (1) TIE TO EXIST WATER MAIN
- PROPOSED DIRECTION OF STORM WATER FLOW
- PROPOSED S.D. INLET
- PROPOSED STORM DRAIN PIPELINE
- PROPOSED S.D. MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED SEWER MANHOLE



TYPICAL STREET SECTION
NOT TO SCALE



20' PUE OUTLET SECTION
NOT TO SCALE



Tri City Engineering
Engineers
Surveyors
TRI CITY ENGINEERING

MASTER UTILITY PLAN FOR:
I-5 SOCIAL SERVICE CORP., INC.
MENDOTA CALIFORNIA

SHEET NO. 1 OF 2 SHEETS
JN: 1771

EASEMENTS:

E1 - AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF PUBLIC UTILITIES FOR THE CITY OF MENDOTA AND INCIDENTAL PURPOSES, RECORDED OCTOBER 30, 1964 IN BOOK 5086 PAGE 379 OF OFFICIAL RECORDS. GRANTED TO THE CITY OF MENDOTA. PLOTTED

E2 - AN EASEMENT FOR IRRIGATION DITCH AND GRAVEL ROAD AND INCIDENTAL PURPOSES, RECORDED AUGUST 6,1975 IN BOOK 8465 PAGE 492 OF OFFICIAL RECORDS. GRANTED TO THE CITY OF MENDOTA. PLOTTED

E3 - AN EASEMENT FOR A 20 FOOT WIDE SANITARY SEWER TRUNK LINE AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 11, 1997 AS INSTRUMENT NO. 97118539 OF OFFICIAL RECORDS. GRANTED TO THE CITY OF MENDOTA, A MUNICIPAL CORPORATION. PLOTTED

E4 - AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF A PUBLIC ROAD IN FAVOR OF THE COUNTY OF FRESNO, RECORDED OCTOBER 24, 1935 IN BOOK 1456, PAGE 170 OF OFFICIAL RECORDS. PLOTTED

E5 - AN EASEMENT FOR WATER PIPELINES, AND THE HEREINAFTER SPECIFIC PURPOSES AND INCIDENTAL PURPOSES IN THE FOLLOWING DOCUMENT, RECORDED JANUARY 6, 1975 IN BOOK 8404 PAGE 44 AND RE-RECORDED MARCH 3, 1975 IN BOOK 8384 PAGE 898 OF OFFICIAL RECORDS, IN FAVOR OF WESTLANDS WATER DISTRICT, A PUBLIC AGENCY. PLOTTED

E6 - AN EASEMENT FOR UNDERGROUND CONDUITS, AND THE HEREINAFTER SPECIFIC PURPOSES AND INCIDENTAL PURPOSES IN THE FOLLOWING INSTRUMENT, RECORDED MARCH 26, 1982 IN BOOK 7881 PAGE 557 OF OFFICIAL RECORDS, IN FAVOR OF PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION. PLOTTED

NON-PLOTTABLE EASEMENTS

NPE1 - AN EASEMENT FOR A PUBLIC ROAD AND INCIDENTAL PURPOSES, EXCEPTIONS AND RESERVATIONS OF CERTAIN WATER RIGHTS, AND RIGHTS OF WAY FOR ROADS, DITCHES, CANALS AND PUBLIC UTILITIES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AS RESERVED IN THE DEED FROM MILLER & LUX INCORPORATED, A CORPORATION, RECORDED FEBRUARY 13, 1938 IN BOOK 1849 PAGE 312 OF OFFICIAL RECORDS.

NPE2 - AN EASEMENT FOR A PUBLIC ROAD AND INCIDENTAL PURPOSES, EXCEPTIONS AND RESERVATIONS OF CERTAIN WATER RIGHTS, AND RIGHTS OF WAY FOR ROADS, DITCHES, CANALS AND PUBLIC UTILITIES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AS RESERVED IN THE DEED FROM MILLER & LUX INCORPORATED, A CORPORATION, RECORDED MARCH 17, 1947 IN BOOK 2508 PAGE 320 OF OFFICIAL RECORDS.

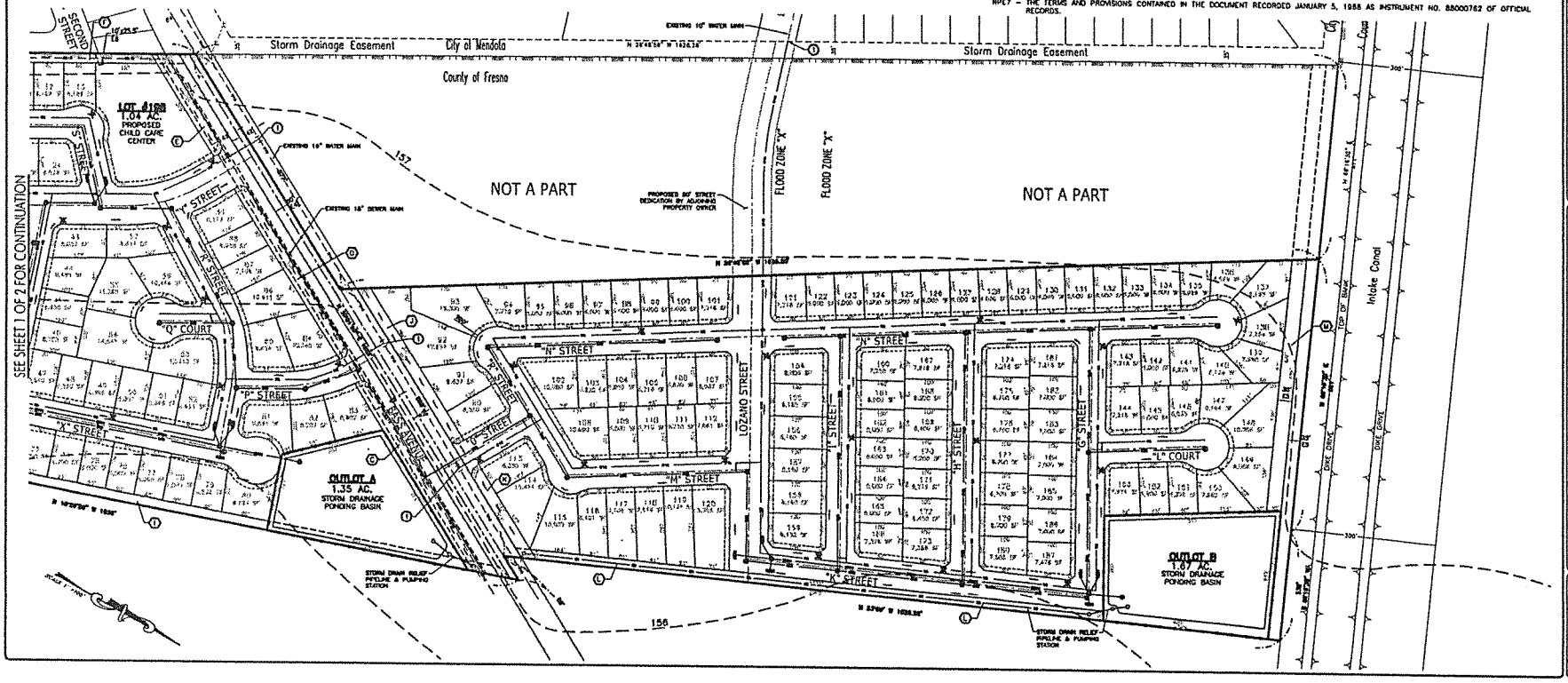
NPE3 - THE EFFECT OF AGREEMENTS WITH THE UNITED STATES OF AMERICA CONCERNING THE USE, CONTROL AND DIVERSION OF WATERS OF RIVERS AND TRIBUTARIES THEREOF, AS CONTAINED IN INSTRUMENTS RECORDED SEPTEMBER 13, 1939 IN BOOK 1781 PAGE 201, SEPTEMBER 18, 1939 IN BOOK 1810 PAGE 23, SEPTEMBER 18, 1939 BOOK 1810 PAGE 50 AND APRIL 9, 1953 IN BOOK 3315 PAGE 186 ALL OF OFFICIAL RECORDS. MILLER & LUX, INC., INTEREST HAS BEEN CONVEYED TO RECORD OWNERS BY DEED RECORDED SEPTEMBER 8, 1975 IN BOOK 8479 PAGE 404 OF OFFICIAL RECORDS, DOCUMENT NO. 66821.

NPE4 - THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT RECORDED JUNE 13, 1939 IN BOOK 1700 PAGE 457 OF OFFICIAL RECORDS.

NPE5 - THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT RECORDED SEPTEMBER 18, 1939 IN BOOK 1810 PAGE 25 OF OFFICIAL RECORDS.

NPE6 - THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT RECORDED DECEMBER 13, 1925 IN BOOK 618 PAGE 275 OF OFFICIAL RECORDS.

NPE7 - THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT RECORDED JANUARY 5, 1988 AS INSTRUMENT NO. 88000762 OF OFFICIAL RECORDS.



Tri City Engineering
Surveyors
TRI CITY
CALIFORNIA

MASTER UTILITY PLAN FOR:
I-5 SOCIAL SERVICE CORP., INC.
MENDOTA

Scale: AS SHOWN
Date: 2007 May 18
Drawn: EJ
Checked: DJ

SHEET NO 2 OF 2 SHEETS

Job: 1771

MUNICIPAL SERVICES PLAN
FOR

"DON ALEJANDRO VALDEZ"
PLANNED LAND DEVELOPMENT

SITUATED IN
MENDOTA, CA

Prepared October 2004

REGISTERED PROFESSIONAL ENGINEER
RYAN K. PRIVETT
No. C59372
Exp. 9-30-05
CIVIL
STATE OF CALIFORNIA

INTRODUCTION

The following report represents an engineering impact study for Tentative Tract No. 5003, the proposed "Don Alejandro Valdez" Planned Land Development. The project consists of approximately 83.10 acres in the City of Mendota, California. The report includes analysis of sewer, water, and storm drainage. Land use and zoning of the individual parcels on Tentative Map No. 5003 vary, and two options were considered in this report:

Option #1 – Land use and zoning are based on those outlined on Tentative Tract Map No. 5003.

Option #2 – Land use and zoning are based on those outlined on Tentative Tract Map No. 5003, with one exception; Lot #8 would be zoned for single family residential with a density of approximately four units to the acre.

SEWER

According to city records and reviewing city plats, two sewer mains currently exist within Bass Avenue; one active 30" main and an abandoned 28" main. The preferred option would have the development direct the effluent to the existing 30" main; which lies approximately 65' southeast of the centerline of Bass Avenue. This line directs sewage northeast to the existing sewage treatment plant. The 30" sewer main has more than adequate flow capacity to serve the project (Option #1 and Option #2), and construction of additional master plan facilities will not be required; as per conversations with City Engineer Mike Giersch of Giersch and Associates. The 30" sewer main is also fairly deep (depths of approximately 15-20 feet) and pipe slope and coverage should not be an issue within the proposed future development. The abandoned 28" sewer main that will remain in place. The applicant shall construct a city standard 48" manhole at all points of connection to the existing 30" pipe.

Following are sewer generation calculation for Option #1 and Option #2, and a diagram showing the location of the sewer in relation to Bass Avenue.

Sewage Impact Calculations

"Don Alejandro Valdez" Planned Land Development

Option #1

Land Use	Size	Generation Rate (GPD)	Estimated Generation (GPD)
Single-family Residential	64 units	320/unit	20,480
Multi-family Residential	400 units	300/unit	120,000
Neighborhood Park	20.90 acres	500/acre	10,450
Retail	8 acres	3500/acre	28,000
Commercial Office	5 acres	3500/acre	17,500
Government Office	6 acres	3500/acre	21,000
Day Care	3.4 acres	3500/acre	11,900
		Total	**229,330 GPD**

Option #2

Land Use	Size	Generation Rate (GPD)	Estimated Generation (GPD)
Single-family Residential	150 units	320/unit	48,000
Multi-family Residential	400 units	300/unit	120,000
Neighborhood Park	2 acres	500/acre	1,000
Retail	8 acres	3500/acre	28,000
Commercial Office	5 acres	3500/acre	17,500
Government Office	6 acres	3500/acre	21,000
Day Care	3.4 acres	3500/acre	11,900
		Total	**247,400 GPD**

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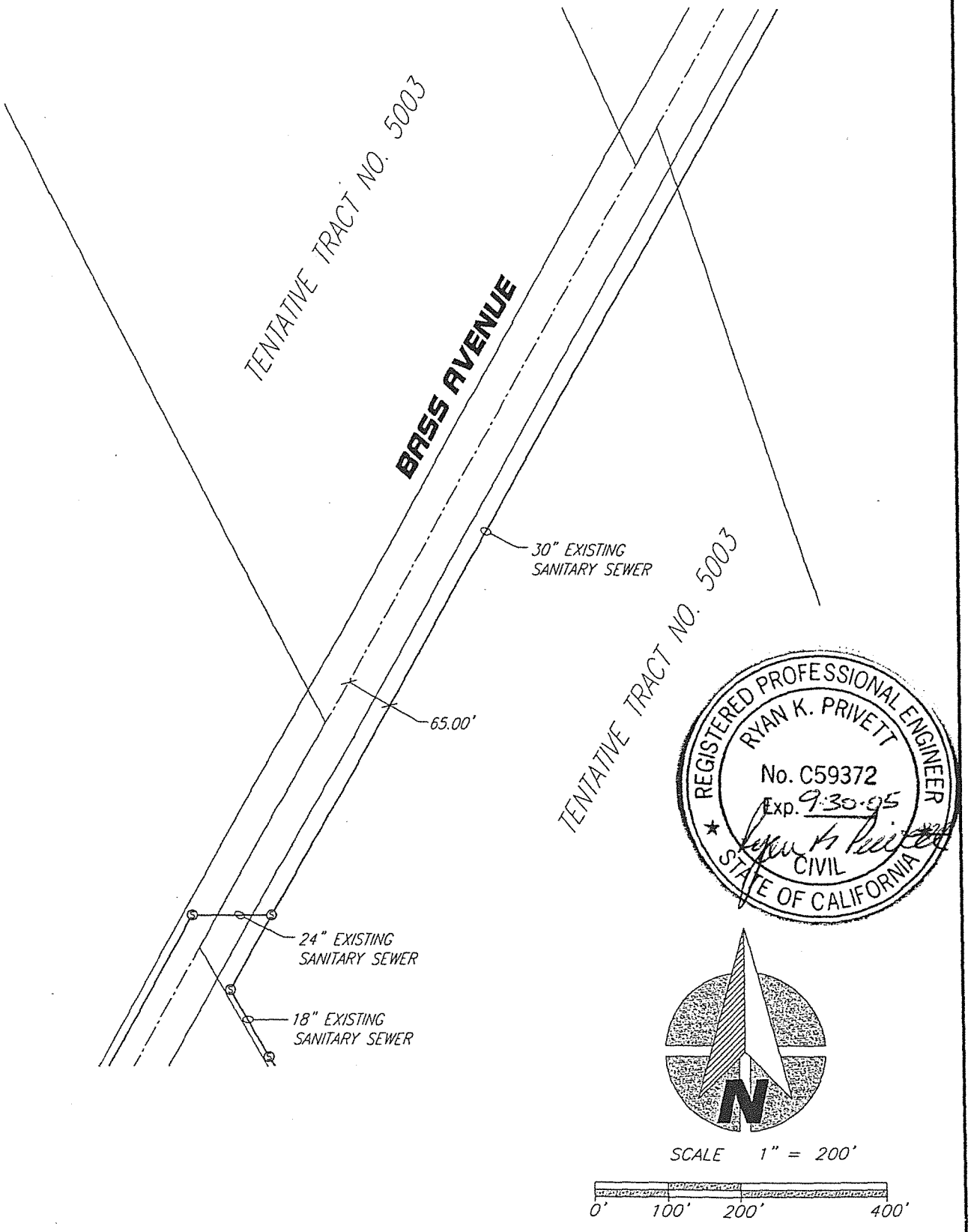

PRECISION CIVIL ENGINEERING, INC.	PLANNING • SURVEYING • CIVIL ENGINEERING 7690 NORTH PALM, # 104, FRESNO, CALIFORNIA 93711 PHONE: (559) 449-4500 FAX: (559) 449-4515	PROJECT NAME: DON ALEJANDRO VALDEZ SEWER EXHIBIT
		10/06/04 | 04-065

WATER

There are several existing water mains in Bass Avenue including two 10" mains and a 20" main. The 10" mains were previously utilized as raw well supply until they were replaced by a 20" raw well water main along the centerline of Bass Avenue. The 10" line to the southeast of the new 20" main was abandoned in place; while the 10" main on the northwest side was converted to an active water main, and supplies the City of Mendota. This 10" main is charged by several pumps, which reportedly keep a constant pressure of 60 ± 0.2 psi in the system. This water supply shall be utilized to service the project and will provide adequate flow for the future development (Option #1 and #2).

The preferred option would have the onsite system initiate at the 10" main, traverse the property and tie back into the 10" water main at a second location. A looped system such as this shall be constructed on each side of Bass Avenue. Following are estimated water consumption calculations for each of the two Options and an exhibit showing the each of the existing water mains in Bass Avenue.

Water Consumption Calculations

"Don Alejandro Valdez" Planned Land Development

Option #1

Land Use	Size	Consumption Rate (GPD)	Estimated Consumption (GPD)
Single-family Residential	64 units	460/unit	29,440
Multi-family Residential	400 units	430/unit	172,000
Neighborhood Park	20.90 acres	6000/acre	125,400
Retail	8 acres	5000/acre	40,000
Commercial Office	5 acres	5000/acre	25,000
Government Office	6 acres	5000/acre	30,000
Day Care	3.4 acres	5000/acre	17,000

Total **438,840 GPM**

Option #2

Land Use	Size	Generation Rate (GPD)	Estimated Generation (GPD)
Single-family Residential	150 units	460/unit	69,000
Multi-family Residential	400 units	430/unit	172,000
Neighborhood Park	2 acres	6000/acre	12,000
Retail	8 acres	5000/acre	40,000
Commercial Office	5 acres	5000/acre	25,000
Government Office	6 acres	5000/acre	30,000
Day Care	3.4 acres	5000/acre	17,000

Total **365,000 GPM**

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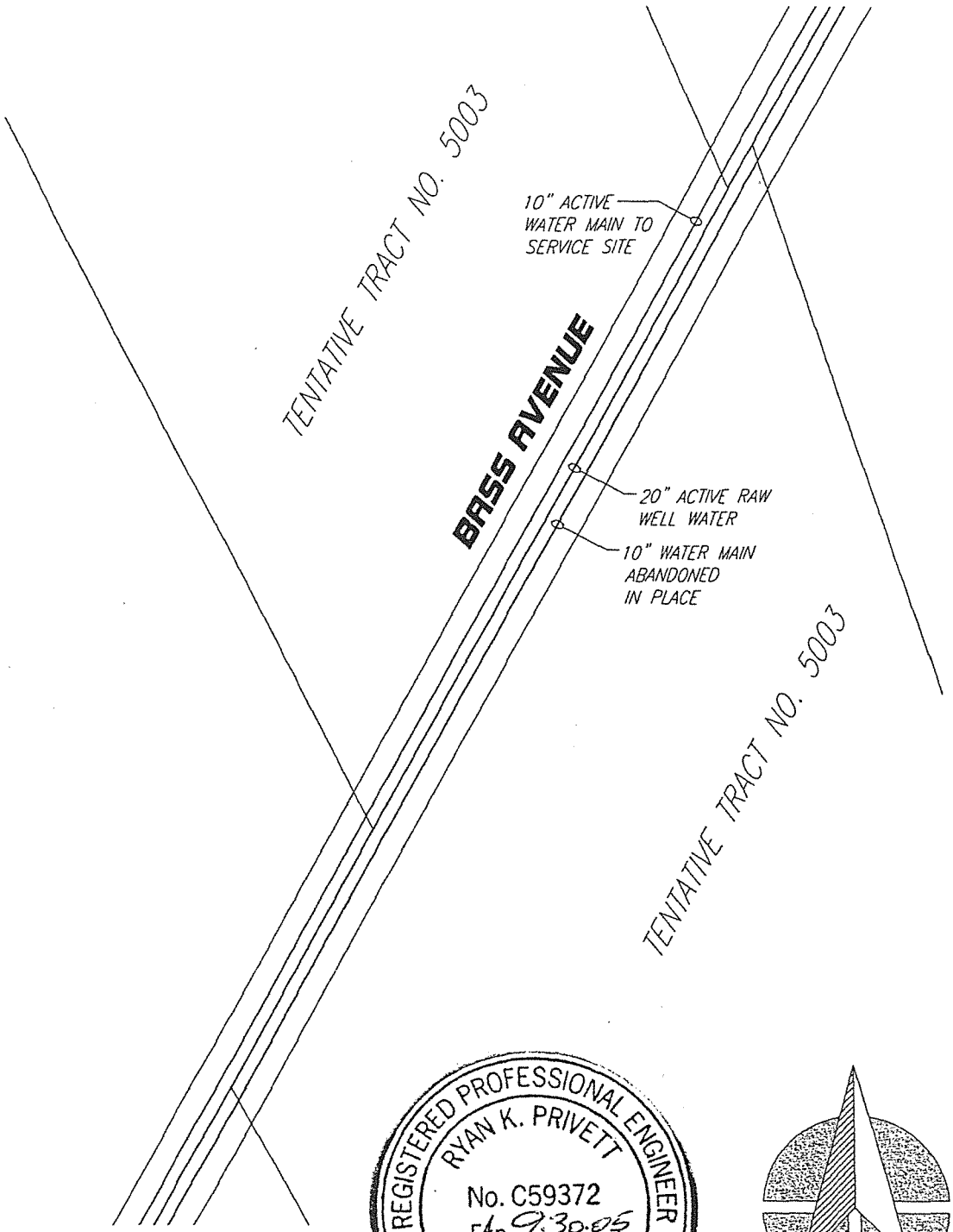

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N

SCALE 1" = 200'

0' 100' 200' 400'

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		10/06/04 — 04-065

STORM DRAINAGE

Based on Flood Insurance Rate Maps the proposed site falls within flood zone "X" as determined by FIRM Panel 06019C1444F. A majority of the site which lies in flood zone "X" is determined to be outside the 500-year floodplain. A small northern portion of the site lies within flood zone "X" which may be subject to a 500-year flood event. Flooding is primarily the result of the Panoche-Silver Creek watershed overflowing into Belmont Avenue, which flows easterly towards the City of Mendota. The water is rechannelized by the Belmont Avenue flood embankment and Firebaugh Main Lift Canal towards the northern portion of the City of Mendota and discharges to the Fresno Slough. In addition, the ditch adjacent to Bass Avenue that has been transporting irrigation water in recent years, has been dammed down gradient by a farmer where the ditch traverses his property. This further increases potential flooding.

The city currently does not have facilities available to accept storm water run-off from the subject site. This necessitates the retention of storm water on-site. The storm drainage improvements proposed by the applicant are as follows:

Option #1

- A retention basin capable of storing 15.40 acre-feet of nuisance water as a result of a 50-year flood. The basin will be located within the proposed park on the northern part of the property.
- The park itself shall be depressed two feet to retain any storm water overflow from the basin resulting from up to a 100-year event. The total storage of the basin and the depressed park will be 22.00 acre-feet.
- In discussions with the city engineer a pump and temporary piping in the retention basin will be allowed to transport water from the basin to existing surface facilities in Bass Avenue at a flow rate of 500 to 1000 gallons per minute as determined by the city engineer. Pumping will be required to eliminate stored water until permanent facilities are available. Upon the construction of future permanent facilities, the storm water will ultimately be delivered to a regional storm pond on a 27-acre site located near the existing sewer plant.

Option #2

- A retention basin capable of storing 22.85 acre-feet of nuisance water as a result of a 100-year flood. The basin will be located in southeast corner of Lot #8.
- In discussions with the city engineer a pump and temporary piping in the retention basin will be allowed to transport water from the basin to existing surface facilities in Bass Avenue at a flow rate of 500 to 1000 gallons per minute as determined by the city engineer. Pumping will be required to eliminate stored water until permanent facilities are available. Upon the construction of future permanent facilities, the storm water will ultimately be delivered to a regional storm pond on a 27-acre site located near the existing sewer plant.

Volumes are for site runoff only and do not account for possible inundation from other sources. Volumes were calculated using the rational formula Q=CIA. The rain intensity factors (I) were obtained from the city engineer, Mike Giersch of Giersch and Associates. Basin calculations were based on a maximum depth of 16 feet allowing for 10 feet of separation between the bottom of the basin and the assumed high point of the underground water table. This assumed water table depth of 26 feet was estimated and based on knowledge shared by the City Engineer. A soils report will be necessary at the time of design to determine the actual water table location, ultimately governing the size of the retention basins.

Calculations for design storage volumes and the flood retention basins follow:

Storage Volume Calculations

Option #1

"Don Alejandro Valdez" Planned Land Development

C-Factor (weighted)

Land Use	Area (acres)	C	C*A
Single-family Residential	16.00	0.35	5.60
Multi-family Residential	23.80	0.50	11.90
Neighborhood Park	20.90	0.25	5.23
Retail	8.00	0.95	7.60
Commercial Office	5.00	0.95	4.75
Government Office	6.00	0.95	5.70
Day Care	3.40	0.95	3.23
Σ	83.10		44.01

$$\text{C-Factor} = \frac{44.01}{83.10} = \underline{0.53}$$

Intensity

50-year flood = 4.2 inches

100-year flood = 6 inches

Area

Area = 83.10 acres

Volume

= CIA

50-year flood = **15.40** **acre-feet**

100-year flood = **22.00** **acre-feet**

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Option #1
Retention Basin Calculation (50-Year)

"Don Alejandro Valdez" Planned Land Development
City of Mendota

Top Length	360 FT	
Top Width	170 FT	
Side Slope	2 H:1	
Top Radius	10 FT	
Bottom Radius	5 FT	
Free Board	1.0 FT	
Water Depth	15.0 FT	
Total Depth	16.0 FT	
Bottom Length	300 FT	
Bottom Width	110 FT	
Bottom Area	32,979 SF	0.757 AC
Water Top Area	59,010 SF	1.355 AC
Excavation Top Area	61,114 SF	1.403 AC
WATER VOLUME	680,515 CF	
	5.09 MG	
	15.62 AF	
EXCAVATION VOLUME	741,261 CF	
	27,454 CY	

<u>REQUIRED STORAGE</u>
Q= 15.40 AF

<u>CHECK</u>
15.62 > 15.40 OK

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Option #1
Retention Basin Calculation (100-Year)

"Don Alejandro Valdez" Planned Land Development
City of Mendota

Top Length	550 FT	
Top Width	550 FT	
Side Slope	3 H:1	
Top Radius	25 FT	
Bottom Radius	15 FT	
Free Board	1.0 FT	
Water Depth	1.0 FT	
Total Depth	2.0 FT	
Bottom Length	544 FT	
Bottom Width	544 FT	
Bottom Area	295,743 SF	6.789 AC
Water Top Area	295,399 SF	6.781 AC
Excavation Top Area	301,963 SF	6.932 AC
WATER VOLUME	295,571 CF	
	2.21 MG	
	6.79 AF	
EXCAVATION VOLUME	597,696 CF	
	22,137 CY	

<u>REQUIRED STORAGE</u>
Q= 6.60 AF

<u>CHECK</u>
6.79 > 6.60 OK

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Storage Volume Calculations

Option #2

"Don Alejandro Valdez" Planned Land Development

C-Factor (weighted)

Land Use	Area (acres)	C	C*A
Single-family Residential	34.90	0.35	12.22
Multi-family Residential	23.80	0.50	11.90
Neighborhood Park	2.00	0.25	.5
Retail	8.00	0.95	7.60
Commercial Office	5.00	0.95	4.75
Government Office	6.00	0.95	5.70
Day Care	3.40	0.95	3.23
Σ	83.10		45.90

$$\text{C-Factor} = \frac{45.90}{83.10} = \underline{0.55}$$

Intensity

100-year flood = 6 inches

Area

Area = 83.10 acres

Volume

= CIA

100-year flood = **22.85** **acre-feet**

Option #2
Retention Basin Calculation (100-Year)

"Don Alejandro Valdez" Planned Land Development
City of Mendota

Top Length	240 FT	
Top Width	355 FT	
Side Slope	2 H:1	
Top Radius	25 FT	
Bottom Radius	15 FT	
Free Board	1.0 FT	
Water Depth	15.0 FT	
Total Depth	16.0 FT	
Bottom Length	180 FT	
Bottom Width	295 FT	
Bottom Area	52,907 SF	1.215 AC
Water Top Area	82,299 SF	1.889 AC
Excavation Top Area	84,663 SF	1.944 AC
WATER VOLUME	1,005,964 CF	
	7.53 MG	
	23.09 AF	
EXCAVATION VOLUME	1,090,655 CF	
	40,395 CY	

<u>REQUIRED STORAGE</u>
Q= 22.85 AF

<u>CHECK</u>
23.09 < 22.85 OK

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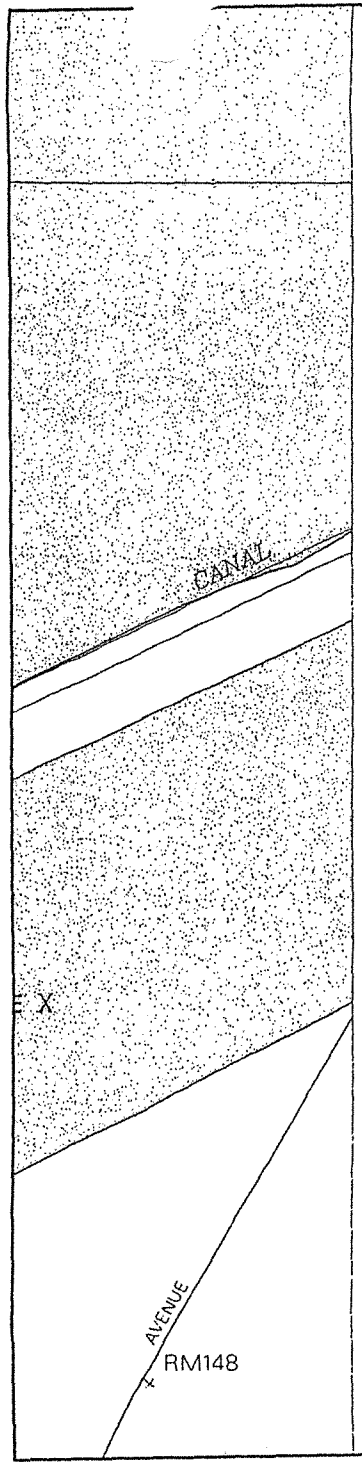

determined.

ZONE V Coastal flo[illegible] velocity hazard (wave actions; no b[illegible] elevations determined.

ZONE VE Coastal flood with velocity hazard (wave actions; base flood elevations determined.

FLOODWAY AREAS IN ZONE AE

OTHER FLOOD AREAS

ZONE X Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

OTHER AREAS

ZONE X Areas determined to be outside 500-year floodplain.

ZONE D Areas in which flood hazards are undetermined.

UNDEVELOPED COASTAL BARRIERS

Identified 1983 | Identified 1990 | Otherwise Protected Areas

Coastal barrier areas are normally located within or adjacent to Special Flood Hazard Areas.

Floodplain Boundary

Floodway Boundary

Zone D Boundary

Boundary Dividing Special Flood Hazard Zones, and Boundary Dividing Areas of Different Coastal Base Flood Elevations Within Special Flood Hazard Zones.

~~~513~~~ Base Flood Elevation Line; Elevation in Feet. See Map Index for Elevation Datum

D——D Cross Section Line

(EL 987) Base Flood Elevation in Feet Where Uniform Within Zone. See Map Index for Elevation Datum.

RM7 × Elevation Reference Mark

● M2 River Mile

97°07'30", 32°22'30" Horizontal Coordinates Based on North American Datum of 1927 (NAD 27) Projection.

NOTES

This map is for use in administering the National Flood Insurance Program; it does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size, or all planimetric features outside Special Flood Hazard Areas. The community map repository should be

APPROXIMATE SCALE IN FEET

500 0 500

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

FRESNO COUNTY, CALIFORNIA AND INCORPORATED AREAS

PANEL 1444 OF 3550

(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS: COMMUNITY	NUMBER	PANEL	SUFFIX
MENDOTA, CITY OF	[illegible]	1444	F
FRESNO COUNTY, UNINCORPORATED AREAS	[illegible]	1444	F

MAP NUMBER
06019C1444 F

EFFECTIVE DATE:
JULY 19, 2001

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov
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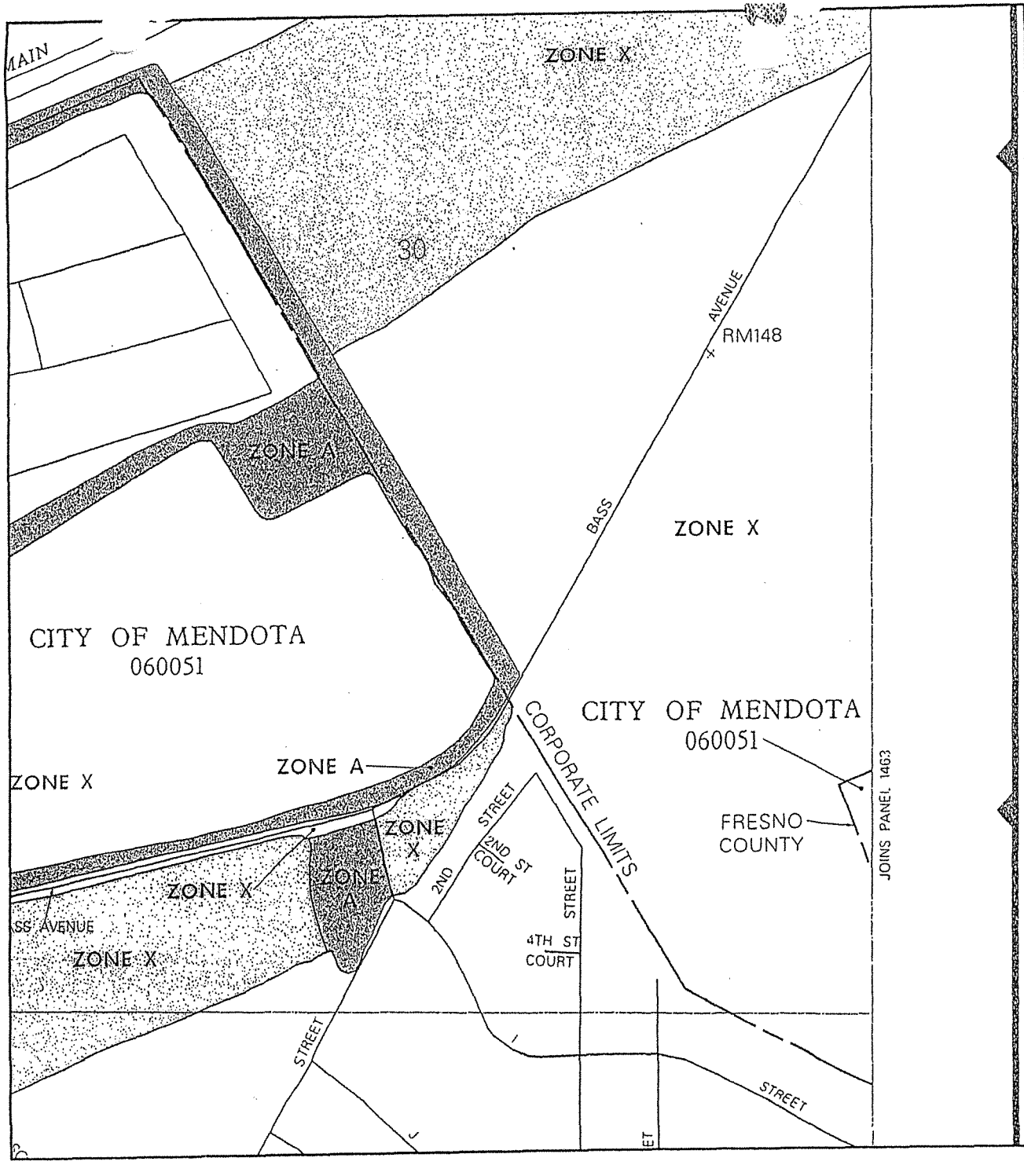

APPROXIMATE SCALE IN FEET

500 0 500

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

FRESNO COUNTY, CALIFORNIA AND INCORPORATED AREAS

PANEL 1444 OF 3550

(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS: COMMUNITY	NUMBER	PANEL	SUFFIX
MENDOTA, CITY OF	[illegible]	[illegible]	F
FRESNO COUNTY, UNINCORPORATED AREAS	[illegible]	[illegible]	F

MAP NUMBER
06019C1444 F

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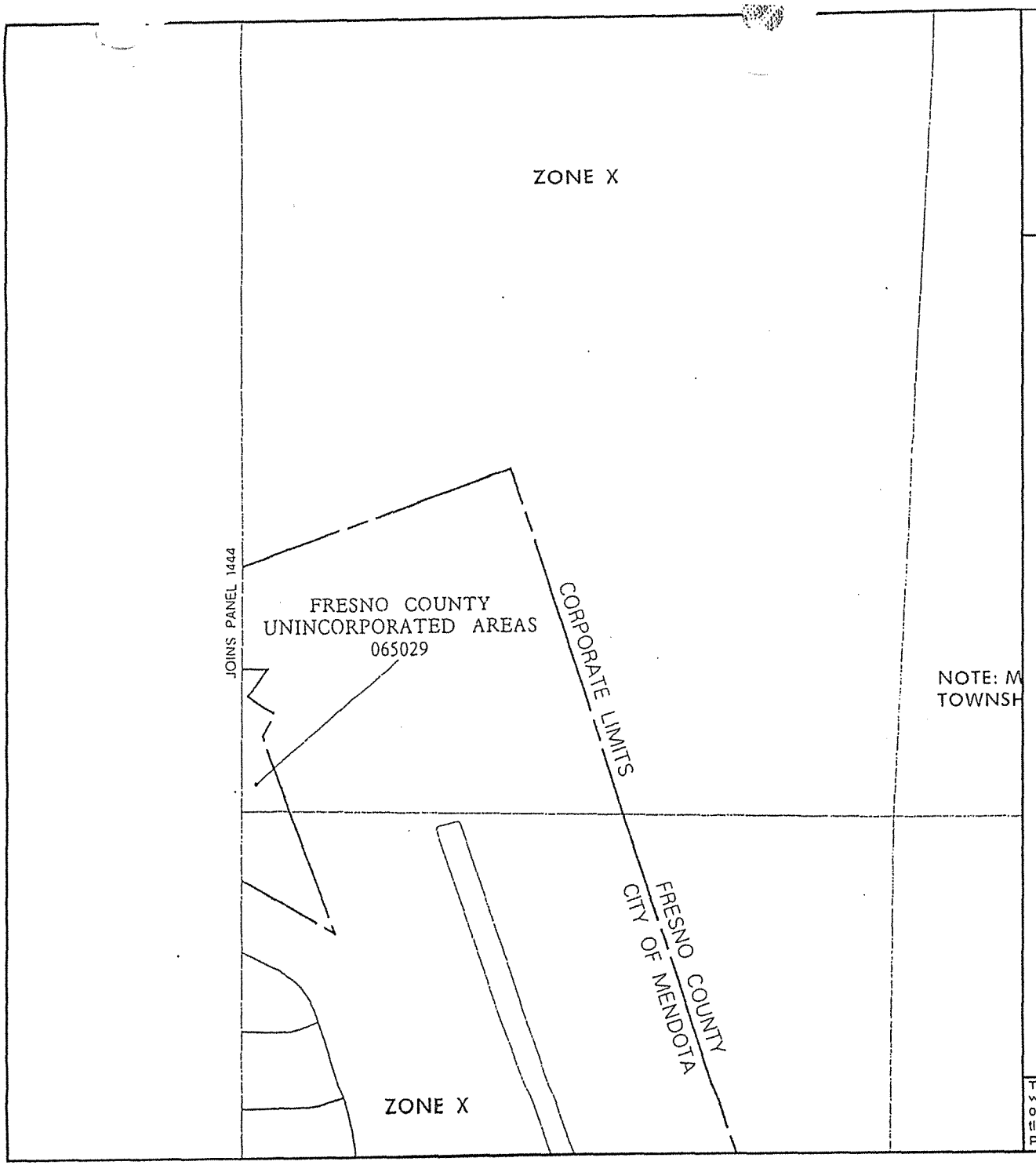

APPROXIMATE SCALE IN FEET

500 0 500

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

FRESNO COUNTY, CALIFORNIA AND INCORPORATED AREAS

PANEL 1463 OF 3550

(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS: COMMUNITY	NUMBER	PANEL	SUFFIX
MENDOTA, CITY OF	[illegible]	[illegible]	[illegible]
FRESNO COUNTY UNINCORPORATED AREAS	065029	[illegible]	[illegible]

MAP NUMBER
06019C1463 F

EFFECTIVE DATE:
JULY 19, 2001

Federal Emergency Management Agency

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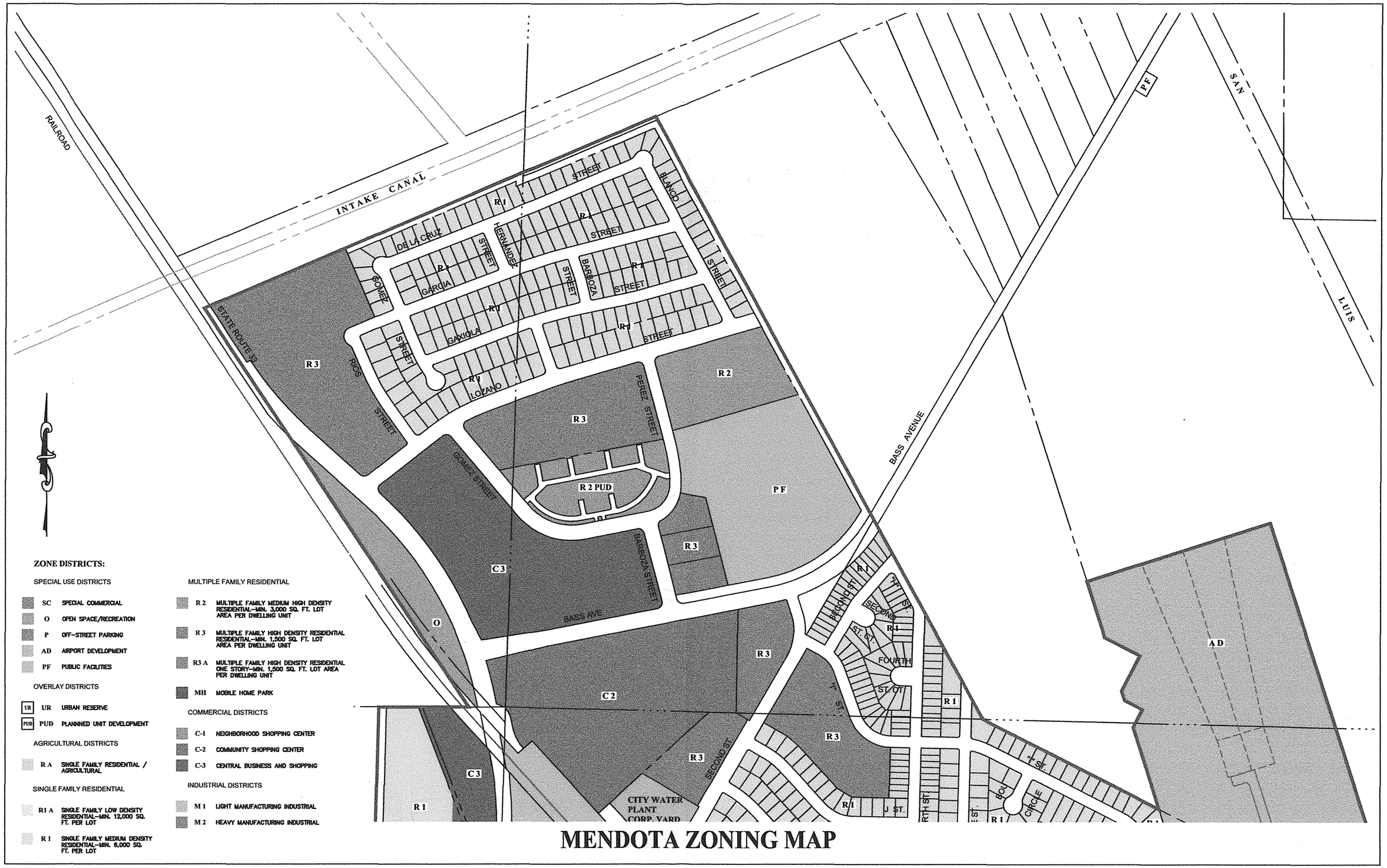
MENDOTA SANITARY SEWER SYSTEM

MENDOTA WATER SYSTEM



MENDOTA ZONING MAP

Notice of Determination

Form C

To: ☑ Office of Planning and Research
PO Box 3044, 1400 Tenth Street, Room 212
Sacramento, CA 95812-3044

☐ County Clerk
County of _____

From: (Public Agency) The City of Mendota
643 Quince Street
Mendota, CA 93640
(Address)

Subject:
Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Don Alejandro Valdez Community Plan
Project Title

SCH # 2003061111	Gabriel Gonzalez	(559) 655-3291
State Clearinghouse Number (If submitted to Clearinghouse)	Lead Agency Contact Person	Area Code/Telephone/Extension

Bass Avenue / "H" Avenue adjacent to the City of Mendota, Fresno County
Project Location (include county)

Project Description:

The proposed project is to annex the property from Fresno County to the City of Mendota. The site will then be developed as a mixed-use farmworker community consisting of 480 farm labor/multiple family housing units, 73 single-family residential units, a commercial center, a child care facility, a service station, professional office sites and a farm labor transportation center.

This is to advise that the City of Mendota (☑ Lead Agency ☐ Responsible Agency) has approved the above described project on 11/8/05 (Date) and has made the following determinations regarding the above described project:

1. The project [☑will ☐will not] have a significant effect on the environment.
2. ☑ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
   ☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☑were ☐were not] made a condition of the approval of the project.
4. A statement of Overriding Considerations [☐was ☑was not] adopted for this project.
5. Findings [☑were ☐were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval is available to the General Public at:
The City of Mendota City Hall 643 Quince Street Mendota, CA 93640

Signature (Public Agency) | 9/27/07 *Date* | City Manager *Title*

Date received for filing at OPR:

January 2004

FINAL ENVIRONMENTAL IMPACT REPORT

FOR THE

DON ALEJANDRO VALDEZ COMMUNITY PLAN ANNEXATION, GENERAL PLAN AMENDMENT AND PREZONING

SCH# 2003061111

PREPARED FOR:

CITY OF MENDOTA
Planning Department
643 Quince Street
Mendota, CA 93640

PREPARED BY:

PMC
PACIFIC MUNICIPAL CONSULTANTS

OCTOBER 2005

FINAL ENVIRONMENTAL IMPACT REPORT

FOR THE

DON ALEJANDRO VALDEZ COMMUNITY PLAN, ANNEXATION, GENERAL PLAN AMENDMENT AND PREZONING

SCH# 2003061111

Prepared for:

CITY OF MENDOTA
Planning Department
643 Quince Street
Mendota, California 93640
Contact: Gabriel Gonzalez (559) 655-3291

Prepared by:

PACIFIC MUNICIPAL CONSULTANTS
585 Cannery Row, Suite 304
Monterey, California 93940
(831) 644-9174

OCTOBER 2005

1.0 INTRODUCTION 1

2.0 RESPONSE TO COMMENTS 3

Letter Number and Commenter

1. State Department of Transportation (Caltrans), August 8, 2005 3
   Response 9
2. County of Fresno Department of Public Works and Planning 13
   Response, September 7, 2005 16
3. State Department of Transportation (Caltrans), Division of Aeronautics, May 4, 2005 21
   Response 24

3.0 ATTACHMENTS 31

1. Airport Safety and Review Zones (Figure) 31
2. Figure 3.7-2 Airport Safety Zones 33

1.0 INTRODUCTION

PURPOSE OF THE EIR PROCESS

This Environmental Impact Report (EIR) is an informational document prepared by the City of Mendota to evaluate the environmental impacts of the Don Alejandro Valdez Community Plan proposal. The primary objectives of the EIR process under the California Environmental Quality Act (CEQA) are to inform decision makers and the public about a project's potential significant environmental effects, identify possible ways to minimize significant effects and consider reasonable alternatives to the project. This EIR has been prepared with assistance from the City's consultant, Pacific Municipal Consultants, and reviewed by City staff for completeness and adequacy in accordance with Public Resources Code (PRC) Sections 21000-21177 and the State CEQA Guidelines.

The purpose of an EIR is to identify a project's significant effects on the environment, to identify alternatives to the project, and to indicate the manner in which those significant effects can be mitigated or avoided (PRC sec. 21002.1[a]). Comments from the public and public agencies on the environmental effects of a project must be made to lead agencies as soon as possible in the review of environmental documents, including, but not limited to, draft EIRs and negative declarations in order to allow the lead agency to identify, at the earliest possible time in the environmental review process, potential significant effects of a project, alternatives, and mitigation measures which would substantially reduce the effects. (PRC sec. 21003.1[a]).

As prescribed by the State CEQA Guidelines Sections 15088 and 15132, the Lead Agency (City of Mendota) is required to evaluate comments on environmental issues received from persons who have reviewed the Draft EIR (DEIR) and prepare written responses to these comments. This document, together with the DEIR (incorporated by reference in accordance with State CEQA Guidelines Section 15150) will comprise the Final Environmental Impact Report (FEIR) for this project. Pursuant to the requirements of the CEQA, the City of Mendota must certify the FEIR as complete and adequate prior to approval of the project.

This FEIR contains individual responses to each comment received during the public review period for the DEIR. Although not required by CEQA, individual responses are also provided to a letter in response to the Notice of Preparation (NOP) of a Draft EIR (from the State Department of Transportation Division of Aeronautics) and a letter received after the close of the public comment period (from the County of Fresno Department of Public Works and Planning). The City is providing a response to these letters in order to fully address all concerns raised. In accordance with State CEQA Guidelines Section 15088(b), the written responses describe the disposition of significant environmental issues raised.

2.0 Response to Comments

STATE OF CALIFORNIA—BUSINESS, TRANSPORTATION AND HOUSING AGENCY ARNOLD SCHWARZENEGGER, Governor

DEPARTMENT OF TRANSPORTATION
1352 WEST OLIVE AVENUE
P.O. BOX 12616
FRESNO, CA 93778-2616
PHONE (559) 445-5868
FAX (559) 488-4088
TTY (559) 488-4066

Letter 1

Flex your power!
Be energy efficient!

August 8, 2005

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8

2131-IGR/CEQA
6-FRE-33-62.506+/-
NOP DEIR
DON ALEJANDRO VALDEZ
COMMUNITY PLAN
SCH 2003061111

Mr. Gabriel Gonzalez
City of Mendota
643 Quince Street
Mendota, CA 93640

Dear Mr. Gonzalez:

We have completed our review of the proposed mixed-use development on a 68-acre site located approximately ½ mile east of the State Route (SR) 33 intersection at Bass Avenue. The use would include 480 apartment units, 73 single-family homes, a commercial center, professional offices, a service station, child care facility, multi-purpose park, community center and farm labor transportation center. Caltrans has the following comments:

Caltrans has indicated the need for some future improvements to the SR 33 intersections located at Bass Avenue (two left-turn lanes, a right-turn lane, signals), SR 180 (signals), Belmont Avenue (left-turn lane, signals), and California/Panoche Road (two left-turn lanes, signals). We also indicated in our letter dated May 3, 2005 (copy enclosed) that these four intersections should be analyzed in the traffic study portion of the EIR. However, the traffic portion of this EIR failed to analyze the two SR 33 intersections at Belmont Avenue and California/Panoche Road. 1

Table 2-1 indicates that the SR 33 intersection at Bass Avenue currently operates with a satisfactory level-of-service. It also indicates that the intersection could likely continue operating with a satisfactory level-of-service for the next twenty years. However, with the addition of the traffic from this proposed development, the level-of-service of the Bass intersection falls to LOS F on opening day. The analyst failed to report the results of the operational analysis for the SR 33/SR 180 intersection directly in the study (Tables 2-1 and 4-1). However, volumes and turning movement data are provided in the study figures. 2 3

Caltrans concurs with the traffic study's recommendation that traffic signals should be installed at the SR 33 intersection at Bass Avenue. Caltrans also concurs with the traffic study's recommendations that a southbound left-turn lane and a northbound right-turn lane would also be required. Based on the results from the operational analysis, these improvements at the Bass Avenue intersection should be in place on opening day. Therefore, Caltrans recommends that 4

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STATE OF CALIFORNIA—BUSINESS, TRANSPORTATION AND HOUSING AGENCY ARNOLD SCHWARZENEGGER, Governor

DEPARTMENT OF TRANSPORTATION
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October 14, 2005

2131-IGR/CEQA
6-FRE-33-62.506+/-
DON ALEJANDRO VALDEZ
COMMUNITY PLAN
RESPONSE TO COMMENTS

Mr. Gabriel Gonzalez
City of Mendota
643 Quince Street
Mendota, CA 93640

Dear Mr. Gonzalez:

We have received a copy of the responses to our comments based upon our review of the Environmental Impact Report (EIR). The proposal is for a mixed-use development on a 68-acre site, approximately ½ mile east of the State Route (SR) 33 intersection at Bass Avenue. The development would include 480 apartment units, 73 single-family homes, a commercial center, professional offices, a service station, childcare facility, multi-purpose park, community center and farm labor transportation center. Caltrans has the following comments:

Response to Comment 1
SR 33 intersections at Belmont Avenue and California/Panoche Road

It is indicated in the response that the traffic consultant determined that the level of additional traffic (1,088 daily trips, 84 AM peak hour trips, and 121 PM peak hour trips) was insignificant. Caltrans identified these intersections at needing to be analyzed during our review of the Notice of Preparation (NOP) on May 3, 2005 (copy enclosed). In these comments, we also indicated what improvements would likely be necessary. These comments were based upon our own analysis and observations as well as past traffic impact studies we have reviewed. As owners and operators of the State highway, Caltrans is in a better position to make the determination as to what needs to be considered a significant level of additional traffic to said highway. Therefore, it is recommended that an operational analysis be provided for the above mentioned intersections as previously commented and that the analysis include the project's pro-rata share responsibility at these locations. Without this information, the environmental document is inadequate and seriously flawed. Furthermore, it is recommended that Caltrans be consulted prior to eliminating intersection(s) from the analysis so matters such as this can be resolved early on in the process and so that a complete environmental document can be provided. Without a full and complete

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Mr. Gabriel Gonzalez
October 14, 2005
Page 3

Please send a response to our comments prior to staff's recommendations to the Planning Commission and the City Council. Furthermore, please notify Caltrans prior this project going to public hearing, as we will be available to provide testimony. If you have any questions, please call me at (559) 445-5868.

Sincerely,

MOSES STITES
Office of Transportation Planning
District 06

Enclosure

C: Mr. Bill Skinner, Valley Planning Consultants
Ms. Barb Kinison Brown, PMC
Georgina Vivian, VRPA

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STATE DEPARTMENT OF TRANSPORTATION (CALTRANS)
DATE: AUGUST 8, 2005

Response to Comment 1

SR 33 intersections at Belmont Avenue and California/Panoche Road

The comment is that the EIR failed to analyze the two SR 33 intersections at Belmont Avenue and California/Panoche Road. Intersections and street segments in the project vicinity were chosen for analysis of potential traffic impacts due to the proposed development. The Traffic Consultant (VRPA Technologies) has estimated that 10% or less of the project trips will utilize the intersections of SR 33 with Belmont Avenue and California/Panoche Road, resulting in 1,088 daily trips, 84 AM peak hour trips, and 121 PM peak hour trips added to these intersections (VRPA memo dated 9/29/05). VRPA Technologies determined that this level of additional traffic was considered to be insignificant, given the relatively low level of existing traffic at these two intersections. Therefore, potential impacts to these intersections were considered by the traffic consultant, but were not selected for further analysis due to the determined level of insignificance.

The DEIR is for annexation, General Plan Amendment, and Pre-Zoning only. At this time the developer has not submitted development plans and/or Tentative Subdivision Maps. To ensure that CALTRANS' concerns are met, the following Condition of Approval shall be required at the time of development plans and/or Tentative Subdivision Map submittal:

> *Prior to the issuance of Building Permits, the Applicant will provide to the City development plans, including operational information, to confirm the need for the improvements and pro-rata share towards said improvements as recommended by CALTRANS in their August 8, 2005 letter to the City.*

Response to Comment 2

SR 33/Bass Avenue Intersection

The comment correctly points out that with the addition of project traffic from the proposed development, the Level of Service (LOS) of the SR 33/Bass Avenue intersection falls to LOS F on opening day. This potentially significant impact is discussed on pages 3.11-13 through 3.11-15 of the EIR. The AM/PM peak hour LOS (existing and future) for this intersection is presented Table 3.11-5 (EIR page 3.11-14) as follows:

Segment/Intersection	Existing Conditions	Existing Plus Project	Future No Project	Future Plus Project
SR 33 and Bass Avenue	C/B	F/F	D/D	F/F

Response to Comment 4

SR 33/Bass Avenue Intersection

Caltrans states that they feel the development should be 100% responsible for the placement of improvements at the SR 33/Bass Avenue intersection by opening day.

See Response to Comment 1-2. The need for mitigation of this intersection is acknowledged. Mitigation 3.11-1 requires that the Applicant design and construct roadway improvements prior to residential occupancy, or, pay fair share fees (which may be 100%) to Caltrans at the time of Building Permit issuance. Should development proceed in advance of the roadway improvements, building permits will only be issued by the City of Mendota up to the point where a signal warrant is triggered for the intersection of SR 33 and Bass Avenue.

Response to Comment 5

Intersection of SR 33 and SR 180

Caltrans suggests that the traffic study should be revised to include operational and signal warrant analysis for the intersection of SR 33 and SR 180.

Please see Response to Comment 3.

Response to Comment 6

Intersection at Belmont Avenue and California/Panoche Road

Caltrans suggests that the traffic study should include operational analysis of intersections at Belmont Avenue and California/Panoche Road.

Please see Response to Comment 1.

Response to Comment 7

Encroachment Permit

Caltrans points out that an Encroachment Permit must be obtained for all proposed activities for placement of encroachments within, under, or over State highway rights-of-way.

The need to obtain encroachment permits and to meet other state requirements is acknowledged. It is the City's intent to cooperate fully with Caltrans in the implementation of improvements to the State highway system related to this project. The requirement for an Encoachment Permit shall be included as a Condition of Project Approval.

County of Fresno

Department of Public Works and Planning
Alan Weaver, Director

Letter 2

September 7, 2005

VIA FAX:(559) 655-4064

Mr. Gabriel Gonzalez
City of Mendota
643 Quince Street
Mendota, CA 93640

RECD SEP 15 2005

Dear Mr. Gonzalez:

SUBJECT: NOTICE OF AVAILABILITY DEIR
DON ALEJANDRO VALDEZ COMMUNITY PLAN

The above-referenced project was circulated for review within the Fresno County Department of Public Works and Planning. In addition to the comments made in the Department letter dated May 11, 2005, County Staff offers the following comments:

Policy Planning:

Draft Environmental Impact Report (DEIR) Section 2.4, Project Relationship to Existing Planning Documents fails to address the following policies and documents:
The County adopted Mendota Community Plan designates the site of the proposed project as Open Space in recognition of its location within a mapped surface of the Mendota Airport where the safety of potential residents is a concern (Section 508 5.00) and where noise may be a factor. The location of the proposed housing project further conflicts with the County adopted Mendota Community Plan in proposing to develop housing in an area where the Community Plan proposes relocation of an existing farm labor housing project in recognition of safety and noise concerns related to air operations (Sections 508 6.00. and 6.01). For more information, please contact Ms. Leona James, Planning & Resource Analyst, Policy Planning, Development Services, Department of Public Works and Planning, at (559) 262-4853 1

Airport Land Use Commission (ALUC):

The Airport Land Use Commission response to an initial routing is offered at the staff level. Such a response is informational and is not a Determination of Consistency under § 21670 of the Public Utilities Code. ALUC Determination of Consistency would follow an agency's routing to the ALUC of their draft final environmental document incorporating comments received and including a mitigation monitoring checklist, and based upon the agency's determination that ALUC comment is required. Since the comments of the ALUC should be considered and incorporated into the final environmental document prior to adoption, such routings are made prior to approval of the draft document by a Planning Commission or City Council. 2

DEVELOPMENT SERVICES DIVISION
2220 Tulare Street, Sixth Floor / Fresno, California 93721 / Phone (559) 262-4055 / 262-4029 / 262-4302 / 262-4022 FAX 262-4893
Equal Employment Opportunity • Affirmative Action • Disabled Employer

Mr. Gabriel Gonzalez
City of Mendota
September 7, 2005
Page 3

Since the city owns and operates the airport, it should be noted that the creation of conflicts in the area of the airport could displace thresholds or otherwise compromise the operation of the airport and trigger FAA sanctions contained in airport funding agreements. 2 (cont.)

For more information regarding ALUC issues please contact David Laumer, Planning Resource Analyst, Policy Planning, Development Services, Department of Public Works and Planning at (559) 262-4196.

Land Conservation-Williamson Act:

No area of the proposal appears to be restricted under a Williamson Act contract, but areas to the north appear to be enrolled under contract and actively farmed. Any division for residential purposes must include a Right-to-Farm covenant to reduce impacts to adjacent farming activities. 3

Design:

The project may significantly impact Bass Avenue, a County maintained road. The EIR should properly address the impacts from traffic generated by the proposed project to roads and intersections within the County's jurisdiction. For more information please contact Mr. Stan Nakagawa, Design Division, Department of Public Works and Planning, at (559) 262-4438. 4

If you have any questions regarding information in this letter, please contact me at (559) 262-4334.

Sincerely,

Rick Thaxton, Planning & Resource Analyst
Development Services Division

RT
G:\4360Devs&Pln\EnvPlan\OAR\Mendota Don Alejandro Com Plan\DEIR CommentLtr.doc

C: Leona James, Policy Planning, Development Services
David Laumer, Policy Planning, Development Services
Theresa Acosta-Mena, Environmental Planning, Development Services

LETTER TWO – FRESNO COUNTY

The EIR identified that the project site "is currently under Fresno County jurisdiction and has a Fresno County General Plan designation of Agriculture for the portion of the site lying north of Bass Avenue; south of Bass Avenue, the site is designated as proposed Open Space" (EIR page 3.9-3). This designation is consistent with the open space designation cited in the County's Community Plan (Section 508 5.00 - Open Space Land Use).

The EIR further identifies that the site is within the City's Sphere of Influence (SOI) and currently carries City General Plan designations consistent with the County's designation (Agriculture for the area north of Bass Avenue and Multi-Use Open Space, south of Bass Avenue). The EIR states that implementation of the project will require a General Plan Amendment identifying the site as Single Family Residential, Multiple Family Residential and Commercial.

As analyzed on pages 3.9-7 and 8 of the EIR, the proposed project and its intent to support development of affordable housing, regional job training and education, commercial amenities, childcare and transportation uses would be consistent with the goals and policies of the City of Mendota, upon approval of General Plan and Zoning amendments. Furthermore, the proposed project site does not contain prime agricultural soils, the site is located entirely within Mendota's SOI, it is adjacent to the existing City limits of Mendota and development of the project site as a residential neighborhood would continue the residential urban pattern established by the City of Mendota to the west and southwest.

In regards to the safety and noise concerns in relation to the proximity of the air operations, the EIR has comprehensively evaluated this issue in numerous sections of the EIR (Section 3.6 - Noise, Section 3.7 - Hazards and Section 3.9 – Land Use and Agriculture). The EIR requires mitigation to ensure compatibility with the *Fresno County Airport Land Use Policy Plan* (ALUP) and to reduce identified noise and safety impacts to a less than significant level.

Mitigation Measures 3.6-2a thorough c required by the EIR, will reduce impacts from aircraft noise sensitive receptors within the project area to a less than significant level by requiring an Aviation Easement and proper mechanical ventilation and air conditioning for units within the 55 dB contour line. In addition, the Applicant will be required to provide full disclosure of the potential for aircraft noise to future residents.

Implementation of Mitigation Measure 3.7-3 will ensure compatibility with the Fresno County ALUP and will reduce safety hazards at the project site from the adjacent airport by limiting the residential density and prohibiting certain commercial uses on that portion of the project site that falls within the Traffic Pattern Zone.

Response to Comment 4

Design

The comment suggests that the EIR should address impacts from traffic generated by the proposed project to roads and intersections within the County's jurisdiction, specifically Bass Avenue.

Please see the Response to comments on Letter One (State Department of Transportation).

STATE OF CALIFORNIA—BUSINESS, TRANSPORTATION AND HOUSING AGENCY ARNOLD SCHWARZENEGGER, Governor

DEPARTMENT OF TRANSPORTATION
DIVISION OF AERONAUTICS – M.S.#40
1120 N STREET
P. O. BOX 942873
SACRAMENTO, CA 94273-0001
PHONE (916) 654-4959
FAX (916) 653-9531
TTY (916) 651-6827

File: State Clearinghouse
Mendota Airport
(Fresno County)

Flex your power!
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Letter 3

May 4, 2005

WORK COPY

Mr. Gabriel Gonzalez
City of Mendota
643 Quince Street
Mendota, CA 93640

Dear Mr. Gonzalez:

Re: City of Mendota's Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the Don Alejandro Valdez Community Plan; SCH# 2003061111

The California Department of Transportation (Caltrans), Division of Aeronautics, reviewed the above-referenced document with respect to airport-related noise and safety impacts and regional aviation land use planning issues pursuant to the California Environmental Quality Act (CEQA). The Division of Aeronautics has technical expertise in the areas of airport operations safety and airport land use compatibility. We are a funding agency for airport projects and we have permit authority for public and special use airports and heliports. We offer the following comments for your consideration.

The proposal is for a Community Plan to be developed as a "mixed-use farmworker community" consisting of 480 farm labor/multiple family housing units, 73 single-family residential units, a commercial center, a childcare facility, a service station, professional office sites and a farm labor transportation center. The southeastern boundary of the project site is located approximately 1,000 feet northwest of Mendota Airport. While the designated airport traffic pattern is to the east of the airport away from the project site, the site will be subject to occasional aircraft overflights and subsequent aircraft-related noise and safety impacts. 1

The project site appears to be within the Primary Review Area Boundary according to the Fresno County Airport Land Use Policy Plan for Mendota Airport. Portions of the site also appear to be within the 55 dB Community Noise Equivalent Level (CNEL) contour for the airport. The proposal will need to be submitted to the Fresno County Airport Land Use Commission (ALUC) for a consistency determination. 2

A majority of the project site appears to be within the Traffic Pattern Zone with a small area within the Inner Approach/Departure Zone as defined in the Caltrans Airport Land Use Planning Handbook (Handbook). The project site also appears to be just outside the Runway Protection Zone (RPZ) for Mendota Airport. The Runway Protection Zone (RPZ) is the most critical of airport safety zones, considered to be "very high risk" due to its proximity to the end of the runway. The Handbook generally recommends prohibiting all new structures within the RPZ. Just beyond the RPZ is the Inner Approach/Departure Zone, which is also considered to be at "substantial risk." The RPZ together with the inner safety zones encompass 30% to 50% of near-airport aircraft accident sites. 3

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Mr. Gabriel Gonzalez
May 4, 2005
Page 3

Thank you for the opportunity to review and comment on this proposal. If you have any questions, please call me at (916) 654-5314.

Sincerely,

Original Signed by

SANDY HESNARD
Aviation Environmental Planner

c: State Clearinghouse, Fresno County ALUC, Mendota Airport

bc: Terri Pencovic-DOTP, Alan McCuen-Dist 6, Marc Birnbaum-Dist 6

s://aero/environmental comp perm/sh-2003061111

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surrounding uses, including the southeastern portion of the proposed project site. The project site is partially within the 55 CNEL dB contour. The EIR identifies exposure to Aircraft Noise as a potentially significant impact requiring mitigation. The following discussion and mitigation is contained on pages 3.6-9 through 3.6-10 of the DEIR:

> *The proposed project would be partially included in the 55 CNEL dB contour surrounding the airport and runway. At the 55 CNEL dB level the project's land uses, including Multi-family Residential uses, Commercial uses and transient uses would be Clearly Acceptable. These activities should be able to be carried out without any interference airport noise exposure. Single-Family Residential uses within the 55 CNEL dB would be considered Normally Acceptable by the Fresno County Airport/Land Use Noise Compatibility Criteria Table. Normally Acceptable suggests that noise is a factor to be considered in that slight interference with outdoor activities may occur. Conventional construction will eliminate most noise intrusions upon indoor activities. The project Applicant will be required to comply with the State of California Building Code, to ensure that all land uses are adequately constructed.*
>
> *However due to the proximity of the airport to the project site, aircraft noise exposure could cause moderate interference with outdoor activities and with indoor activities when windows are open. The land uses are subject to review by the Airport Land Use Commission. The Commission may determine the land use acceptable under conditions where outdoor activities are minimal and normal construction features provide sufficient noise attenuation (e.g. installation of air conditioning so that windows can be kept closed.) New development such as the proposed project will be allowed to develop only after noise insulation features included in the design clearly demonstrate a reduction in noise levels to acceptable standards as set by the City. The following mitigation measures would reduce the noise impacts associated with the propose project to a* ***less than significant*** *level.*
>
> *Mitigation Measures*
>
> ***MM 3.6-2a*** *The City shall require the Applicant to record an Aviation Easement across the project site. The Aviation Easement shall be prepared and recorded concurrent with recordation of the final map of the first phase of the proposed project and referenced on all final maps.*
>
> ***MM 3.6-2b*** *The Applicant shall notify future residents that the project site is subject to aircraft over flights and single event noise exposure due to the proximity of the project site to Mendota Municipal Airport. The Applicant shall prepare and record the notification agreement prior to or concurrent with recordation of the final map of the first*

Response to Comment 4

Airport Land Use Compatibility

A detailed discussion of Airport Land Use Compatibility can be found in Sections 3.6 (Noise), 3.7 (Hazards) and 3.9 (Land Use and Agriculture) of the DEIR. *The Fresno County Airport Land Use Policy* (1983) contains policies and guidelines for projects within safety zones. These policies are required to be consistent with those presented in the CALTRANs, Division of Aeronautics *Airport Land Use Planning Handbook*; however, the Airport Land Use Policy (ALUP) is often more detailed and specific than policies contained in the handbook. Therefore, a project that is consistent with adopted ALUP would be deemed consistent with the *Airport Land Use Planning Handbook.*

The DEIR (page3.7-11) requires mitigation, which incorporates the standards and guidelines of the Safety Compatibility Criteria contained within the *Fresno County Airport Land Use Policy (1983)* as follows:

MM. 3.7-3 *The project Applicant shall redesign the project to be consistent with the Fresno County Airport Land Use Policy (1983). Subject to the approval of the Mendota City Council prior to submittal of the proposed project to Fresno LAFCO, all project plans and maps that contain sensitive uses within the Mendota Municipal Airport Traffic Pattern Zone shall be compatible with the Fresno County Airports Land Use Plan Safety Compatibility Criteria, as follows:*

- *All proposed residential uses shall have a density of no greater than four dwelling units per acre in this area.*
- *All proposed commercial uses shall not include schools, hospitals, nursing homes, or similar uses (including day care centers).*
- *The area of the project site within the Traffic Pattern Zone shall have at least 20% of area open (having a size and shape such that a small aircraft could conceivably make an emergency landing without damage to buildings or serious injury to aircraft occupants).*
- *The project redesign shall be subject to review and approval of the Fresno County Airport Land Use Commission.*

Implementation of this mitigation measure would ensure that the project is consistent with adopted ALUP and therefore would be consistent with the Airport Land Use Planning Handbook.

notified of the noise exposure prior to entering in an agreement to purchase a home within the project area.

Response to Comment 7

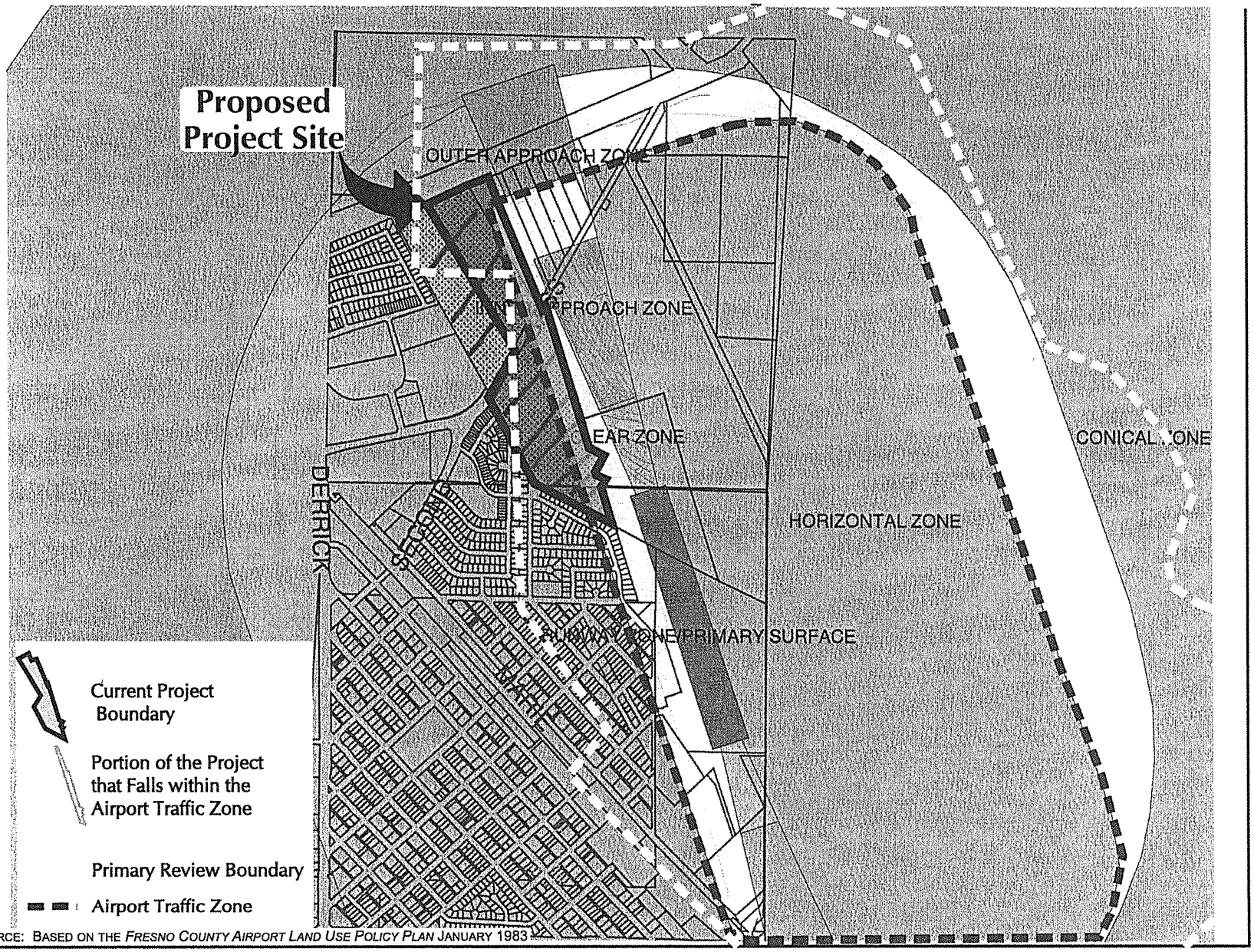
The comment states that consideration given to the issue of compatible land uses in the vicinity of the airport should help relieve conflicts between airports and their neighbors. Comment noted. The DEIR has *given great consideration to this issue throughout the document.* In particular, a detailed discussion of airport land use compatibility can be found in Sections 3.6 (Noise), 3.7 (Hazards) and 3.9 (Land Use and Agriculture) of the DEIR. The DEIR requires mitigation to reduce any identified airport compatibility impacts s to a less than significant level.

Response to Comment 8

Airport-related Noise and Safety Impacts

The comment is that the DEIR must thoroughly address airport-related noise and safety impacts. Please see Response to Comment 1, 2, 3, 4 and 7 contained to in this Letter above.

3.0 ATTACHMENTS



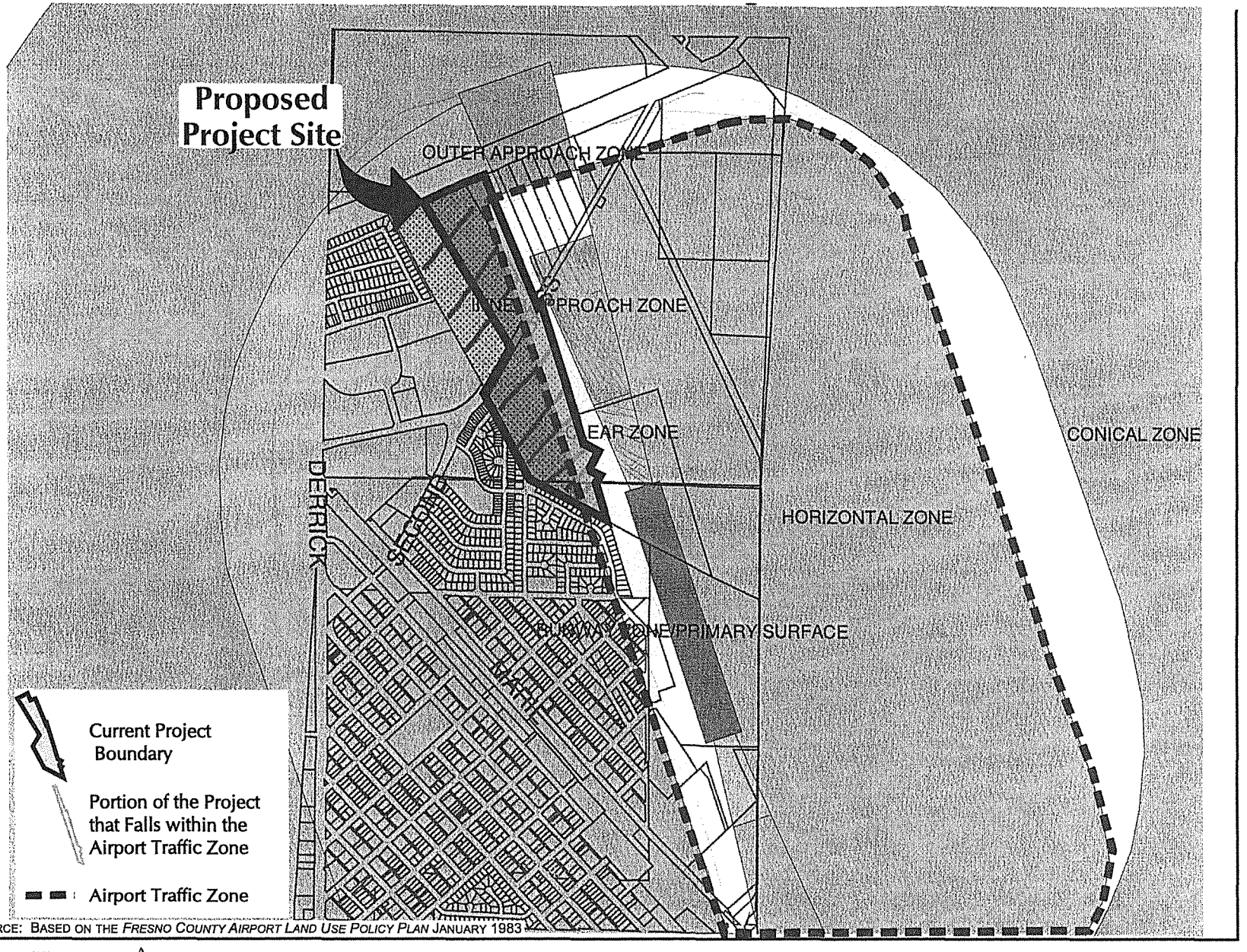
SOURCE: BASED ON THE *FRESNO COUNTY AIRPORT LAND USE POLICY PLAN* JANUARY 1983

0 1950 3900
SCALE IN FEET
N

AIRPORT SAFETY AND REVIEW ZONES

PMC
PACIFIC MUNICIPAL CONSULTANTS

MENDOTA/GRAPHICS & FIGURES/FEIR/AIRPORT SAFETY AND REVIEW ZONES.CDR 10/13/05



SOURCE: BASED ON THE *FRESNO COUNTY AIRPORT LAND USE POLICY PLAN* JANUARY 1983

0 1950 3900
SCALE IN FEET
N

MENDOTA/GRAPHICS & FIGURES/AIRPORTSAFETY ZONES.CDR 07/01/05

FIGURE 3.7-2
AIRPORT SAFETY ZONES

PMC
PACIFIC MUNICIPAL CONSULTANTS

DRAFT
ENVIRONMENTAL IMPACT REPORT

FOR THE

DON ALEJANDRO VALDEZ COMMUNITY PLAN ANNEXATION, GENERAL PLAN AMENDMENT AND PREZONING

SCH# 2003061111

PREPARED FOR:

CITY OF MENDOTA
Planning Department
643 Quince Street
Mendota, CA 93640

PREPARED BY:

JULY 2005

Fresno Local Agency Formation Commission

DATE: September 26, 2007

TO: Fresno County Fire Protection District
Silver Creek Drainage District

SUBJECT: "North East Bass Avenue Annexation"

Pursuant to the provisions in Section 56837(b) of the Government code, this proposal affecting your governmental agency may be presented to the Local Agency Formation Commission without formal public notice of hearing. Your agency may make a written request that the Commission hold a hearing, but unless this request is filed with our office within ten days from the date of this notice, the Commission may be asked to make a determination without notice and hearing.

If you need any additional information or wish to make written comment on any factor related to this proposal, we shall be pleased to hear from you.

Sincerely,

Rick Ballantyne
Executive Officer

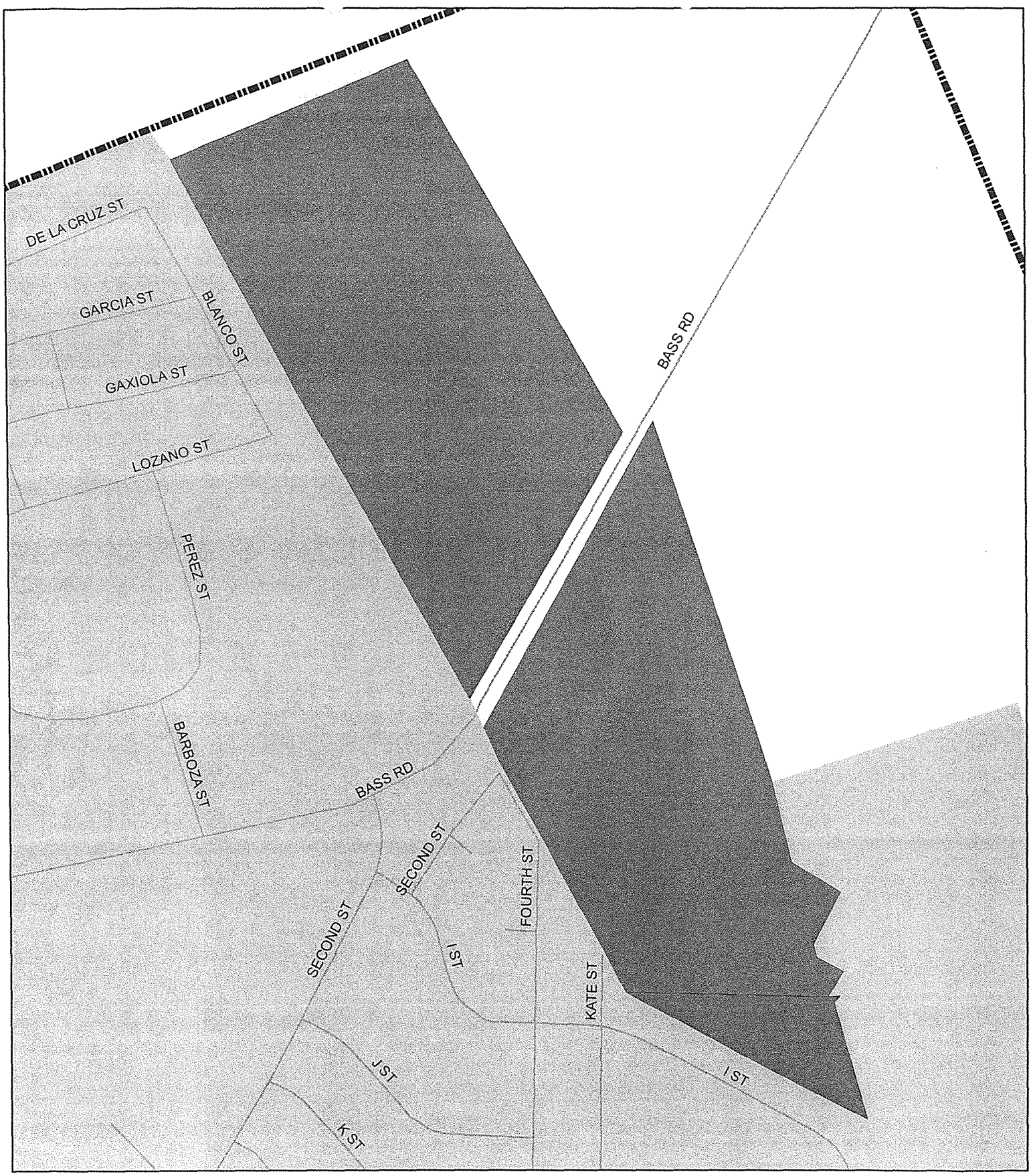
Attachment (map)

RB:cf

G:\LAFCO WORKING FILES\OCTOBER 10, 2007 HEARING\RO-07-17 Notice - 100 Consent.doc

LAFCo Office: 2115 Kern Street, Suite 310, Fresno, CA 93721
Phone: (559) 495-0604 • Fax: (559) 495-0655 • E-mail: cfleming@co.fresno.ca.us

EXHIBIT "A"



Legend

- Sphere of Influence
- City Limits
- Affected Territory

City of Mendota "North East Bass Avenue Annexation" LAFCo File No. RO-07-17

0 0.05 0.1 0.2 0.3 Miles

N W E S

THE BUSINESS JOURNAL
FRESNO | KINGS | MADERA | TULARE
P.O. Box 126
Fresno, CA 93707
Telephone (559) 490-3400

(Space Below for use of County Clerk only)

IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA

NOTICE OF PUBLIC HEARING

LAFCo. File No. RO-07-11
LAFCo. File No. RO-07-17

MISC

STATE OF CALIFORNIA

COUNTY OF FRESNO

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or intrested in the above entitled matter. I am the principal clerk of **THE BUSINESS JOURNAL** published in the city of Fresno, County of Fresno, State of California, Monday, Wednesday, Friday, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Fresno, State of California, under the date of March 4, 1911, in Action No.14315; that the notice of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

SEPTEMBER 17, 2007

I declare under penalty of perjury that the foregoing is true and correct and that this declaration was executed at Fresno, California,

SEPTEMBER 17, 2007

ON .....

Jenny Holman

DECLARATION OF PUBLICATION
(2015.5 C.C.P.)

NOTICE OF PUBLIC HEARING
FRESNO LOCAL AGENCY FORMATION COMMISSION NOTICE IS HEREBY GIVEN that the Fresno Local Agency Formation Commission (LAFCo) will consider the following "Proposals" at a public hearing on October 10, 2007.

1. Consider and Adopt Municipal Service Reviews for the following Cities and Special Districts:

Cities: Clovis, Fresno, Orange Cove, and Sanger

Districts: Coalinga, Kingsburg, Selma, and Sierra-Kings Hospital Districts; Consolidated, Hills Valley, and James Irrigation Districts; County Waterworks District No. 42; Malaga and Pinedale County Water Districts; Pinedale Public Utility District; Fresno Slough Water District; and County Service Area No. 51.

Municipal Service Reviews have been performed for these Cities and Districts pursuant to Government Code Section 56430. The Commission will consider adoption of written determinations for each District with respect to nine topics as required by State law. The Commission will determine whether current Spheres of Influence for the Districts are sufficient or whether such Spheres should be updated.

2. City of Clovis "Bullard-DeWolf Southwest Reorganization". A proposed reorganization to annex 41.82 acres to the City of Clovis and detach from the Fresno County Fire protection District and the Kings River Conservation District for territory located at the southwest corner of E. Bullard and N. DeWolf Avenues (LAFCo File No. RO-07-11).

3. City of Mendota "North East Bass Avenue Annexation". A proposed reorganization to annex 90.65 acres to the City of Mendota and detach from the Fresno County Fire Protection District and the Silver Creek Drainage District for territory generally located on the north and south sides of Bass Avenue and east of Blanco (LAFCo File No. RO-07-17).

PLEASE BE INFORMED THAT the public hearing to consider these Proposals will be held at 1:30 p.m., or soon thereafter, on Wednesday, October 10, 2007, in Room 301, Hall of Records, Tulare and "M" Streets, Fresno. All interested parties are invited to attend this hearing and present testimony on these matters. For additional information contact the Fresno LAFCo Commission Office at 2115 Kern Street, Suite 310, Fresno, CA 93721 (Telephone (559) 495-0604, e-mail: rballantyne@co.fresno.ca.us). The staff reports for the above proposals will be available to view on our website at: fresnolafco.org after October 4, 2007.

DATED: September 17, 2007
9/17/2007

ASSESSOR'S BOUNDARY REPORT

Date 09/17/2007
Proposal No. RO-07-17

"North East Bass Avenue Annexation Reorganization"

Report

1. **Proposal:**
Annexation to the City of Mendota and Detachment from the Silver Creek Drainage District and the Fresno County Fire Protection District.

2. **Acreage:** 90.65 +/-

3. **Location Description:** s/o Intake Canal between San Luis Drain and "H" Street.

SEP 2007
Received
FRESNO
LAFCO

4. **Cities and Districts included wholly or partially within proposal area:**
   a. County of Fresno
   b. Fresno County Library District
   c. Fresno County Fire
   d. Silver Creek Drainage District
   e. Fresno Westside Mosquito District
   f. Mendota Unified
   g. West Hills Jr. College
   h. W Fresno Red Scale

5. **Agricultural Preserves and Land Conservation Contracts within proposal area:** None

Agricultural Preserves and Land Conservation Contracts within adjoining territory: None

6. **Comments of legal description and map received on:** 09/14/2007

Correction Needed?		Comments a,b,c,d
Indefinite & uncertain boundaries?		No
Conflicts with lines of assessment?		No
Divides ownership?		No
Additional territory recommended?		No
Deletion of territory recommended?		No
Proposal will create:	Island?	No.
	Corridor?	No
	Non-contiguous boundary?	No
Is map insufficient for filing?		Comments a,b,c,d

Sent to Gabe Gonzalez 9-20-07

"North East Bass Avenue Annexation Reorganization"

7. Comments:

a. If the legal description or map is revised for any reason, the date revised must be shown on the same.
b. Requirements for map and legal can be viewed at the following website; http://www.boe.ca.gov/proptaxes/sprdcont.htm.
c. All APN(s) within the proposed area that touch the boundary need to appear on the map (See Annotation for APN 013-061-09S that was missing).
d. Legal needs to contain the "Annexation to … and Detachment from…" details consistent with the City Annexation Application.

Dave King, Supervising Cadastral Technician

Assessed Ownership & Valuation of Affected Territory

Exhibit "A"

Northeast Bass Avenue Annexation
Proposed Attachment to Mendota City Limits

Area to be annexed to the City of Mendota and detached from the ~~Kings River Conservation District,~~ Silver Creek Drainage District ~~the Consolidated Irrigation District,~~ and the Fresno County Fire Protection District

Legal Description:

Those portions of Sections 30 and 31 in Township 13 South, Range 15 East, Mount Diablo Base and Meridian, situated in the County of Fresno, State of California, more particularly described as follows:

Commencing at the Southeast Corner of said Section 30; thence North 89°23'00" West along the South line of said Section 30 a distance of 2757.45 feet to a point on the City of Mendota city limit line and also being the North line of Tract No. 3204, as recorded in Book 37 of Plats at Page 46, Fresno County Records; said South line of Section 30 also being the Basis of Bearings for this description; said point also being the TRUE POINT OF BEGINNING; thence the following courses:

1) North 29°25'00" West continuing along said city limits line and said north line of Tract No. 3204 and also along the easterly lines of Tract No. 3367, recorded in Book 38 of Plats at Pages 91-92, Fresno County Records and Tract No. 4230, recorded in Book 59 of Plats at Pages 25-28, Fresno County Records, a distance of 3569.70 feet to a point on the southerly right-of-way line of the Firebaugh Canal Company Intake Canal (a 300 foot reservation);

2) North 66°16'30" East leaving said city limits line, said easterly lines of Tract No's. 3367 and 4230 and continuing along said southerly right-of-way line of Intake Canal a distance of 1216.36 feet to the northeasterly corner of a parcel of land described in deed recorded March 11, 1988, as Document No. 88026960, Official Records of Fresno County;

3) South 23°59'00" East leaving said southerly right-of-way line and continuing along the easterly line of said parcel of land described in Document No. 88026960 a distance of 1625.20 feet to the centerline of a 60 foot road easement recorded October 24, 1935 in Book 1456 at Page 170, Official Records of Fresno County;

4) North 29°21'00" East along said centerline a distance of 60.00 feet to the easterly line of a parcel of land described in Deed recorded October 29, 2004 per Document No. 2004-0244264, Official Records of Fresno County;

5) South 18°29'56" East along the easterly line of said parcel of land described in Document No. 2004-0244264, a distance of 1515.86 feet to an angle point on said existing city limit line of the City of Mendota;

6) South 18°29'56" East continuing along said easterly line and city limits line a distance of 308.87 feet;

7) South 63°41'05" East continuing along said easterly line and city limits line a distance of 206.05 feet;

8) South 26°19'41" West continuing along said easterly line and city limits line a distance of 207.34 feet;

9) South 18°29'56" East continuing along said easterly line and city limits line a distance of 52.38 feet;

10) South 63°41'05" East continuing along said easterly line and city limits line a distance of 103.78 feet;

11) South 26°39'47" West continuing along said easterly line and city limits line a distance of 103.79 feet;

12) South 18°29'56" East continuing along said easterly line and city limits line a distance of 452.57 feet to a point on said northerly line of Tract No. 3204 and said existing city limits line;

13) North 63°42'00" West along said northerly line of Tract No. 3204 and city limits line a distance of 1035.88 feet to the TRUE POINT OF BEGINNING.

Said parcel contains 90.65 acres, more or less.

End of description.

Prepared by: _____
Cris H. Robles, PLS 5503

Date: 3-13-06

PROFESSIONAL LAND SURVEYOR
CRIS HELIO ROBLES
EXP. 9-30-06
NO. 5503
STATE OF CALIFORNIA

1206 B Exhibit A Legal Description-REVISED
Last printed 3/13/2006 11:28 AM

Exhibit B-"Northeast Bass Avenue Annexation"

Proposed Attachment to Mendota City Limits. Area to be Annexed to the City of Mendota, and Detached From The ~~Kings River Conservation District, The Consolidated Irrigation District~~ Silver Creek Drainage District and The Fresno County Fire Protection District, Lying in Sections 30 & 31, Township 13 South, Range 15 East, Mount Diablo Base and Meridian, County of Fresno, State of California

PROFESSIONAL LAND SURVEYOR
CRIS HELIO ROBLES
EXP. 9-30-06
NO. 5503
STATE OF CALIFORNIA

3-17-06

Legend:

————	Existing City Limits
( )	Indicates numbered course matching written description (See Exhibit 'A')
——··——	Proposed Realignment Of City Limits Line

LINE TABLE		
LINE	LENGTH	BEARING
L1(4)	60.00'	N29°21'00"E
L2(7)	206.05'	S63°41'05"E
L3(8)	207.34'	S26°19'41"W
L4(9)	52.38'	S18°29'56"E
L5(10)	103.78'	S63°41'05"E
L6(11)	103.79'	S26°39'47"W

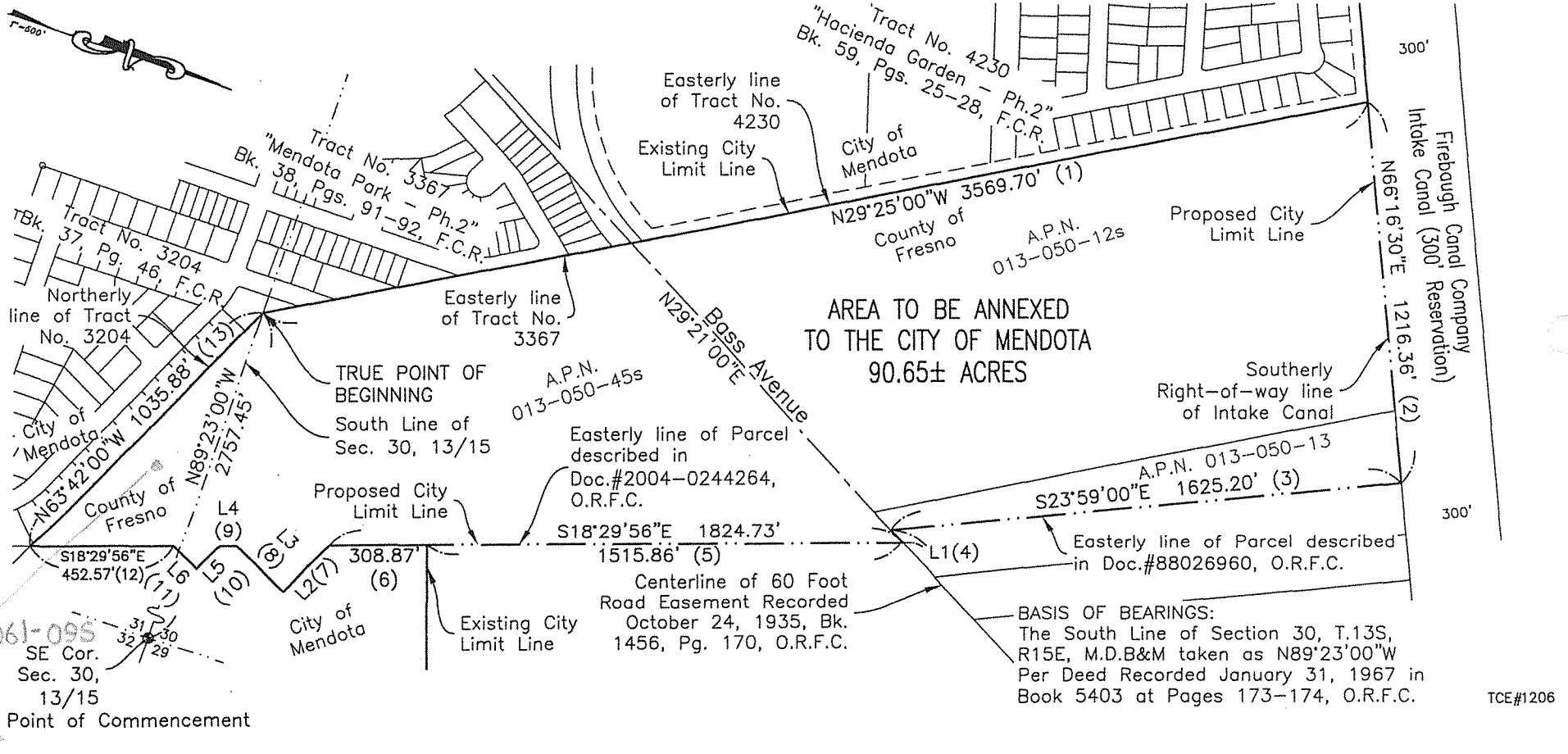
Prepared by:

TRI CITY engineering

Tri City Engineering

Engineers
4630 W. Jennifer Ave. #101
Fresno, CA 93722-6415
PH: 559-447-9075
FAX 559-447-9074
www.TriCityEngineering.com

Surveyors
192 E. Elm Ave., #102
Coalinga, CA 93210
PH: 559-935-6051
FAX: 559-935-6051



"North East Bass Avenue Annexation Reorganization"

SERL 01305012S FRESNO CNTY SECURED TAX ROLL 2007-08 M01501
APN: 013-050-12S-0 INT: TRA: 140-014 TAX RATE: .0000000

ORIG APN:
ASSESSEE: ETCHEGOINBERRY FAMILY LTD PARTNERSHIP
WARKENTINE ED L
MAILNAME:
CORTAC:
MAILADDR: 4819 N SAN DIEGO FIREBAUGH CA 93622 SUP PEND : NO
SUP BILLED: NO
LOCATION: SUR RTS 46.02 AC IN W 1/2 SEC 30 T13R15
FULL VALUE

LAND:	158633	1ST INSTAL..	2ND INSTAL.....	TOTAL TAX	
IMPS:	0	TAX:			
(TFI:	0)	PEN:	.00	.00	.00
P/P:	0 MH: 0	TOT:			
REG:	0	PD:			
SUB:	158633 **	COL#:			
EX HOX:	0	AMT:	.00	.00	.00
EX BI:	0				
NET:	158633 **				
PEST:	0				

R/C: NO EXT DEL DATE 1. 2.
ESCAPES: NO CONDEMNATION: BOND/WEED: $ .00

SERL 01305013 FRESNO CNTY SECURED TAX ROLL 2007-08 M01501
APN: 013-050-13 -5 INT: TRA: 140-014 TAX RATE: .0000000
ORIG APN:
ASSESSEE: VALDEZ ALEX P & EVA E

MAILNAME:
CORTAC:
MAILADDR: 6621 N FERGER FRESNO CA 93704 SUP PEND : NO
SUP BILLED: NO
LOCATION: 5.20 AC W 1/2 SEC 30 T13R15
FULL VALUE

LAND:	14277	1ST INSTAL..	2ND INSTAL.....	TOTAL TAX	
IMPS:	0	TAX:			
(TFI:	0)	PEN:	.00	.00	.00
P/P:	0 MH: 0	TOT:			
REG:	0	PD:			
SUB:	14277 **	COL#:			
EX HOX:	0	AMT:	.00	.00	.00
EX BI:	0				
NET:	14277 **				
PEST:	0				

R/C: NO EXT DEL DATE 1. 2.
ESCAPES: NO CONDEMNATION: BOND/WEED: $ .00

"North East Bass Avenue Annexation Reorganization"

SERL 01305045S FRESNO CNTY SECURED TAX ROLL 2007-08 M01501
APN: 013-050-45S-4 INT: TRA: 140-000 TAX RATE: .0000000
ORIG APN:
ASSESSEE: I-5 SOCIAL SERVICES INC

MAILNAME:
CORTAC:
MAILADDR: 4491 W SHAW #100 FRESNO CA 93722 SUP PEND : NO
SUP BILLED: YES
LOCATION: 002158 N BASS ME
FULL VALUE
LAND: 348534 | 1ST INSTAL..2ND INSTAL.....TOTAL TAX
IMPS: 46818 | TAX:
(TFI: 0) | PEN: .00 .00 .00
P/P: 0 MH: 0 | TOT:
REG: 0 | PD:
SUB: 395352 ** | COL#:
EX HOX: 0 | AMT: .00 .00 .00
EX BI: 0 |
NET: 395352 ** |
PEST: 0 |
R/C: NO EXT DEL DATE 1. 2.
ESCAPES: NO CONDEMNATION: BOND/WEED: $ .00

SERL 01306109S FRESNO CNTY SECURED TAX ROLL 2007-08 M01501
APN: 013-061-09S-2 INT: TRA: 140-000 TAX RATE: .0000000
ORIG APN:
ASSESSEE: SILVER CREEK PACKING COMPANY

MAILNAME:
CORTAC:
MAILADDR: P O BOX 67 MENDOTA CA 93640 SUP PEND : NO
SUP BILLED: NO
LOCATION: SUR RTS 4.09 AC IN N1/2 SEC 31 T13R15
FULL VALUE
LAND: 10672 | 1ST INSTAL..2ND INSTAL.....TOTAL TAX
IMPS: 0 | TAX:
(TFI: 0) | PEN: .00 .00 .00
P/P: 0 MH: 0 | TOT:
REG: 0 | PD:
SUB: 10672 ** | COL#:
EX HOX: 0 | AMT: .00 .00 .00
EX BI: 0 |
NET: 10672 ** |
PEST: 0 |
R/C: NO EXT DEL DATE 1. 2.
ESCAPES: NO CONDEMNATION: BOND/WEED: $ .00

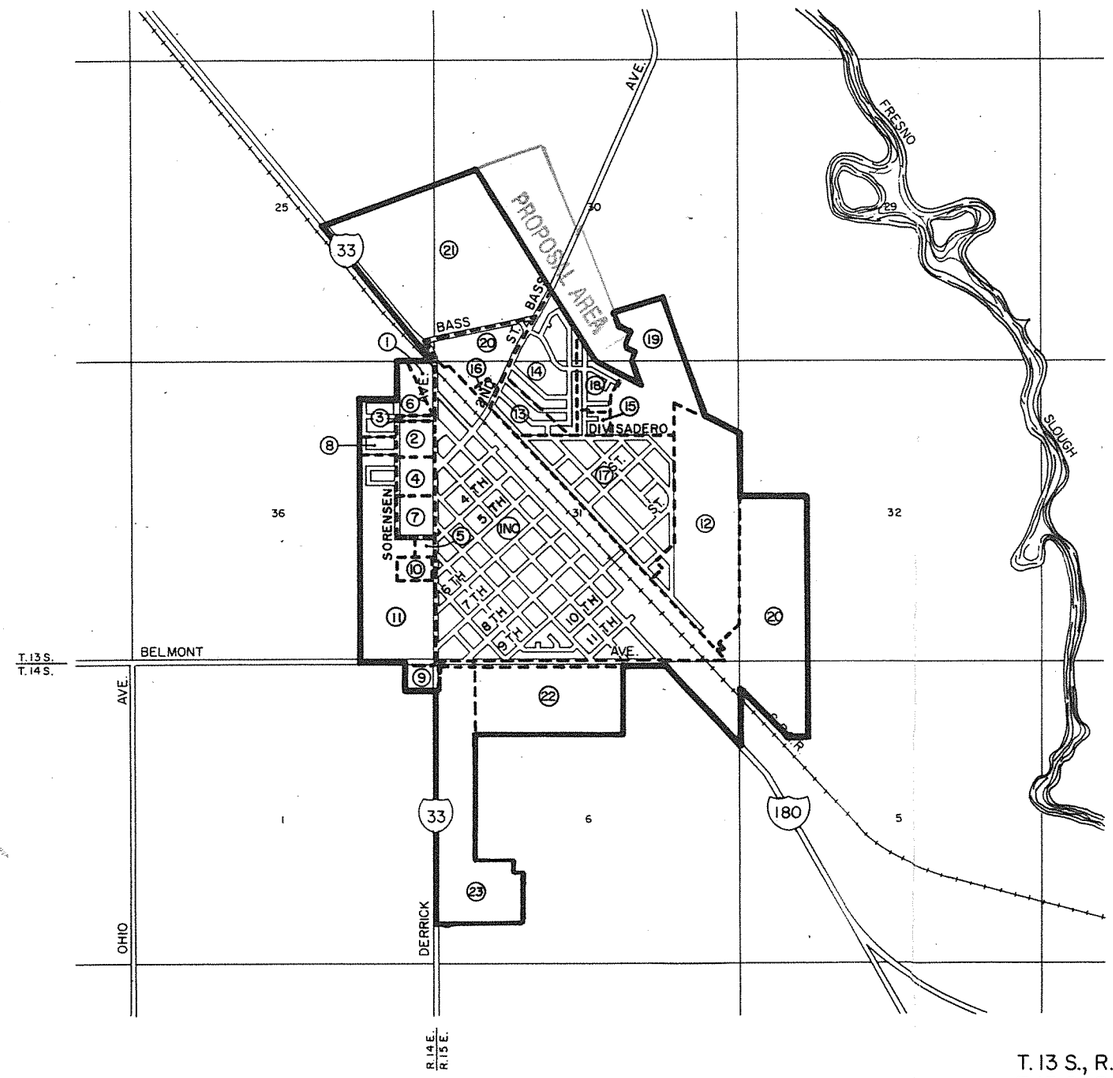
City of Mendota

ANNEXATION MAP

INCORPORATED JUNE 17, 1942

ANNEX. NO.	EFF. ROLL YEAR	DOCUMENT NO.
1	1948	ORD - 24836
2	1948	ORD - 34
3	1949	ORD. - 40
4	1949	ORD. - 41
5	1953	ORD. - 55
6	1952	ORD. - 56
7	1954	ORD. - 67
8	1956	ORD. - 76
9	1957	ORD. - 79
10	1961	ORD. - 115
11	1962	ORD. - 121
12	1966	ORD. - 136
13	1972	ORD. - 176
14	1973	ORD. - 183
15	1973	RESO.-529
16	1978	ORD. - 234
17	1978	RESO.-1744
18	1980	ORD. - 273
19	1981	RESO-946
20	1983	RESO-1051
21	1987	R.85- 27
22	1993	R.92-07
23	2003	R.98-33

FRESNO COUNTY ASSESSOR'S OFFICE



SCALE

0 MI. .25 MI. .5 MI. .75 MI. 1 MI.

--- NOTE

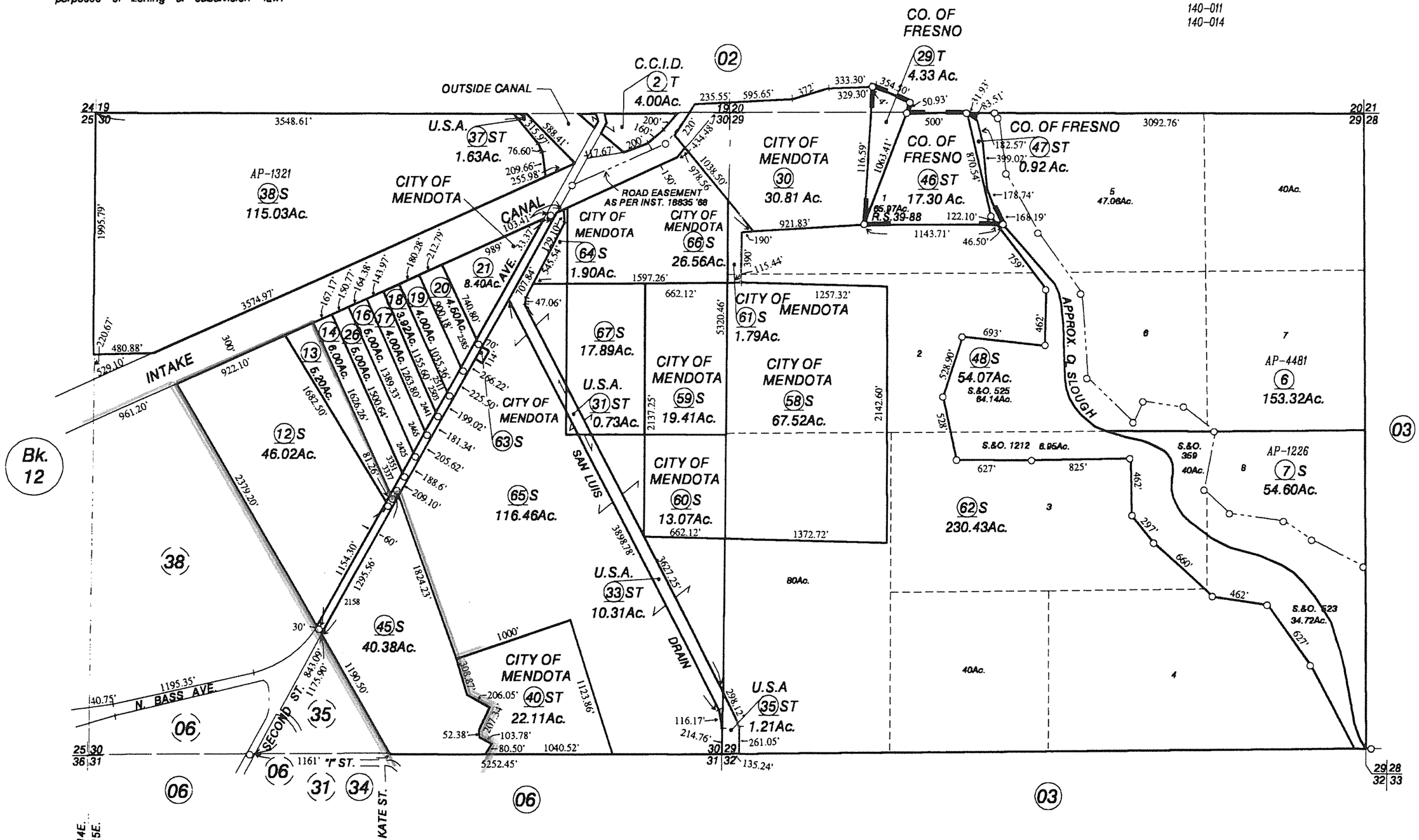
This map is for Assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

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

Tax Rate Area
140-000
140-001
140-005
140-008
140-011
140-014

013-05

1"= 800'



Agricultural Preserve
Record of Survey - Bk. 39, Pg. 88

Assessor's Map Bk. 13 - Pg. 05
County of Fresno, Calif.

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

1-28-2002

--- NOTE

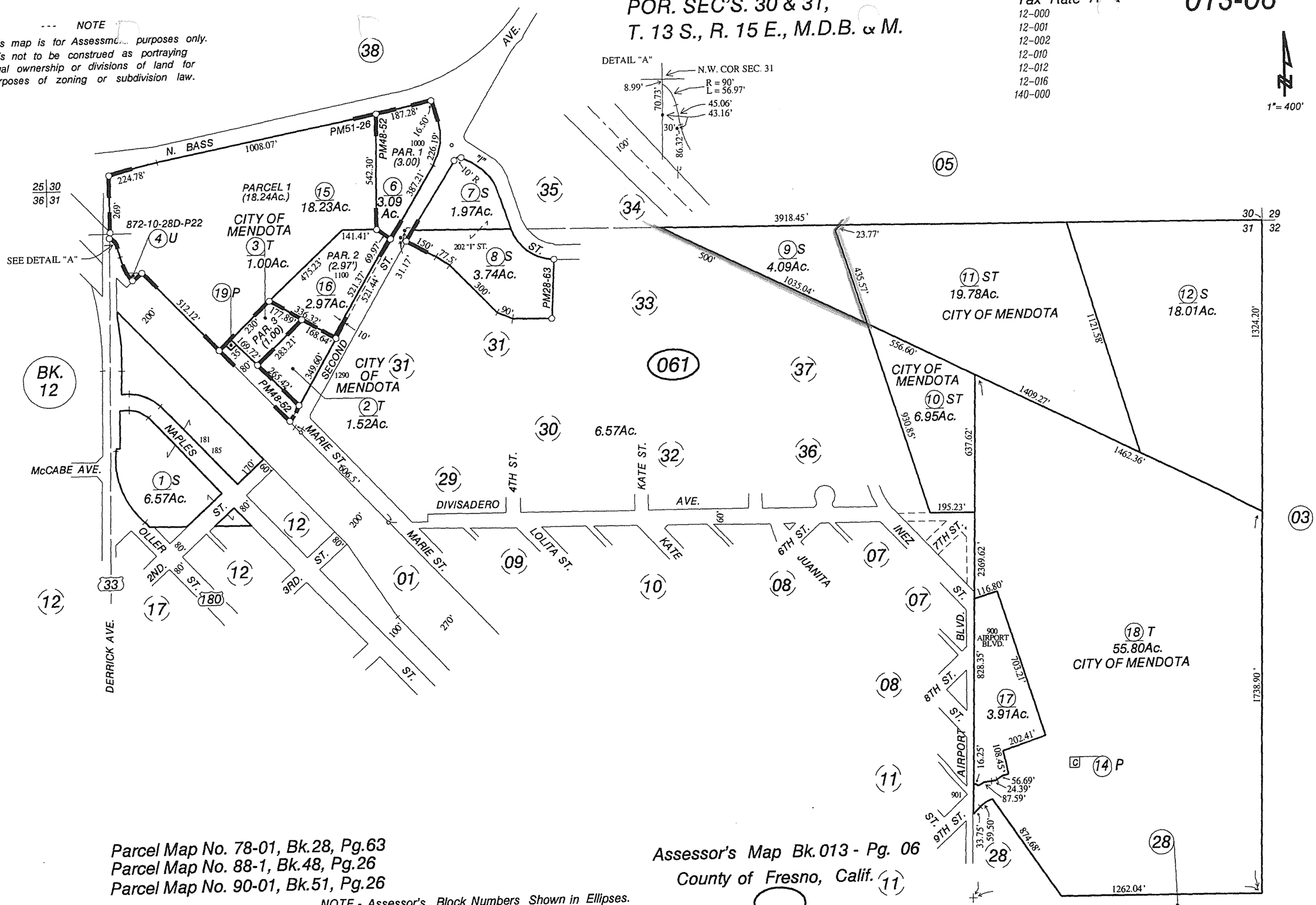
This map is for Assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

POR. SEC'S. 30 & 31, T. 13 S., R. 15 E., M.D.B. & M.

Tax Rate Area
12-000
12-001
12-002
12-010
12-012
12-016
140-000

013-06

1" = 400'



Parcel Map No. 78-01, Bk.28, Pg.63
Parcel Map No. 88-1, Bk.48, Pg.26
Parcel Map No. 90-01, Bk.51, Pg.26

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

Assessor's Map Bk. 013 - Pg. 06
County of Fresno, Calif.

06-18-04

Fresno Local Agency Formation Commission

September 17, 2007

CERTIFICATE OF FILING

Mr. Gabe Gonzalez, City Manager
City of Mendota
643 Quince Street
Mendota, CA 93640

Dear Mr. Gonzalez:

Subject: "North East Bass Avenue Annexation" Reorganization

This notice certifies that on September 17, 2007, pursuant to Section 56658(g) of the Government Code, the proposed reorganization for the City of Mendota was accepted for filing with the Local Agency Formation Commission.

The date and place for the Local Agency Formation Commission's consideration of the subject proposal is October 10, 2007, in Room 301, Hall of Records, Tulare and "M" Streets, Fresno.

Sincerely,

Rick Ballantyne, AICP, Executive Officer
Fresno LAFCo

RB:cf

cc: Commissioners
Alex Valdez

NAMES OF LANDOWNERS OR PARTIES OF REAL INTEREST (Asterisk indicates consent):

Alex & Eva Valdez* **City of Mendota*** **Olivia Etchegoinberry***
I-5 Social Services Corporation*

Note: If you are an applicant for, or a participant in (actively supporting or opposing) any proceeding on the agenda and have made a campaign contribution of more than $250 to or for any of the Commission members, state law provides for disqualification of Commissioner voting, or even prohibition of such gifts. These restrictions also apply to agents of applicants or participants. Please consult with Commission staff as to the requirements of the Political Reform Act (Government Code Section 84308).

LAFCo Office: 2115 Kern Street, Suite 310, Fresno, CA 93721
Phone: (559) 495-0604 • Fax: (559) 495-0655 • E-mail: cfleming@co.fresno.ca.us

NOTICE OF INCOMPLETE APPLICATIONS

DATE: June 11, 2007

TO: Gabriel Gonzalez, City Manager, City of Mendota

FROM: Rick Ballantyne, Executive Officer

SUBJECT: North East Bass Avenue Annexation

Please be informed that the Fresno Local Agency Formation Commission (LAFCo) received your application materials for the Proposal listed above on June 8, 1007. Following a review of your application materials we find this application to be incomplete. We have provided a list of the items that are needed to complete your applications (see marked items below).

After receiving an application the Executive Officer is allowed 30 days to determine whether the application is complete and acceptable for filing or whether the application is incomplete. A "complete" application is one that has been submitted in the form prescribed by the Commission and containing all of the information and data required pursuant to State law.

When an application is accepted for filing, the Executive Officer issues a Certificate of Filing to the applicant. From the date of issuance of a Certificate of Filing an application shall be deemed filed. If an application is determined not to be complete, the Executive Officer is required to transmit that determination to the applicant specifying those parts of the application which are incomplete and the manner in which they can be made complete.

Following the issuance of the Certificate of Filing, the Executive Officer will proceed to set the Proposal for hearing and give published notice. The hearing must take place within 90 days after issuance of the Certificate of Filing. Gov. Code sections 56652, 56653, 56654, 56700 *et seq.*

- [x] Environmental initial study and/or environmental documents not submitted or are incomplete (see comments). **Please submit a copy of the Notice of Determination.**
- [x] Environmental initial study and/or environmental documents not submitted or are incomplete (see comments). **Please submit copy of draft EIR (1 paper copy, 1 electronic copy) and a list of findings and statement of overriding considerations.**
- [x] **Letter from Bart Bohn stating the proposal is consistent with the City/County MOU.**
- [x] **Petition initiating proposal was not signed and is insufficient (see attached sample).**
- [ ] Map and legal description.
- [ ] Property owner consent forms are not included or are not complete.
- [ ] Williamson Act Contracts.

- [x] Required supplemental maps not submitted or are not sufficient. **Please submit an 8 ½ x 11 copy of the subdivision map.**

- [ ] Application fee not submitted.

- [x] Required Service Plan is not included or insufficient. **Need to provide description of full-range of municipal services to be provided (see sample).**

- [x] Territory has not been prezoned. **Please submit a copy of the Prezoning Ordinance.**

- [x] Other: **Application has not been signed and states there are no property owners.**

- [x] Comments: **City applications for annexation should be submitted via resolution and not by petition. The City of Mendota should adopt a resolution of application and submit to LAFCo.**

  All agencies gaining or losing territory must provide a waiver of protest proceedings in writing. While this office will notify these agencies and request each agency to sign a waiver of protest proceedings with regard to this proposal, if such signed statement is not received by this office prior to the scheduled hearing a Protest Hearing will be required (if approved). Proponents may wish to request such a statement from each affected agency and submit an original copy to this office. Please remember that the Fresno County Fire Protection District, Kings River Conservation District and Consolidated Irrigation District are affected agencies and must submit signed written waivers of protest proceedings.

  You have indicated that the affected territory is uninhabited (under 12 registered voters). How this proposal is legally noticed and the statutes regulating Conducting Authority Proceedings (protests) may change should the Elections Division determine the territory to be inhabited.

Your application materials will be returned if we do not receive the necessary items listed above to complete your application in 30 days **(July 8, 2007)**. The items needed to complete your application may change depending on comments from affected agencies and responses to requests for information from County departments, responsible and interested agencies. Regardless of the date of submission, this proposal will not be scheduled for public hearing until the Executive Officer issues a Certificate of Filing. In order to have your request considered by the Commission, your application must be determined to be complete before the date necessary for submission of the legal notice to the publisher. You will be scheduled for the next LAFCo hearing available following the issuance of a Certificate of Filing and required legal noticing.

Thank you.

RB:cf

Attachment

CHANGE OF ORGANIZATION OR REORGANIZATION
CORTESE-KNOX LOCAL GOVERNMENT REORGANIZATION
(Government Code Sec. 56000, et seq.)

CITY ANNEXATION APPLICATION
Proposals Initiated by Resolution or Petition

FRESNO LOCAL AGENCY FORMATION COMMISSION
2100 TULARE STREET, SUITE 502
Fresno, CA 93721 PHONE: (559) 495-0604

Candie Fleming, Secretary

OFFICE USE ONLY:

LAFCo File No.
RO-07-17

Date Received

JUN 2007
Received
FRESNO
LAFCO

Name of Proposal North East Bass Avenue Annexations

Changes of Organization listed in Resolution or Petition Annex to the City of Mendota

Detach form Silver Creek Drainage Dist. ~~The Consolidated Irrigation Dist.~~ and the Fresno County Fire Protection Dist.

* Gabe Gonzalez m.s. 9-12-07
Signature of Chief Petitioner or Representative of Initiating Agency — Date

Name Gabe Gonzalez Address 643 Quince St., Mendota, CA 93640

Title City Manager Phone (559) 655-3291

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

List the name and address of officers or persons, not to exceed three in number, who are to receive the notice of hearing and the Executive officer's Report.

Name	Address and Zip Code
~~David Valenzuela~~	~~562 W. Celeste, Fresno, CA 93704~~
Alex Valdez 275-7133	~~[illegible]~~ 114 E. W. Shaw #100 93710
	New Address

1. Reasons for Proposal

A. State the reasons for this change, and why the change is proposed at this time.

Development of a Master Planned Mixed Used Residential and Commercial Subdivision.

B. Describe in detail any proposed development:

Development location and acreage North East Bass Ave-90.65 AC.

Types of uses and number of units Please refer to attached EIR

Project file numbers and status Approved-Please refer to attached Resolutions

Other details:

If already developed, describe in detail any added service and greater frequency or range of services to be provided to residents of this area.

N/A

11/14/00

C. What is the reason for the proposal boundaries? Describe the city plan to annex any remaining substantially surrounded area created.

40 AC. are uncluded that would create a uniform City/County Boundry

D. Amount of vacant land in acres in the community plan area already in the City that could accommodate the proposed development.

0 Acres

Comment on why the proposed annexation is justified given the amount of vacant land in the City already.

The current City Limits do not encompass vacant land suitable for this development.

2. Information on Proposal Area and Vicinity

A. Acreage 90.65

No. of Registered Voters 0

No. of Residences 0

No. of Landowners 0

Population Est. 0

County Zoning Agriculture

City Zoning Upon Annexation Commercial and Residential

B. List the uses of land in the affected area and give acreage for each. If in agricultural use, list crops produced over the past three years.

Agricultural-Follow fields

C. If annexation/development is adjacent to agricultural parcels, how has the city buffered the developing area or mitigated the impact of development on agricultural parcels.

Right to farm ordinance-adopted as a condition of approval.

D. Is any of the affected territory in an agricultural preserve or under Land Conservation Contract? ____
If so give date of Contract Execution N/A

Does the resolution of application state the City's intention to succeed or not to succeed to the contract? N/A If not to succeed, include copy of City Protest to Board of Supervisors or LAFCo.

E. Does the proposed development and change of organization conform to the City General and Specific Plans (explain if not conforming)?

Yes

What is the City plan designation?

Residential and Commercial

What is the County plan designation?

Agriculture

3. Information on Services

A. List below the names of agencies or companies now providing services and which agency will provide service after annexation completion. Include estimated date new service will begin (use "UA", if upon annexation, "UD" if upon development).

	Existing	Proposed Change	Date
Domestic Water	N/A	City of Mendota	UD
Sewer Collection	N/A	City of Mendota	UD
Solid Waste Collection	Fresno County	City of Mendota	UA
Street Lighting	N/A	City of Mendota	UD
Parks and Recreation	N/A	City of Mendota	UD
Fire Protection	Fresno County FPD	Fresno CO. Contract with City of Mendota	UA
(station distance)	3,000 Feet		
Paramedic			
(station distance)			
Police	Fresno County	Fresno CO. Contract with City of Mendota	UA
Storm Drainage	N/A	City of Mendota	UD
Elementary School	Mendota Unified	Mendota Unified	UD
High School	Mendota Unified	Mendota Unified	UD

B. Comment on the municipal or other public service facilities or improvements which will serve the affected territory after annexation listed above (including water or sewer lines or facilities, fire stations, school facilities). Are any of these services or facilities near or beyond their capacity to adequately serve the area? Yes Are there any notices or orders to the city from any agency including state or federal agencies, related to these services or facilities and their capacities that would affect services to the proposal?

The Wastewater Treatment is approaching its permitted capacity. RWQCB issued a C&D order in 2002 requiring improvements over a 7 year period. The City is complying and there is sufficient capacity for the first 4 phases of the Development.

If yes, explain which public service agency is affected, i.e. city or district, how these improvements/facilities will be upgraded, when and how financed, or how any deficiencies are being met. The City of Mendota is in the process of upgrading the WWTP per the C&D time schedule. The project will be finished by developer impact fees, state grant, FBOP buy in fees, and USDA Loan to the City of Mendota

4. Information on Costs and Revenue

A. Is there any outstanding general bonded indebtedness for any of the agencies whose boundaries are changed by this proposal?

No

B. If so, give information listed below:

Name of Agency	Bond Tax Rate for Affected Territory	Date of Maturity	General Purpose of Bond

C. Is the affected territory to be subject to all of the above general bonded indebtedness upon annexation? N/A

D. 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, give breakdown of change for a typical residential landowner or resident in the affected territory for comparison purposes.

The land is vacant and no services are currntly provided.

E. If any resident or landowner in the affected area will be required to connect to sewer or water lines as a result of annexation or construct any other improvements (other than as a requirement for a proposed development), list requirements, when required, and any other special circumstances related. (A letter from City to residents and landowners should also indicate these requirements.)

Land is currently vacant.

5. Information on Processing Change of Organization or Reorganization

A. [X] Letter from the County confirming consistency with the MOU.

B. Property Tax Exchange (Revenue & Tax Code 99 & 99.1) Check either:

[X] Master Tax Agreement should apply to the change. If so, provide letter indicating consistency with the master agreement.

[ ] Other agreement for change is to be negotiated (Explain other agreement).

C. Compliance with California Environmental Quality Act. Check either:

[ ] Project is Exempt and a Notice of Exemption, prepared in consultation with LAFCo, is included.

[ ] An initial study is complete and a Negative Declaration prepared for the annexation in consultation with LAFCo and other affected agencies and is included.

[X] An EIR has been prepared for the annexation project and 10 copies are included.

D. Initiation of Application. **A clear and reproducible legal description and map meeting Commission standards must be included,** and a copy also attached to the resolution or petition. Check either:

[X] A certified resolution of application is included.

[ ] A petition of landowners or registered voters is included.

E. Landowner Consent or Notice. Check either:

[X] Signed LAFCo property owner consent forms for all landowners are included as shown on Assessor's roll.

or

[ ] Letter of Notification to Landowner and Residents (if no consent of all landowners).

a. All property owners and residents must be notified of the change and how to receive notice of LAFCo hearing.

b. For inhabited proposals, a City response to a neighborhood meeting, held for the annexation listing the issues and the City response.

F. Municipal Service Plan. Check either:

[X] A Service Plan for the change is included.

[ ] A Master Service Plan is filed with LAFCo and is current (updated in 1993 or later).

G. Waiver of Conducting Authority proceeding.

[ ] Check if all landowners have consented in writing and there are less than twelve registered voters, all annexing agencies have consented in writing to waive further Conducting Authority proceeding, and City is requesting waiver of Conducting Authority proceedings.

6. Supplementary Maps

A map(s) showing land use, water and sewer service lines, and City and County zoning for the affected area and vicinity.

7. Application Fees

A fee must accompany the application in accordance with the LAFCo fee schedule.

8. Political Reform Act Compliance

List of Affected Landowners and Financial Interests.

For all uninhabited proposals, or proposals where land use entitlements have been or may be filed with the city, the names of all landowners, lessees, options to purchase or lease the property, or any other having any ownership or financial interest in the property, must be furnished with the applications. If the interest is a corporation or partnership, list all persons owning more than 10% of the corporation shares or interest in partnership. If a trust or non-profit organization, list any directors or trustees, trustors, or beneficiaries.

If an applicant for or participant of any proceeding has made a campaign contribution of more than $250 to or for any of the Commission members, state law provides for disqualification of Commissioner voting, or even prohibition of such gifts. These restrictions also apply to agents of applicants or participants. Please consult with Commission staff as to the requirements of the Political Reform Act (government Code Section 84308).

BEFORE THE CITY COUNCIL
OF THE
CITY OF MENDOTA, COUNTY OF FRESNO

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MENDOTA APPROVING THE ADOPTION OF A RESOLUTION OF APPLICATION FOR ANNEXATION NO. 07-01, AN ANNEXATION TO THE CITY OF MENDOTA AND DETACHMENT FROM THE KINGS RIVER CONSERVATION DISTRICT, THE CONSOLIDATED IRRIGATION DISTRICT, AND THE FRESNO COUNTY FIRE PROTECTION DISTRICT

RESOLUTION NO. 07-24

WHEREAS, at a regularly held meeting on May 8, 2007, the Mendota City Council did consider Annexation No. 07-01 for Tentative Tract Map No. 5003 proposed pursuant to the Local Government Reorganization Act of 2000 for the purpose of annexation to the City of Mendota and detachment from the Kings River Conservation District, the Consolidated Irrigation District, and the Fresno County Fire Protection District; and

WHEREAS, the City Council determined that the proposal is consistent with the Mendota General Plan, as amended. The General Plan designates the area of reorganization for urban uses as Medium Density Residential and the territory has been prezoned R-1, Single-Family Residential and Multiple Family Residential (R-3), consistent with the land use designation; and

WHEREAS, the boundaries of the territory proposed for reorganization are set forth in Exhibit 'A' attached hereto and by this reference incorporated herein (APN 013-061-019s, 013-050-045s, 013-050-012s and 013-050-013); and

WHEREAS, this proposal is within the adopted Sphere of Influence of the City of Mendota and is adjacent to the City Limits of the City of Mendota; and

WHEREAS, the City has completed an Environmental Impact Report and has determined that the proposal will not have an adverse effect on the environment and, therefore, a Final EIR has been prepared for the project; and

WHEREAS, the Environmental Impact Report contains no evidence that the proposal will individually or cumulatively have an adverse effect on wildlife resources as defined by Section 711.2 of the Fish and Game Code; and

WHEREAS, said proposal is made to facilitate urban development as planned by the Mendota General Plan and to achieve stated community goals and objectives for providing residential locations within the City to foster and promote needed housing while assuring that growth occurs in an orderly manner.

NOW, THEREFORE, BE IT RESOLVED that the Mendota City Council hereby adopts the Resolution of Application, to be forwarded to the Fresno Local Agency Formation Commission, requesting that proceedings be conducted pursuant to the Local Government Reorganization Act of 2000 for Annexation No. 07-01.

Robert Silva, Mayor

ATTEST:

I, Gabriel A. Gonzalez, Acting City Clerk of the City of Mendota, do hereby certify that the foregoing resolution was duly adopted and passed by the City Council at its regular meeting held at the Mendota City Hall on the 11th day of September 2007 by the following vote:

AYES:	5	Mayor Silva, Mayor Pro Tem Amador, Council members Riofrio, Covarrubia and Capuchino
NOES:	0	
ABSTAIN:	0	
ABSENT:	0	

Gabriel A. Gonzalez, Acting City Clerk

ATTACHMENT:
Exhibit 'A' – Territory Location Map

CITY OF MENDOTA INCORPORATED 1942 CALIFORNIA

Exhibit 'A' – Territory Location Map

ANNEXATION NO. 07-01

REZONE EXHIBIT "A"
TRACT NO. 5003 "DON ALEJANDRO VALDEZ"

PROPOSED REZONE FROM COUNTY AE-20 ZONE DISTRICT TO CITY OF MENDOTA R-1 ZONE DISTRICT AND R-3 ZONE DISTRICT

Legend:

PROPOSED REZONE LIMIT LINE

LINE TABLE		
LINE	LENGTH	BEARING
L1	60.00'	N29°21'00"E
L2	206.05'	S63°41'05"E
L3	207.34'	S26°19'41"W
L4	52.38'	S18°29'56"E
L5	103.78'	S63°41'05"E
L6	103.79'	S26°39'47"W

Prepared by:

TRI CITY engineering

Tri City Engineering

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Surveyors
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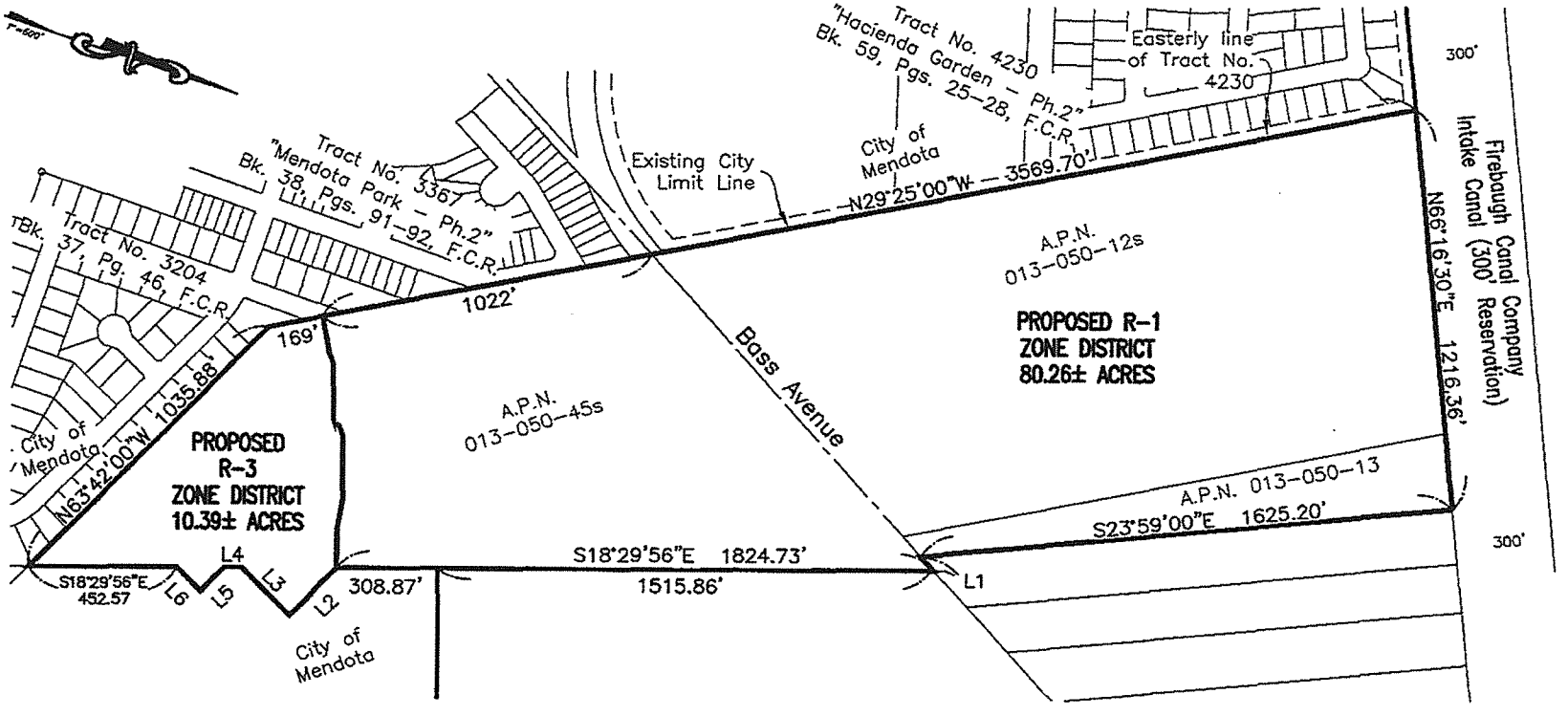
FAX: 559-935-6051



REVISED 8/24/07 TCE#1771

CITY COUNCIL
OF THE
CITY OF MENDOTA
COUNTY OF FRESNO

RESOLUTION NO. 05-49

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MENDOTA ADOPTING THE FINAL ENVIRONMENTAL IMPACT REPORT, APPROVING THE MITIGATION MONITORING PROGRAM, FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS, AMENDING THE GENERAL PLAN TO REFLECT THE ADJUSTED CITY LIMIT LINE, PRE-ZONING THE ANNEXATION AREA OVERLAY

WHEREAS, the City of Mendota Community Development Department has received an application for Annexation, General Plan Amendment, Re-Zoning and Tentative Subdivision Map for a mixed use project development at Fresno County Assessor's Parcel Numbers 013-060-09s, 013-050-045s, 013-050-012 and 013-050-013, and;

WHEREAS, a Public Hearing has been advertised and conducted pursuant to Public Resources Code Section 21092 and 21092.3, and public comment has been solicited, and;

WHEREAS, a Notice of Public Hearing was placed in the September 28, 2005, edition of the Firebaugh/Mendota Journal, all surrounding property owners within 300' of the project site were notified via U.S. Postal Service (September 22, 2005) and a Notice of Public Hearing was posted on the City Hall bulletin window (September 21, 2005), and;

WHEREAS, the Draft Environmental Impact Report prepared and distributed by the City of Mendota for a forty-five (45) day review period on July 18, 2005, and;

WHEREAS, the comment period of the Draft Environmental Impact Report terminated on September 1, 2005, and;

WHEREAS, the Planning Commission held the noticed Public Hearing on September 19, 2005 to take testimony with regard to the proposed Draft Environmental Impact Report, Annexation, General Plan Amendment, Re-Zoning and Tentative Subdivision Map, and;

WHEREAS, the Planning Commission completed its review of the proposed project document and information contained in the Staff Report and

has considered the testimony received during the public hearing process, and adopted Resolution No. PC 05-04 Recommending approval to the City Council;

WHEREAS, the City Council held the noticed Public Hearing on October 11, 2005 to take testimony with regard Planning Commission recommendation to adopt the Draft Environmental Impact Report, Annexation, General Plan Amendment, Re-Zoning and Tentative Subdivision Map, and;

NOW THEREFORE BE IT RESOLVED, that the City Council approves the project.

PASSED AND ADOPTED, by the City of Mendota City Council at a regularly scheduled meeting held on the 8th day of November 2005.

AYES:	4	Council Members: Riofrio, Covarrubia, Flores and Quiroga
NOES:	0	
ABSTAIN:	1	Council Member Silva
ABSENT:	0	

Joseph R. Riofrio

Joseph R. Riofrio, Mayor

ATTEST:

Brenda L. Carter

Brenda L. Carter, City Clerk

CITY COUNCIL
OF THE
CITY OF MENDOTA
COUNTY OF FRESNO

REVISED 9/28/07 TO DELETE REF. TO OVERRIDING CONSIDERATIONS

RESOLUTION NO. 05-47

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MENDOTA ADOPTING THE DRAFT ENVIRONMENTAL IMPACT REPORT, APPROVING THE MITIGATION MONITORING PROGRAM, FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS, AMENDING THE GENERAL PLAN TO REFLECT THE ADJUSTED CITY LIMIT LINE, PRE-ZONING THE ANNEXATION AREA OVERLAY, AND AUTHORIZE RESPONSE TO COMMENTS AND PREPARATION OF FINAL EIR FOR CERTIFICATION

WHEREAS, the City of Mendota Community Development Department has received an application for Annexation, General Plan Amendment, Re-Zoning and Tentative Subdivision Map for a mixed use project development at Fresno County Assessor's Parcel Numbers 013-060-09s, 013-050-045s, 013-050-012 and 013-050-013, and;

WHEREAS, a Public Hearing has been advertised and conducted pursuant to Public Resources Code Section 21092 and 21092.3, and public comment has been solicited, and;

WHEREAS, a Notice of Public Hearing was placed in the September 28, 2005, 2005, edition of the Firebaugh/Mendota Journal, all surrounding property owners within 300' of the project site were notified via U.S. Postal Service (September 22, 2005) and a Notice of Public Hearing was posted on the City Hall bulletin window (September 21, 2005), and;

WHEREAS, the Draft Environmental Impact Report prepared and distributed by the City of Mendota for a forty-five (45) day review period on July 18, 2005, and;

WHEREAS, the comment period of the Draft Environmental Impact Report terminated on September 1, 2005, and;

WHEREAS, the Planning Commission held the noticed Public Hearing on September 19, 2005 to take testimony with regard to the proposed Draft Environmental Impact Report, Annexation, General Plan Amendment, Re-Zoning and Tentative Subdivision Map, and;

WHEREAS, the Planning Commission completed its review of the proposed project document and information contained in the Staff Report and

has considered the testimony received during the public hearing process, and adopted Resolution No. PC 05-04 Recommending approval to the City Council;

WHEREAS, the City Council held the noticed Public Hearing on October 11, 2005 to take testimony with regard Planning Commission recommendation to adopt the Draft Environmental Impact Report, Annexation, General Plan Amendment, Re-Zoning and Tentative Subdivision Map, and;

NOW THEREFORE BE IT RESOLVED, that the City Council approves the project.

PASSED AND ADOPTED, by the City of Mendota City Council at a regularly scheduled meeting held on the 11th day of October 2005.

AYES:	3	Mayor Riofrio, Council Member Covarrubia, and Council Member Flores
NOES:	0	
ABSTAIN:	1	Council Member Silva
ABSENT:	1	Council Member Quiroga

Joseph R. Riofrio, Mayor

ATTEST:

Brenda L. Carter, City Clerk

REZONE EXHIBIT "A"
TRACT NO. 5003 "DON ALEJANDRO VALDEZ"

PROPOSED REZONE FROM COUNTY AE-20 ZONE DISTRICT TO CITY OF MENDOTA R-1 ZONE DISTRICT AND R-3 ZONE DISTRICT

Legend:

PROPOSED REZONE LIMIT LINE

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Prepared by:

TRI CITY engineering

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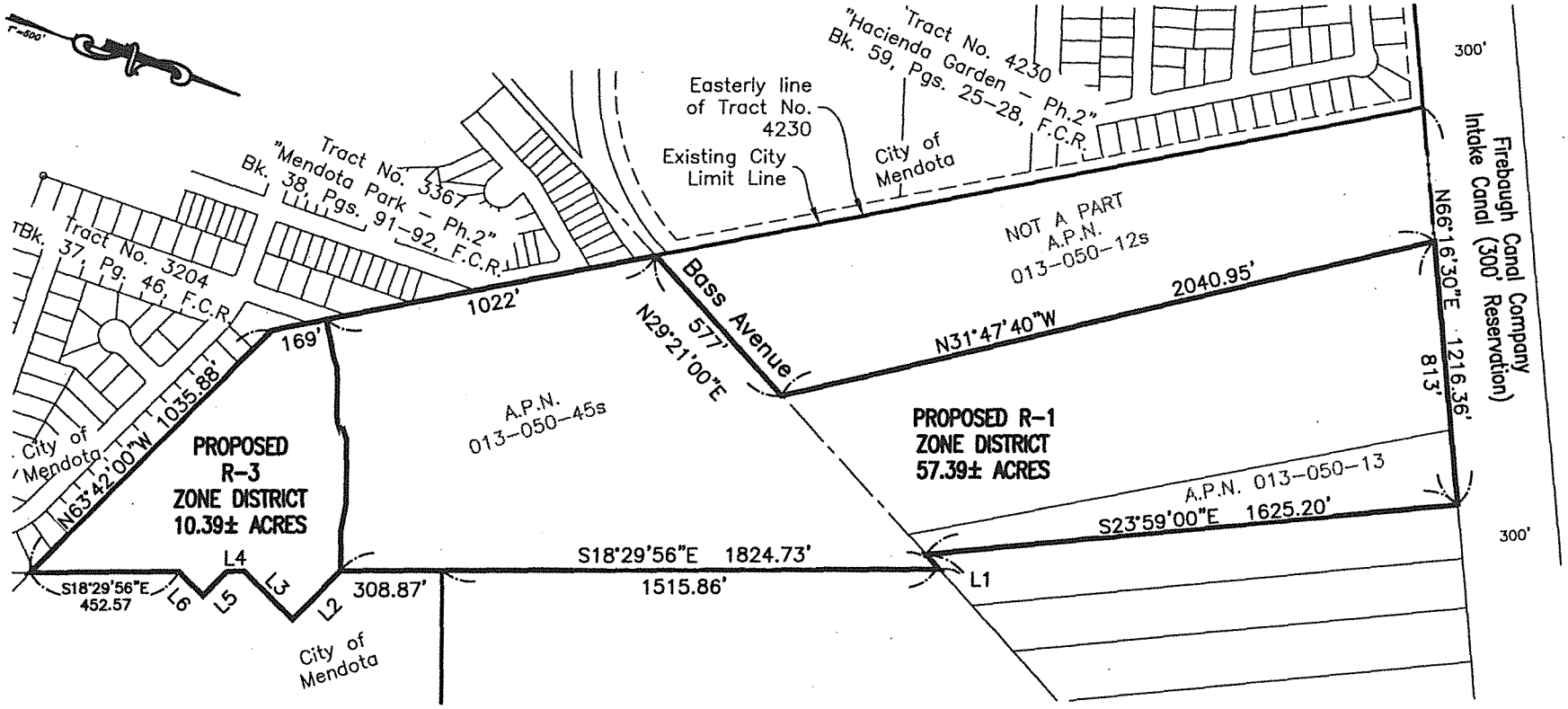

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BEFORE THE CITY COUNCIL
OF THE
CITY OF MENDOTA, COUNTY OF FRESNO

A RESOLUTION OF THE CITY OF MENDOTA CITY COUNCIL APPROVING WITH CONDITIONS FOR TENTATIVE SUBDIVISION MAP TRACT # 5003

RESOLUTION NO. 07-17

WHEREAS, the City of Mendota Community Development Department has received an application for a Tentative Subdivision Map for the construction of a 187 single family lots at Fresno County Assessor's Parcel Number 013-050-012, 045, 013-060-009, and;

WHEREAS, a Public Hearing has been advertised and conducted pursuant to Public Resources Code Section 21092 and 21092.3, and public comment has been solicited, and;

WHEREAS, a Notice of Public Hearing was placed in the April 11, 2007 edition of the Firebaugh/Mendota Journal, all surrounding property owners within 300' of the project site were notified via U.S. Postal Service and a Notice of Public Hearing was posted on the City Hall bulletin window, and;

WHEREAS, the City Council held the noticed Public Hearing on May 8, 2007 to take testimony with regard to the proposed Subdivision, and;

WHEREAS, the City Council completed its review of the proposed tentative Subdivision Map and information contained in the Staff Report and has considered the testimony received during the public hearing process, and;

WHEREAS, the City Council has made the following findings based on the Tentative Subdivision Map proposal:

1. The proposed project meets or exceeds minimum Municipal Code and Zoning Ordinance requirements.

2. The proposed project construction would not cause a substantial increase of traffic above that which is planned for in the area. In addition, the current LOS (Level of Service) for the existing roadway(s) would not be exceeded as a result of building the proposed project and the incorporation of the mitigation measures adopted with the Certified Final EIR for this project by City Council Resolution #05-49. Improvements to Highway 33 and Highway 180 are being planned by Caltrans and the City.

3. Based on normal residential usage, the proposed single family development(s) will not impact the availability of water or sewer capacity in the area.

4. All utility connections are located near the property and are readily available for extension.

5. The orientation of the ingress/egress pattern to the project site will not create a safety or hazard concern for vehicular or pedestrian traffic.

6. The proposed development is in conformance with the findings and recommendation of the adopted Housing Element for the City of Mendota to provide new affordable housing and such housing would assist to reduce the current overcrowding identified by the State of California for the City.

NOW THEREFORE BE IT RESOLVED, that the City Council adopts the following conditions of approval for Tract #5003:

Standard Conditions

1. This tentative tract map is granted for the land described in the application on file with the City of Mendota. The locations of all buildings and other features shall be located and/or designed substantially as shown in the aforementioned applications, unless otherwise specified herein.

2. This tentative subdivision map shall expire within the time frames prescribed under the State Subdivision Map Act.

3. Any minor changes may be approved by the Director. Any substantial changes will require the filing of an application for an amendment to be considered either by the Director, the Planning Commission or City Council as deemed appropriate.

4. All requirements of any law, ordinance or regulation of the State of California, City of Mendota, and any other governmental entity shall be complied with in the exercise of this approval.

5. Within thirty (30) days after the effective date of tentative subdivision map approval, the subdivider shall file with the Director written acceptance of the conditions of approval stated herein.

6. Compliance with an execution of all conditions listed herein shall be necessary, unless otherwise specified, prior to obtaining a certificate of occupancy. Deviation from this requirement shall be permitted only by written consent from the Director and/or as authorized by the City Council. Failure to comply with these conditions shall render this entitlement null and void.

7. All heating and air conditioning units shall be ground/surface mounted and approved for location by the Building Official.

8. The property owner shall be required at the time the Final Map is recorded to annex into the City's Community Facilities District the entire property.

9. As a condition of approval, a Right-To-Farm Notice shall be required on the deed of each lot of the subdivision.

10. Construction permits for the project shall be subject to assurance of sewer capacity of the City of Mendota Wastewater Treatment Facility

11. All existing on-site water wells shall be abandoned in conformance with local and state requirements.

12. Construction permits for the project shall be subject to assurance of capacity of the City of Mendota community water system to serve the project.

13. A grading and storm drainage plan shall be submitted for review and approval by the City Engineer. Residential building pads and streets on the project site shall be graded a minimum of one foot above the 100-year flood plain. The entrance streets from Bass Ave. shall be designed to prevent storm water from entering the development from Bass Ave.

Subdivision Design

14. This subdivision shall meet all applicable requirements of the City of Mendota Municipal Code.

15. The project proponent shall establish easements for road and utility purposes and offers of dedication to the City of Mendota for rights-of-way for all interior streets as shown on the Tentative Map.

    a. Road construction of right-of-way/easements shall comply with the requirements as specified by the City Engineer.

16. The project proponent shall be required to pay development impact fees as specified by the City of Mendota Municipal Code at the time building permit applications are filed.

17. The project proponent shall construct drainage, sewage, water, and stormwater facilities in accordance with the plans and calculations which must be submitted to the City Engineer for review and approval prior to construction.

18. The project proponent shall offer in dedication all necessary easements for drainage, sewer, water and other public utilities as determined by the improvement plans and as approved by the City Engineer.

19. Hydraulic calculations, required and approved by the City Engineer shall be required for all drainage and sewer facilities.

20. Any construction work within the City of Mendota right-of-way shall be accomplished under an encroachment permit issued by the City Engineer.

21. No construction of improvements shall commence until all plans and/or calculations required by these conditions have been approved by the City Engineer and all fees have been paid.

22. The subdivider and its contractors shall comply with the State Water Resources Control Board (SWRCB), National Pollutant Discharge Elimination System (NPDES), General Permit for Storm Water Discharges Associated with Construction Activity (General Permit).

23. Owner/Contractor must comply with the Federal Clean Water Act, Section 402(p) and the Phase II Rule regulations under the National Pollutant Discharge Elimination System (NPDES). Since the site grading is one (1) acre, or more, the Owner/Contractor must file a Notice of Intent (NOI) with the State Water Control Board, and submit a Storm Drain Pollution Prevention Plan (SWPPP) to the City of Mendota, prior to obtaining a Grading Permit

24. All improvements required by the herein, stated conditions shall be:

    a. Completed prior to final approval and recordation of the subdivision by the City or;

    b. Guaranteed for completion within one year by furnishing security in a form as provided by Section 66499 through 66499.10 of the Government Code. The security shall be in the form and in amounts as set forth in the Mendota Municipal Code;

    c. Any required improvements which have been guaranteed shall be completed and approved prior to approval of any further divisions of the parcels, and;

    d. If improvements are deferred and surety posted for completion, the applicant shall enter into an agreement with the City as provided for in the Municipal Code.

25. The project proponent shall be required to pay all taxes, past and current, including those amounts levied as of March 1, but not yet billed, on the property prior to the recording of the Final Map.

26. A Preliminary Title Report shall accompany three Final Map Check Prints at time of filing with the City Engineer for review.

27. Any on-premise building construction sign(s) used to advertise the subdivision shall be limited to a maximum of 32 square feet. If an off-premise sign or signs are used to advertise the proposed subdivision, such sign or sign(s) shall only be permitted upon approval of a conditional use permit.

28. Proposed lighting contained within the subdivision shall be so arranged as to deflect light away from adjoining properties.

29. Street lights shall be required for all interior streets. Street lights along interior streets shall be spaced at 300 foot maximum spacing between street intersections. The standard luminaries shall be 70 watts except 200 watts at intersections.

30. The applicant shall provide two (2) 24 inch box trees for each interior lot. Additional number of street trees shall be required for corner lots as determined by the City Engineer.

31. Project proponent shall provide varying front yard set-backs of between 20 and 25 feet as approved by the Chief Building Inspector.

32. Fire hydrants shall be required for this development. The City Engineer shall verify and approve all fire hydrant locations and spacing.

33. No dead-end water mains allowed. Provide a looped water main system for all cul-de-sac streets where feasible. Dead end lines in cul-de-sac streets shall be 8 inch minimum and have fire hydrants located at the end of the run.

34. The developer shall comply with all requirements of the Storm Drainage Plan approved by the City Engineer for the project.

35. The developer shall submit a phasing plan for the project for approval by the City Engineer – multiple final maps are allowed.

Incidental Conditions

36. Construction permits for the project shall be subject to assurance of sewer capacity of the City of Mendota Wastewater Treatment Plant.

37. Construction hours shall be limited to normal working hours. All construction equipment shall be properly maintained and muffled to avoid nuisances to the surrounding or neighboring property owners.

    Weekdays from 7:00 a.m. to 6:00 p.m.;
    Saturday from 8:00 a.m. to 5:00 p.m.;
    Sunday and Holidays – no construction allowed unless authorization is granted by the City Manager.

38. The project applicant and/or land developer shall adhere to the San Joaquin Valley Unified Air Pollution Control District Regulation VIII through the implementation of the following measures to reduce air pollutant emissions generated during the construction phase of the project:

    a. On-site vehicle speed on unpaved roads shall be limited to 15 miles per hour;

b. Loaded haul trucks, operating at speeds over 15 miles per hour, shall be equipped with tarpaulins or other effective covers, or shall maintain at least two feet of freeboard;

c. Water trucks shall be used regularly to reduce dust and particulates generated during construction and along non-paved surfaces;

d. Construction shall be restricted or banned on days of high winds (exceeding 30 miles per hour).

39. Air Quality Design

a. Trees should be carefully selected and located to shade the structures during the hot summer months. This measure should be implemented on the southern and western exposures. Deciduous trees should be considered since they provide shade in the summer and allow sun to reach residences during cold and winter months.

b. Housing units should be oriented to maximize passive solar cooling and heating when practicable.

c. Buildings to use central water heating systems.

d. As many energy saving features as possible.

e. Provide electric outlets for exterior yard maintenance equipment.

f. Any gas fired appliances should be low nitrogen oxide (NOx) emitting appliances complying with California NOx Emissions Rule #1121.

g. Limit the amount or type of wood-burning devices installed to EPA certified wood-stoves instead of open hearth.

h. Pedestrian enhancing infrastructure that includes sidewalks and pedestrian paths; direct pedestrian connections; street tree to shade sidewalks; pedestrian safety designs/infrastructure.

i. Provide transit-enhancing infrastructure that includes: transit shelters, benches, etc.; street lighting, route signs and displays; and/or bus turnouts.

40. Cultural Resource Management

a. If the project construction results in the disturbance of subsurface paleontological, archaeological or historical resources as a result of excavation activities, the following provisions shall be followed:

b. If subsurface cultural material is uncovered during construction, work within 30 feet is required to be cease until a qualified archaeologist can complete a significance evaluation of the find(s). If human remains are

found the County Coroner must be notified and the provisions specified in Section 15064.5 of the CEQA Guidelines shall be adhered to;

c. If cultural material is uncovered the contractor shall contact the City Community Development Department, and report the incident immediately;

d. The project applicant and/or land developer is responsible for informing any contractor participating on the project of these provisions in writing.

41. Mitigation Measures

a. The adopted Mitigation Monitoring and Reporting Program for the Final Environmental Impact Report certified for this project by City Council Resolution #05-49 adopted November 8, 2005 is hereby incorporated by reference and hereto attached.

PASSED AND ADOPTED, by the City of Mendota City Council meeting held on the 8th day of May, 2007.

AYES:	5	Mayor Silva, Mayor Pro Temp Amador, Council Member Riofrio, Council Member Capuchino and Council Member Covarrubia
NOES:	0	
ABSTAIN:	0	
ABSENT:	0	

CITY OF MENDOTA INCORPORATED 1942 CALIFORNIA

Robert Silva, Mayor

ATTEST:

Brenda L. Carter, City Clerk

CITY OF MENDOTA

www.ci.mendota.ca.us

CLERK'S CERTIFICATE

I, Brenda L. Carter, City Clerk of the City of Mendota, State of California, do hereby certify that the foregoing is a full, true and correct copy of Resolution No. 07-17 duly approved and adopted by the City Council of the City of Mendota on the dates therein stated and as appears on file in my office.

IN WITNESS WHEREOF, I hereunto set my hand and affix the seal of the City of Mendota on June 4, 2007.

CITY OF MENDOTA INCORPORATED 1942 CALIFORNIA

Brenda L. Carter

Brenda L. Carter, City Clerk

643 Quince Street Mendota, California 93640 Telephone: (559) 655-3291 Fresno Line: (559) 266-6456 Fax: (559) 655-4064
TDD/TTY 866-735-2929 (English) TDD/TTY 866-833-4703 (Spanish)

CITY OF MENDOTA
ORDINANCE NO. 07-06

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MENDOTA AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF MENDOTA BY PREZONING PARCEL 013-061-09s ,013-050-045s, 013-050-012s & 013-050-013 FROM AE-20 (AGRICULTURAL EXCLUSIVE 20 ACRE MINIMUM) DISTRICT TO R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) and R-3 (MULITPLE FAMILY RESIDENTIAL DISTRICT)

WHEREAS, the City Council of the City of Mendota has determined that it is in the Public's interest to amend the Official Zone Map of the City of Mendota related to Parcel No(s). 013,-061-09s, 013-050-045s, 013-050-012s, & 013-050-013 at the request of the property owners of record, and;

WHEREAS, a Public Hearing has been advertised and conducted pursuant to the Mendota Municipal Code, and public comment has been solicited.

WHEREAS, all property owners within a 300 feet radius of the property were notified of the public hearing by U.S. Postal Service regular mail, as determined by the current Fresno County Assessor's Tax Roll.

WHEREAS, Notice of the Public Hearing was published in the August 31, 2007 edition of the Fresno Bee, and also posted on the City Hall Bulletin Window on August 30, 2007.

WHEREAS, the Planning Commission of the City of Mendota held a duly noticed public hearing on the 23rd day of April 2007, after receiving no comments voted to adopt a resolution recommending to the City Council that the property be Pre-Zoned from AE-20 (Agriculture Exclusive 20 acre minimum) to R-1 (Single Family Residential District) and R-3 (Multiple Family Residential District) as shown on Exhibit A, attached hereto.

WHEREAS, the City Council has determined that the application for Pre-Zoning is consistent with the provisions of the City of Mendota General Plan, Land Use Elements and Government Code Section 65860, and;

WHEREAS, a Public Hearing has been advertised and conducted pursuant to the Mendota Municipal Code, and public comment has been solicited by the City Council, and;

WHEREAS, the City Council conducted a noticed and scheduled public hearing to consider the request for Pre-Zoning the property at their regularly scheduled September 11, 2007 meeting, and;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF MENDOTA ORDAINS AS FOLLOWS:

1. The official Zoning Map of the City of Mendota is hereby amended as show on Exhibit A, which is herein incorporated by reference and made a part of Ordinance No. 07-06.

2. At least five (5) days prior to the City Council meeting at which the proposed Ordinance is to be adopted, a summary prepared by the City Attorney, shall be published and circulated in the City of Mendota, and a certified copy of the Ordinance shall be posed in the Office of the City Clerk.

3. Within fifteen (15) days after its adoption, a Summary of the Ordinance, prepared by the City Attorney, together with the names of those City Council members voting for and against the Ordinance, shall be published in a newspaper of general circulation published and circulated in the City of Mendota, and a certified copy posted in the Office of the City Clerk.

4. This ordinance shall take effect thirty (30) days after its passage.

****

The foregoing Ordinance was introduced on June 26, 2007, and duly and regularly passed by the Council of the City of Mendota at a regular meeting thereof held on the 11th day of September 2007, by the following vote:

AYES:	5	Mayor Silva, Mayor Pro Tem Amador, Council members Riofrio, Covarrubia and Capuchino
NOES:	0	
ABSTAIN:	0	
ABSENT:	0	

_____
Robert Silva, Mayor

By: _____
Gabriel A. Gonzalez
Acting City Clerk

APPROVED AS TO FORM:

_____
Michael D. Flores
City Attorney

County of Fresno

JUL 25 2006

DEPARTMENT OF PUBLIC WORKS AND PLANNING
ALAN WEAVER, DIRECTOR

July 21, 2006

Gabriel A. Gonzalez, City Manager
643 Quince Street
Mendota, CA 93640

Dear Mr. Gonzalez:

SUBJECT: Concerns Regarding the City's Notice of Intent To File Annexation No. 06-01

This letter is intended to summarize the conversation you had with Ms. Leona James on July 5, 2006, and the annexation issues discussed related to the City-County Memorandum of Understanding (MOU). We are concerned that the annexation does not yet meet two of the Standards for Annexation (Standards) in the MOU.

This determination is based on the following: Your Notice of Intent (NOI) to Annex letter of June 2nd, 2006; additional information faxed to us by your staff containing the City Council Resolution No. 05-47; the County's comment letter on the draft EIR with the City response to those comments; and a conversation with Bill Skinner as suggested in your letter.

The two Standards are those which require that adverse impacts on continuing agriculture be mitigated and that at least 50% of the proposed annexation area have an approved tentative tract map for planned single-family residential development and/or an approved site plan for other uses. It is my understanding that the Mendota City Council gave conceptual approval to the project in conjunction with the certification of the EIR, the adoption of the General Plan Amendment and the pre-zoning of the project site. In addition to conceptual approval, the project must also have entitlements granted, such as tentative tract maps, use permits and site plan approvals which will be the means by which mitigation measures and conditions of approval, including the "Right-to-Farm" requirement, will be placed on the project. Potential mitigation measures could include redesign of the project to avoid airport noise and safety impacts which may affect the site layout and planned uses. We are not aware of the extent of the changes that will be made. Without the formal approval of tract maps and plans by the City, the proposal can not be found to be consistent with the MOU.

Based on your conversation with Ms. James, it is our understanding that you will resubmit the NOI for annexation of the project area after the City has approved the tract map(s) and/or site plan(s) and has applied conditions and mitigation measures on at least 50% of the annexation area. At such time as the NOI is resubmitted we would also like to obtain maps or specific information on the new land use designations approved with the General Plan Amendment and

Mr. Gabriel A. Gonzalez
July 21, 2006
Page 2

the zones to be applied through pre-zoning because the Council's Resolution grants approval of the requests but does not specify what they are. In addition to that information may we have a copy of the approved mitigation monitoring program so we can be aware of the measures that will be applied to the project with the approval of subsequent applications.

Separate from the MOU, there may also be details of the plan to be addressed with the Airport Land Use Commission (ALUC). I would encourage you to talk with Bud Laumer in our office who serves as staff to the ALUC. His phone number is (559) 262-4196.

Please do not hesitate to contact me at (559) 262-4870 or Mr. Laumer regarding ALUC matters.

Very truly yours,

Margie McHenry, Senior Staff Analyst
Development Services

MM:LFJ:hr
G:\4360Devs&Plin\PLANNING\ANNEXATIONS\Cities & Districts\Mendota\Mendota 06-01 I-S SS on Bass\NOI comment.doc

c: Bernard Jimenez, Manager, Development Services Division
Will Kettler, Principal Staff Analyst

CITY OF MENDOTA

www.ci.mendota.ca.us

MAY 2007
Received
FRESNO
LAFCO

May 10, 2007

Mr. Bart Bohn, County Administrative Officer
County of Fresno Administrative Office
2281 Tulare Street, Room 304
Fresno, CA 93721

SUBJECT: *Notice of Intent to File Annexation in the City of Mendota* (Annexation No. 06-01)

Dear Mr. Bohn:

Pursuant to the MOU between Fresno County and the City of Mendota, I am requesting review of the proposed annexation filed by I-5 Social Services Corporation in compliance with the Standards of Annexation contained in the MOU. On October 11, 2005, the Mendota City Council approved a general plan amendment and Certification of the Final EIR by Resolution 05-47 on the project site located at the northeast corner of Bass Avenue. The 90.65-acre property is contiguous with the existing city limits along its eastern boundary.

On May 8, 2007 the City Council adopted Resolution #07-17 Approving with conditions Tract Map #5003.

The site is within the City's Sphere of Influence. Access to the site is provided by Bass Avenue. The developer will provide water and sewer lines, street improvements, and on-site drainage.

Thank you for your assistance. If you have questions, please doe not hesitate to contact me directly at Valley Planning Consultants (675-8724).

Sincerely,

Bill Skinner/bk

Bill Skinner,
Community Development Director

cc: City Manager
Executive Director, Fresno LAFCo

643 Quince Street Mendota, California 93640 Telephone: (559) 655-3291 Fresno Line: (559) 266-6456 Fax: (559) 655-4064
TDD/TTY 866-735-2929 (English) TDD/TTY 866-833-4703 (Spanish)

I-5 Social Services Corporation

4491 W. Shaw Avenue
Suite 100
Fresno, California 93722

559-275-7133 fax: 559-275-7132

May 30, 2007

Mr. Gabriel Gonzalez, City Manager
CITY OF MENDOTA
643 Quince Street
Mendota, CA 93640

RE: CITY OF MENDOTA ANNEXATION APPLICATION #06-01

Dear Mr. Gonzalez:

I-5 Social Services Corporation is the property Owner of Assessor's Parcel No. (APN) #013-050-45S and 013-061-09S. Therefore, we are submitting this letter in regards to the City of Mendota Annexation File for Application #06-01.

Pursuant to the City of Mendota Annexation Application #06-01, which includes the Agency's said property, we are in favor and in full support of this Annexation Application to be filed and presented before the Fresno County Local Agency Formation Commission.

On behalf of the I-5 Social Services Corporation, the Executive Director has been authorized by the Board of Directors to submit this letter of support for Annexation of Application #06-01 for filing.

Sincerely,

Alex P. Valdez
Executive Director

CC: Board of Directors, I-5 Social Services Corporation

May 30, 2007

Mr. Gabriel Gonzalez, City Manager
CITY OF MENDOTA
643 Quince Street
Mendota, CA 93640

RE: CITY OF MENDOTA ANNEXATION APPLICATION #06-01

Dear Mr. Gonzalez:

Please be advised, as property Owner's of Assessor's Parcel No. (APN) # 013-050-12, we are submitting this letter in regards to the City of Mendota Annexation Application #06-01.

Pursuant to Annexation Application #06-01 by the City of Mendota, which includes our said property, we are in full support of this Annexation Application to be presented before the Fresno County Local Agency Formation Commission.

Therefore, please include this letter with your Annexation Application #06-01 as our official position.

Sincerely,

Etchegoinberry Family Limited Partnership

Olivia Etchegoinberry, General Partner

4819 San Diego Avenue
Firebaugh, CA 93622

Cc: Alex P. Valdez, I-5 Social Services Corporation

May 30, 2007

Mr. Gabriel Gonzalez, City Manager
CITY OF MENDOTA
643 Quince Street
Mendota, CA 93640

RE: CITY OF MENDOTA ANNEXATION APPLICATION #06-01

Dear Mr. Gonzalez:

We are the property Owner's of Assessor's Parcel No. (APN) # 013-050-13 (Property held in joint tenant). Therefore, we are submitting this letter in regards to the City of Mendota Annexation Application #06-01.

Pursuant to the City of Mendota Annexation Application #06-01, which includes our said property, we are in favor and in full support of this Annexation Application to be presented before the Fresno County Local Agency Formation Commission.

Based on our official position on this matter, please include this letter with your Annexation Application #06-01.

Sincerely,

Alex P. Valdez, Property Owner

Eva E. Valdez, Property Owner

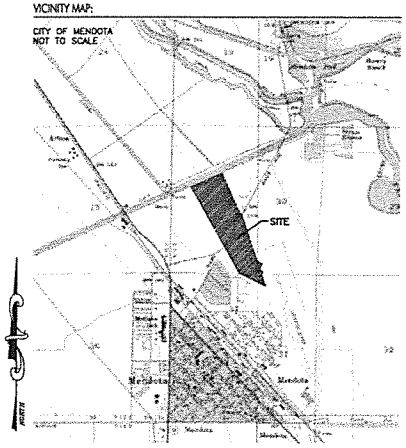
6621 N. Ferger Avenue
Fresno, CA 93704

Cc: Tony E. Silva, Associate Executive Director, I-5 Social Services Corporation

TENTATIVE TRACT MAP NO. 5003
"Don Alejandro Valdez"
PLANNED LAND DEVELOPMENT

IN THE CITY OF MENDOTA, COUNTY OF FRESNO, STATE OF CALIFORNIA
CONSISTING OF TWO SHEETS — DECEMBER 2006

VICINITY MAP:
CITY OF MENDOTA
NOT TO SCALE



MAP PREPARED FOR:

I-5 SOCIAL SERVICES CORP., INC.
4762 W. JENNIFER, #102
FRESNO, CA 93722

MAP PREPARED BY:

TRI CITY ENGINEERING
ENGINEERS SURVEYORS
4630 W. Jennifer Ave. #101
Fresno, CA 93722-6415
Ph: 559-447-6075
FAX 559-447-6074
email: tri@cityeng.net
360 Coalinga Plaza
Coalinga, CA 93210
Ph: 559-935-6051
Fax 559-935-6051

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 63°41'05" W	206.05'
L2	N 26°19'41" E	207.34'
L3	N 18°29'56" W	52.38'
L4	N 63°41'05" W	103.78'
L5	S 26°39'47" W	103.79'
L6	N 26°39'47" E	23.77'
L7	N 26°39'47" E	60.05'
L8	N 29°21'00" E	81.26'

LEGEND:

- EXISTING PARCEL BOUNDARY.
- PROPOSED PARCEL DIVISION LINE.
- EXISTING CITY LIMITS LINE.
- E — REFERS TO EXISTING EASEMENT – SEE LISTING.
- (A) — INDICATES OUTLOT TO BE DEDICATED FOR PUBLIC/UTILITY FLOOD WAY PURPOSES.
- ● — INDICATES TO BE DEDICATED FOR PUBLIC STREET ACCESS.

*PROPERTY BOUNDARY BEARINGS AND DISTANCES PER RECORD DEED – SEE LEGAL DESRIPTION.

**PROPOSED PARCEL DIVISION LINE DISTANCES TO THE NEAREST FOOT.

***ALL DISTANCES ARE IN FEET AND DECIMAL FEET THEREAFTER, PER RECORD DEED.

OWNERS:

PARCEL 1
ETCHEGOINBERRY FAMILY LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP.
4819 N. SAN DIEGO AVE.
FIREBAUGH, CA 93622

PARCELS 2 & 3
I-5 SOCIAL SERVICES CORPORATION, INC.
4491 W. SHAW SUITE 100
FRESNO, CA 93722

PARCEL 4
VALDEZ, ALEX P & EVA E
6621 N. FERGER AVE.
FRESNO, CA 93704

GENERAL SITE INFORMATION:

EXISTING ZONE: AE-20
EXISTING LAND USE: AG

PROPOSED ZONE: MULTIPLE ZONE DESIGNATION – SEE MAP
PROPOSED LAND USE: SEE MAP

A.P.N.'S: 013-050-12S, 013-050-45S & 013-060-09S

PROPOSED SOURCE OF WATER: CITY OF MENDOTA
PROPOSED SOURCE OF SANITARY SEWER: CITY OF MENDOTA
PROPOSED SOURCE OF GAS: PACIFIC GAS AND ELECTRIC
PROPOSED SOURCE OF ELECTRICAL: PACIFIC GAS AND ELECTRIC

NET ACREAGE: 81.20 ACRES MORE OR LESS
GROSS ACREAGE: 85.11 ACRES MORE OR LESS

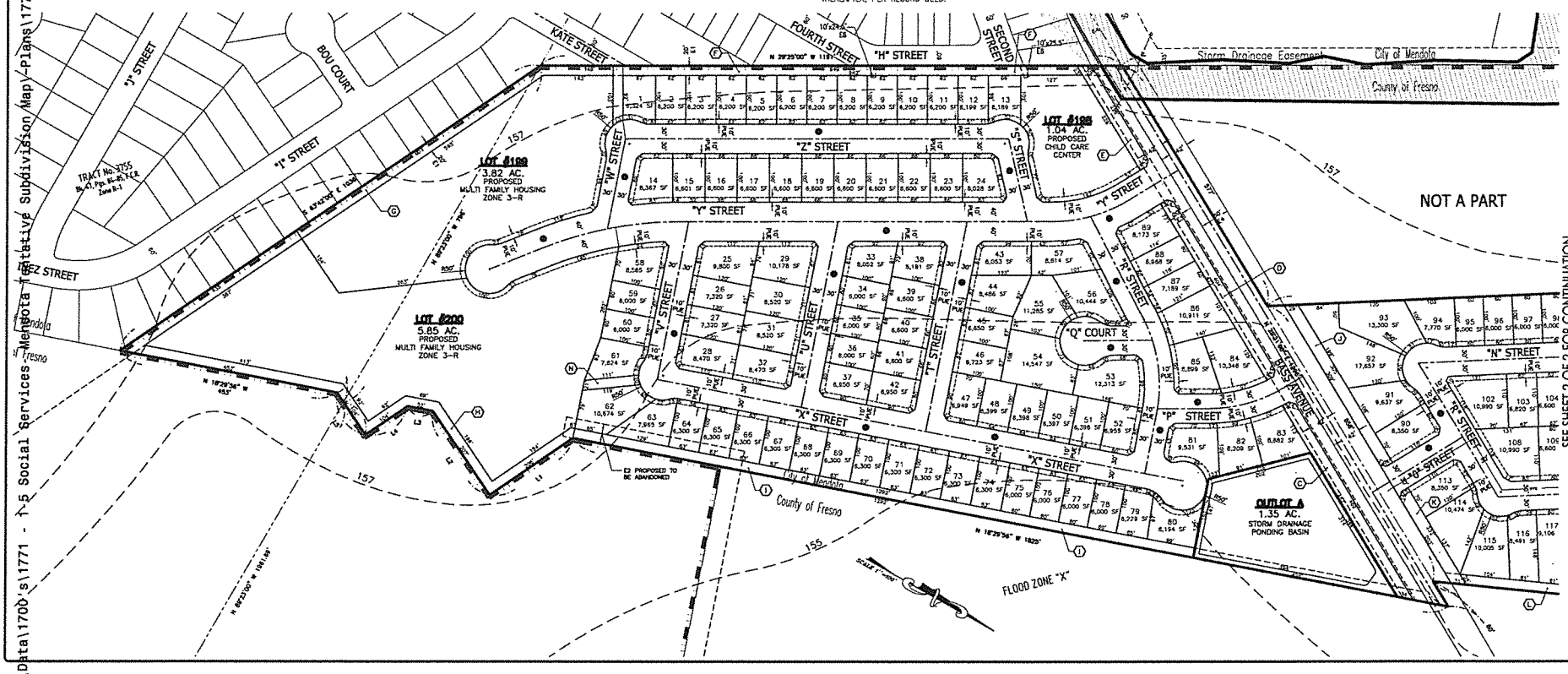
PROPOSED STREET & UTILITY IMPROVEMENTS PER CITY OF MENDOTA STANDARDS.

PERMANENT STREET NAMES TO BE ASSIGNED PRIOR TO SUBMITTAL OF FINAL TRACT MAP.

FLOOD ZONE "X" – AREAS OF 500 YEAR FLOOD; AREAS OF 100 YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVELS FROM 100-YEAR FLOOD.

FLOOD ZONE "X" – AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN.

FLOOD ZONE "X"
FLOOD ZONE "X"



DATE	APPROV.	REVISION

Tri City Engineering
Engineers Surveyors
4630 W. Jennifer Ave. #101
Fresno, CA 93722-6415
Ph: 559-447-6075
FAX 559-447-6074
www.tricityengineering.com

TENTATIVE SUBDIVISION MAP FOR:
I-5 SOCIAL SERVICE CORP., INC.
MENDOTA CALIFORNIA

Scale: AS SHOWN
Date: 2007 May 25
Drwn: E.S.
Chckd: D.J.

SHEET NO. 1 OF 2 SHEETS

JN: 1771

F:\Dwgs\Data\1700's\1771 - I-5 Social Services-Mendota Tentative Subdivision Map\-Plans\1771-Tentative Suvdivision.dwg, 6/21/2007 1:04:58 PM, Dan 1:3.18466

F:\Dwgs\Data\1700's\1771 - 1-5 Social Services\Subdivision\1771-Tentative Suvdivision Map\-Plans\1771-Tentative Suvdivision.dwg, 6/21/2007 1:07:34 PM, Dan, 1:3.18888

LEGAL DESCRIPTION:

PARCEL 1:
APN: A PORTION OF 013-050-12S

THAT PORTION OF SECTION 30, TOWNSHIP 13 SOUTH, RANGE 15 EAST, M.D.B.&M., ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

THE EASTERLY ONE-HALF OF THE FOLLOWING DESCRIBED PARCEL:
BEGINNING AT A POINT WHICH BEARS SOUTH 89°23' EAST, 1334.0 FEET AND NORTH 29°21' EAST, 1175.90 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 30; THENCE NORTH 29°25' WEST, 2379.20 FEET; THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF INTAKE CANAL, A 300 FOOT RESERVATION, NORTH 66° 16-1/2' EAST 992.10 FEET TO THE NORTHWEST CORNER OF THE TRACT OF LAND DESCRIBED IN DEED TO C.K. SWANSON, RECORDED APRIL 8, 1938 IN BOOK 1640 PAGE 11 OF OFFICIAL RECORDS, DOCUMENT NO. 10266; THENCE LEAVING CANAL SOUTH 29°25' EAST ALONG THE SOUTHWEST LINE OF SAID SWANSON TRACT 1682.50 FEET; THENCE ALONG THE CENTERLINE OF A 60 FOOT ROAD EASEMENT, SOUTH 29°21' WEST, 1154.30 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM AN UNDIVIDED 3/4 INTEREST IN AND TO ALL MINERALS AND OIL RIGHTS, AS RESERVED IN DEED FROM E.D. BROLINE AND EMMA C. BROLINE, HUSBAND AND WIFE, RECORDED NOVEMBER 19, 1951 AS DOCUMENT NO. 60728.

SAID PARCEL CONTAINS 23.00 ACRES MORE OR LESS.

PARCEL 2:
APN: 013-050-45S

THAT PORTION OF SECTION 30, TOWNSHIP 13 SOUTH, RANGE 15 EAST, M.D.B.&M., IN THE CITY OF MENDOTA, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF LYING WITHIN THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT A POINT ON THE LINE COMMON TO SAID SECTIONS 31 AND 30 WHICH BEARS NORTH 89°23' WEST, 1961.69 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 30; THENCE LEAVING SAID LINE AS FOLLOWS: NORTH 26°39'47" EAST, 80.05 FEET; NORTH 63°41'05" WEST, 103.78 FEET; NORTH 18°29'56" WEST, 52.38 FEET; NORTH 26°19'41" EAST, 207.34 FEET; NORTH 63°41'05" WEST, 206.05 FEET; AND NORTH 18°29'56" WEST, 1824.73 FEET TO THE CENTER LINE OF A 60.00 FOOT ROAD EASEMENT; THENCE ALONG SAID CENTER LINE, SOUTH 29°21' WEST, 1295.56 FEET; THENCE LEAVING SAID CENTER LINE, SOUTH 29°25' EAST, 1190.50 FEET TO A POINT ON THE LINE COMMON TO SAID SECTION 31 AND 30 AND WHICH BEARS NORTH 89°23' WEST, 2757.45 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 30; THENCE LEAVING SAID LINE AS FOLLOWS: SOUTH 63°42' EAST, 1035.88 FEET; NORTH 18°29'56" WEST, 452.57 FEET; AND NORTH 26°39'47" EAST, 23.77 FEET TO THE POINT OF COMMENCEMENT;

EXCEPTING THEREFROM 1 TO 15 INCLUSIVE, AN UNDIVIDED ONE-HALF OF ALL OIL, GAS, HYDROCARBONS AND OTHER MINERALS IN AND UNDER SAID LAND AS GRANTED TO PAUL MATHESON, ET UX, BY DEED RECORDED JUNE 6, 1969 IN BOOK 5693 PAGE 721, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM AN UNDIVIDED ONE-FOURTH INTEREST IN AND TO ALL OIL, GAS, ASPHALTUM AND OTHER HYDROCARBONS AND MINERALS IN OR UNDER SAID LAND, TOGETHER WITH THE RIGHT, PRIVILEGE, AND EASEMENT TO ENTER INTO AND UPON SAID PROPERTY OR ANY PART THEREOF, IN SUCH MANNER AND WITH SUCH MACHINERY, ENGINES, TOOLS, RIGS, MATERIALS AND SUPPLIES AS MAY BE PROPER, NECESSARY AND USUAL AND THEREIN OR THEREON TO EXPLORE, DIG, MINE AND DRILL FOR THE SAID RESERVED SUBSTANCES, AND TO ERECT BUILDINGS, BARRACKS, TANKS AND OTHER STRUCTURES, USUAL, PROPER, OR NECESSARY TO EXTRACT, SEVER AND REMOVE ALL OR ANY OF THE RESERVED PORTION OF SAID SUBSTANCES FROM SAID LAND, AS RESERVED BY CLARENCE H. MATHESON, ET AL, IN DEED RECORDED DECEMBER 28, 1973 IN BOOK 6249 PAGE 144 OF OFFICIAL RECORDS.

SAID PARCEL CONTAINS 35.09 ACRES MORE OR LESS.

PARCEL 3:
APN: 013-060-09S

THAT PORTION OF SECTION 31, TOWNSHIP 13 SOUTH, RANGE 15 EAST, M.D.B.&M., IN THE CITY OF MENDOTA, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF LYING WITHIN THE FOLLOWING DESCRIBED PARCEL OF LAND.

COMMENCING AT A POINT ON THE LINE COMMON TO SAID SECTIONS 31 AND 30 WHICH BEARS NORTH 89°23' WEST, 1961.69 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 30; THENCE LEAVING SAID LINE AS FOLLOWS: NORTH 26°39'47" EAST, 80.05 FEET; NORTH 63°41'05" WEST, 103.78 FEET; NORTH 18°29'56" WEST, 52.38 FEET; NORTH 26°19'41" EAST, 207.34 FEET; NORTH 63°41'05" WEST, 206.05 FEET; AND NORTH 18°29'56" WEST, 1824.73 FEET TO THE CENTER LINE OF A 60.00 FOOT ROAD EASEMENT; THENCE ALONG SAID CENTER LINE, SOUTH 29°21' WEST, 1295.56 FEET; THENCE LEAVING SAID CENTER LINE, SOUTH 29°25' EAST, 1190.50 FEET TO A POINT ON THE LINE COMMON TO SAID SECTION 31 AND 30 AND WHICH BEARS NORTH 89°23' WEST, 2757.45 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 30; THENCE LEAVING SAID LINE AS FOLLOWS: SOUTH 63°42' EAST, 1035.88 FEET; NORTH 18°29'56" WEST, 452.57 FEET; AND NORTH 26°39'47" EAST, 23.77 FEET TO THE POINT OF COMMENCEMENT;

EXCEPTING THEREFROM 1 TO 15 INCLUSIVE, AN UNDIVIDED ONE-HALF OF ALL OIL, GAS, HYDROCARBONS AND OTHER MINERALS IN AND UNDER SAID LAND AS GRANTED TO PAUL MATHESON, ET UX, BY DEED RECORDED JUNE 6, 1969 IN BOOK 5693 PAGE 721, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM AN UNDIVIDED ONE-FOURTH INTEREST IN AND TO ALL OIL, GAS, ASPHALTUM AND OTHER HYDROCARBONS AND MINERALS IN OR UNDER SAID LAND, TOGETHER WITH THE RIGHT, PRIVILEGE, AND EASEMENT TO ENTER INTO AND UPON SAID PROPERTY OR ANY PART THEREOF, IN SUCH MANNER AND WITH SUCH MACHINERY, ENGINES, TOOLS, RIGS, MATERIALS AND SUPPLIES AS MAY BE PROPER, NECESSARY AND USUAL AND THEREIN OR THEREON TO EXPLORE, DIG, MINE AND DRILL FOR THE SAID RESERVED SUBSTANCES, AND TO ERECT BUILDINGS, BARRACKS, TANKS AND OTHER STRUCTURES, USUAL, PROPER, OR NECESSARY TO EXTRACT, SEVER AND REMOVE ALL OR ANY OF THE RESERVED PORTION OF SAID SUBSTANCES FROM SAID LAND, AS RESERVED BY CLARENCE H. MATHESON, ET AL, IN DEED RECORDED DECEMBER 28, 1973 IN BOOK 6249 PAGE 144 OF OFFICIAL RECORDS.

SAID PARCEL CONTAINS 4.01 ACRES MORE OR LESS.

PARCEL 4:
APN: 013-050-13

THAT PORTION OF SECTION 30, TOWNSHIP 13 SOUTH, RANGE 15 EAST, M.D.B.&M., IN THE STATE OF CALIFORNIA, COUNTY OF FRESNO, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING SOUTH 89°23' EAST 1334 FEET AND NORTH 29°21' EAST 2330.2 FEET FROM THE SOUTHWEST CORNER OF SECTION 30; THENCE NORTH 29°21' EAST 81.26 FEET; THENCE NORTH 23°59' WEST 1626.26 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE INTAKE CANAL; THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF INTAKE CANAL SOUTH 66°16.1/2' WEST TO A POINT WHICH IS SOUTH 89°23' EAST 1334 FEET NORTH 29°21' EAST 2330.2 FEET, AND NORTH 29°25' WEST 1682.5 FEET FROM THE SOUTHWEST CORNER OF SECTION 30; THENCE SOUTH 29°25' EAST 1682.5 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 5.67 ACRES MORE OR LESS.

EASEMENTS:

E1 – AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF PUBLIC UTILITIES FOR THE CITY OF MENDOTA AND INCIDENTAL PURPOSES, RECORDED OCTOBER 30, 1964 IN BOOK 5086 PAGE 379 OF OFFICIAL RECORDS, GRANTED TO THE CITY OF MENDOTA. PLOTTED

E2 – AN EASEMENT FOR IRRIGATION DITCH AND GRAVEL ROAD AND INCIDENTAL PURPOSES, RECORDED AUGUST 6,1975 IN BOOK 6465 PAGE 492 OF OFFICIAL RECORDS. GRANTED TO THE CITY OF MENDOTA. PLOTTED

E3 – AN EASEMENT FOR A 20 FOOT WIDE SANITARY SEWER TRUNK LINE AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 11, 1997 AS INSTRUMENT NO. 97118539 OF OFFICIAL RECORDS. GRANTED TO THE CITY OF MENDOTA, A MUNICIPAL CORPORATION. PLOTTED

E4 – AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF A PUBLIC ROAD IN FAVOR OF THE COUNTY OF FRESNO, RECORDED OCTOBER 24, 1935 IN BOOK 1456, PAGE 170 OF OFFICIAL RECORDS. PLOTTED

E5 – AN EASEMENT FOR WATER PIPELINES, AND THE HEREINAFTER SPECIFIC PURPOSES AND INCIDENTAL PURPOSES IN THE FOLLOWING DOCUMENT, RECORDED JANUARY 6, 1975 IN BOOK 6404 PAGE 44 AND RE-RECORDED MARCH 3, 1975 IN BOOK 6384 PAGE 898 OF OFFICIAL RECORDS, IN FAVOR OF WESTLANDS WATER DISTRICT, A PUBLIC AGENCY. PLOTTED

E6 – AN EASEMENT FOR UNDERGROUND CONDUITS, AND THE HEREINAFTER SPECIFIC PURPOSES AND INCEDENTAL PURPOSES IN THE FOLLOWING INSTRUMENT, RECORDED MARCH 26, 1982 IN BOOK 7881 PAGE 557 OF OFFICIAL RECORDS, IN FAVOR OF PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION. PLOTTED

NON-PLOTTABLE EASEMENTS

NPE1 – AN EASEMENT FOR A PUBLIC ROAD AND ENCIDENTAL PURPOSES, EXCEPTIONS AND RESERVATIONS OF CERTAIN WATER RIGHTS, AND RIGHTS OF WAY FOR ROADS, DITCHES, CANALS AND PUBLIC UTILITIES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AS RESERVED IN THE DEED FROM MILLER & LUX INCORPORATED, A CORPORATION, RECORDED FEBRUARY 15, 1936 IN BOOK 1649 PAGE 312 OF OFFICIAL RECORDS.

NPE2 – AN EASEMENT FOR A PUBLIC ROAD AND ENCIDENTAL PURPOSES, EXCEPTIONS AND RESERVATIONS OF CERTAIN WATER RIGHTS, AND RIGHTS OF WAY FOR ROADS, DITCHES, CANALS AND PUBLIC UTILITIES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AS RESERVED IN THE DEED FROM MILLER & LUX INCORPORATED, A CORPORATION, RECORDED MARCH 17, 1947 IN BOOK 2508 PAGE 320 OF OFFICIAL RECORDS.

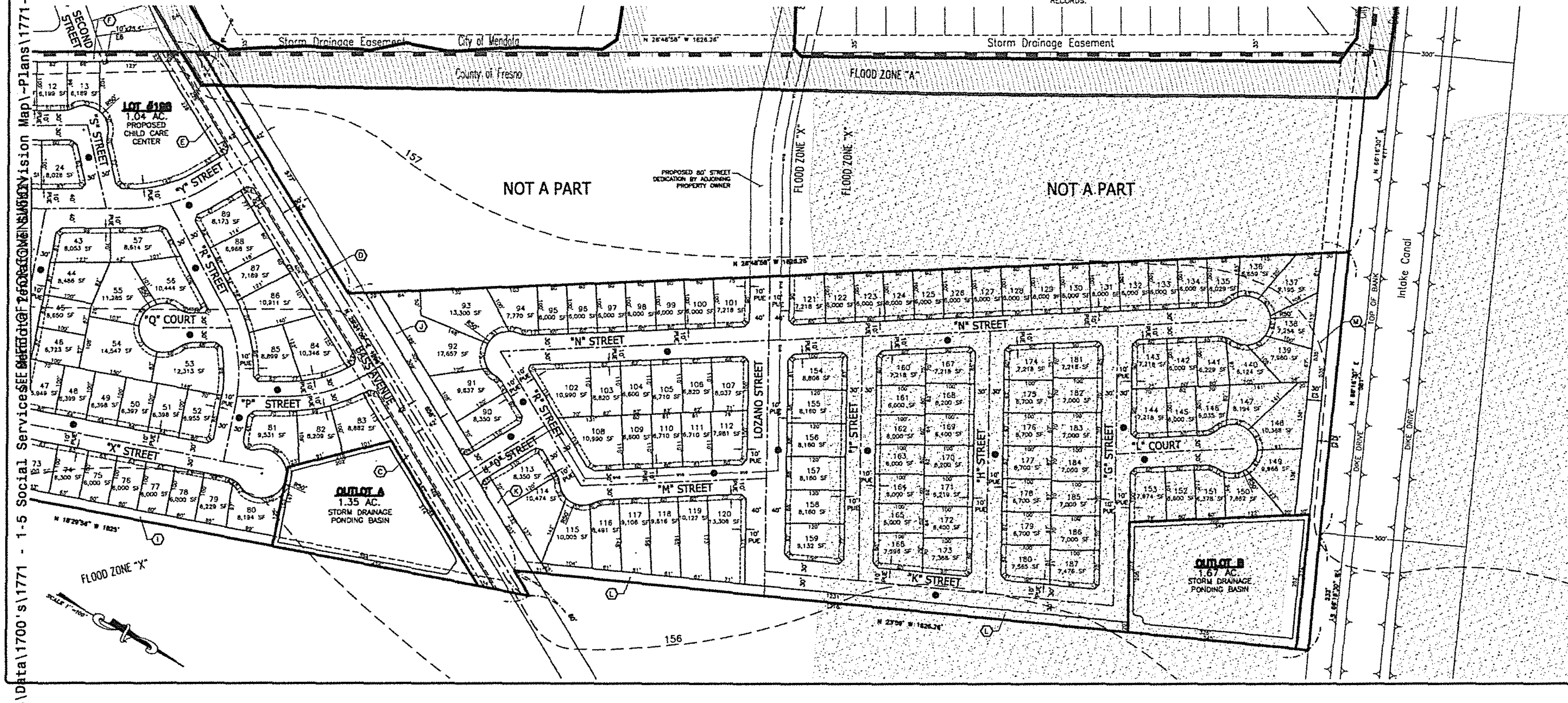
NPE3 – THE EFFECT OF AGREEMENTS WITH THE UNITED STATES OF AMERICA CONCERNING THE USE, CONTROL AND DIVERSION OF WATERS OF RIVERS AND TRIBUTARIES THEREOF, AS CONTAINED IN INSTRUMENTS RECORDED SEPTEMBER 13, 1939 IN BOOK 1781 PAGE 201, SEPTEMBER 18, 1939 IN BOOK 1810 PAGE 25, SEPTEMBER 18, 1939 BOOK 1810 PAGE 50 AND APRIL 9, 1953 IN BOOK 3315 PAGE 186 ALL OF OFFICIAL RECORDS. MILLER 7 LUX, INC., INTEREST HAS BEEN CONVEYED TO RECORD OWNERS BY DEED RECORDED SEPTEMBER 5, 1975 IN BOOK 6479 PAGE 404 OF OFFICIAL RECORDS, DOCUMENT NO. 66821.

NPE4 – THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT RECORDED JUNE 13, 1939 IN BOOK 1700 PAGE 457 OF OFFICIAL RECORDS.

NPE5 – THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT RECORDED SEPTEMBER 18, 1939 IN BOOK 1810 PAGE 25 OF OFFICIAL RECORDS.

NPE6 – THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT RECORDED DECEMBER 15, 1925 IN BOOK 618 PAGE 275 OF OFFICIAL RECORDS.

NPE7 – THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT RECORDED JANUARY 5, 1988 AS INSTRUMENT NO. 88000762 OF OFFICIAL RECORDS.



DATE	APPRD.	REVISION

Tri City Engineering
Engineers Surveyors
4630 W. Jennifer Ave. #101
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PH: 559-447-9075
FAX 559-447-9074
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192 E. Elm Ave. #102
Coalinga, CA 93210
PH: 559-935-8051
FAX 559-935-6051

TENTATIVE TRACT MAP FOR:
I-5 SOCIAL SERVICE CORP., INC.
MENDOTA CALIFORNIA

Scale: AS SHOWN
Date: 2007.May.25
Drwn: E.S.
Chckd: D.J.

SHEET NO. 2 OF 2 SHEETS

JN: 1771

Exhibit B-"Northeast Bass Avenue Annexation"

Proposed Attachment to Mendota City Limits. Area to be Annexed to the City of Mendota, and Detached From The Kings River Conservation District, The Consolidated Irrigation District and The Fresno County Fire Protection District, Lying in Sections 30 & 31, Township 13 South, Range 15 East, Mount Diablo Base and Meridian, County of Fresno, State of California

PROFESSIONAL LAND SURVEYOR
CRIS HELIO ROBLES
EXP.
NO. 5503
STATE OF CALIFORNIA

Legend:

———	Existing City Limits
( )	Indicates numbered course matching written description (See Exhibit 'A')
—··—	Proposed Realignment Of City Limits Line

LINE TABLE		
LINE	LENGTH	BEARING
L1(4)	60.00'	N29°21'00"E
L2(7)	206.05'	S63°41'05"E
L3(8)	207.34'	S26°19'41"W
L4(9)	52.38'	S18°29'56"E
L5(10)	103.78'	S63°41'05"E
L6(11)	103.79'	S26°39'47"W

Prepared by:

TRI CITY engineering

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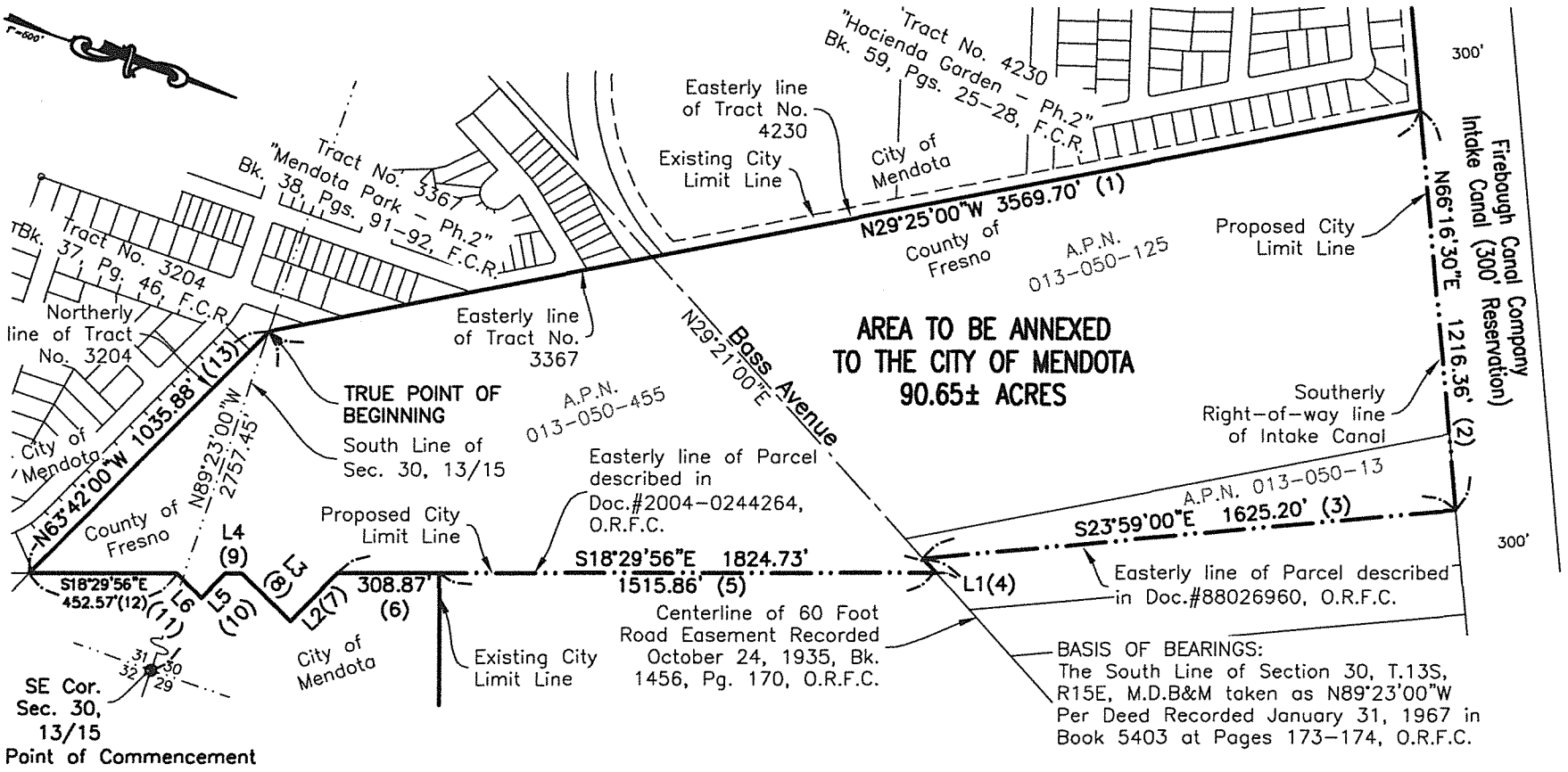

1206

EXHIBIT "A"
CITY OF MENDOTA–GENERAL PLAN AMENDMENT
"NORTHEAST BASS AVENUE ANNEXATION"

PROPOSED GENERAL PLAN AMENDMENT FROM MULTI–USE/OPEN SPACE (MU–O) AND AGRICULTURAL (AG) TO MEDIUM DENSITY RESIDENTIAL (MDR) AND HIGH DENSITY RESIDENTIAL (HDR)

Legend:

PROPOSED MEDIUM DENSITY RESIDENTIAL (MDR)

PROPOSED HIGH DENSITY RESIDENTIAL (HDR)

Prepared by:

TRI CITY engineering

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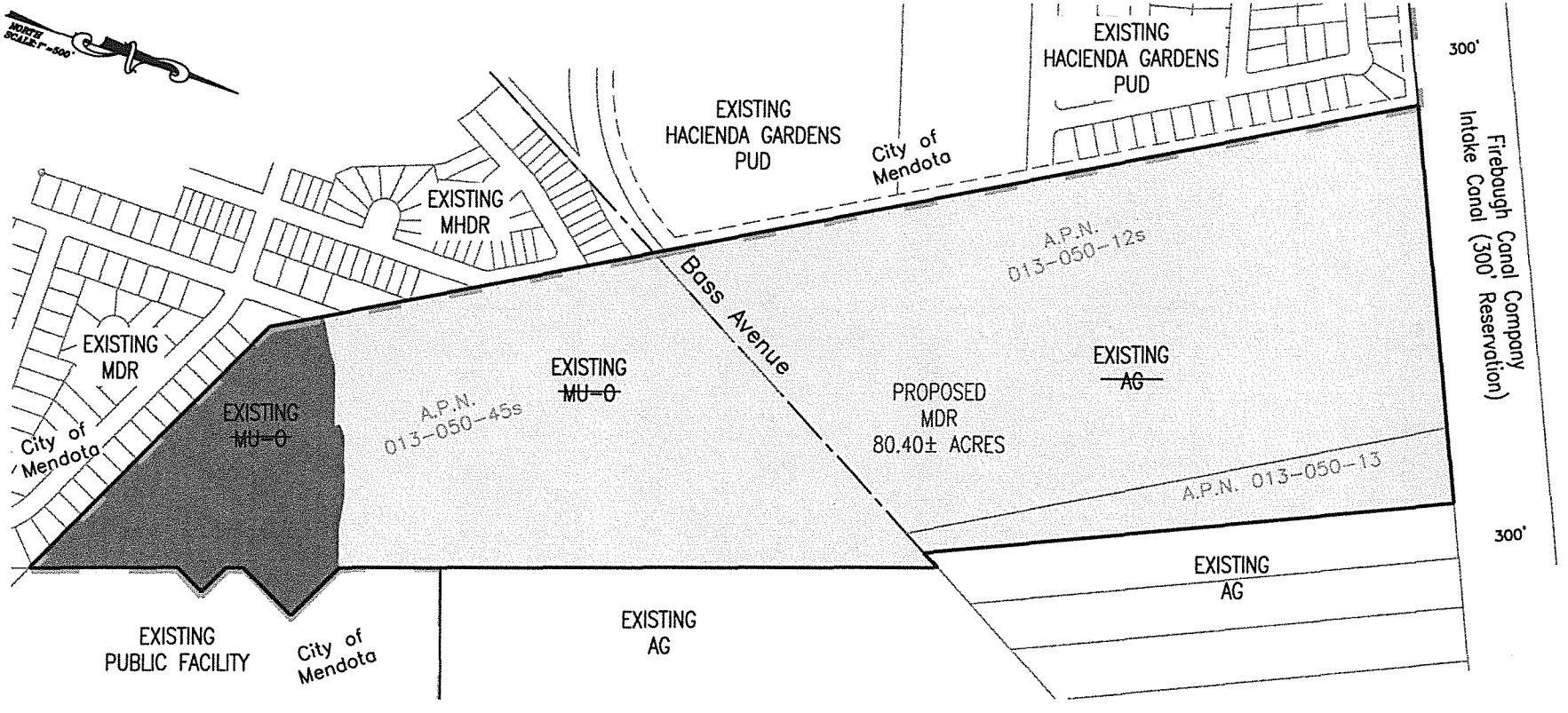
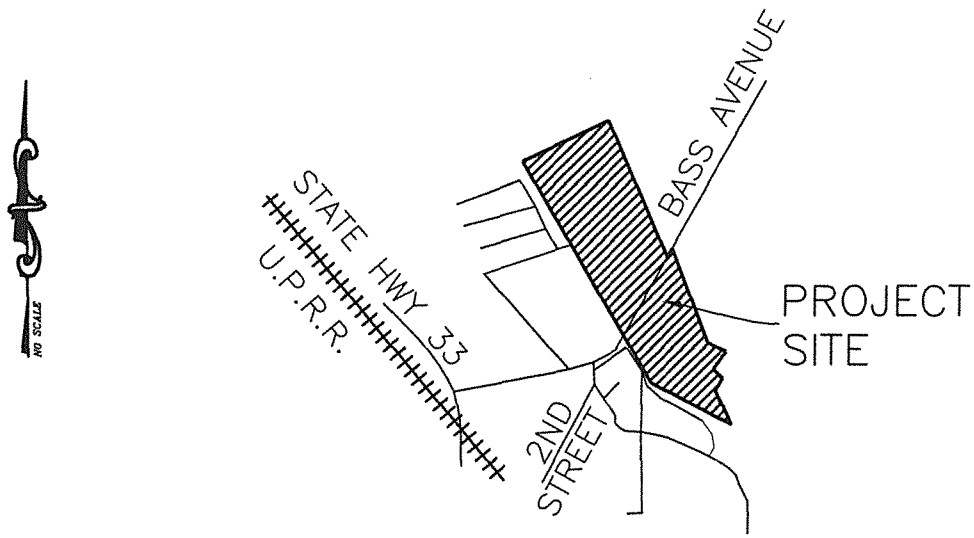


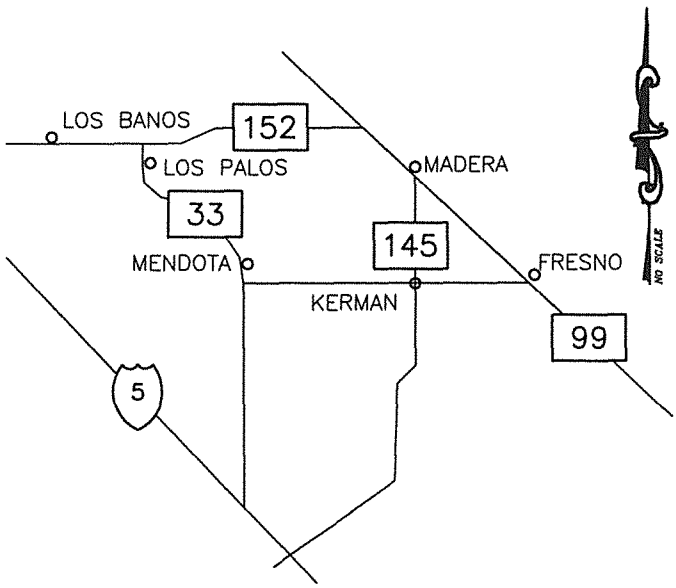
F:\Dwgs\Data\1700's\1771 - 1-5 Social Services- Mendota Tentative Subdivision Map\-Plans\1771 GPA Exhibit.dwg, 7/13/2007 2:56:08 PM, Dan, 1:500, TriCityEng.

"Northeast Bass Avenue Annexation"

Proposed Attachment to Mendota City Limits. Area to be Annexed to the City of Mendota, and Detached From The Kings River Conservation District, The Consolidated Irrigation District and The Fresno County Fire Protection District, Lying in Sections 30 & 31, Township 13 South, Range 15 East, Mount Diablo Base and Meridian, County of Fresno, State of California



Vicinity Map



Location Map

PROFESSIONAL LAND SURVEYOR
CRIS HELIO ROBLES
EXP. 9-30-06
NO. 5503
STATE OF CALIFORNIA

5-12-06

Prepared by:

TRI CITY engineering

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TCE#1206