

RO-85-65
"LOWE ANNEXATION"
CITY OF HURON

LAFCO PROCEDURE CHECKLIST

File Number RO-85-65

Proponent City of Mendota-Thron
Annex to City of Thron
and District from Westlands
 Affected Agency(s) Water District
100% Consent
Uninhabited

Application Name Leave Annihilation
Reconciliation

Date Received in Office Oct 2, 1985

Environmental Determination Reg Dec

Date

11-26-85

1. Application File Complete

Property Tax Resolution Needed ☐ Date Completed

Environmental Assessment Needed ☐ Date Completed

Petition Verified ☐ Date Verified

Requested Additional Information from Proponent

10/2

2. Request for Information from Other Agencies:

Assessor (affected area only) ☒
 Public Works -
 Planning -
 Environmental Health -
 Elections -
 Resources and Development -
 School District - Coalinga-Thron
 Affected Districts
Westlands, Fire
Westlands Water District
 U.S. Soil Conservation District -
 Other

10/14/85

3. Certificate of Filing Sent

11-26-85

4. Hearing Date

5-1-86 1:45 p.m.
12-18-85 2:45 p.m.

5. Notices Mailed, Published, and Posted
 (unless 100 percent consent)

6. Executive Officer's Report Mailed

7. Commission Action

Approved w/conditions

8. LAFCO Resolution Mailed

5-7-86

9. Notice of Determination Filed (if applicable)

10. Certificate of Completion and Statement of
 Boundary Change Prepared

5-8-86

11. County Recorder - Time, Date, and Document

10-1-85 10-1-85 66076750

12. Effective Notices Mailed

2-1-86

FRESNO LOCAL AGENCY FORMATION COMMISSION
2220 Tulare Street, Suite 425, Fresno, CA 93721
phone: (209) 488-1688

CITY CHANGE OF ORGANIZATION OR REORGANIZATION APPLICATION

INSTRUCTIONS TO APPLICANT

This application and the attached list of requirements constitute a complete application. The Fresno County Local Agency Formation Commission wants to insure that each application is both fairly and completely presented. The Commission, in its review of a proposal, must consider certain relevant information and factors. Consequently, the applicant is requested to give complete information for the proposal. Each question should be answered completely and accurately. Also, the application is not complete unless accompanied by sufficient copies of each document listed in the attached list of requirements.

I. Applicant's Questionnaire

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

LOWE REORGANIZATION

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

ANNEXATION TO THE CITY OF HURON and detach from Weatherford

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

NONE

- D. If any special approvals are desired, please indicate below (e.g. authorization to proceed without notice and hearing, other waivers allowed by State law, approval of surrounded areas under the Costa Bill, etc.).

N/A

- E. Give the justification for these changes and why they are proposed at this time rather than later or earlier. Examples may be a proposed development or requests from neighborhood for city services.

City agreed in 1980 to annex Palmer Ave. and existing houses upon county funding improvement of Palmer. City has waited for adjacent landowner to initiate development of land for housing to carry out annexation.

- F. Give the justification for the proposal boundaries. Include justification for the creation of any unincorporated island or corridor or incorporated peninsula or other irregular boundary.


BOUNDARIES OF THE PROPOSED ANNEXATION ARE CONTIGUOUS

TO THE CITY LIMITS. ALSO THE CITY HAS SUPPLIED

SERVICES TO EXISTING OFFICE COMPLEX

- G. Who is the lead agency for compliance with the California Environmental Quality Act? CITY OF HURON If an environmental document has already been prepared, give the finding and date of the finding. Please note requirements for copies. ENVIRONMENTAL IMPACT ASSESSMENT 7-10, 1984

- H. Is the application accompanied by consent of all the landowners? YES


Signature of Chief Petitioner or
Representative of Initiating Agency

Name WILLIAM R. GARR

Address P.O. BOX 275, Huron, CA 93234

Phone (209) 945-2241

II. Agency Information

A. Existing Area Information

Acreage 53.21 No. of Registered Voters 6
Population 15 No. of Dwelling Units 8
Zoning AE-1 No. of Landowners 1
Total Assessed Valuation (land and improvements) 239,544

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

LETTUCE AND COTTON

Is any of the affected territory is an agricultural preserve or under Land Conservation Contract? YES If so, will the City continue these or choose not to succeed to the Contract?
(City resolution should also indicate intention.)

B. Existing Service Information

List 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).

	<u>Existing</u>	<u>Proposed Change</u>	<u>Date</u>
Domestic Water	<u>CITY OF HURON</u>	<u>NONE</u>	
Sewer Collection	<u>" "</u>	<u>" "</u>	
Solid Waste Collection	<u>" "</u>	<u>" "</u>	
Street Lighting	<u>NONE</u>	<u>CITY OF HURON UPON DEV.</u>	
Parks and Recreation	<u>COALINGA-HURON REC. DIST.</u>	<u>NONE</u>	
Fire (nearest station & distance)	<u>WESTSIDE FIRE DIST.</u>		<u>(1/2 mi.)</u>
Paramedic (nearest station & distance)	<u>" " " "</u>		
Police	<u>SHERIFF'S DEPT</u>	<u>CITY OF HURON</u>	<u>UPON ANNEXATION</u>
Storm Drainage	<u>NONE</u>	<u>" "</u>	<u>UPON DEVELOPMENT</u>
Public Transit	<u>FRESNO CO. RURAL TRANS. AUTH.</u>	<u>NONE</u>	

Please indicate on the required supplemental maps where sewer and water lines will be extended to serve the affected area. Also, please state when these lines will be constructed and how financed. Include any other improvements or facility that is planned for construction that will serve this area.

SEWER AND WATER LINES ALREADY EXIST ALONG THE SOUTH BOUNDARY OF THE PROPOSED ANNEXATION. EXTENSIONS INTO THE ANNEXATION AREA WILL BE THE RESPONSIBILITY OF THE DEVELOPER.

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

Will the proposal require public services from any agency or company now operating at or near capacity of their ability to serve? If yes, please explain. NO

Describe any policy or agreement for services that exists among agencies now serving the area or that will be needed to serve the area in the future. THE CITY OF HURON HAS AN AGREEMENT TO

SERVICE WATER TO OFFICE COMPLEX WITH THE CONDITION THAT ANNEXATION PROCEED

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), please list requirements, when required, and any other special circumstances related. (A letter from City to residents and landowners should also indicate these requirements.)

NONE

C. School Information

Commission policy requires discussion by the applicant with the affected school districts to determine possible impacts of annexation and development and mitigation of impacts on the District. Please list affected school district, if overcrowding is a possible impact, and how the impact is to be mitigated. Attach school district response if available and other relevant documents.

COALING-HURON UNIFIED SCHOOL DISTRICT. CITY IS IN PROCESS
ESTABLISHING SCHOOL IMPACT FEES TO BE ASSESSED TO LAND
DEVELOPMENTS TO MITIGATE EFFECTS OF DEVELOPMENTS.

D. Proposed Future Use

Describe the proposed development and its location, acreage of uses, and number of dwelling units proposed. If no development is proposed, please describe any discussion of preliminary development or indicate no proposal or preliminary development discussion.

35 ACRE R-1 9 ACRE R-3 9 ACRE COMMERCIAL

Does the proposed development conform to the City and County General and Specific Plans? Explain if necessary.

CITY GENERAL PLAN IS BEING AMENDED, COUNTY STAFF MEMBERS
HAVE STATED THAT COUNTY AMENDMENT WILL FOLLOW LATER.

Does the proposal conform with the adopted sphere of influence for each affected agency and the adopted secondary zone? If not, revision by LAFCO may be required. YES

D. Financial Information

A property tax exchange agreement must be approved for each change of organization. Show the property tax revenue exchange for affected agencies (including City) below which will result from these agreements. For examples of typical calculations, contact the LAFCO Office.

<u>Affected Agency</u>	<u>Anticipated Property Tax Revenue Exchange Amount</u> <u>(Show plus or minus dollars for each agency)</u>
City of <u>HURON</u>	+93
County	
<u>WESTSIDE Fire District</u>	NO DETACHMENT - NO EXCHANGE
<u>WESTLANDS WATER DISTRICT</u>	" " " "
<u>COALINGA-HURON REC. DIST.</u>	" " " "
<u>COALINGA-HURON SCHOOL DIST.</u>	" " " "

Is there any outstanding general bonded indebtedness for any of the agencies whose boundaries are changed by this proposal? If so, please give information listed below:

Name of Agency	Existing Agency General Bond Tax Rate for Affected Territory	Date of Maturity	General Purpose of Bond
CITY OF HURON	1963 0.05	Oct. 1, 1985	STREET IMPROVEMENTS
" " "	1967 0.19	Aug 1, 1992	WATER SYSTEM IMPROVEMENTS

Is the affected territory to be subject to all of the above general bonded indebtedness upon annexation? YES

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

NO CHANGE IN SERVICES

Note: If the proposal includes a district merger or any other special change, it may be necessary to include additional financial and service information. Please contact the LAFOO Office.

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

Date 9-20-85 Signed *W. R. Garr*
 Address 16900 5th ST Title CITY MANAGER
Huron, CA 93234 Agency CITY OF HURON
 Phone 945-2241

Mailings

List the name and address of officers or persons, not to exceed three in number, who are to receive copies of the notice of hearing and the Executive Officer's Report.

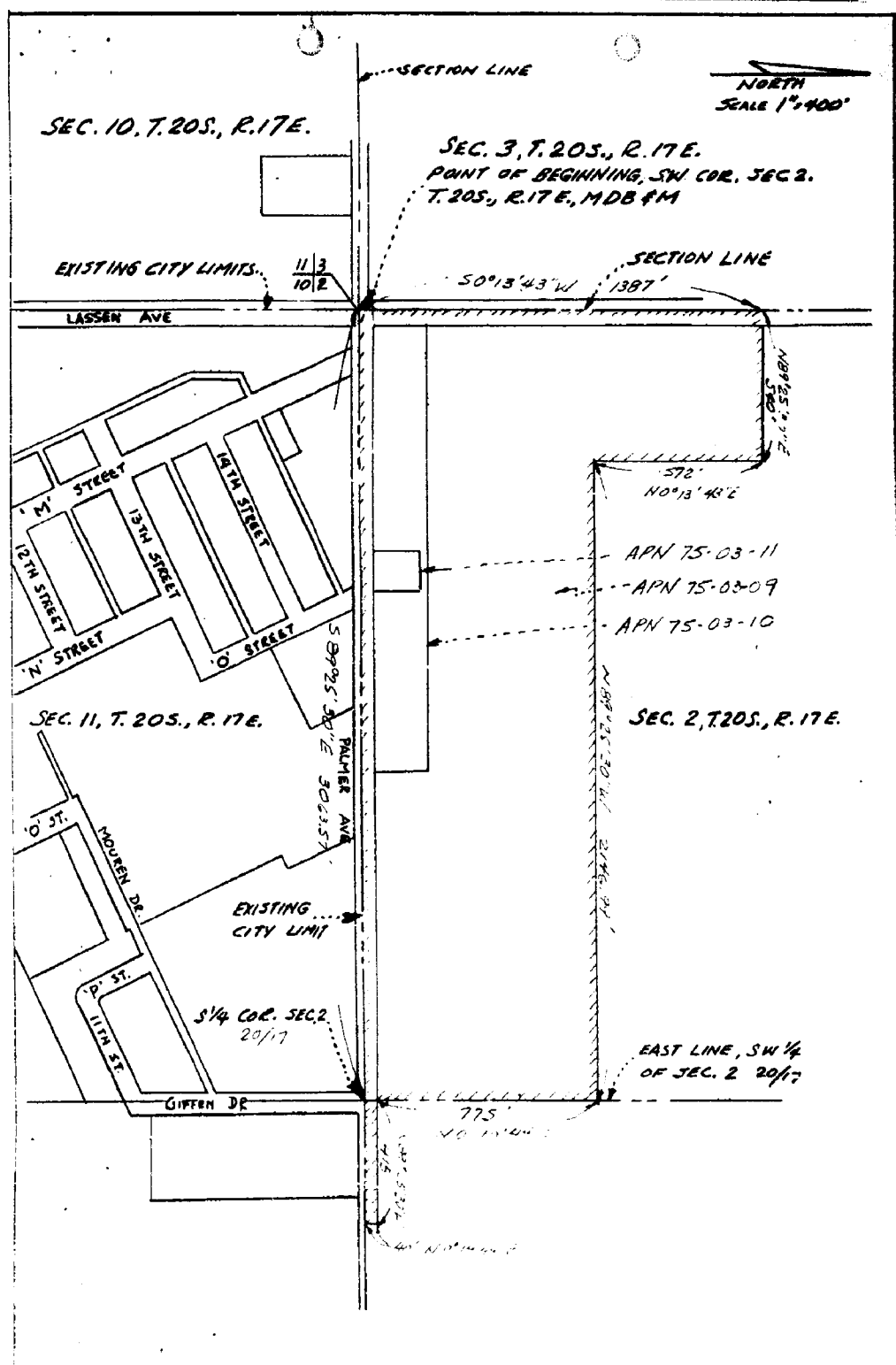
Name	Address (include zip code)
William R. Garr	PO BOX 275, HURON CA 93234
GEORGE GONG GUY	706 W. ALAMOS, FRESNO, CA 93705
JACK WEISBERG	600 W. SHAW, STE. 100, FRESNO, CA 93704

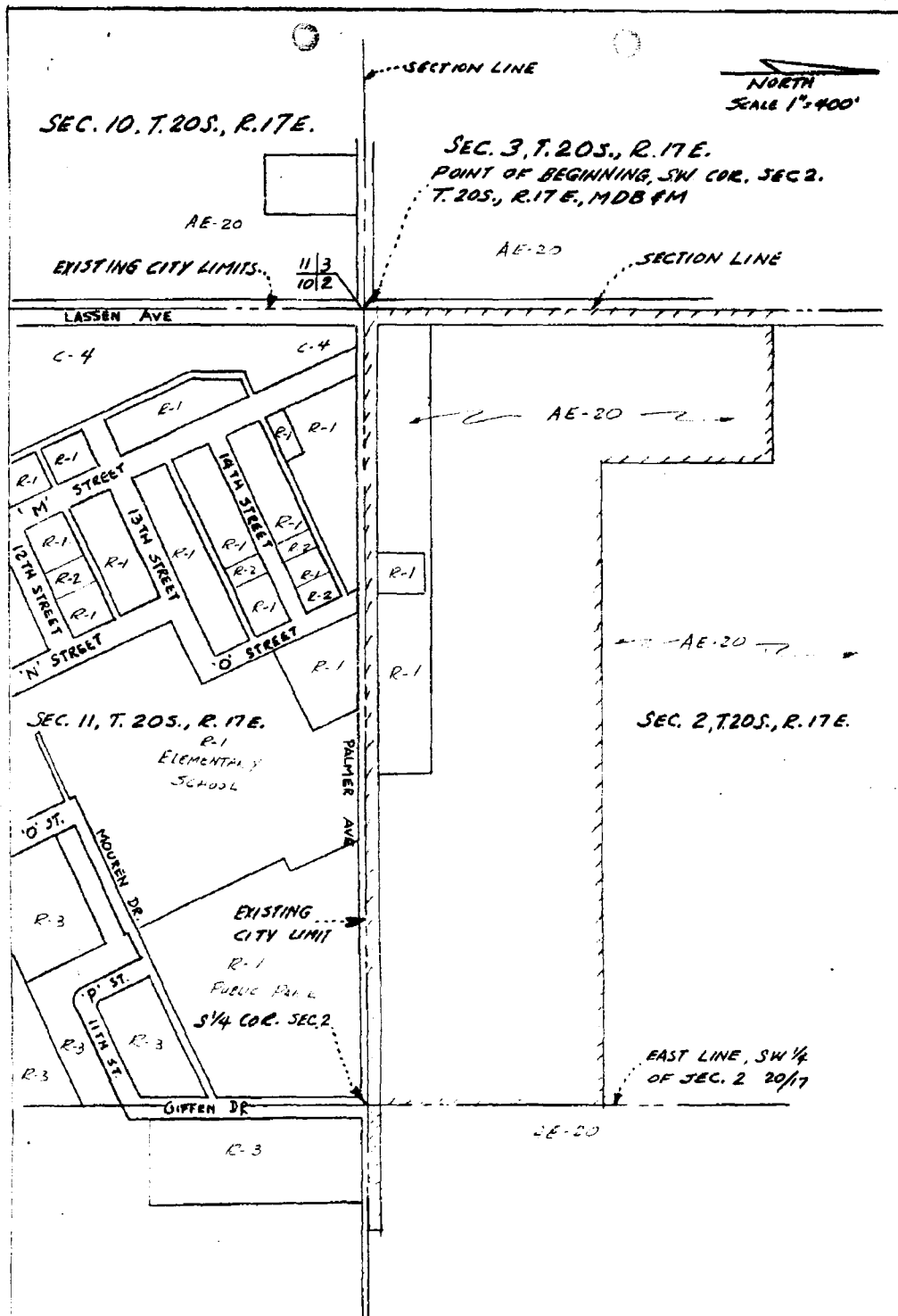
LOWE ANNEXATION
LEGAL DESCRIPTION
FOR THE PURPOSE OF ANNEXATION
TO THE CITY OF HURON IN
FRESNO COUNTY, CALIFORNIA

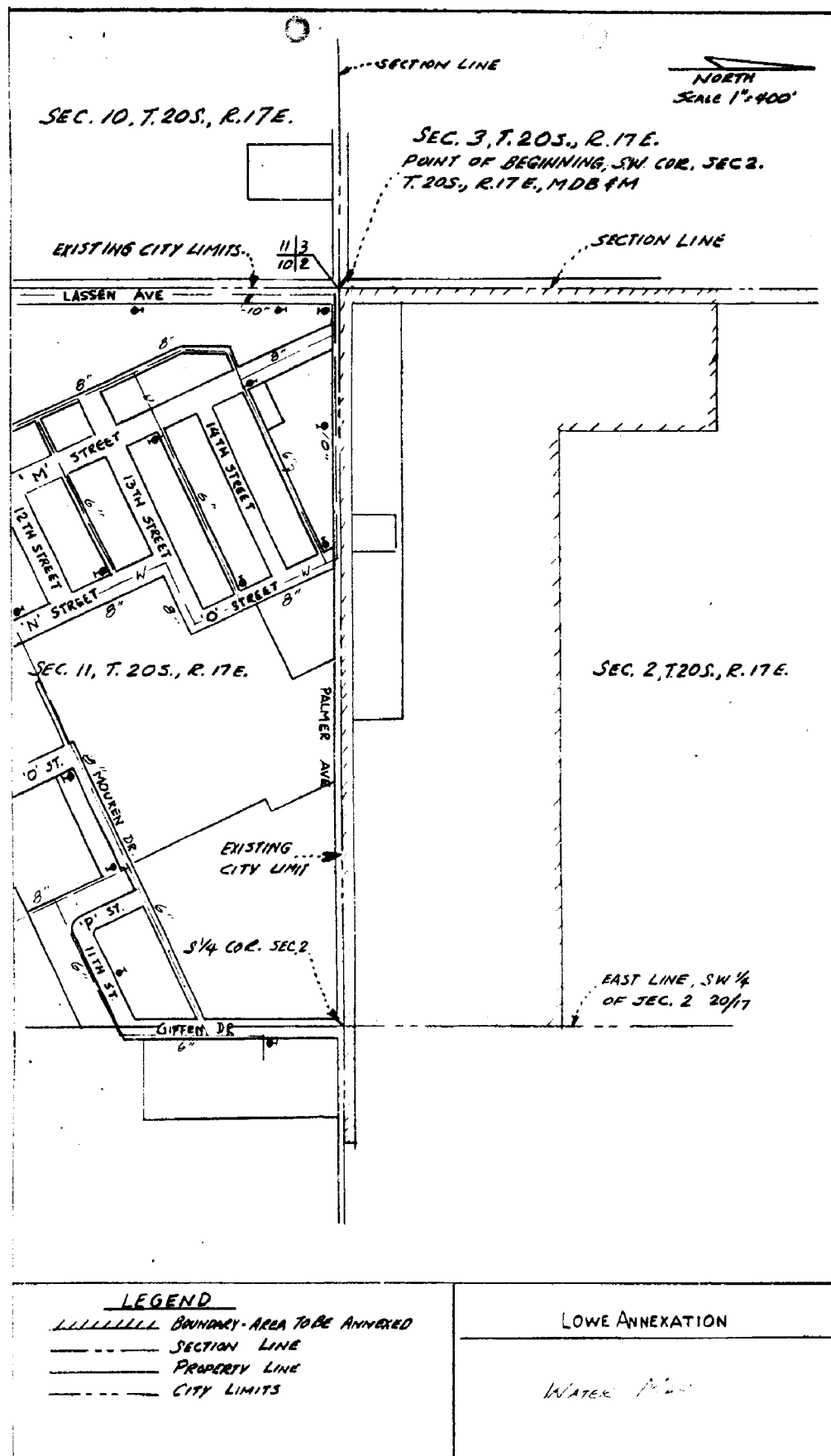
Being a portion of Section 2, T20S, R17E, M.D.B. & M,
more particularly described as follows:

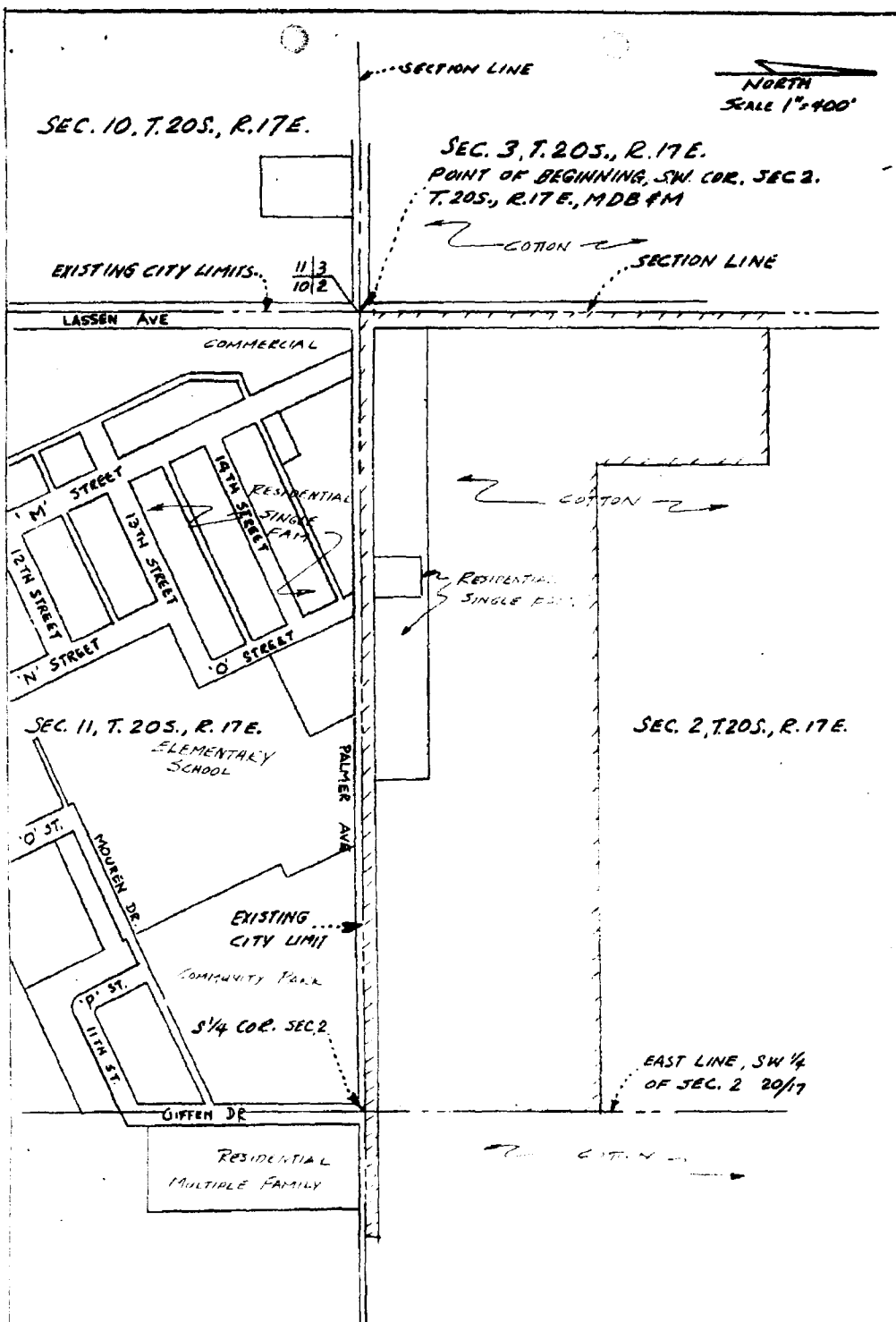
Beginning at the Southwest Corner of said Section 2,
said Point of Beginning being a Point on the existing City
Limits Line of the City of Huron; Thence S 89°25'30''E
along the South Line of said Section 2 and along the existing
City Limits Line of the City of Huron a Distance of 3063.57
feet; Thence leaving the existing City Limits Line of the City
of Huron, N 00°10'44''E a distance of 40.00 feet; Thence N
89°25'30''W and parallel with the South Line of said Section
2, 415.00 feet, which point lies on the East Line of the South-
west Quarter of said Section 2; Thence N 00°10'44''E along
the East Line of the Southwest Quarter of said Section 2, a
distance of 775 feet; Thence, N 89°25'30''W parallel with the
South Line of said Section 2, a distance of 2146.99 feet;
thence N 00°13'43''E parallel with the West line of said
Section 2, a distance of 572 feet, thence N 89°25'30''W
parallel with the South line of said section 2, a distance
of 540 feet to a point on the West line of said Section 2;
thence S 00°13'43''W along the West line of said Section 2,
a distance of 1387.00 feet to the point of Beginning.

Containing 53.21 acres more or less









RESOLUTION NO. 748

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

WHEREAS, the City of Huron desires to initiate preliminary
proceedings pursuant to the Municipal Organization Act of 1977, Part 2,
Title 4, Division 2 of the Government Code of the State of California
for the annexation of territory; and

WHEREAS, the nature of the proposed change of organization is
the annexation of certain territory to the City of Huron.

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

1. The Local Agency Formation Commission is requested to
take preliminary proceedings for the annexation of the territory des-
cribed in Exhibit "A" attached hereto and in the manner provided by the
Municipal Organization Act.

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

3. That the City desires the following terms and conditions
as attached to the proposed annexation: No terms and conditions to be
attached to the proposed annexation.

4. That the reasons for this proposed annexation are as
follows: To provide for future residential and commercial growth.

5. That the amount of negotiated property tax revenue to be
exchanged for the proposed annexation shall be as follows: The estimated base
factor of 0.000643 times the total valuation of the property.

6. That the Local Agency Formation Commission is hereby requested to approve the proposed annexation and to authorize the City of Huron to undertake proceedings in accordance with the requirements of the Municipal Organization Act.

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

The foregoing Resolution No. 748 was introduced and adopted at a regular meeting of the City Council of the City of Huron held on the 5th day of September, 1984, by the following vote:

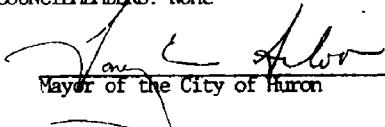
BY ORDER OF THE CITY COUNCIL OF THE CITY OF HURON

DATED: This 5th day of September, 1984.

VOTE: AYES: COUNCILMEMBERS: Cano, Alamo, Gonzales, Dominguez, Silva

NOES: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: None


Mayor of the City of Huron

ATTEST:


City Clerk of the City of Huron

I, BARBARA C. MARTINEZ, the City Clerk of the City of Huron of the City Council, do hereby certify that the foregoing Resolution No. 748 of the City of Huron was duly adopted at a regular meeting of the City Council of the City of Huron held on September 5th, 1984.


City Clerk of the City of Huron

File original and one copy with: Fresno County Clerk Room 5401, Court House 1200 Van Ness P.O. Box 1628 Fresno, CA 93717	Space Below For County Clerk Only. FRESNO COUNTY CLERK By _____ CLK-3003.00 E04-73 R04-74
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Agency File No.:	LOCAL AGENCY NEGATIVE DECLARATION	County Clerk File No.:
Responsible Agency (Name):	Address (Street and P.O. Box):	City:
CITY OF HURON	16900 5th St., P.O. Box 275	Huron
Agency Contact Person (Name and Title):	Area Code:	Telephone Number:
Oscar Ramirez, City Engineer	209	945-2029
Applicant (Name):	Project Title:	
City of Huron	LOWE ANNEXATION	

Project Description:
Annexation of 53.21 acres to the City of Huron for future residential and commercial development.

Justification for Negative Declaration:
Portion of land is already in residential use. Impacts on the environment by annexation can be mitigated.

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

Newspaper and Date of Publication:	Review Date Deadline:
Coalinga Record 8-14-85	

Date:	Type or Print Signature:	Submitted by (Signature):
9-5-85	William R. Garr, City Manager	

State 15083, 15085

LOCAL AGENCY
NEGATIVE DECLARATION
(Not to Exceed One Page)

County Clerk File No. E: _____

NOTICE OF PUBLIC HEARING

BEFORE THE HURON CITY COUNCIL

NOTICE IS HEREBY GIVEN THAT THE CITY OF HURON CITY COUNCIL WILL BE HOLDING A PUBLIC HEARING ON WEDNESDAY, AUGUST 21, 1985 AT THE HOUR OF 7:00P.M., IN THE CITY COUNCIL CHAMBERS, 16808 5th STREET, HURON, CALIFORNIA, TO CONSIDER THE THREE FOLLOWING ITEMS:

- I. ADOPTION OF THE FINAL NEGATIVE DECLARATION
- II. AMENDING THE HURON GENERAL PLAN
- III. ADOPTION OF THE PREZONING ORDINANCE FOR THE LOWE ANNEXATION

THE ABOVE INFORMATION IS ON FILE IN THE CITY CLERK'S OFFICE, 16900 5th STREET, HURON, CALIFORNIA FOR REVIEW.

CITY OF HURON

CITY COUNCIL

/s/ Barbara C. Martinez
City Clerk

Publish: 8-14-85/8-21-85
DATED: This 8th day of August, 1985.



ORDINANCE NO. 213

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HURON AMENDING THE GENERAL PLAN OF THE CITY OF HURON TO DESIGNATE PROPERTY ON THE NORTH SIDE OF PALMER AVENUE BETWEEN LASSEN AVENUE AND GIFFEN DRIVE FOR COMMERCIAL AND RESIDENTIAL USES.

WHEREAS, the Huron Planning Commission, after a duly noticed public hearing, has adopted its Resolution No. 85-2P recommending amendment of the General Plan, and

WHEREAS, the City Council of the City of Huron, after a duly noticed public hearing, finds that the subject General Plan amendment will be consistant with development goals espoused by the City, and

WHEREAS, the subject General Plan Amendment has been reviewed in accordance with the requirements of the California Environmental Quality Act and the City has adopted a final negative declaration for the General Plan Amendment,

THE CITY COUNCIL OF THE CITY OF HURON DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The subject territory shall be designated for commercial, low density residential and medium high density residential as shown on Attachment A, and described in Attachment B,C, and D.

SECTION 2. This ordinance shall become effective and in full force and effect at 12:01 A.M. on the thirty first day after its passage.

SECTION 3. Due to its nature this Ordinance shall not be codified.


MAYOR

ORDINANCE NO. 213

I, BARBARA MARTINEZ, City Clerk, do hereby certify that the foregoing Ordinance was adopted at a regular meeting of the City Council of the City of Huron, on a motion by Dominguez, and a second by Alamo on the 4th day of September, 1985 by the following vote, to wit:

AYES: COUNCILMEMBERS: DOMINGUEZ, ALAMO, GONZALES, CANO, SILVA

NOES: COUNCILMEMBERS: NONE

ABSENT: COUNCILMEMBERS: NONE

ABSTAIN: COUNCILMEMBERS: NONE

ATTACHMENT A

1. Roadway improvements along Lassen Ave. shall meet with the requirements of the California Department of Transportation (Cal Trans).
2. All Block corners shall have a 20' lot line radius and the cul de sac bulb shall have a 50' lot line Radius.
3. All interior streets shall be 60' in width from right of way line to right of way line.
4. The developer shall submit the names of each of the proposed streets for approval.
5. A soils report shall be prepared for this project, including "R" values. The report shall be prepared by a Registered Civil Engineer, licensed in the State of California, specializing in Soils Mechanics.
6. A subdivision Guarantee, current within 30 days shall be filed with the final subdivision map.
7. All property corners, Block corners, benchmarks (to be designated by City Engineer) shall be monumented as required by City and County Ordinances and the Subdivision Map Act.
8. Improvements shall be constructed for each phase of the subdivision and shall include the following:
 - A. Streets - Shall include a full structural section designed in accordance to the City Standards and the related "R" values, construct concrete sidewalks, concrete curb and gutter, street lights, handicap ramps, driveway approaches, street signs, street trees, mail boxes in accordance to U.S. Postal Service Requirements, all in accordance to the City of Huron Standards.

Phase lines shall be placed so that there shall be no long dead end runs without having a secondary access. Giffen Drive as well as any partial width street shall be improved for a full half width and an additional 12' of paving on the opposite side. Lassen Ave. and Palmer Ave. shall be developed for the full half width as approved by the City Engineer.
 - B. Water System Improvements - The improvements shall be constructed in accordance to City Standards and shall consist of water mains, Butterfly valves, fire hydrants, thrust blocks, fittings, 1" water services, etc. The size of the mains shall be 10" in size along Lassen Avenue, Palmer Avenue and Giffen Drive and 8" in size along the remainder streets.
 - C. Sewer System Improvements - The improvements shall be constructed in accordance to the City Standards and shall consist of sewer mains, 48" manholes, 4" sewer laterals.

- D. Storm Drainage Improvements - The improvements shall be constructed in accordance to the City Standards and shall consist of a storm drainage pond, fencing with gates, slope protection, an all weather access to the pond, drainage inlets and piping as necessary. The permanent pond shall be dedicated to the City of Huron for perpetual maintenance.
- E. Other Utilities - Gas and Electricity services shall be obtained from Pacific Gas & Electric, Telephone service shall be from Pacific Bell. All utilities shall be underground.
9. A 6 foot concrete block wall shall be constructed along the East line of lot 89 (Commercial lot).
10. A tract number shall be obtained from the County Recorder's office.
11. The tentative Subdivision map shall expire 24 months after the effective date of its approval, in accordance to the Subdivision Map Act.
12. The tentative map shall be revised to reflect the inclusion of lot 92. The size and location of said parcel is a 500 foot by 572 foot parcel lying along Lassen Avenue contiguous with lot 89.



CITY OF HURON

Post Office Box 275

Phone 945-2241

December 30, 1985

Marvin L. Panter
Executive Officer
Local Agency Formation Commission
2220 Tulare Street, Ste. 119
Fresno, CA 93721

RE: LOWE REORGANIZATION

Dear Mr. Panter:

You requested input on how the City of Huron will handle the fact that the subject property is located in Flood Hazard Zone A as reflected on the Flood Hazard Boundary Maps, page 61, January 9, 1979.

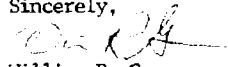
The City, in order to comply with the Final Rule revisions to the National Flood Insurance Program (NFIP) produced by FEMA, will be considering and adopting a Flood Damage Prevention Code similar to the one attached.

Our draft will soon be submitted to the FEMA Regional Office for review and comment.

The City may also seek to have elevations above 347 feet removed from Zone A based upon a report by the California Department of Water Resources on the Arroyo Pasajero Alternatives which identifies as Alternative 3 having a west side elevation of 347'. All other alternatives have west side elevations below 347'.

However, since the City must adopt a Flood Damage Prevention Code and removal from Zone A may take some time, my recommendation will be to proceed with Code adoption.

Sincerely,


William R. Garr
City Manager

attachments

cc: George Gong-Guy

WESTLANDS WATER DISTRICT

3130 NORTH FRESNO STREET / P.O. BOX 6054, FRESNO, CALIFORNIA 93703

TELEPHONE: (209) 224-1523

BOARD OF DIRECTORS

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TREASURER

February 10, 1986

Mr. Marvin Panter
Executive Director
2200 Tulare Street, Suite 119
Fresno, CA 93721

Dear Marvin:

Subject: Lowe Reorganization

This will summarize and confirm our recent telephone conversations regarding the proposed annexation to the City of Huron of approximately 53 acres in Westlands Water District owned by Steve Lowe. We discussed the consequences of detachment of this land from the District with regard to water service and we considered other annexation/detachment options which might be available in this situation.

Westlands is prohibited by the terms of its water supply contract with the Bureau of Reclamation from selling or delivering federal project water outside the boundaries of the District. Furthermore, the state laws governing Westlands, as well as Westlands' allocation regulations, contemplate that water will not be allocated or supplied to lands outside the District. In short, I am not aware of any mechanism whereby Westlands could continue to deliver water to lands which have been detached from the District.

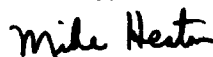
With regard to the option of annexation to the City of Huron without detachment from the District, I am not aware of any legal impediment to this course. However, the concept of District lands overlapping the City limits may present some policy questions which would require the attention of the Westlands Board of Directors. It is my understanding that such a situation may create some administrative difficulties for the District. Furthermore, as we discussed, this option creates the potential for difficulty as the annexed land is developed and sold into new ownership, in that we would then have non-agricultural lands within the District, subject to District assessment but not receiving irrigation water. This presents the problem of having to deal with multiple detachments of small parcels of land in different ownerships, which is not an insurmountable difficulty, but which we would prefer to avoid if possible.

Mr. Marvin Panter
Page 2
February 10, 1986

The other available option in this situation would be to proceed with concurrent annexation and detachment only as to that portion of the land which is scheduled to be developed in the immediate future. If, as we discussed, this method was satisfactory to Mr. Lowe, and if he could anticipate, for example, what portion of the 53 acres will actually be developed in 1986, we could go ahead with annexation/detachment of only that portion of the land, thereby leaving the remainder of the land within the District and eligible for water service. In my opinion, this would be the most appropriate procedure, provided it is compatible with Mr. Lowe's development plan.

I am, of course, available to discuss the matter further with you, Mr. Lowe, and representative of the City of Huron, so that we may develop a proposal which is satisfactory to all parties. Please call if I can be of further assistance.

Sincerely,



Michael G. Heaton
Assistant General Counsel

cc: Steve Lowe

WESTLANDS WATER DISTRICT

3130 NORTH FRESNO STREET / P.O. BOX 6056, FRESNO, CALIFORNIA 93703

TELEPHONE: (408) 244-1400

BOARD OF DIRECTORS

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LAWRENCE C. TURNQUIST
JACK WOOLF

JERALD R. BUTCHERT
MANAGER
VERNA PERRY
SECRETARY
PETE FARMER
TREASURER

December 2, 1985

Mr. Marvin Panter, Executive Director
Fresno County LAFCO
2220 Tulare St., Suite 119
Fresno, CA 93721

Dear Mr. Panter:

Subject: Lowe Reorganization

This is in response to your letter of October 14, 1985, requesting comments on the proposed Lowe Reorganization, which involves the annexation to the City of Huron, and the detachment from Westlands Water District, of approximately 53 acres.

District staff has reviewed this matter with the Board of Directors and we have identified the following as issues of concern to the District:

1. Prior to detachment, all outstanding water charges and assessments related to the lands sought to be detached should be paid in full;
2. The District will require reimbursement, adjusted to present value, for the cost of the water distribution facilities which serve the detached land, for which the District has a repayment obligation to the United States;
3. It may be necessary to relocate the water meter at the SW 1/4 corner of Section 2, T. 20, R. 17, and to take other measures to ensure the continued ability of the District to deliver water to the remainder of the SW 1/4 of Section 2 and to protect the District's right-of-way and equipment;
4. Once the land is detached from the District, the District will no longer be able to allocate water to the detached land nor to guarantee that any water will be made available to the detached land.

Mr. Marvin Panter
Page 2
December 2, 1985

Subject to the foregoing, the District has no objection to the annexation/detachment proposal. If you need any additional information regarding this matter, please give me a call.

Sincerely,

Michael G. Heaton

Michael G. Heaton
Assistant General Counsel

cc: Steve Lowe

cc. Wilken Jan, 12-2-85

AGENDA #5

LOWE REORGANIZATION
RECOMMENDED ADDED CONDITIONS

- b. The city shall adopt an ordinance which will require that any territory annexed to the city for residential or commercial development be detached from Westlands Water District prior to development.
- c. The landowner shall:
 - 1. Pay in full all outstanding or current assessments or water charges.
 - 2. Pay in full a detachment fee in the amount of \$95.89 per acre.

LOWE REORGANIZATION
LAFCO NO. RD 85-65
EXECUTIVE OFFICER REPORT
MAY 1, 1986

PROPOSAL:

Annexation to the City of Huron and detachment from Westlands Water District (in part).

Consisting of 53.21 acres; generally located northeast of the intersection of Palmer and Lassen Avenues.

RECOMMENDED ACTIONS:

Approve the proposed LOWE REORGANIZATION with conditions:

✓ The city shall adopt an ordinance agreeing to the following conditions:

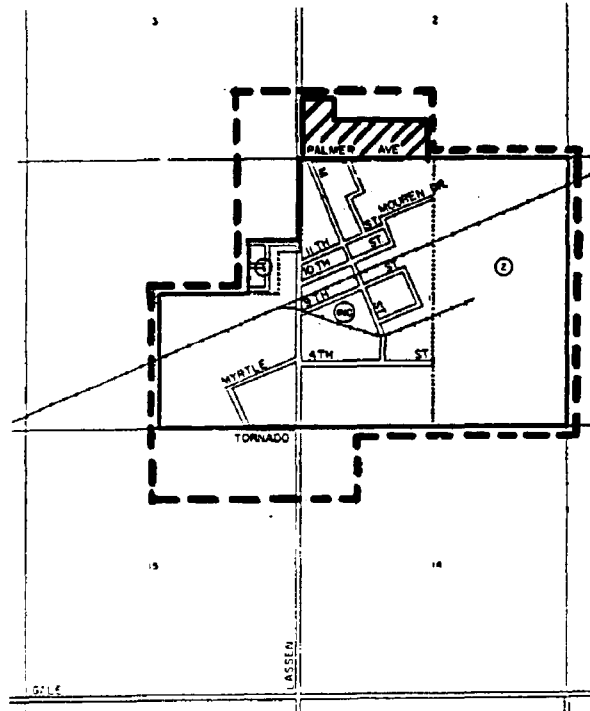
1. Prior to the filing of a final map to subdivide any portion of annexation territory the area to be subdivided for development purposes shall be detached from Westlands Water District.
2. Prior to any development of annexation territory not detached from Westlands Water District, the developer shall detach from Westlands Water District the entire parcel or that portion of the parcel intended for development. Prior to any development shall mean before any building permit is issued.

Designate the City of Huron as the conducting agency and direct such agency to take proceedings for the reorganization in accordance with the Cortese/Knox Local Government Reorganization Act of 1985 commencing with Section 57000, subject to compliance with the Commission's resolution making determination.

Find the territory to be uninhabited.

Authorize the City of Huron to initiate subsequent proceedings without notice, hearing, and/or election.

LOCATION MAP:



JUSTIFICATION GIVEN BY PROPONENT:

In 1980 the city assured the county they would annex the housing area north of Palmer Avenue. Also, now the landowner north of Palmer Avenue has requested annexation and development of a portion of his land.

CONSISTENCY WITH AGENCY SPHERE OF INFLUENCE AND WITH RELEVANT COMMISSION STANDARDS:

Approval:

1. Proposed area is urban in character or urban development is imminent, requiring municipal or urban-type services.
2. Proposal can be provided all urban services by municipality as shown by agency service plan.
3. Proposal is consistent with the adopted spheres of influence and the adopted general plan of the city, and does not conflict with the county general plan.
4. Request for annexation comes with consent of all landowners, as shown on the latest assessment roll.

Disapproval: None.

DISCUSSION:

This proposal was initiated by the City of Huron and comes with the consent of all four landowners. The proposed development calls for approximately 35 acres of single family residential, 9 acres of multiple family, and 9 acres of commercial.

The city's general plan has recently been amended to accommodate this development. The county plan will be amended at a later date.

The proposal is contiguous to the city and within the sphere of influence. The proposal boundaries, represent some irregularity for the city's boundaries.

The area is currently in agricultural production (cotton and lettuce) and is composed primarily of prime agricultural soils. According to the Soil Conservation Service the area is located within a designated flood hazard zone.

The territory north of Huron is shown within a flood hazard area on maps from the Federal Insurance Administration. The city has recently adopted a Flood Damage Prevention Code in order to comply with the Nation Flood Insurance Program, and to protect structures in the area from flooding hazards.

Sewer and water service will continue to be provided by the city to existing and proposed residences. Lines are in place along the proposals south boundary. Extensions into the area will be the developers responsibility. The environmental checklist indicates that existing sewer lines are close to capacity. Fire service will also continue to be provided by the Westside Fire Protection District. According to the environmental checklist the proposal will have adverse effects upon schools, which will require the use of temporary facilities or the construction of new facilities. A letter from the school district is attached. The population increase as a result of this project is estimated at 900.

The development could increase park use by 1/3 and may require the installation of of additional facilities by the Coalinga-Huron Parks & Recreation District.

COMPLIANCE WITH CEQA:

Lead agency: City of Huron.

Finding and date of finding: Negative declaration on September 5, 1985.

Document attached.

AFFECTED AGENCY AND SCHOOL DISTRICT COMMENT: (letters attached)

Westlands Water District has expressed a concern that the area may annex and develop in the city and not detach from the district. Commission policy also requests simultaneous detachments. Conditions have been recommended to assure detachments occur as development takes place.

LAND USE AND OTHER DATA FOR AFFECTED AND SURROUNDING TERRITORY: (Maps attached)

AFFECTED AREA:

Land Use: Residential and agriculture.

Number of Residences: 8 Population: 15
Landowners: 1 Registered Voters 0
County Zoning: AE-20

City Zoning Upon Annexation: R-1, R-3, Commercial

Agricultural Preserves or Contracts: None

Agricultural Lands: The subject area is prime agricultural lands.

SURROUNDING AREA:

Land Use: Agricultural to the north, residential to the south.

CONFORMITY WITH CITY AND COUNTY GENERAL AND SPECIFIC PLANS:

Proposed Development: A development map showing four phases of development which include 35 acres of single family and 9 acres of multiple family residential, and 9 acres of commercial.

Plan Conformity:

City: Conforms with recently amended city general plan.

County: Does not conform, except for extreme southern strip north of Palmer Avenue.

EXISTING SERVICE AGENCIES AND PROPOSED SERVICE CHANGES:

Water/Sewer: Private - proposed to be served by city.

Fire Protection and Distance: Westside Fire Protection District from Huron - No change.

Service plan on file.

FISCAL DATA:

Property Tax Revenue Exchange

City: + \$93.00
County: - \$93.00

Total Assessed Valuation: \$239,544.00

General bonded indebtedness of affected agencies:

City of Huron - water system - \$0.19 tax rate, to expire in 1992.

RO 85-65
Page 4

TERRITORY BOUNDARIES:

Boundaries are not definite and certain, and there are conflicts with lines of assessment or ownership. Annexation and detachment divide ownership of a large agricultural parcel, but does not present a problem.

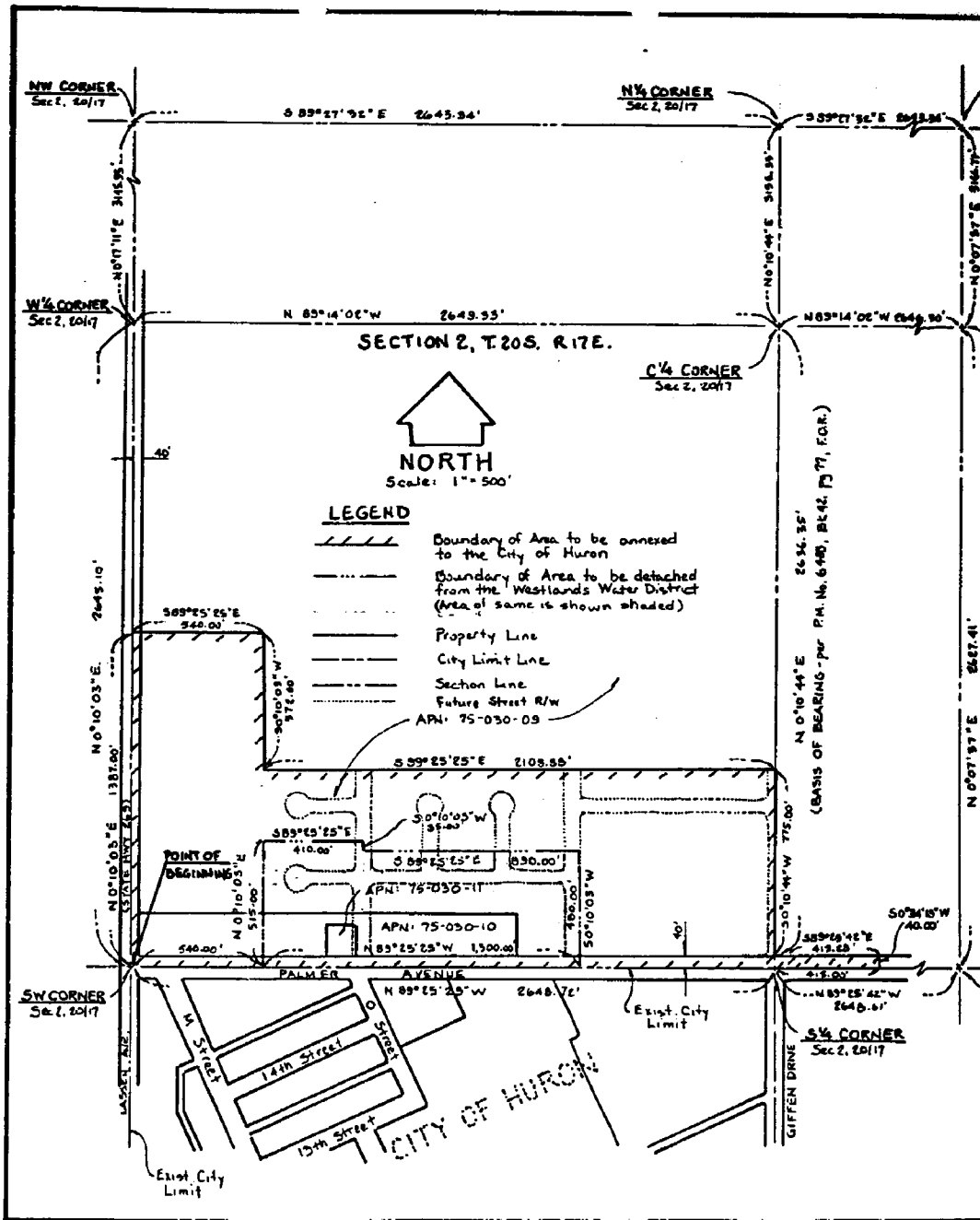
The proposed annexation is contiguous to present boundaries on the south side.

The map and description are not sufficient for filing with the State Board of Equalization.

COMMISSION PROCEEDINGS INITIATED BY:

Resolution of the City of Huron, dated September 5, 1984.


Marvin L. Panter
Executive Officer



WESTLANDS WATER DISTRICT

3110 NORTH FRESNO STREET / P.O. BOX 6054, FRESNO, CALIFORNIA 93703

TELEPHONE: (209) 238-1523

BOARD OF DIRECTORS

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PETE FARMER
TREASURER

April 18, 1986

Mr. Marvin Panter
Executive Director
Fresno County LAFCO
2220 Tulare Street, Suite 119
Fresno, CA 93721

Dear Marvin:

Subject: Lowe Annexation/Detachment

This will confirm our telephone conversation regarding the proposal by Steve Lowe to annex certain lands to the City of Huron and to detach a portion of those lands from Westlands Water District.

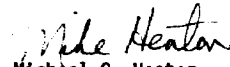
We request that any detachment from the District be conditioned on the following:

1. Payment in full of all outstanding or current assessments or water charges;
2. Payment in full of the "detachment fee" discussed in my letter of December 2, 1985, in the amount of \$95.89 per acre;
3. Adoption by the City of Huron of an ordinance, the specifics of which will be developed by Bob Garr, which will require that any lands annexed to the City for residential or commercial development be detached from Westlands prior to such development;
4. Adoption by the City of Huron of a resolution which specifies that the portion of the Lowe annexation which remains in the District will be detached from the District prior to the development of such land;
5. Inclusion on the final subdivision or parcel map of the conditioning language previously submitted to you.

Mr. Marvin Panter
Page 2
April 18, 1986

The District would have no objection to the proposed detachment upon the satisfaction of the foregoing conditions. If you have any questions regarding these conditions, please give me a call.

Sincerely,


Michael G. Heaton
Assistant General Counsel

cc: Steve Lowe
P. O. Box 96
Huron, CA 93234



CITY OF HURON

Post Office Box 275

Phone 945-2241

January 27, 1986

Mr. Marvin L. Panter
Local Agency Formation Commission
Executive Office
2220 Tulare Street, Ste. 119
Fresno, CA 93721

RE: Lowe Annexation/Reorganization

Dear Mr. Panter:

As it respects the adoption of a Flood Damage Prevention Code, be advised that Ordinance No. 218, to adopt by reference the Fresno County Ordinance Code Title 15 which includes a Flood Hazard Area, Chapter 15.48, will be before the Huron City Council for introduction on February 5, 1986.

It is anticipated it will be adopted on February 19, 1986 and become effective on March 6, 1986, well before any possible construction it is designed to control would be started.

With this scheduled it is hoped the matter may be before LAFCO at their March meeting.

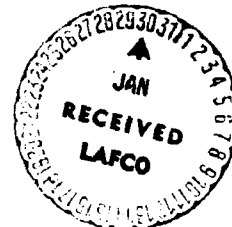
As it respects the detachment from Westlands Water District, the applicant prefers an incremental detachment approach. Property included in the overall annexation that is scheduled for development in the near term, say within one year, would be detached and the remaining area say within the District.

The City would not oppose such an arrangement, as long as proper conditions or an agreement insured detachment as development occurred.

I have enclosed the Flood Hazard Boundary Map you were kind enough to loan me. Thank you.

Sincerely,

William R. Garr
William R. Garr
City Manager





RECEIVED

October 14, 1985

OCT 15 1985

Local Agency
Formation Commission

Marvin L. Panter
Executive Officer

FRESNO COUNTY
PLANNING DEPARTMENT

TO: Planning Department
FROM: Marvin L. Panter, LAFCO Executive Officer
SUBJECT: LOWE REORGANIZATION
(Supervisory District #4)

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

1. County plan designation for the area is: Agriculture and Medium Density Residential - Huron Community Plan
2. Consistency of the proposal with adopted city or county general and community plans and policies (Section 205-02:3.06 - Fresno County General Plan) Proposal is consistent with the portion designated Medium Density Residential but inconsistent with the area designated Agriculture. However, the County has reviewed the City's General Plan amendment for the proposal and does not oppose it because it is a logical expansion of the City and it (over)
3. Any pending County plans or projects: None
4. Other related comments: Recommend approval
5. Recommendation: Recommend approval

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

MLP:lr

Attachments

Don Chapin, Staff Analyst III
Signature and Title

10-73-85
Date

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



October 14, 1985

**Local Agency
Formation Commission**

**Marvin L. Panter
Executive Officer**

TO: Coalinga-Huron Joint Unified
FROM: Marvin L. Panter, LAFCO Executive Officer OCT 16 1985
SUBJECT: LOWE REORGANIZATION

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

1. Under present attendance boundaries, which schools will students from this area attend? Huron Elementary, Coalinga Junior High School, Coalinga High School
2. Are any of the above schools of the District already at or near capacity? Please describe: Yes, nearing capacity at Huron Elementary and Coalinga Junior High School
3. Will this proposal and other pending proposals create any overcrowded conditions at any of the above schools? Please describe: Yes
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: N/A
6. Other comments: _____

MJP:lm
Attachment

County of

FRESNO

October 14, 1985

**Local Agency
Formation Commission**

Marvin L. Panter
Executive Officer

U.S. Soil Conservation Service
1130 "O" Street, Room 3302
Fresno, CA 93721

SUBJECT: LOWE REORGANIZATION

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

1. Relationship of the proposal to prime agricultural land* in the area: The entire area is classified as prime Ag. land.
2. Effect of the proposal on unique agricultural areas: —
3. Effect of the proposal on any soil hazard or limitation: —
4. Other comments: The HUD Flood Survey Maps indicate that the entire area is located within a flood hazard zone.

*See Government Code Section 35046 for definition.

Facts and your comments pertaining to this application should be returned to this office within ten working days.

MLP:lm

Attachments

John Bayer DC
Signature and Title

10-15-85
Date

RO-85-65

MAKING DETERMINATION AND APPROVING
PROPOSED "LOWE REORGANIZATION"
REORGANIZATION

RESOLUTION OF THE
FRESNO LOCAL AGENCY
FORMATION COMMISSION

WHEREAS, preliminary proceedings were initiated by the City of Huron to annex territory generally located northeast of the intersection of Palmer and Lassen Avenue to the City of Huron and detach from the Westlands Water District (in part) in the County of Fresno; and

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

WHEREAS, said application was set for hearing by the Executive Officer on the 1st day of May 1986, at the hour of 1:45 p.m. on said day; and

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

WHEREAS, all owners of the land within the territory proposed to be reorganized have given their written consent to such proposal; and

WHEREAS, written notice was given to those agencies whose boundaries would be affected by the proposal, as required by the Government Code, and no demand for public hearing was made by any such agencies; and

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

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

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

Section 1. Said proposal is approved. Any resolution of the conducting agency ordering this reorganization shall provide that such reorganization shall be subject to the following terms and conditions:

A. The city shall adopt an ordinance agreeing to the following conditions:

1. Prior to the filing of a final map to subdivide any portion of annexation territory the area to be subdivided for development purposes shall be detached from Westlands Water District.
2. Prior to any development of annexation territory not detached from Westlands Water District, the developer shall detach from Westlands Water District the entire parcel or that portion of the parcel intended for development. Prior to any development shall mean before any building permit is issued.

B. The city shall adopt an ordinance which will require that any territory annexed to the city for residential or commercial development be detached from Westlands Water District prior to development.

C. The landowner shall:

1. Pay in full all outstanding or current assessments or water charges.
2. Pay in full a detachment fee in the amount of \$95.89 per acre.

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

Section 3. The City of Huron is designated as the conducting agency, and the governing body of said agency is hereby directed to initiate reorganization proceedings; said proceedings are authorized without notice, hearing, or election pursuant to the Government Code.

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

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

Adopted this 1st day of May 1986, by the following vote:

AYES: Commissioners Benitez, Koligian, Levy, Silva, and Wilder

NOES: None

ABSENT: Commissioner Howard

STATE OF CALIFORNIA)
COUNTY OF FRESNO)

I, Marvin L. Panter, Executive Officer of the Local Agency Formation Commission certify that the foregoing resolution was adopted by the Fresno County Local Agency Formation Commission, California, at a regular meeting held on the 1st day of May 1986.



Marvin L. Panter, Executive Officer

ORDINANCE NO. 222

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HURON PROVIDING FOR THE DETACHMENT FROM WESTLANDS WATER DISTRICT UPON ANNEXATION OR DEVELOPMENT.

SECTION 1. There is hereby added Section 9-1.512 to Article V Subdivision Standards of the Huron Municipal Code:

SECTION 9-1.512- DETACHMENT:

- a. Prior to the filing of a Final Map to subdivide any portion of annexation territory the area to be subdivided for development purposes shall be detached from Westlands Water District.
- b. At any time territory is annexed to the City for residential or commercial development it shall be detached from Westlands Water District prior to development.
- c. Any lands or parcels annexed to the City that remain in the Westlands Water District shall be detached there from prior to any development on a part or all thereof. Prior to any development shall mean before any building permit is issued.

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Huron, held on the 21st day of May, 1986, and adopted at a regular meeting of said City Council on the 4th day of June, 1986, by the following vote:

BY ORDER OF THE CITY COUNCIL OF THE CITY OF HURON.

DATED: This 4th day of June, 1986.

VOTE: AYES: CANO, DOMINGUEZ, GONZALES, SILVA

NOES: NONE

ABSENT: ALAMO


Mayor of the City of Huron

ATTEST:


City Clerk of the City of Huron

WESTLANDS WATER DISTRICT

3130 NORTH FRESNO STREET / P.O. BOX 424, FRESNO, CALIFORNIA 93703

TELEPHONE (209) 233-1111

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TREASURER

June 18, 1986

Mr. Marvin Panter
Executive Officer
Fresno County LAFCO
2220 Tulare Street, #425
Fresno, CA 93721

Dear Marvin:

Subject: Lowe Reorganization

This is in regard to your letter of June 12, 1986, on the Lowe Reorganization. Insofar as Westlands Water District is concerned, the requirements of Condition C of your Resolution R0-85-65, dated May 1, 1986, have been satisfied. The landowner has paid all current and outstanding assessments and water charges, and the required detachment fee has also been paid.

If any additional information or action by Westlands is required with respect to this matter, please give me a call.

Very truly yours,

Mike Heaton

Michael G. Heaton
Assistant General Counsel

cc: William Garr, City of Huron
Steve Lowe

RESOLUTION NO. 807

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HURON /COUNTY OF FRESNO, CALIFORNIA ORDERING TERRITORY DESIGNATED AS "LOWE ANNEXATION" ANNEXED TO THE CITY OF HURON.

WHEREAS, the Local Agency Formation Commission of the County of Fresno Adopted its Resolution No. RO-85-65 on May 1, 1986, making determinations and approving the proposed annexation to the City of Huron of territory described in Exhibit A attached hereto and by this reference incorporated herein; and

WHEREAS, the terms and conditions of annexation as approved by the Local Agency Formation Commission are as follows:

A. The City shall adopt an ordinance agreeing to the following conditions:

1. Prior to the filing of a final map to subdivide any portion of annexation territory the area to be subdivided for development purposes shall be detached from Westlands Water District.
2. Prior to any development of annexation territory not detached from Westlands Water District, the developer shall detach from Westlands Water District the entire parcel or that portion of the parcel intended for development. Prior to any development shall mean before any building permit is issued.

B. The city shall adopt an ordinance which will require that any territory annexed to the city for residential or commercial development be detached from Westlands Water District prior to development.

C. The land owner shall:

1. Pay in full all outstanding or current assessments or water charges.
2. Pay in full a detachment fee in the amount of \$95.89 per acre; and

WHEREAS, the reasons for this annexation are:

A. The owners of all of the land within the territory have requested annexation.

B. The territory is within the City of Huron's sphere of influence and contigam to the city limits.

C. The City desires to ensure that development of the territory will be consistent with its general plan and city standards; and

WHEREAS, the regular county assessment roll is utilized by this city; and

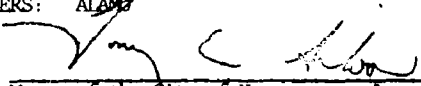
WHEREAS, the affected territory will be taxed for existing general bonded indebtedness of this city; and

WHEREAS, the Local Agency Formation Commission has authorized this Council to approve this annexation without notice and hearing and without an election.


NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Huron hereby orders the territory described in Exhibit A annexed, and directs the City Clerk to transmit a certified copy of this resolution with applicable fees required by Section 54902.5 of the Government Code to the Executive Officer of the Local Agency Formation Commission of Fresno County.

The foregoing resolution was passed and adopted by the City Council of the City of Huron at a regular meeting held on the 4th day of June, 1986, by the following vote;

VOTE: AYES: COUNCILMEMBERS: CANO, DOMINGUEZ, GONZALES, SILVA
NOES: COUNCILMEMBERS: NONE
ABSENT: COUNCILMEMBERS: ALAMO


Mayor of the City of Huron

ATTEST:

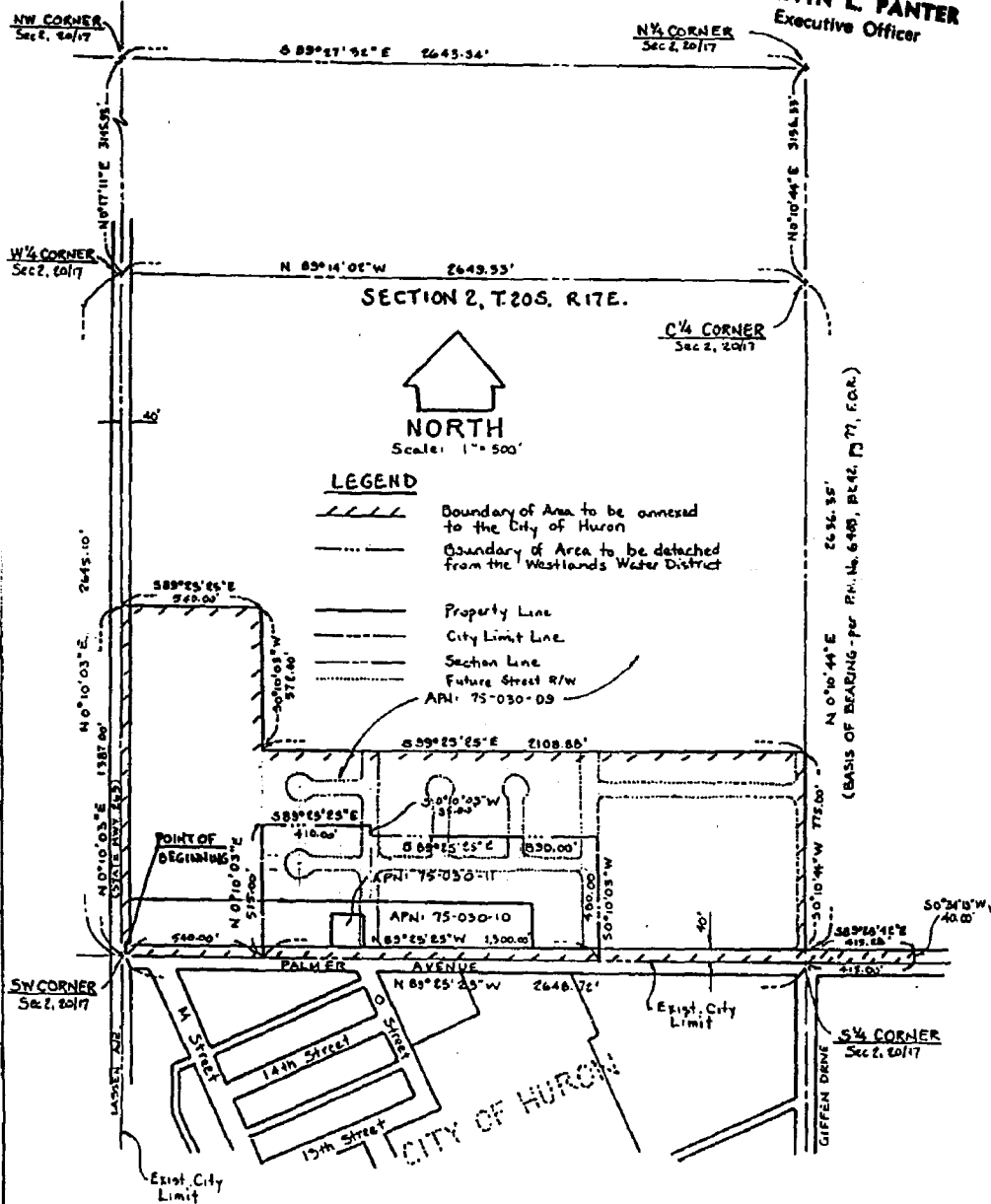

City Clerk of the City of Huron

APPROVED-LAP80

5-1-86

DATE

WIN L. PANTER
Executive Officer



NOTE: SEE SHEET 2 FOR LEGAL DESCRIPTION *Req. # 807 Adopted 6-4-86*



TRI-CITY
ENGINEERING

16934 West Tenth St.
Huron, CA. 93234

Civil Engineers

Land Surveyors

(209) 945-2029

Date: 4-28-86

By: CR

Scale: 1" = 500'

Rev.

Dwg. No.

Page 1 of 4

LOWE REORGANIZATION
ANNEXATION TO THE CITY OF HURON, FRESNO COUNTY
Portion of Section 2, T.20 S., R.17 E., M.D.B.6M.

LEGAL DESCRIPTION "LOWE REORGANIZATION."

PARCEL TO BE ANNEXED TO THE CITY OF HURON

All that portion of the South half of Section 2, Township 20 South, Range 17 East, Mount Diablo Base and Meridian, situated in Fresno County, California, more particularly described as follows:

BEGINNING at the Southwest corner of Section 2; thence N 0°10'03" E, along the West line of the Southwest quarter of said Section 2, a distance of 1387.00 feet; thence S 89°25'25" E, parallel to the South line of said Southwest quarter, a distance of 540.00 feet; thence S 0°10'03" W, parallel to said west line, a distance of 572.00 feet; thence S 89°25'25" E, parallel to the said South line a distance of 2108.88 feet, to a point on the East line of said Southwest quarter; thence S 0°10'44" W, along said East line, a distance of 775.00 feet to a point 40.00 feet Northerly of the South one-quarter corner of said Section 2; thence S 89°25'42" E, parallel to the South line of the Southeast quarter of said Section 2, a distance of 415.28 feet; thence S 0°34'13" W, at right angles to said South line, a distance of 40.00 feet to a point on the said South line; thence N 89°25'42" W, along said South line, also being along the existing City Limit line of the City of Huron, a distance of 415.00 feet to the South one-quarter corner of said Section 2; thence N 89°25'25" W, along the South line of the Southwest quarter of said Section 2, said line also being the existing City Limit of the City of Huron, a distance of 2648.72 feet to the TRUE POINT OF BEGINNING.

Said parcel contains 57.03 acres, more or less.

APPROVED-LAFCD
5-1-86

DATE

MARVIN L. PANTER
Executive Officer



**TRI-CITY
ENGINEERING**

16934 West Tenth St.
Huron, CA. 93234

Civil Engineers

Land Surveyors

(209) 945-2029

LOWE REORGANIZATION
ANNEXATION TO CITY OF HURON

Date: 4-28-86

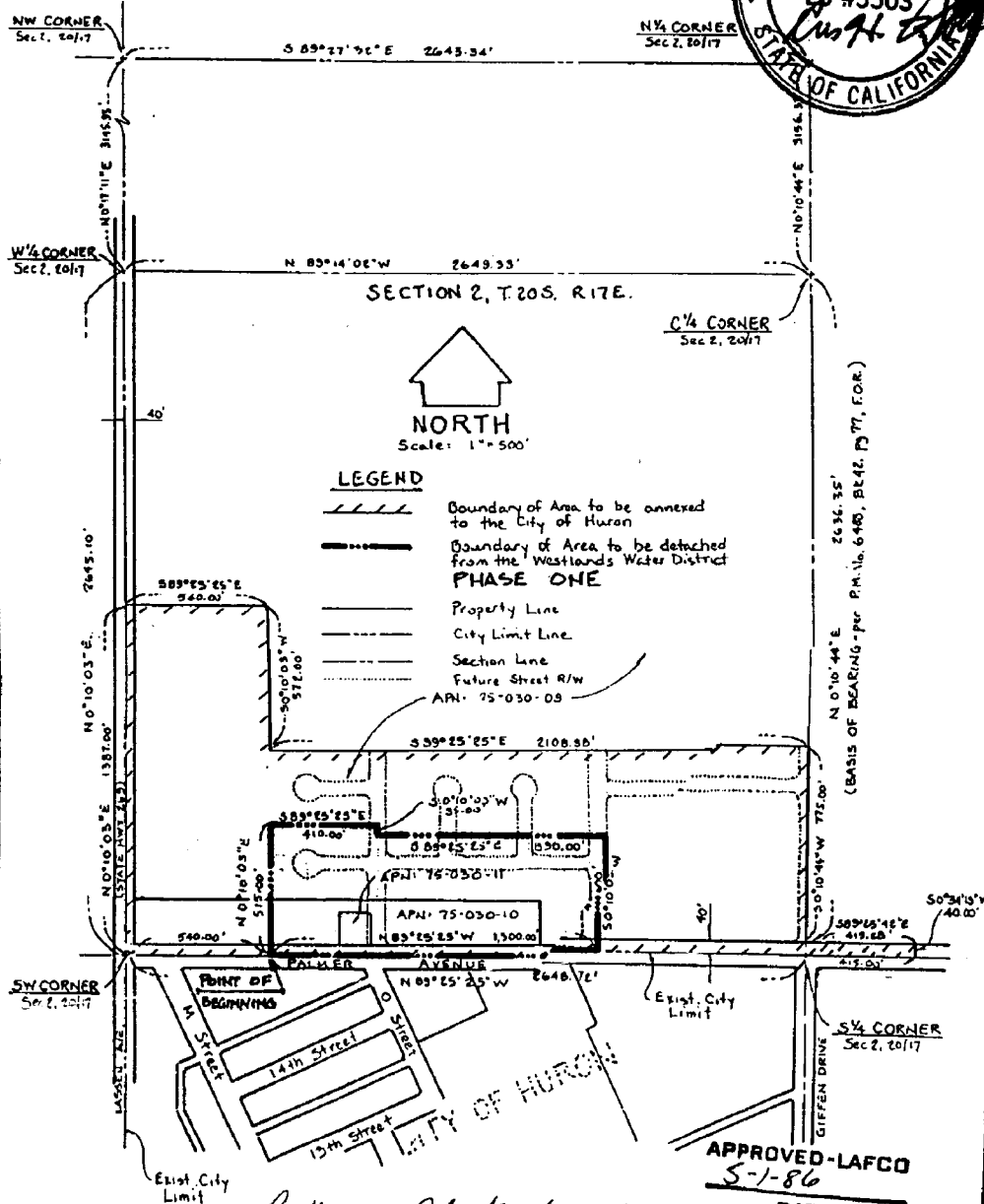
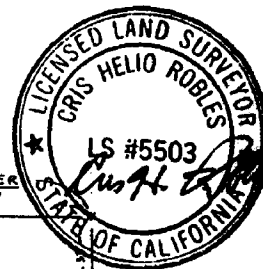
By: RR

Scale: NONE

Rev. 5/7/86

Dwg. No.

Page 2 of 4



NOTE: SEE SHEET 4 OR LEGAL DESCRIPTION

APPROVED-LAFCO
5-1-86
DATE
MARVIN L. PANTER
Exec. Officer



**TRI-CITY
ENGINEERING**

16934 West Tenth St.
Huron, CA. 93234

Civil Engineers
Land Surveyors
(209) 945-2029

LOWE REORGANIZATION
DETACHMENT FROM WESTLANDS WATER DISTRICT

Date: 4-28-86
By: CR
Scale: 1"=500'
Rev.
Dwg. No.
Page 3 of 4

LEGAL DESCRIPTION

ALL THE PORTION OF THE SOUTH ONE HALF OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 17 EAST, MOUNT DIABLO BASE & MERIDIAN, SITUATED IN THE COUNTY OF FRESNO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF SAID SECTION 2, SAID POINT ALSO BEING THE CENTERLINES OF LASSEN AVENUE (STATE HWY 269) AND PALMER AVENUE; THENCE S89° 25' 25"E ALONG THE SOUTH LINE OF SAID SECTION 2; SAID LINE ALSO BEING THE CENTERLINE OF PALMER AVENUE; A DISTANCE OF 540.00 FEET; TO THE TRUE POINT OF BEGINNING, THENCE N0° 10' 03"E AND PARALLEL TO THE WEST LINE OF SAID SECTION 2 A DISTANCE OF 515.00 FEET; THENCE S89° 25' 25"E AND PARALLEL TO THE SOUTH LINE OF SECTION 2 A DISTANCE OF 410.00 FEET; THENCE S0° 10' 03"W AND PARALLEL TO THE WEST LINE OF SAID SECTION 2 A DISTANCE OF 35.00 FEET; THENCE S89° 25' 25"E AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 2 A DISTANCE OF 890.00 FEET; THENCE S0° 10' 03"W AND PARALLEL TO THE WEST LINE OF SAID SECTION 2 A DISTANCE OF 480.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 2; THENCE N89° 25' 25"W ALONG SAID SOUTH LINE OF SECTION 2 A DISTANCE OF 1300.00 FEET TO THE TRUE POINT OF BEGINNING. SAID PARCEL CONTAINS 14.65 ACRES MORE OR LESS.

APPROVED-LAFCO
5-1-86
DATE

MARVIN L. PANTER
Executive Officer



TRI-CITY ENGINEERING

16034 West Tenth St.
Huron, CA. 95234

Civil Engineers

Land Surveyors

(209) 945-2029

Date: 4-28-86

By: ER

Scale: NONE

Rev

Dwg. No.

Page 4 of 4

LOWE REORGANIZATION
DETACHMENT FROM WESTLANDS WATER DISTRICT

County of



STATEMENT OF BOUNDARY CHANGE

**Local Agency
Formation Commission**

Marvin L. Panter
Executive Officer

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

FROM: Marvin L. Panter, LAFCO Executive Officer

SUBJECT: "LOWE REORGANIZATION"

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

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

Annexation to the City of Huron and detachment from the Westlands Water District (in part)

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

City of Huron

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

The regular County assessment roll will be used.

Property tax negotiations have been completed, and a Certificate of Completion was executed by the Executive Officer on July 8, 1986.

A certified copy of the conducting agency's Resolution of Approval No. 807 and a map and description are attached.

- ☐ District Property Tax Agreement: Type:
- ☐ Property tax resolutions from the affected agencies are attached.
- ☐ Resolution of Approval contains conditions affecting transfer.

Date: July 8, 1986

Executive Officer

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

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



**Local Agency
Formation Commission**

Marvin L. Panter
Executive Officer

**CERTIFICATE OF COMPLETION
FRESNO COUNTY LOCAL AGENCY FORMATION COMMISSION**

The name of the conducting agency is City of Huron.

The names of agencies whose territory is changed and the type of change for each are annexation to the City of Huron and detachment from the Westlands Water District (in part).

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

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

The territory is uninhabited.

The change of organization was ordered without an election, and the resolution ordering the change of organization was adopted by the conducting agency on June 4, 1986.

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

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

- A. The city shall adopt an ordinance agreeing to the following conditions:
 1. Prior to the filing of a final map to subdivide any portion of annexation territory the area to be subdivided for development purposes shall be detached from Westlands Water District.
 2. Prior to any development of annexation territory not detached from Westlands Water District, the developer shall detach from Westlands Water District the entire parcel or that portion of the parcel intended for development. Prior to any development shall mean before any building permit is issued.
- B. The city shall adopt an ordinance which will require that any territory annexed to the city for residential or commercial development be detached from Westlands Water District prior to development.

C. The landowner shall:

1. Pay in full all outstanding or current assessments or water charges.
2. Pay in full a detachment fee in the amount of \$95.89 per acre.

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

Executive Officer

Dated: July 8, 1986

Boundary Change Complete and
Effective — Recorded

at 2:43 on 7-9-86

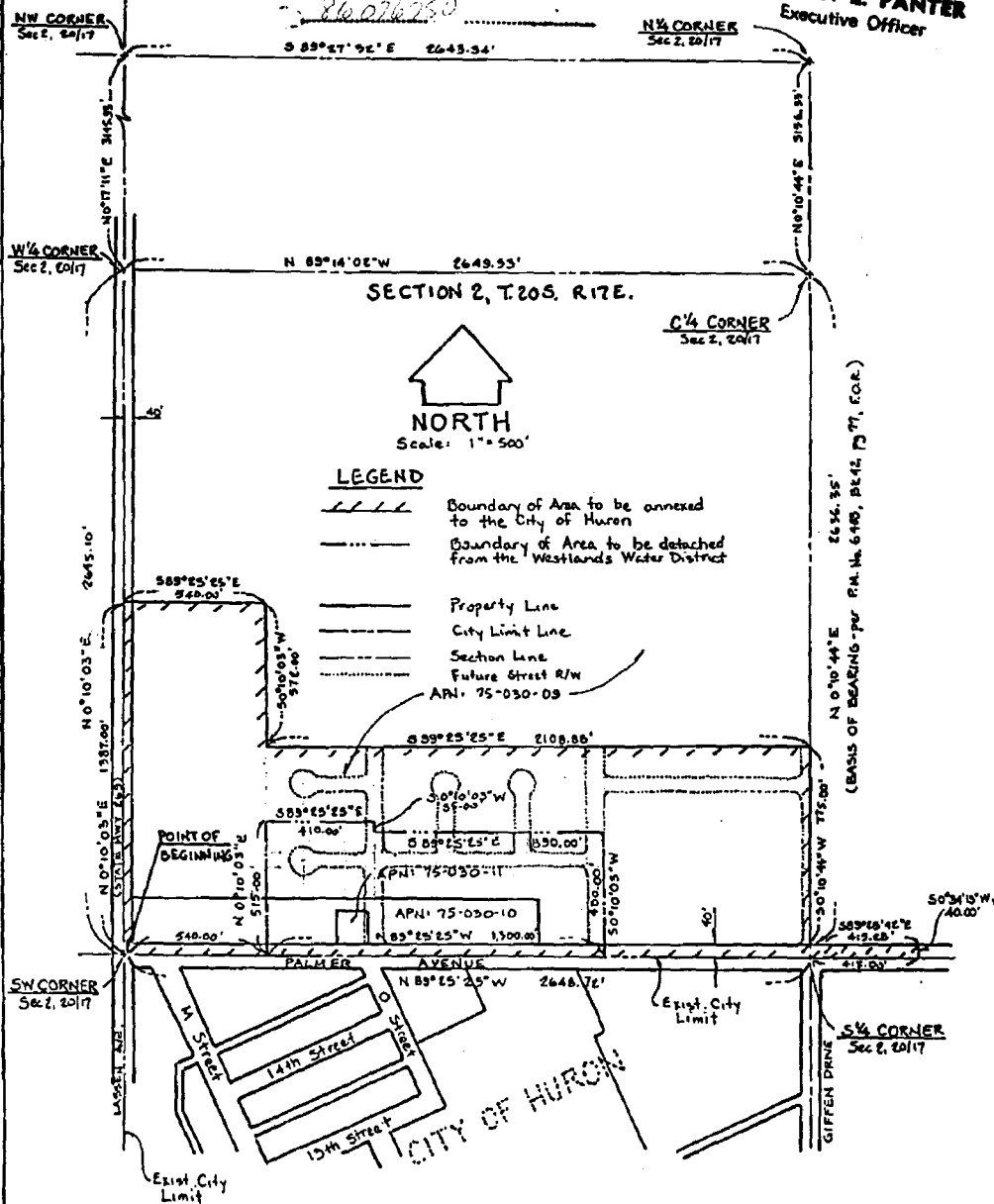
86076250

APPROVED-LAPOS

5-1-86

DATE

ARVIN L. PANTER
Executive Officer



NOTE: SEE SHEET 2 FOR LEGAL DESCRIPTION *Rev. #807 Adopted 6-4-86*



**TRI-CITY
ENGINEERING**

16934 West Tenth St.
Huron, CA. 93234

Civil Engineers

Land Surveyors

(209) 945-2029

Date: 4-28-86

By: CR

Scale: 1"=500'

Rev.

Dwg. No.

Page 1 of 4

LOWE REORGANIZATION
ANNEXATION TO THE CITY OF HURON, FRESNO COUNTY
Portion of Section 2, T.20 S., R.17 E., M.D.B.&M.

20-85-65

LEGAL DESCRIPTION "LOWE REORGANIZATION."

PARCEL TO BE ANNEXED TO THE CITY OF HURON

All that portion of the South half of Section 2, Township 20 South, Range 17 East, Mount Diablo Base and Meridian, situated in Fresno County, California, more particularly described as follows:

BEGINNING at the Southwest corner of Section 2; thence N 0°10'03" E, along the West line of the Southwest quarter of said Section 2, a distance of 1387.00 feet; thence S 89°25'25" E, parallel to the South line of said Southwest quarter, a distance of 540.00 feet; thence S 0°10'03" W, parallel to said west line, a distance of 572.00 feet; thence S 89°25'25" E, parallel to the said South line a distance of 2108.88 feet, to a point on the East line of said Southwest quarter; thence S 0°10'44" W, along said East line, a distance of 775.00 feet to a point 40.00 feet Northerly of the South one-quarter corner of said Section 2; thence S 89°25'42" E, parallel to the South line of the Southeast quarter of said Section 2, a distance of 415.28 feet; thence S 0°34'13" W, at right angles to said South line, a distance of 40.00 feet to a point on the said South line; thence N 89°25'42" W, along said South line, also being along the existing City Limit line of the City of Huron, a distance of 415.00 feet to the South one-quarter corner of said Section 2; thence N 89°25'25" W, along the South line of the Southwest quarter of said Section 2, said line also being the existing City Limit of the City of Huron, a distance of 2648.72 feet to the TRUE POINT OF BEGINNING.

Said parcel contains 57.03 acres, more or less.

Boundary Change Complete and
Effective -- Recorded

at _____ on _____

APPROVED-LAFCD
5-1-86

DATE

MARVIN L. PANTER
Executive Officer



**TRI-CITY
ENGINEERING**

16934 West Tenth St.
Huron, CA. 93234

Civil Engineers

Land Surveyors

(209) 945-2029

Date: 4-28-86

By: RR

Scale: NONE

Rev. 5/7/86

Dwg. No.

Page 2 of 4

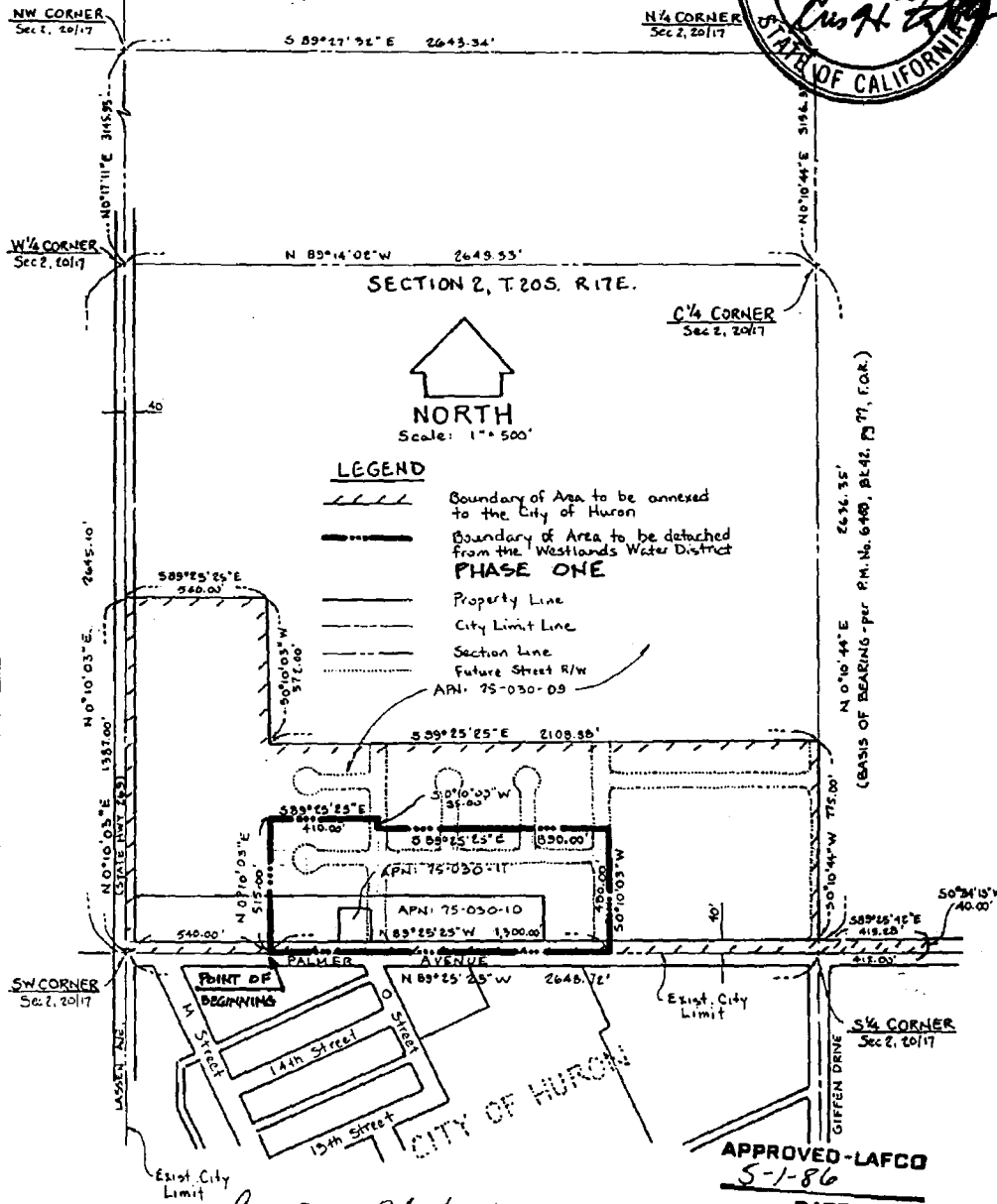
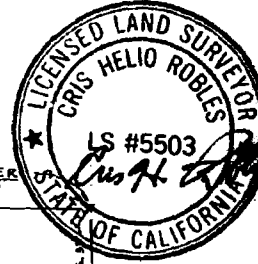
LOWE REORGANIZATION
ANNEXATION TO CITY OF HURON

RO-85-65

Boundary Change Complete and
Effective — Recorded

at 2-93 on 7-9-86

56096750



NOTE: SEE SHEET 4 FOR LEGAL DESCRIPTION

APPROVED-LAFCO
5-1-86

DATE

MARVIN L. PANTER
Executive Officer



**TRI-CITY
ENGINEERING**

16934 West Tenth St.
Huron, CA. 93234

Civil Engineers
Land Surveyors
(209) 945-2029

LOWE REORGANIZATION
DETACHMENT FROM WESTLANDS WATER DISTRICT

Date: 4-28-86
By: CP
Scale: 1" = 500'
Rev.
Dwg. No.
Page 3 of 4

Ro. 85-65

LEGAL DESCRIPTION

ALL THE PORTION OF THE SOUTH ONE HALF OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 17 EAST, MOUNT DIABLO BASE & MERIDIAN, SITUATED IN THE COUNTY OF FRESNO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF SAID SECTION 2, SAID POINT ALSO BEING THE CENTERLINES OF LASSEN AVENUE (STATE HWY 269) AND PALMER AVENUE; THENCE S89° 25' 25"E ALONG THE SOUTH LINE OF SAID SECTION 2; SAID LINE ALSO BEING THE CENTERLINE OF PALMER AVENUE; A DISTANCE OF 540.00 FEET; TO THE TRUE POINT OF BEGINNING, THENCE N0° 10' 03"E AND PARALLEL TO THE WEST LINE OF SAID SECTION 2 A DISTANCE OF 515.00 FEET; THENCE S89° 25' 25"E AND PARALLEL TO THE SOUTH LINE OF SECTION 2 A DISTANCE OF 410.00 FEET; THENCE S0° 10' 03"W AND PARALLEL TO THE WEST LINE OF SAID SECTION 2 A DISTANCE OF 35.00 FEET; THENCE S89° 25' 25"E AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 2 A DISTANCE OF 890.00 FEET; THENCE S0° 10' 03"W AND PARALLEL TO THE WEST LINE OF SAID SECTION 2 A DISTANCE OF 480.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 2; THENCE N89° 25' 25"W ALONG SAID SOUTH LINE OF SECTION 2 A DISTANCE OF 1300.00 FEET TO THE TRUE POINT OF BEGINNING. SAID PARCEL CONTAINS 14.65 ACRES MORE OR LESS.

Boundary Change Complete and
Effective — Recorded

at _____ on _____

APPROVED-LAFCD

5-1-86

DATE

MARVIN L. PANTER
Executive Officer



**TRI-CITY
ENGINEERING**

16934 West Tenth St.
Huron, CA. 93234

Civil Engineers

Land Surveyors

(209) 945-2029

Date: 4-28-86

By: RR

Scale: NONE

Rev.

Dwg. No.

Page 4 of 4

20-ES-65

LOWE REORGANIZATION
DETACHMENT FROM WESTLANDS WATER DISTRICT



PO-85-65
WILLIAM C. GREENWOOD
Assessor

August 6, 1986

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

Attention: Marvin Panter
Executive Officer

Re: 1987 Assessment Roll #29

Dear Mr. Panter:

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

Date Filed: July 9, 1986

City/District: Huron/Westlands Water Reso. # 807

Subject: Lowe Reorganization

Yours very truly,

WILLIAM C. GREENWOOD
COUNTY ASSESSOR

Cyndi Schulte

Cyndi Schulte
Cadastral Drafting Technician III

slc

STATE OF CALIFORNIA

STATE BOARD OF EQUALIZATION

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

Telephone: (916) 445-6950

July 14, 1986
Rec'd 7/14/86

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

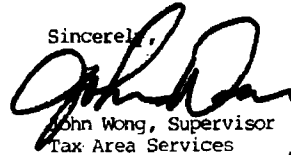
Mr. Marvin L. Panter, Exec. Officer
Fresno County LAFCO
2220 Tulare Street, Suite 119
Fresno, CA 93721

Dear Mr. Panter:

This is to acknowledge receipt of the statement(s) required by Section 54900, et seq., of the Government Code by which "Lowe Reorganization" annexation to the City of Huron and detachment from the Westlands Water District (in part). (Res. 807)

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

Sincerely,


John Wong, Supervisor
Tax Area Services
VALUATION DIVISION

cc:

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

appl. file

WESTLANDS WATER DISTRICT

3130 NORTH FRESNO STREET / P.O. BOX 6056, FRESNO, CALIFORNIA 93703
TELEPHONE: (209) 256-1423

BOARD OF DIRECTORS

JACK STONE
PRESIDENT
CRAIG T. ULRICI
VICE-PRESIDENT
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GERALD R. BUTCHERT
MANAGER
VERNA PERRY
SECRETARY
PETE FARMER
TREASURER

September 5, 1986

Marvin Panter
Local Agency Foundation Commission
2220 Tulare Street
Fresno, CA 93721

Subject: Lowe Reorganization

Dear Marvin:

Enclosed for your information is a copy of the letter from the Bureau of Reclamation approving the detachment of 14.65 acres of land from Westlands, in connection with the annexation of a larger area of the Lowe Ranch to the City of Huron. I believe this is the final step of the process insofar as Westlands is concerned. Please advise me if you need anything more on this matter.

Sincerely,

Mike Heaton
Michael G. Heaton
Assistant General Counsel

Enclosure



IN REPLY FRO-427
REFER TO: 740.

United States Department of the Interior

BUREAU OF RECLAMATION
MID PACIFIC REGION

FRESNO OFFICE (CVP)
FEDERAL BUILDING, ROOM 2215
1130 "O" STREET
FRESNO, CALIFORNIA 93721

SEP 3 1986

Westlands Water District
Post Office Box 6056
Fresno, California 93703

Ladies and Gentlemen:

This letter is a notification that the Bureau has approved your requested exclusion of lands covered in your July 15, 1986, letter totaling 14.65 acres. The District is still responsible however, for its contractual obligations (Contract No. 14-06-200-495A and 14-06-200-2020A) regardless of the number of irrigable acres in the District.

With the exclusion of 14.65 acres the new official acreages are as follows:

Gross Acres	604, 540
Arable Acres	578, 743
Irrigable Acres	562, 762

These acreages will be used in official records such as "Crop Production and Water Utilization Report," until updated by approval of new inclusion/exclusion requests (Reclamation Instruction Series 110, Part 115.2.3H). If you have any questions on this matter, please feel free to contact Jack Wessies, at (209) 487-5139.

Sincerely,

For BURKE GILES
Project Superintendent
Fresno Office (CVP)