

RO-87-26

LAFCO PROCEDURE CHECKLIST

RO-87-26

"Bullard-Bryan #3-A" Reorganization

File Number

Application Name

City of Fresno

9/22/87

Proponent

Date Received in Office

Annex to City of Fresno

EIR Neg. Dec. Exempt 9/14/87

Detach from NCFPD, KRCD

Environmental Determination / DATE

Affected Agency(s)

Inhabited Uninhabited

Public Hearing 100% Consent

Date

1. Application File Complete

Property Tax Resolution Needed

Date Completed

Environmental Assessment Needed

Date Completed

Petition Verified

Date Verified

Approval of Map and Description

8-87

Date of Map

8-21-87

Date of Legal

Requested Additional Information from Proponent

2. Request for Information from Other Agencies:

Date Sent

Returned

Assessor (affected area only)

9-23-87

9-25-87

Planning

Environmental Health

Elections

School District -

Affected Districts

W.C. ...

U.S. Soil Conservation District

Other

3. Certificate of Filing

10-14-87

4. Hearing Date/Time

10-15-87

5. Notices Published

✓

6. Notices Mailed *adjacent districts* and Posted

10-2-87

7. Agency Notice Sent to Landowners

✓

8. Executive Officer's Report Mailed *Handed out at hearing*

9. Commission Action

Approved w/conditions

10. Revised map/legal needed - Conducting Auth. Contacted

✓

11. Approved Revised Map and Legal

7

7

Date of Map

Date of Legal

12. LAFCO Resolution Mailed

10-19-87

13. Notice of Determination Filed (if applicable)

11-17-87

14. Certificate of Completion and Statement of Boundary Change Mailed

11-18-87

15. County Recorder - Time, Date, and Document

8:25

11-20-87

87140762

16. Conducting Authority/Communications Contacted

11-20

17. Effective Notices Mailed

11-25-87

Agencies or persons requesting Notice (N) and/or Staff Report (SR):

(N) (SF)

0195L/25

Application Prepared by: _____

STATE OF CALIFORNIA

STATE BOARD OF EQUALIZATION

TAX AREA SERVICES SECTION

1718 24TH STREET, SACRAMENTO, CALIFORNIA

(P.O. BOX 1713, SACRAMENTO, CALIFORNIA 95806-1713)

TELEPHONE: (916) 445-6900

January 21, 1988
Rec'd. 12/10/87



WILLIAM M. BERRYETT
First District, Kestfield

CONNOR H. COLLIS
Second District, Los Angeles

ERNEST J. DRONENBURG, JR.
Third District, San Diego

PAUL CARPENTER
Fourth District, Los Angeles

GRAY DAVIS
Controller, Sacramento

DOUGLAS D. BELL
Executive Secretary

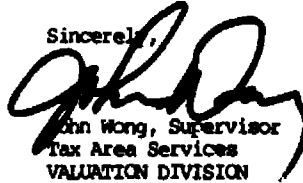
Mr. Marvin L. Panter
Executive Officer
Fresno County LAFCO
2220 Tulare Street, Suite 119
Fresno, California 93721

Dear Mr. Panter:

This is to acknowledge receipt of the statement(s) required by Section 54900, et seq., of the Government Code by which Bullard-Bryan No. 3-A Reorganization: Annexation to the City of Fresno, and detachment from the North Central Fire Protection and the Kings River Conservation Districts. (Res. 87-473)

The 1988 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



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: Bullard-Bryan No. 3-A 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 Fresno, and detachment from the North Central Fire Protection and the Kings River Conservation Districts

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

None

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 November 18, 1987.

A certified copy of the conducting agency's Resolution of Approval No. 87-473 and a map and description are attached.

 District Property Tax Agreement: Type:

XX Property tax resolutions from the affected agencies are attached.

XX Resolution of Approval contains conditions affecting transfer.


Executive Officer

Date: November 18, 1987

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 Fresno.

The names of agencies whose territory is changed and the type of change for each are annexation to the City of Fresno, and detachment from the North Central Fire Protection and the Kings River Conservation Districts.

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

The short title, if any, of the annexation or detachment proceeding is Bullard-Bryan No. 3-A 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 October 27, 1987.

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

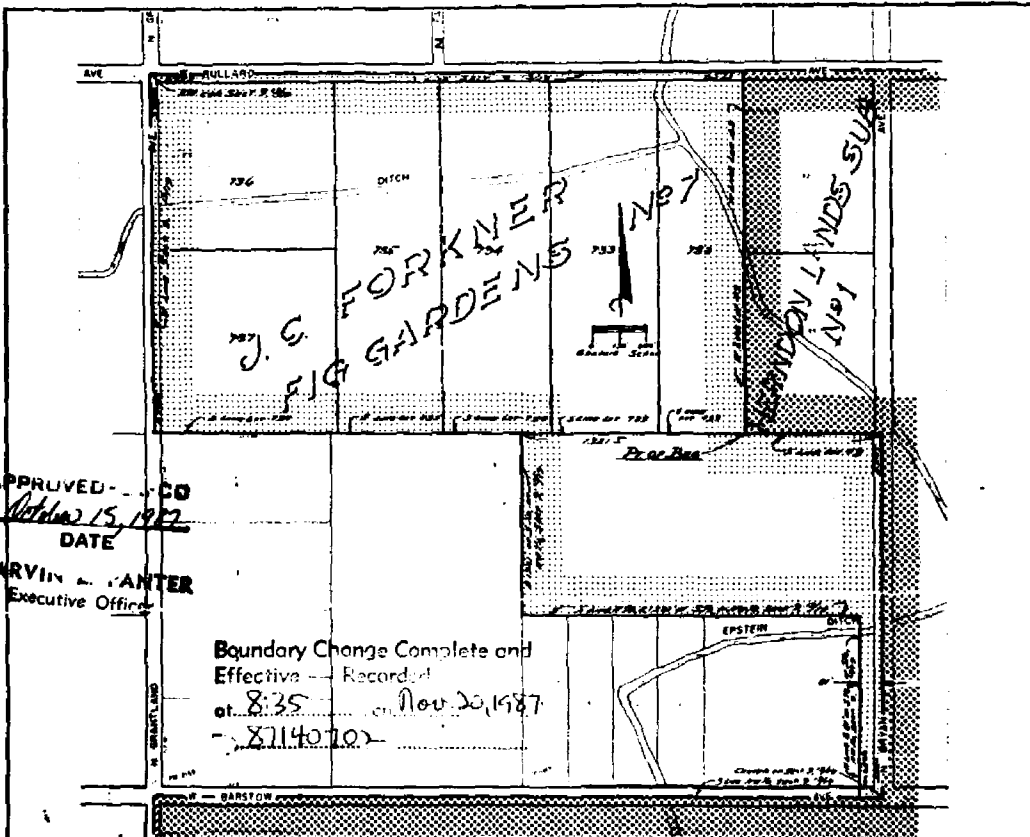
The terms and conditions of the change of organization, if any, are as follows:

In the event a revised instant-aid agreement between North Central Fire Protection District and the City of Fresno is entered into, the terms of the agreement will apply to this annexation.

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: November 18, 1987



APPROVED - CO
October 15, 1982
 DATE
 MARVIN A. ANTER
 Executive Officer

Boundary Change Complete and Effective - Recorded at 8:35 on Nov 20, 1987 - 8714070

LEGEND -
 EXISTING CITY AREA



AREA TO BE DETACHED FROM THE NORTH CENTRAL FIRE PROTECTION DISTRICT, THE KINGS RIVER CONSERVATION DISTRICT, AND ANNEXED TO THE CITY OF FRESNO.
 ADDED ADDRESS SYSTEM

Res. 87-473 Adopted October 27, 1987		FILE No. <u>2452</u>
BULLARD-BRYAN No 3-A REORGANIZATION Lots 732 to 739, incl. of J. C. FORKNER FIG GARDENS No 7 and a part of 5 1/2 ac. N 1/4 of Sect 9, 1/4, M.D.B. & N.		ANNEX No. <u>1209</u>
		ACRES = <u>86.66</u>
		COUNCIL DISTRICT No. <u>2</u>
ALLOCATED TO COUNCIL DISTRICT NO. <u>2</u> AS PER COUNCIL DISTRICT MAP DATED 1-22-82 <u>RO-87-20</u>		DR. BY: <u>TESS</u> DATE: <u>Nov 1982</u> SCALE: <u>1/4" = 100'</u>
		<u>6-A-1482</u>

BULLARD-BRYAN NO. 3-A
Reorganization

Area to be Detached from the North Central Fire Protection District, the Kings River Conservation District, and Annexed to the City of Fresno.

Consisting of Lots 732-737, Inclusive, of J.C. Forkner Fig Gardens Subdivision No. 7, and a portion of the South Half of the Northwest Quarter of Sect. 9, 13/19, lying in Northwest Quarter of Section 9, 13/19, M.D.B. & M.

Beginning at the Southwest corner of lot 43 of Herndon Lands Subdivision No. 1, as said lot is shown on the Map thereof, filed in the Office of the County Recorder February 11, 1914 and recorded in Volume 7 of Plats at page 23, Fresno County Records, being also, a point on the existing City Limits of the City of Fresno; thence Northerly, along the West lines of lots 43 and 42, of said Herndon Lands Subdivision No. 1, being also, along a line which is parallel with and 447.58 feet West of the East lines of said lots 43 and 42, and along the Northerly production of said lots, being also, along the existing City Limits of said City, to the intersection with the North line of the Northwest Quarter of Section 9, Township 13 South, Range 19 East, Mount Diablo Base and Meridian as said Section is shown on the United States Government Township Plats; thence Westerly, along the North line of the Northwest Quarter of said Section 9, to the Northwest corner of said Section 9; thence Southerly, along the West line of said Section 9, to the intersection with the Westerly production of the south line of lot 737 of J.C. Forkner Fig Gardens Subdivision No. 7, as shown on the Map thereof filed in the Office of the County Recorder July 18, 1923 and recorded in Volume 10 of Plats at page 17, Fresno County Records; thence Easterly, along the Westerly production of the South line of said lot 737, and along the South line of lots 737, 735 and 734 of said J.C. Forkner Fig Gardens Subdivision No. 7, to a point which is 1321.00 feet West of the East line of the Northwest Quarter of said Section 9; thence Southerly, along the West line of the East 1321.00 feet of the South Half of the Northwest Quarter of said Section 9, to the intersection with the South line of the North Half of the South Half of the Northwest Quarter of said Section 9; thence Easterly, along the South line of the North Half of the South Half to the Northwest Quarter of said Section 9, to a point which is 81.00 feet West of the East line of the Northwest Quarter of said Section 9; thence Southerly, along a line which is parallel with and 81.00 feet West of the East line of the Northwest Quarter of said Section 9, to the intersection with the South line of the Northwest Quarter of said Section 9, said point being also, a point on the existing City Limits of said City; thence Easterly, along the South line of the Northwest Quarter of said Section 9, being also, along the existing City Limits of said City, a distance of 81.00 feet, to the center corner of said Section 9; thence Northerly, along the

Boundary Change Complete and
Effective — Recorded
at 8:35 on Nov 20, 1987
- 27140102 -

APPROVED-LAFCD
October 15, 1987
DATE

MARVIN L. PANTER
Executive Officer

BULLARD-BRYAN NO. 3-A
Reorganization
Page 2

East line of the Northwest Quarter of said Section 9, being also, along the existing City limits of said City, to the intersection with the Easterly production of the South line of said lot 43, of said Herndon Lands Subdivision No. 1; thence Westerly, along the Easterly production of the South line of said lot 43, and along the South line of said lot 43, being also, along the existing City Limits of said City, to the Point of Beginning.

File No. 2452
Drawing No. 6-A-1482
Contains 86.66 Acres
TMB August 21, 1987

APPROVED-LAFCD
October 15, 1987
DATE

MARVIN L. PANTER
Executive Officer

Boundary Change Complete and
Effective — Recorded
at 8:35 on Nov 20, 1987
- 87140702 -

RESOLUTION NO. 87-473

A RESOLUTION OF THE COUNCIL OF THE CITY OF FRESNO, CALIFORNIA, IN THE MATTER OF THE BULLARD-BRYAN NO. 3-A REORGANIZATION ORDERING A REORGANIZATION OF THE CITY OF FRESNO, THE NORTH CENTRAL FIRE PROTECTION DISTRICT, AND THE AND THE KINGS RIVER CONSERVATION DISTRICT WITHOUT NOTICE AND HEARING OR AN ELECTION

WHEREAS, all actions for this reorganization are taken pursuant to the Cortese-Knox Local Government Reorganization Act of 1985, contained in Division 3, commencing with Section 56000, of the California Government Code; and

WHEREAS, the Council, pursuant to its Resolution No. 87-412 adopted on September 22, 1987, requested the Fresno Local Agency Formation Commission (LAFCO) to conduct appropriate proceedings for the annexation of the subject territory to the City of Fresno; and

WHEREAS, the proposed reorganization known as Bullard-Bryan No. 3-A, is described in Exhibit "A" and graphically depicted in Exhibit "B", said exhibits being attached hereto and by this reference incorporated herein; and

WHEREAS, subsequent to the filing of such resolution of application with the Local Agency Formation Commission of Fresno County and subsequent to the giving of written notice by the Executive Director of said Commission of the filing of such resolution of application to those agencies whose boundaries would be affected by the proposal, as required by the Government Code, and no demand for a public hearing having been made, said Commission, on

PASSED _____
EFFECTIVE _____

OCT 21 1987

the 15th day of October, 1987, made determinations upon such resolution of application and considered all matters relevant to the proposed reorganization without notice and hearing, as permitted by the Government Code; and

WHEREAS, said Commission found the territory of the subject application to be uninhabited and all owners of the land within the territory proposed to be annexed have given written consent to such proposal; and

WHEREAS, said Commission adopted its Resolution No. RO-87-26, "Making Determination and Approving the Proposed Bullard-Bryan No. 3-A Reorganization" of the City of Fresno, the North Central Fire Protection District, and the Kings River Conservation District, a copy of which is attached hereto and identified as Exhibit "C"; and

WHEREAS, LAFCO Resolution No. RO-87-26 authorized the Council to conduct the proceedings for the reorganization in the manner provided by law and imposed the following condition:

In the event a revised instant-aid agreement between North Central Fire Protection District and the City of Fresno is entered, the terms of the agreement will apply to this annexation.

WHEREAS, said Fresno Local Agency Formation Commission authorized this Council to initiate such proceedings without notice, hearing, or election; and

WHEREAS, at said hearing, LAFCO's Resolution No. RO-87-26, Making Determination and Approval was presented and summarized to the Council; and

WHEREAS, the Council considered all factors required by law for a proposed reorganization; and

WHEREAS, the Fresno County Assessor's roll will be used for the purpose of levying any assessments or taxes on the subject territory; and

WHEREAS, the subject territory proposed to be annexed to the City of Fresno will be exempt from taxation for the payment of principal or interest, or any other amounts which shall become due on account of any outstanding bonded indebtedness incurred by the City prior to the effective date of such annexation, and upon completion of this reorganization proposal, the subject territory will be included in Municipal Bond area "D" and will not be taxed for any existing bonded indebtedness or contractual obligations.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Fresno as follows:

1. The Council hereby orders that the territory referred to as Bullard-Bryan No. 3-A Reorganization, and described in Exhibit "A" and graphically depicted in Exhibit "B" attached hereto be annexed to the City of Fresno and the same territory be detached from the Kings River Conservation District, and the North Central Fire Protection District of Fresno County.
2. The proposed reorganization is in the best interest of the territory of Bullard-Bryan No. 3-A Reorganization and lands have not been improperly omitted from or included within this reorganization.

3. For the purpose of the proposed reorganization, the subject territory is found to be uninhabited.
4. The reasons for this proposed reorganization are as follows:
 - a. The subject territory is within the City of Fresno's Sphere of Influence.
 - b. Municipal services will be more efficiently and economically provided.
 - c. This reorganization proposal is in response to signed written petitions requesting annexation to the City of Fresno from the property owners within the project area.
 - d. It is advantageous for the territory within the Bullard-Bryan No. 3-A Reorganization to be part of the City.
5. This reorganization shall be completed without notice, hearing, or an election pursuant to Government Code Section 56037.

IT IS FURTHER RESOLVED by the Council of the City of Fresno that the Bullard-Bryan No. 3-A Reorganization be and is hereby allocated to Council District No. 2.

IT IS FURTHER ORDERED the Clerk of the City of Fresno shall immediately cause a certified copy of this resolution with applicable fees, required by Sections 57200 and 54902.5 of the Government Code, to be transmitted to the Executive Officer of the Local Agency Formation Commission of Fresno County. Upon the filing

* * *

BULLARD-BRYAN NO. 3-A
Reorganization

Area to be Detached from the North Central Fire Protection District, the Kings River Conservation District, and Annexed to the City of Fresno.

Consisting of Lots 732-737, Inclusive, of J.C. Forkner Fig Gardens Subdivision No. 7, and a portion of the South Half of the Northwest Quarter of Sect. 9, 13/19, lying in Northwest Quarter of Section 9, 13/19, M.D.B. & M.

Beginning at the Southwest corner of lot 43 of Herndon Lands Subdivision No. 1, as said lot is shown on the Map thereof, filed in the Office of the County Recorder February 11, 1914 and recorded in Volume 7 of Plats at page 23, Fresno County Records, being also, a point on the existing City Limits of the City of Fresno; thence Northerly, along the West lines of lots 43 and 42, of said Herndon Lands Subdivision No. 1, being also, along a line which is parallel with and 447.56 feet West of the East lines of said lots 43 and 42, and along the Northerly production of said lots, being also, along the existing City Limits of said City, to the intersection with the North line of the Northwest Quarter of Section 9, Township 13 South, Range 19 East, Mount Diablo Base and Meridian as said Section is shown on the United States Government Township Plats; thence Westerly, along the North line of the Northwest Quarter of said Section 9, to the Northwest corner of said Section 9; thence Southerly, along the West line of said Section 9, to the intersection with the Westerly production of the South line of lot 737 of J.C. Forkner Fig Gardens Subdivision No. 7, as shown on the Map thereof filed in the Office of the County Recorder July 18, 1923 and recorded in Volume 10 of Plats at page 17, Fresno County Records; thence Easterly, along the Westerly production of the South line of said lot 737, and along the South line of lots 737, 735 and 734 of said J.C. Forkner Fig Gardens Subdivision No. 7, to a point which is 1321.00 feet West of the East line of the Northwest Quarter of said Section 9; thence Southerly, along the West line of the East 1321.00 feet of the South Half of the Northwest Quarter of said Section 9, to the intersection with the South line of the North Half of the South Half of the Northwest Quarter of said Section 9; thence Easterly, along the South line of the North Half of the South Half to the Northwest Quarter of said Section 9, to a point which is 81.00 feet West of the East line of the Northwest Quarter of said Section 9; thence Southerly, along a line which is parallel with and 81.00 feet West of the East line of the Northwest Quarter of said Section 9, to the intersection with the South line of the Northwest Quarter of said Section 9, said point being also, a point on the existing City Limits of said City; thence Easterly, along the South line of the Northwest Quarter of said Section 9, being also, along the existing City Limits of said City, a distance of 81.00 feet, to the center corner of said Section 9; thence Northerly, along the

APPROVED-LAFCO
Oct 15, 1987
DATE

MARVIN L. PANTER
Executive Officer

EXHIBIT "A" Part 1 of 2

of the appropriate documents by the Executive Officer in the manner prescribed by law, the reorganization shall be completed.

CLERK'S CERTIFICATE

STATE OF CALIFORNIA)
COUNTY OF FRESNO) ss.
CITY OF FRESNO)

I, JACQUELINE L. RYLE, City Clerk of the City of Fresno, certify that the foregoing resolution was adopted by the Council of the City of Fresno, California, at a regular meeting held on the 27th day of October, 1987.

JACQUELINE L. RYLE
City Clerk

By *Bobby K. Smith*
Deputy

AM:vs
4767T/219

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE

BY: *K. M. C. ...*
DEPUTY

BULLARD-BRYAN NO. 1-A
Reorganization
Page 2

East line of the Northwest Quarter of said Section 9, being also, along the existing City limits of said City, to the intersection with the Easterly production of the South line of said lot 43, of said Herndon Lands Subdivision No. 1; thence Westerly, along the Easterly production of the South line of said lot 43, and along the South line of said lot 43, being also, along the existing City Limits of said City, to the Point of Beginning.

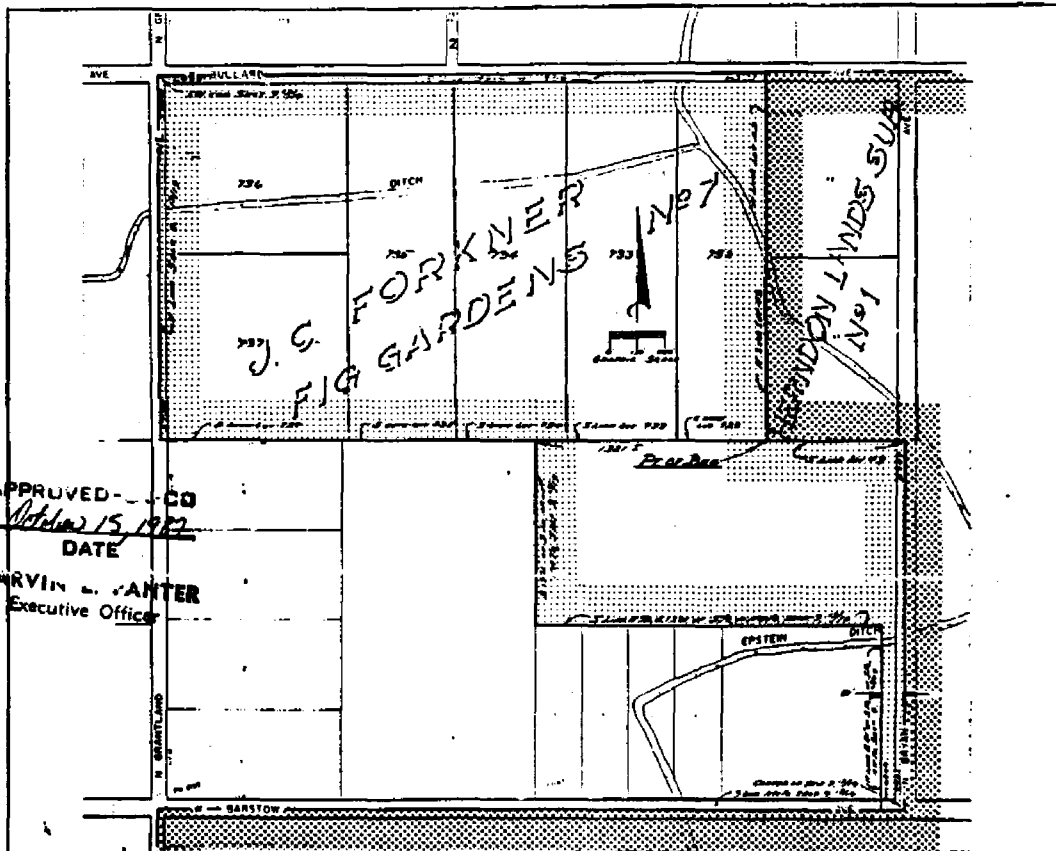
File No. 2452
Drawing No. 6-A-1482
Contains 86.66 Acres
TWS August 21, 1987

APPROVED-LAFCD

October 15, 1987

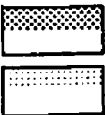
DATE

MARVIN L. PANTER
Executive Officer



APPROVED - CO
October 15, 1987
 DATE
 WARVIN L. HANTER
 Executive Officer

LEGEND -
 EXISTING CITY AREA



AREA TO BE DETACHED FROM THE NORTH CENTRAL FIRE PROTECTION DISTRICT, THE KINGS RIVER CONSERVATION DISTRICT, AND ANNEXED TO THE CITY OF FRESNO.
 ADDED ADDRESS SYSTEM

Res. 87-473 Adopted October 27, 1987 BULLARD-BRYAN N#3-A REORGANIZATION Lots 732 to 735, incl. of J.C. FORKNER FIG GARDENS N#7 AND A PART OF S1/4 of NW 1/4, OF SECT 9, 13/19, M.D.B. & N.		FILE No. <u>2452</u> ANNEX No. <u>1209</u> ACRES = <u>86.66</u> COUNCIL DISTRICT No. <u>2</u>
ALLOCATED TO COUNCIL DISTRICT NO. <u>2</u> AS PER COUNCIL DISTRICT MAP DATED 1-22-82 EXHIBIT "B"	DR. BY: <u>ZWA</u> DATE: <u>Aug 1982</u> SCALE: <u>AS SHOWN</u>	<u>6-A-1482</u>

RESOLUTION RG-87-25

MAKING DETERMINATION AND APPROVING
PROPOSED "BULLARD-BRYAN #3-A"
REORGANIZATION

RESOLUTION OF THE
FRESNO LOCAL AGENCY
FORMATION COMMISSION

WHEREAS, preliminary proceedings were initiated by the City of Fresno to annex territory generally bounded by Bullard, Barstow, Grantland and Bryan Avenues to the City of Fresno and detach from the North Central Fire Protection District and the Kings River Conservation District 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, 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 Fresno.

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 condition:

In the event a revised instant-aid agreement between North Central Fire Protection District and the City of Fresno is entered, the terms of the agreement will apply to this annexation.

Section 2. Said territory is found to be uninhabited and is assigned the following distinctive short form designation: "Bullard-Bryan #3-A".

Section 3. The City of Fresno 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.

Res. No. RO-87-26
October 15, 1987
Page 2

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.

Adopted this 15th day of October 1987, by the following vote:

AYES: Commissioners Koligian, Howard, Conrad, Silva, Wilder

NOES: None

ABSENT: None

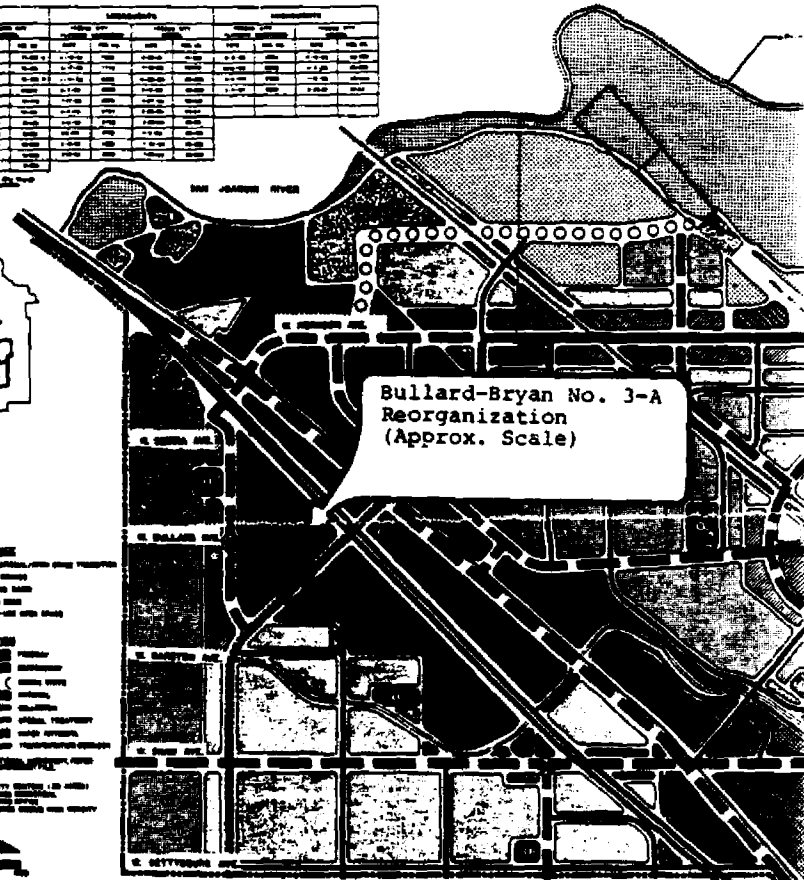
STATE OF CALIFORNIA)
COUNTY OF FRESNO)

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 15th day of October 1987.



Marvin L. Panter, Executive Officer

WATER	SEWER	STREET	LOT	AREA	PERCENT	PERCENT	PERCENT	PERCENT
1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00
4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00
5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00
6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00
8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00
9.00	9.00	9.00	9.00	9.00	9.00	9.00	9.00	9.00
10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00



Bullard-Bryan No. 3-A
Reorganization
(Approx. Scale)

- LEGEND**
- GENERAL**
- 1. City limits
 - 2. Subdivision lines
 - 3. Lot lines
 - 4. Easements
 - 5. Right-of-way lines
 - 6. Utility lines
 - 7. Other lines
- STREETS**
- 1. Public streets
 - 2. Private streets
 - 3. Proposed streets
 - 4. Right-of-way lines
 - 5. Utility lines
 - 6. Other lines
- UTILITIES**
- 1. Water lines
 - 2. Sewer lines
 - 3. Gas lines
 - 4. Electric lines
 - 5. Telephone lines
 - 6. Other lines
- LAND USES**
- 1. Residential
 - 2. Commercial
 - 3. Industrial
 - 4. Public
 - 5. Other
- NOTES**
- 1. All lots shown on this map are subject to the provisions of the Bullard-Bryan No. 3-A Reorganization Plan, adopted by Resolution No. 100 of the Board of Public Works on 11/15/50.
 - 2. All lots shown on this map are subject to the provisions of the Bullard-Bryan No. 3-A Reorganization Plan, adopted by Resolution No. 100 of the Board of Public Works on 11/15/50.

Bullard Community Plan

APPROVED BY THE BOARD OF PUBLIC WORKS OF THE CITY OF BIRMINGHAM, ALABAMA, ON 11/15/50.

APPROVED BY THE BOARD OF PUBLIC WORKS OF THE CITY OF BIRMINGHAM, ALABAMA, ON 11/15/50.

APPROVED BY THE BOARD OF PUBLIC WORKS OF THE CITY OF BIRMINGHAM, ALABAMA, ON 11/15/50.

APPROVED BY THE BOARD OF PUBLIC WORKS OF THE CITY OF BIRMINGHAM, ALABAMA, ON 11/15/50.

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APPROVED BY THE BOARD OF PUBLIC WORKS OF THE CITY OF BIRMINGHAM, ALABAMA, ON 11/15/50.

APPROVED BY THE BOARD OF PUBLIC WORKS OF THE CITY OF BIRMINGHAM, ALABAMA, ON 11/15/50.

17

17-4-87 5:13

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AGREEMENT FOR APPORTIONMENT OF PROPERTY TAX
IN BULLARD-BRYAN NO. 3-A ANNEXATION

THIS AGREEMENT is made and entered into this 14 day
of March, 1987, by and between the COUNTY OF FRESNO, a
political subdivision of the State of California, hereinafter
"COUNTY", and the CITY OF FRESNO, a municipal corporation,
hereinafter "CITY";

R E C I T A L S:

WHEREAS, under date of December 18, 1979, the COUNTY
and the CITY entered into an Agreement for Apportionment of
Property Tax in Annexed Areas, hereinafter "Master Agreement",
to continue in force until terminated by either party on ninety
(90) days' written notice; and

WHEREAS, the COUNTY has notified the CITY of its
intent to terminate said Master Agreement effective on or about
October 14, 1987; and

WHEREAS, the COUNTY and the CITY are engaged in
discussions involving the possibility of a successor master
property tax apportionment agreement; and

WHEREAS, subsequent to the date of the COUNTY's notice
of intent to terminate the aforesaid Master Agreement, the CITY
filed with the Local Agency Formation Commission the Annexation
proposal known as Bullard-Bryan No. 3-A, which cannot be
completed before the expiration of said Master Agreement and
the processing of which annexation would be unduly prejudiced
if delayed until such time as the CITY and the COUNTY may
approve a successor master agreement.

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AGREEMENT

NOW, THEREFORE, the parties agree as follows:

1. The terms and conditions of the aforesaid Master Agreement shall apply to the Annexation known as Bullard-Bryan No. 3-A until such time as COUNTY and the CITY enter into a new master agreement for apportionment of property tax in annexed areas.

2. The terms and conditions of any new master agreement between the COUNTY and the CITY for apportionment of property taxes shall be applicable to the aforesaid annexation known as Bullard-Bryan No. 3-A, as to tax years beginning on or after the effective date of the new master agreement.

3. This Agreement shall apply only to the aforesaid Annexation known as Bullard-Bryan No. 3-A and to no other.

IN WITNESS WHEREOF, the parties have entered into this Agreement in Fresno, California, as of the day and year first above written.

COUNTY OF PRESNO
By Betty Ramirez
Title _____

CITY OF PRESNO
By James E. Alhady
City Manager
Title _____

ATTEST:
JACQUELINE L. RYLE, City Clerk
By Jacqueline L. Ryle

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BRUCE W. SPAULDING, Clerk of
the Board of Supervisors

By *Linda B. Baker*

APPROVED AS TO LEGAL FORM:
MAX E. ROBINSON, COUNTY COUNSEL

By *John E. Clark, Deputy*

HARVEY WALLACE, CITY ATTORNEY

By *Harvey Wallace*

APPROVED AS TO ACCOUNTING FORM:
GARY W. PETERSON, AUDITOR-CONTROLLER/
TREASURER

By *Gary W. Peterson*

10/5/87
MER:hme
5676

RESOLUTION RC-87-26

MAKING DETERMINATION AND APPROVING
PROPOSED "BULLARD-BRYAN #3-A"
REORGANIZATION

RESOLUTION OF THE
FRESNO LOCAL AGENCY
FORMATION COMMISSION

WHEREAS, preliminary proceedings were initiated by the City of Fresno to annex territory generally bounded by Bullard, Barstow, Grantland and Bryan Avenues to the City of Fresno and detach from the North Central Fire Protection District and the Kings River Conservation District 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, 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 Fresno.

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 condition:

In the event a revised instant-aid agreement between North Central Fire Protection District and the City of Fresno is entered, the terms of the agreement will apply to this annexation.

Section 2. Said territory is found to be uninhabited and is assigned the following distinctive short form designation: "Bullard-Bryan #3-A".

Section 3. The City of Fresno 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.

Res. No. RO-87-26
October 15, 1987
Page 2

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.

Adopted this 15th day of October 1987, by the following vote:

AYES: Commissioners Koligian, Howard, Conrad, Silva, Wilder

NOES: None

ABSENT: None

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 15th day of October 1987.



Marvin L. Panter, Executive Officer

"BULLARD-BRYAN #3-A" REORGANIZATION
LAFCO NO. RO-87-26
EXECUTIVE OFFICER REPORT
OCTOBER 15, 1987

PROPOSAL:

Annexation to the City of Fresno and detachment from the North Central Fire Protection District and the Kings River Conservation District.

Consisting of 86.66 acres; generally bounded by Bullard, Barstow, Grantland and Bryan Avenues.

RECOMMENDED ACTIONS:

Approve the proposed "Bullard-Bryan #3-A" Reorganization with condition:

In the event a revised instant-aid agreement between North Central Fire Protection District and the City of Fresno is entered into prior to the completion of annexation, the terms of the agreement will apply to this annexation.

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

NAMES OF LANDOWNERS OR PARTIES OF REAL INTEREST:

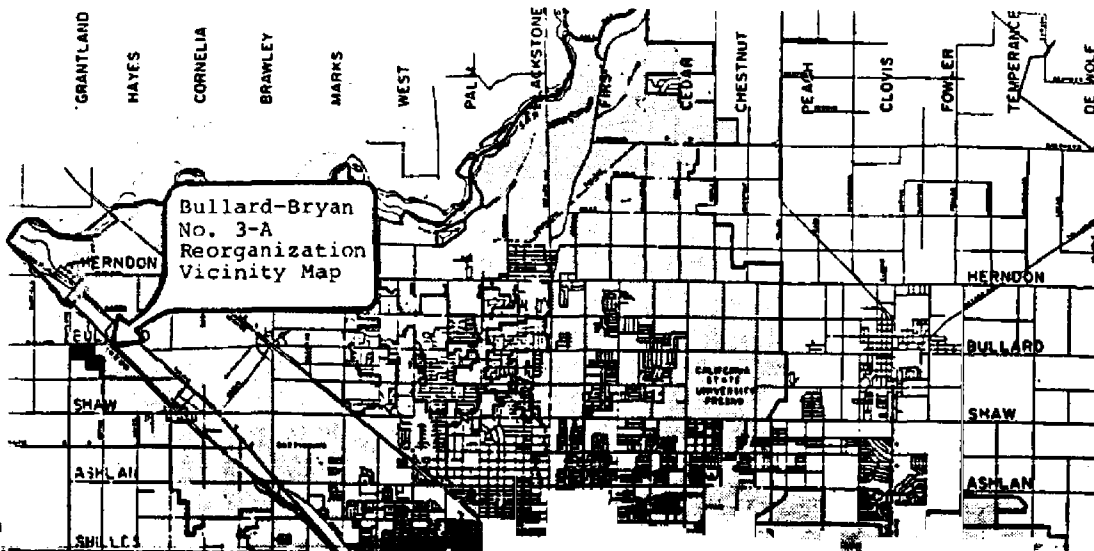
(If inhabited only landowners of undeveloped parcels listed. Asterisk indicates consent to proposal.)

- * H. B. and Maybethe Buck

NOTE TO THE PUBLIC:

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 \$250 or more 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).

LOCATION MAP:



JUSTIFICATION GIVEN BY PROPONENT:

This proposal is the result of a request for annexation from the property owners involved. The project area is within the city's sphere of influence and is contiguous to the city along its eastern boundary. The project area is a portion of the site of a proposed Gottschalks regional distribution center.

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

Approval:

- A. Proposed area is urban in character or urban development is imminent, requiring municipal or urban-type services.
- B. 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.
- C. Request for annexation comes with consent of all landowners, as shown on the latest assessment roll.

Disapproval:

None

COMPLIANCE WITH CEQA:

Lead agency: City of Fresno

Finding and date of finding: Negative Declaration, dated September 14, 1987 (also Negative Declaration on rezoning application dated October 1, fifteen day appeal).

Document Attached.

AFFECTED AGENCY COMMENT: (letters attached)

Fresno County Planning Department
Fresno County Environmental Health

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

AFFECTED AREA:

Land Use: Agriculture (figs)
Number of Residences: 0 Population: 0
Landowners: 2 Registered Voters: 0
County Zoning: AE-5/UGM
City Zoning Upon Annexation: M-1
Agricultural Preserves or Contracts: None
Agricultural Lands: Figs

SURROUNDING AREA:

Land Use: Predominately agriculture with single family residential to the west

CONFORMITY WITH CITY AND COUNTY GENERAL AND SPECIFIC PLANS:

Proposed Development: Development of a 400,000 square foot Gottschalks distribution warehouse. Rezoning application No. 8115 contains approximately 100 acres, including the proposal area. Could be on city council agenda as early as October 27.

Plan Conformity:

City: Light industrial

County: Rural residential

EXISTING SERVICE AGENCIES AND PROPOSED SERVICE CHANGES:

Water/Sewer: Private wells - City of Fresno / Septic tanks - City of Fresno (upon development)

Fire Protection and Distance: North Central Fire District, 2.75 miles - City of Fresno, 3 miles

Service plan on file.

FISCAL DATA:

Property Tax Revenue Exchange (based on provisions of Master Property Tax Agreement)

City:	+\$341
County:	0
North Central Fire District:	-341

Property tax revenue agreement entered into by City of Fresno and the County on October 14 provides that the Master Property Tax Agreement provision will apply for this annexation until a new agreement is reached, at which time the new agreement provisions will be in effect.

Total Assessed Valuation: \$184,347

General bonded indebtedness of affected agencies: None

TERRITORIAL BOUNDARIES:

Boundaries are definite and certain, and there are no conflicts with lines of assessment or ownership.

The proposed annexation is contiguous to present boundaries on three sides.

The map and description are sufficient for filing with the State Board of Equalization.

COMMISSION PROCEEDINGS INITIATED BY:

Resolution of the City of Fresno, dated September 22, 1987


Marvin L. Panter
Executive Officer

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AGREEMENT FOR APPORTIONMENT OF PROPERTY TAX
IN ANNEXATION _____

THIS AGREEMENT is made and entered into this ____ day
of _____, 1987, by and between the COUNTY OF PRESNO, a
political subdivision of the State of California, hereinafter
"COUNTY", and the CITY OF PRESNO, a municipal corporation,
hereinafter "CITY";

R E C I T A L S:

WHEREAS, under date of December 18, 1979, the COUNTY
and the CITY entered into an Agreement for Apportionment of
Property Tax in Annexed Areas, hereinafter "Master Agreement",
to continue in force until terminated by either party on ninety
(90) days' written notice; and

WHEREAS, the COUNTY has notified the CITY of its
intent to terminate said Master Agreement effective on or about
October 4, 1987; and

WHEREAS, the COUNTY and the CITY are engaged in
discussions involving the possibility of a successor master
property tax apportionment agreement; and

WHEREAS, subsequent to the date of the COUNTY's notice
of intent to terminate the aforesaid Master Agreement, the CITY
filed with the Local Agency Formation Commission annexation
_____, which cannot be completed
before the expiration of said Master Agreement and the
processing of that annexation would be unduly prejudiced if
delayed until such time as the CITY and the COUNTY may approve
a successor master agreement.

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AGREEMENT

NOW, THEREFORE, the parties agree as follows:

1. The terms and conditions of the aforesaid Master Agreement shall apply to annexation _____ until such time as the COUNTY and the CITY enter into a new master agreement for apportionment of property tax in annexed areas.

2. The terms and conditions of any new master agreement between the COUNTY and the CITY for apportionment of property taxes shall be applicable to annexation _____, as to tax years beginning on and after the effective date of the new master agreement.

3. This ~~Master~~ Agreement shall apply only to annexation _____.

IN WITNESS WHEREOF, the parties have entered into this Agreement in Fresno, California.

COUNTY OF FRESNO

By _____

Title _____

CITY OF FRESNO

By _____

Title _____

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ATTEST:

JACQUELINE L. RYLE, City Clerk

By _____

BRUCE W. SPAULDING, Clerk of
the Board of Supervisors

By _____

APPROVED AS TO LEGAL FORM:
WAX E. ROBINSON, COUNTY COUNSEL

By _____

HARVEY WALLACE, CITY ATTORNEY

By _____

APPROVED AS TO ACCOUNTING FORM:
GARY W. PETERSON, AUDITOR-CONTROLLER/
TREASURER

By _____

9/24/87
MER:hma
5557r

ASSESSOR'S BOUNDARY REPORT
9-24-87

Date Filed 9-23-87
Proposal No. Ro 87-26/2308

1. Name of Proposal - "Bullard-Bryan No. 3A" Reorganization. Area to be detached from the North Central Fire Protection District and the Kings River Conservation District, and annexed to the City of Fresno.
2. Acreage - 86.66
3. Location Description - W. Bullard and N. Bryan Avenues
4. Cities and Districts included wholly or partially within proposal
 - a. North Central Fire Protection District, Zone #1
 - b. Fresno Metropolitan Flood Control District
 - c. Kings River Conservation District
 - d. Fresno Mosquito Abatement District
 - e. Central Unified School District
 - f. State Center Jt. Community College District
 - g. West Fresno County Red Scale Protection District
 - h. Fresno Irrigation District
5. Agricultural preserves and Land Conservation Contracts within affected territory - None

Agricultural preserves and Land Conservation Contracts within adjoining territories - None
6. Comments on map and legal description received on 9-23-87
 - a. Correction needed? No
 - b. Indefinite and uncertain boundaries? No
 - c. Conflicts with lines of assessment? No
 - d. Divides ownership? No
 - e. Additional territory recommended? No
 - f. Deletion of territory recommended? No
 - g. Proposal will create:
 - Island? No
 - Corridor? No
 - Noncontiguous boundary? No
 - Conflicts with other agency? No
 - h. Is map insufficient for filing? Comment 7
7. Comments - Due to the reduction of the map, it is difficult to read the small print.



Cyndi Peterson
Cyndi Peterson, Cadastral Drafting Technician III

County of

FRESNO

September 22, 1987

**Local Agency
Formation Commission**

Marvin L. Panter
Executive Officer

TO: Elections Division - Stop 43
FROM: Marvin L. Panter, LAFCO Executive Officer
SUBJECT: "Bullard-Bryan #3-A" Reorganization RO-87-26

The subject application has been received in the office of the Local Agency Formation Commission for processing. In accordance with Section 56386 of the Government Code, your assistance in reviewing this application is requested. Those particular factors we request your comments on are (answer if checked):

- A. Number of registered voters in the area. 0
- B. What percentage of the registered voters in the proposal area does the attached petition represent? _____
- C. Will the proposal adversely affect precinct boundaries or the conduct of elections? No
- D. Other comments: _____

NLP:lm

Attachment: map, legal description

Anne Marolf
Signature and Title

October 6, 1987
Date

RECEIVED
SEP 23 1987

Fresno County Election

2220 Tulare Street/Suite 119/Fresno, California 93721/(209) 498-1600
Equal Employment Opportunity - Affirmative Action - Handicap Employer

CITY CHANGE OF ORGANIZATION OR REORGANIZATION APPLICATION
CORTESE-KNOX LOCAL GOVERNMENT REORGANIZATION ACT
(Government Code Sec. 56000, et. seq.)

FRESNO LOCAL AGENCY FORMATION COMMISSION
2220 Tulare Street, Suite 119
Fresno, CA 93721 phone: (209) 488-1688

Marvin Panter, Executive Officer
Linda Martinez, Secretary

I. Proponent's Questionnaire

A. What is the name (short-term designation) desired for the proposal?

Bullard-Bryan No. 3-A

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

Detachment of 86.66 acres from the North Central Fire District and the Kings River Conservation District and annexation of the same territory to the City of Fresno.

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

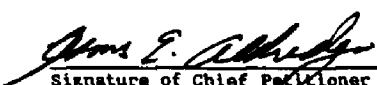
None

D. Are any special approvals desired? (e.g. authorization to proceed without notice and hearing, approval or surrounded areas under the Costa Bill, etc.)

Authorization to proceed without notice, hearing, or an election.

E. What is the justification for this change, and why is the change proposed at this time rather than later or earlier?

This proposal is the result of a request for annexation from the property owners involved. The project area is within the City's Sphere of Influence and is contiguous to the City along its eastern boundary. The project area is a portion of the site of a proposed Gottschalk's regional distribution center.


Signature of Chief Petitioner or
Representative of Initiating Agency

Name James E. Aldredge
Address 2326 Fresno Street, Fresno, CA
Phone (209) 488-1563

I. Proponent's Questionnaire (Continued)

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

The boundaries incorporate that property requested for annexation by its owner. The boundaries were designed in accordance with the Joint Memorandum on Metropolitan Planning. County staff concurs with the proposed boundaries. The boundaries include a portion of the proposed development that lies outside of the City's current boundaries.

What are the city's plans to annex any remnant unincorporated island or substantially surrounded area resulting from the proposal?

Not applicable.

- G. Is the application accompanied by consent of all the landowners? Yes
Attach original signed LAFCO consent form with application.

II. Preliminary and Environmental Review

- A. Has there been a preliminary review of this proposal with LAFCO and the County? Yes

- B. Who is the lead agency for compliance with the California Environmental Quality Act? City of Fresno

If an environmental document has already been prepared, give the finding and date of the finding.

Negative Declaration -- September 14, 1987

- C. Please state the affected school district, if during environmental review overcrowding was identified as a possible impact, and how the is to be mitigated.

Proposed development will be ^{light} industrial in nature with no residential development. Therefore, it is not anticipated to impact the Central Unified School District.

IV. Service Information (Continued)

- C. Which of the above agencies affected by this proposal have been contacted regarding this proposal and the possible change in service are or in responsibility?

All

- D. Indicate below when any sewer or water lines to serve the area will be constructed, and any other improvements or facilities that are planned for construction that will serve this area. How will they be financed?

The site is in the service area of the future Grantland Ave. trunk.

Temporary sewer service may be available in the Cornelia trunk. Additional City water wells and transmission grid mains are needed to serve the area. These utilities will be financed through the Urban Growth Management process.

- E. Are any of the existing public service facilities or improvements which now serve and will continue to serve the affected territory (i.e. water or sewer line, fire station) either below city standards, or near or beyond their capacity to adequately serve the area?

The project area is within Urban Growth Management (UGM) Fire Station

Service Area No. 17. UGM Fire Station No. 17 is proposed to be located in the vicinity of N. Garfield Avenue between W. Gettysburg and W. Shaw Avenues. An acquisition and development agreement has been negotiated for site acquisition and construction of UGM Fire Station No. 17.

(Continued on Fire Protection Attachment)

- F. Describe any pertinent 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.

There is an instant aid agreement between North Central Fire District and the City of Fresno for fire suppression services.

III. Existing Area Information

A. Acreage 86.66 No. of Registered Voters -0-
 Population -0- No. of Dwelling Units -0-
 Zoning AE-5/UGM No. of Landowners 2

B. List the uses of land in the affected area and give acreage. If in agricultural use, list crops produced over the past three years.

Figs -- Approx. 84 acres

C. Is any of the affected territory in an agricultural preserve or under Land Conservation Contract? No If so, will the city continue these or choose not to succeed to the contract? (City resolution should also indicate intention).
N/A

D. Will street names or street address numbers of existing structures change after annexation? No

IV. Service Information

A. Does the proposal conform with the sphere of influence adopted by the Commission for each affected agency? Yes

B. 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).

	<u>Existing</u>	<u>Proposed Change</u>	<u>Date</u>
Domestic Water	<u>Private Wells</u>	<u>City of Fresno</u>	<u>upon Development</u>
Sewer Collection	<u>Septic Tanks</u>	<u>" "</u>	<u>" "</u>
Solid Waste Collection	<u>Private</u>	<u>" "</u>	<u>within 5 years</u>
Street Lighting	<u>None</u>	<u>" "</u>	<u>upon development</u>
Parks and Recreation	<u>City of Fresno</u>	<u>None</u>	<u>n/a</u>
Fire Protection	<u>North Central</u>	<u>City of Fresno</u>	<u>UA</u>
(Station and distance)	<u>Sta. 5, 3miles</u>	<u>Sta. 16, 3.25 mile</u>	
Paramedic	<u>North Central</u>	<u>City of Fresno</u>	<u>UA</u>
(Station and distance)	<u>Sta. 5, 3 miles</u>	<u>Sta. 12, 5 miles</u>	
Police	<u>CHP and Sheriff</u>	<u>City of Fresno</u>	<u>UA</u>
Storm Drainage	<u>FMFCD</u>	<u>None</u>	<u>n/a</u>
Public Transit	<u>None</u>	<u>City of Fresno</u>	<u>when population warrants</u>

IV. Service Information (Continued)

- G. Describe the impact on those agencies whose boundaries and/or revenues and service areas will be affected by this proposal, and any considerations given to this impact.
Agencies affected will be the NCFPD, the KRCD, and the County of Fresno.
Both the loss in service responsibility and the loss in revenue by these agencies is in conformance with previous action taken by the Board of Supervisors and the City Council, which recognize the ultimate responsibility of the cities to provide urban services within their urbanized area.
- H. 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).
The property owner will not be affected.
-

V. Proposed Future Use

- A. Describe the proposed development and its location, acreage of uses, and number of dwelling units proposed. If no development is proposed, describe any discussion of preliminary development, proposed city rezoning or preparation of a specific plan.
Subject territory is the proposed site for the development of a 400,000 sq. ft. Gottschalk's distribution warehouse. Rezoning Application No. 8115 contains approx. 100 acres, including the project area
- B. If no proposed development, what will city zoning be after annexation?
Property owners are seeking M-1 zoning
- C. Does the proposed development and change of organization conform to the City General and Specific Plans (explain if necessary)?
Yes
-
-
-

V. Proposed Future Uses (Continued)

What is the plan recommendation? Light industrial

D. Does the proposed development change of organization conform to the County General and Specific Plans (explain if necessary)?

No

What is the plan recommendation? Rural Residential

E. Describe how this proposal conforms with the Commission policies that encourage a well planned, orderly, compact urban development pattern, and how that new development be contiguous with existing development.

The proposed development is consistent with the 1934 Fresno General Plan and the Bullard Community Plan policies and objectives encouraging light industrial development.

F. Are there other vacant lands planned for similar use within the city boundaries? Yes. If so, explain why this proposal is necessary considering other vacant lands already in the city.

The subject territory is requested for annexation to the City due to its unique position relative to highway and rail location, and the location of the project area to the proposed development's market area.

(Space Above for Recorder's Use)

STATEMENT OF COVENANTS
AFFECTING LAND DEVELOPMENT
AND ANNEXATION TO THE CITY OF FRESNO

RECITALS

A. H. B. BUCK AND MAYBETHE R. BUCK

hereinafter collectively referred to as "the Covenantor" are the owners of that certain real property in the County of Fresno, State of California, hereinafter referred to as "the Subject Property" and more particularly described as (include address and legal description):

LOTS 732, 733, 734, 735, 736 AND 737 OF J. C. FORKNER FIG GARDEN
SUBDIVISION NO. 7, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA,
ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 10 PAGE 17 OF PLATS IN
THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. APN 305-110-01

B. The Covenantor desires to annex said property to the City of Fresno and/or further desires to apply for entitlements or permits for the development or use of the Subject Property.

C. The City of Fresno desires to obtain covenants from the Covenantor to ensure that the Covenantor will not contest the annexation of the Subject Property to the City of Fresno and that the Subject Property will not be developed in a manner incompatible and inconsistent with adopted plans and policies of the City of Fresno.

DECLARATION

For Fresno City Council adoption of a resolution applying to the Fresno Local Agency Formation Commission for the annexation of the Subject Property to the City of Fresno or the recommendation of the Fresno City Council that any entitlements for the development of the Subject Property be considered by the County of Fresno, whichever option said Council in its discretion may elect, the Covenantor hereby covenants that the Subject Property shall be held, conveyed, encumbered, used, occupied, developed, maintained, and improved subject to the following covenants, conditions, and restrictions, all of which are for the purpose of enhancing the attractiveness, usefulness, value, and desirability of the Subject Property, the surrounding property, and the public at large, and to minimize possible adverse effects on the public health, safety, peace, and general welfare. Each of the covenants, conditions, and restrictions contained in this statement shall run with the Subject Property and shall be binding upon each successive owner of the Subject Property (and his heirs, administrators, successors and assigns) during his ownership thereof.

1. The Covenantor shall not oppose, challenge, protest or in any way contest annexation of the Subject Property to the City of Fresno.

2. The Covenantor shall not develop or use the Subject Property in a manner substantially and materially inconsistent or incompatible with adopted plans and policies of the City of Fresno applicable to the Subject Property at the time the Covenantor applies for any entitlement or permit for the development or use of the Subject Property.

3. The City of Fresno shall have the exclusive right to enforce this Statement by any legal or equitable means against such person or persons in actual possession of the Subject Property who directly or through any agent violate the terms hereof. All obligations of the Covenantor under this Statement shall inure solely to the benefit of the City of Fresno. There are no third party beneficiaries of such obligations nor shall the rights of the City of Fresno be transferable in any manner to any person other than to a successor municipal corporation of the City of Fresno.

4. The foregoing conditions shall remain in full force and effect until such time as the Council of the City of Fresno finds the enforcement of such conditions is no longer equitable.

5. The City acknowledges the subject property upon annexation may, at the option of the owner, continue to be utilized for agricultural purposes, and normal farming operations and uses may be maintained consistent with the provisions of the Fresno Municipal Code.

6. The provisions of this statement shall be deemed independent and severable and the invalidity or partial invalidity or unenforceability of any one provision or portion thereof shall not affect the validity or enforceability of any other provision hereof. Whenever the context of this Statement so requires, in interpreting this Statement, any gender includes the other genders, the singular includes the plural, and the plural includes the singular. Any title of sections or paragraphs of this Statement are for the convenience of the reader only and no presumption or implication of the intent of the parties hereto as to the construction of this Statement shall be drawn therefrom.

7. This covenant shall automatically terminate whenever all of the Subject Property is annexed to and becomes incorporated into the City.

COVENANTOR:

Dated: 8/20/87

H. D. Buck

Dated: 8/20/87

Maybelle R. Buck
Accepted by Richard Ellsworth,
CITY OF FRESNO witness

Dated: 9-17-87

George A. Kerber
GEORGE A. KERBER, Director
Development Department

APPROVED AS TO FORM:

Harvey Wallace
City Attorney

By [Signature]
[Signature] City Attorney

EE:bc
29312/113
MASTER

CAT. NO. NN00636
TO 1990 CA (71-84)
(Witness-Individual)

STATE OF CALIFORNIA
COUNTY OF FRESNO

On August 24, 1987

said State, personally appeared Richard Ellsworth before me, the undersigned, a Notary Public in and for personally known to me to be the person whose name is subscribed to the foregoing instrument.

TICOR TITLE INSURANCE

option of the owner, continue to be utilized for agricultural purposes, and normal farming operations and uses may be maintained consistent with the provisions of the Fresno Municipal Code.

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CONVENATOR:

Dated: x 8/20/87

H. D. Duke

Dated: x 8/20/87

Maybelle R. Buck

Accepted by Richard Ellsworth
CITY OF FRESNO witness

Dated: 9-17-87

George A. Kerber
GEORGE A. KERBER, Director
Development Department

APPROVED AS TO FORM:

Harvey Wallace
City Attorney

BY [Signature]
City Attorney

EE:bc
29317/113
MASTER

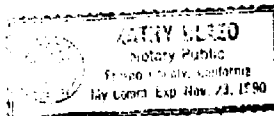
CAT. NO. NN00634
TO 1950 CA (11-84)
(Witness-Individual)

TICOR TITLE INSURANCE

STATE OF CALIFORNIA
COUNTY OF Fresno

SS.

On August 24, 1987 before me, the undersigned, a Notary Public in and for said State, personally appeared Richard Ellsworth personally known to me to be the person whose name is subscribed to the within Instrument, or proved to be such by the oath of a credible witness who is personally known to me, as being the subscribing Witness thereto, said subscribing Witness being by me duly sworn, deposes and says: That this witness resides in Fresno County, California and that said witness was present and saw H. D. Duke and Maybelle R. Buck personally known to said witness to be the same person described in and whose name is subscribed to the within and annexed Instrument as a party thereto, execute and deliver the same, and that affiant subscribed his/her name to the within Instrument as a Witness.
WITNESS my hand and official seal.



Signed [Signature]

(This area for official notarial seal)

STAPLE HERE

(Space Above for Recorder's Use)

STATEMENT OF COVENANTS
AFFECTING LAND DEVELOPMENT
AND ANNEXATION TO THE CITY OF FRESNO

RECITALS

A. H. B. AND MAYBETHE R. BUCK

hereinafter collectively referred to as "the Covenantor" are the owners of that certain real property in the County of Fresno, State of California, hereinafter referred to as "the Subject Property" and more particularly described as (include address and legal description): Northhalf of the Easterly 1,321 feet of the Southhalf of the Northwest Quarter of Section 9, Township 13, South Range 19 East, Mt. Diablo Base and Meridian, in the County of Fresno, State of California according to the official plat thereof, together with the East 81 feet of the Southhalf of the Southhalf of the Northwest Quarter of Said Section 9, excepting undivided one-half interest in and to all oil, gas & other

B. The Covenantor desires to annex said property to the City of Fresno and/or hydrocarbon further desires to apply for entitlements or permits for the development or use of substances the Subject Property. previously reserved of record.

C. The City of Fresno desires to obtain covenants from the Covenantor to ensure that the Covenantor will not contest the annexation of the Subject Property to the City of Fresno and that the Subject Property will not be developed in a manner incompatible and inconsistent with adopted plans and policies of the City of Fresno.

DECLARATION

For Fresno City Council adoption of a resolution applying to the Fresno Local Agency Formation Commission for the annexation of the Subject Property to the City of Fresno or the recommendation of the Fresno City Council that any entitlements for the development of the Subject Property be considered by the County of Fresno, whichever option said Council in its discretion may elect, the Covenantor hereby covenants that the Subject Property shall be held, conveyed, encumbered, used, occupied, developed, maintained, and improved subject to the following covenants, conditions, and restrictions, all of which are for the purpose of enhancing the attractiveness, usefulness, value, and desirability of the Subject Property, the surrounding property, and the public at large, and to minimize possible adverse effects on the public health, safety, peace, and general welfare. Each of the covenants, conditions, and restrictions contained in this statement shall run with the Subject Property and shall be binding upon each successive owner of the Subject Property (and his heirs, administrators, successors and assigns) during his ownership thereof.

1. The Covenantor shall not oppose, challenge, protest or in any way contest annexation of the Subject Property to the City of Fresno.

2. The Covenantor shall not develop or use the Subject Property in a manner substantially and materially inconsistent or incompatible with adopted plans and policies of the City of Fresno applicable to the Subject Property at the time the Covenantor applies for any entitlement or permit for the development or use of the Subject Property.

3. The City of Fresno shall have the exclusive right to enforce this Statement by any legal or equitable means against such person or persons in actual possession of the Subject Property who directly or through any agent violates the terms hereof. All obligations of the Covenantor under this Statement shall inure solely to the benefit of the City of Fresno. There are no third party beneficiaries of such obligations nor shall the rights of the City of Fresno be transferable in any manner to any person other than to a successor municipal corporation of the City of Fresno.

4. The foregoing conditions shall remain in full force and effect until such time as the Council of the City of Fresno finds the enforcement of such conditions is no longer equitable.

5. The City acknowledges the subject property upon annexation may, at the option of the owner, continue to be utilized for agricultural purposes, and normal farming operations and uses may be maintained consistent with the provisions of the Fresno Municipal Code.

6. The provisions of this statement shall be deemed independent and severable and the invalidity or partial invalidity or unenforceability of any one provision or portion thereof shall not affect the validity or enforceability of any other provision hereof. Whenever the context of this Statement so requires, in interpreting this Statement, any gender includes the other genders, the singular includes the plural, and the plural includes the singular. Any title of sections or paragraphs of this Statement are for the convenience of the reader only and no presumption or implication of the intent of the parties hereto as to the construction of this Statement shall be drawn therefrom.

7. This covenant shall automatically terminate whenever all of the Subject Property is annexed to and becomes incorporated into the City.

COVENANTOR:

Dated: 8/20/87

H. B. Buck

Dated: 8/20/87

Harvey R. Buck

Accepted by Richard Ellsworth
CITY OF FRESNO witness

Dated: 9-17-87

George A. Kerber
GEORGE A. KERBER, Director
Development Department

APPROVED AS TO FORM:

Harvey Wallace
City Attorney

By William P. [Signature]
Deputy City Attorney

RE:bc
29317/113
MASTER

FAT. NO. NN00834
TO 1980 CA (111-84)
(Witness - Individual)

TICOR TITLE INSURANCE

STATE OF CALIFORNIA
COUNTY OF Fresno

On AUGUST 24, 1987 before me, the undersigned, a Notary Public in and for said State, personally appeared Richard Ellsworth personally known to me to be the person whose name is subscribed to the within instrument, or proved to be such by the oath of a credible witness who is personally known to me or being the subject of the same.

option of the owner, continue to be utilized for agricultural purposes, and normal farming operations and uses may be maintained consistent with the provisions of the Fresno Municipal Cod

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CONVENATOR:

Dated: 8/20/87

H. B. Buck

Dated: 5/20/87

Maybelle R. Buck

Accepted by Richard Ellsworth
CITY OF FRESNO witness

Dated: 9-17-87

George A. Kerber
GEORGE A. KERBER, Director
Development Department

APPROVED AS TO FORM:

Harvey Wallace
City Attorney

By [Signature]
Deputy City Attorney

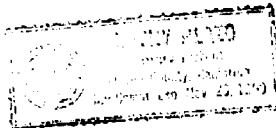
EE:bc
29317/113
MASTER

NOT. NO. NN00034
TO 1990 CA (11-84)
(Witness - Individual)

STATE OF CALIFORNIA } ss.
COUNTY OF Fresno

On August 24, 1987 before me, the undersigned, a Notary Public in and for said State, personally appeared Richard Ellsworth personally known to me to be the person whose name is subscribed to the within Instrument, or proved to be such by the oath of a credible witness who is personally known to me, as being the subscribing Witness thereto, said subscribing Witness being by me duly sworn, deposes and says: That this witness resides in Fresno County, California and that said witness was present and saw H. B. Buck and Maybelle R. Buck personally known to said witness to be the same person described in and whose name is subscribed to the within and annexed Instrument as a party thereto, execute and deliver the same, and that affiant subscribed his/her name to the within Instrument as a Witness.
WITNESS my hand and official seal.

TICOR TITLE INSURANCE



(This area for official notarial seal)
CITY OF FRESNO

Signed State of California

STAPLE HERE

BULLARD-BRYAN NO. 3-A REORGANIZATION
LAFCO APPLICATION
SERVICE INFORMATION
FIRE PROTECTION ATTACHMENT

(continued from p. 4)

The agreement has not been executed and it is understood that there is an extension of final tract approval until December 20, 1987.

As yet, no development activity has occurred in this area and only one development has been proposed (Golden Valley Tentative Tract No. 3586).

The closest operational fire station is Fire Station No. 16, located at a temporary site at Cornelia and Richert Avenues, approximately 3.25 miles to the nearest point and 4.0 miles to the farthest point of the proposed area. The permanent location for UGM Fire Station No. 16 is a site currently owned by the City on North Polk Avenue between West Shields and West Clinton Avenues. A timetable for relocation of the fire station from the temporary site to the permanent site has not been set; however, by previous agreement, relocation will be necessary should development occur in the southern section of the service area for this station. Such a relocation would add approximately 1.5 miles running distance to the proposed area.

The next nearest fire station is Station No. 12, located at North Marks and West Acacia Avenues, approximately 4.75 miles to the nearest point and 5.0 miles to the farthest point of the proposed area.

A new fire station is scheduled to be in operation within the next three to four years as a provision of a development agreement approved by City Council in May 1987. The agreement provides a new Fire Station No. 14, associated equipment, and a method of ensuring operation and maintenance costs. The approximate location of the station is in the North Polk and West Sierra area.

A Freeway 99 over-crossing is being proposed that would provide access to the proposed area from Fire Station No. 14. The over-crossing would connect Polk Avenue, northeast of Freeway 99, with Grantland Avenue by a diagonal starting at approximately Sierra Avenue at Polk and connecting with Grantland at Barstow. The over-crossing is proposed to have on-and-off access to the proposed property. When this over-crossing is completed and Fire Station No. 14 is operational, the proposed area will be within the three-mile extended running distance of Fire Station No. 14.

None of the existing or proposed fire stations are within the prescribed running distance of the subject property using current access routes. The Fresno Municipal Code, Section 12-4.508E.2.b., prohibits commercial or industrial development beyond a three-mile running distance of an existing and operating fire station unless the developer first constructs a City fire station to serve the department.

Currently, North Bryan Avenue does not extend southerly from the Browning alignment to Shaw Avenue. Methods to mitigate the over-three-mile running distance from an existing and operating fire station are to extend North Bryan south to Barstow or to continue Parkway Drive northerly from Barstow to intersect with North Bryan (estimated 2.5 miles from station No. 16 to the Bryan-Browning alignment). These alternatives would only be viable, however, if access to buildings on the site would be available at or near the Bryan-Browning alignment.

Further, an arrangement would have to be made to ensure that Fire Station No. 16 would not be required to move to a permanent site until either the Grantland diagonal and Fire Station No. 14 are operational or a development agreement for UGM Fire Station No. 17 has been reached.

Extension of water mains to serve the area with adequate fire flow would be a condition of development.

DF:cek
4624T/0225T

RESOLUTION NO. 87-412

RESOLUTION OF THE COUNCIL OF THE CITY OF FRESNO
APPLYING TO THE FRESNO LOCAL AGENCY FORMATION
COMMISSION IN THE MATTER OF THE PROPOSED
BULLARD-BRYAN NO. 3-A REORGANIZATION, INCLUDING
THE DETACHMENT OF CERTAIN TERRITORY CONSISTING OF
86.66 ACRES FROM THE NORTH CENTRAL FIRE
PROTECTION DISTRICT AND THE KINGS RIVER
CONSERVATION DISTRICT, AND ANNEXATION OF SAID
TERRITORY TO THE CITY OF FRESNO

WHEREAS, this reorganization proposal is made pursuant to the
Cortese-Knox Local Government Reorganization Act of 1985 contained
in Division 3, commencing with Section 56000 of the California
Government Code; and

WHEREAS, the nature of the proposed change is a reorganization
consisting of the detachment of certain territory consisting of
86.66 acres and hereinafter called the "subject territory" from
the North Central Fire Protection District and the Kings River
Conservation District, and annexation of the same territory to the
City of Fresno; and

WHEREAS, the proposed subject territory is uninhabited as
described in Exhibit "A" and graphically depicted in Exhibit "B",
attached hereto and by reference respectively incorporated herein;
and

WHEREAS, this proposal is consistent with the Sphere of
Influence of the City of Fresno; and

WHEREAS, the Master Service Delivery Plan for the City's
annexation program has been prepared pursuant to the requirements
set forth in Government Code Section 35102, and

PASSED _____
EFFECTIVE _____

SEP 22 1987

397.2

WHEREAS, said Master Service Delivery Plan provides information for the City of Fresno's plans and policies for the provision of services to the subject territory and in the Fresno Metropolitan area; and

WHEREAS, the Council considered and reviewed the environmental findings for the Bullard-Bryan No. 3-A Reorganization which resulted in the issuance of a Negative Declaration on September 11, 1987, all in accordance with the Guidelines for implementation of the California Environmental Quality Act, by the Director of the Development Department; and

WHEREAS, the reasons for this proposal are stated as follows:

1. Annexation of the subject territory to the City of Fresno will result in improved land use planning. All private development controls of the City will apply, following reorganization.
2. The subject territory is within the City of Fresno's Sphere of Influence.
3. The reorganization project is being initiated at the request of the property owners.
4. It is advantageous for the subject territory to be a part of the City.

NOW, THEREFORE BE IT RESOLVED that the City Council hereby finds and determines that there is no substantial evidence in the record to indicate that the Bullard-Bryan No. 3-A Reorganization may have a significant effect on the environment and approves said Negative Declaration for the Bullard-Bryan No. 3-A Reorganization.

BE IT FURTHER RESOLVED that the Council of the City of Fresno hereby requests that proceedings be taken by the Fresno Local Agency Formation Commission for the herein proposed Bullard-Bryan No. 3-A Reorganization, including the detachment of the subject territory, consisting of 36.66 acres from the North Central Fire Protection District and the Kings River Conservation District, and annexation of the same territory to the City of Fresno all as more specifically set forth in the Application therefor, attached hereto as Exhibit "C" and by this reference incorporated herein.

BE IT FURTHER RESOLVED that the City Manager or his designee is authorized and directed to complete and sign said Application, with appropriate attachments, submit same to the Executive Officer of LAFCO, and proceed in the manner provided by the Cortese-Knox Local Government Reorganization Act of 1985.

BE IT FURTHER RESOLVED that the Council requests approval and authorization from the Fresno Local Agency Formation Commission for the Council to annex the subject territory without notice and hearing or an election pursuant to 56837 of the Government Code, because all owners of land within the subject territory have given their written consent to proposed Bullard-Bryan No. 3-A Reorganization.

CLERK'S CERTIFICATE

STATE OF CALIFORNIA)
COUNTY OF FRESNO) ss.
CITY OF FRESNO)

I, JACQUELINE L. RYLE, City Clerk of the City of Fresno, certify that the foregoing resolution was adopted by the Council of the City of Fresno, California, at a regular meeting held on the 22nd day of September, 1987.

JACQUELINE L. RYLE
City Clerk

By Edna Smurwage
Deputy

APPROVED AS TO FORM
CITY ATTORNEY'S OFFICE
45861/278
DEPUTY
DF:cek

295

BULLARD-BRYAN NO. 3-A
Reorganization

Area to be Detached from the North Central Fire Protection District, the Kings River Conservation District, and Annexed to the City of Fresno.

Consisting of Lots 732-737, Inclusive, of J.C. Forkner Fig Gardens Subdivision No. 7, and a portion of the South Half of the Northwest Quarter of Sect. 9, 13/19, lying in Northwest Quarter of Section 9, 13/19, M.D.B. & M.

Beginning at the Southwest corner of lot 43 of Herndon Lands Subdivision No. 1, as said lot is shown on the Map thereof, filed in the Office of the County Recorder February 11, 1914 and recorded in Volume 7 of Plats at page 23, Fresno County Records, being also, a point on the existing City Limits of the City of Fresno; thence Northerly, along the West lines of lots 43 and 42, of said Herndon Lands Subdivision No. 1, being also, along a line which is parallel with and 447.58 feet West of the East lines of said lots 43 and 42, and along the Northerly production of said lots, being also, along the existing City Limits of said City, to the intersection with the North line of the Northwest Quarter of Section 9, Township 13 South, Range 19 East, Mount Diablo Base and Meridian as said Section is shown on the United States Government Township Plats; thence Westerly, along the North line of the Northwest Quarter of said Section 9, to the Northwest corner of said Section 9; thence Southerly, along the West line of said Section 9, to the intersection with the Westerly production of the South line of lot 737 of J.C. Forkner Fig Gardens Subdivision No. 7, as shown on the Map thereof filed in the Office of the County Recorder July 18, 1923 and recorded in Volume 10 of Plats at page 17, Fresno County Records; thence Easterly, along the Westerly production of the South line of said lot 737, and along the South line of lots 737, 735 and 734 of said J.C. Forkner Fig Gardens Subdivision No. 7, to a point which is 1321.00 feet West of the East line of the Northwest Quarter of said Section 9; thence Southerly, along the West line of the East 1321.00 feet of the South Half of the Northwest Quarter of said Section 9, to the intersection with the South line of the North Half of the South Half of the Northwest Quarter of said Section 9; thence Easterly, along the South line of the North Half of the South Half to the Northwest Quarter of said Section 9, to a point which is 81.00 feet West of the East line of the Northwest Quarter of said Section 9; thence Southerly, along a line which is parallel with and 81.00 feet West of the East line of the Northwest Quarter of said Section 9, to the intersection with the South line of the Northwest Quarter of said Section 9, said point being also, a point on the existing City Limits of said City; thence Easterly, along the South line of the Northwest Quarter of said Section 9, being also, along the existing City Limits of said City, a distance of 81.00 feet, to the center corner of said Section 9; thence Northerly, along the

EXHIBIT A

City of

FRESNO

James E. Aldrege
City Manager

September 22, 1987



Mr. Marvin Panter, Executive Officer
Fresno Local Agency Formation Commission
2220 Tulare Street, Suite 119
Fresno, California 93721

Dear Mr. Panter:

**SUBJECT: PROPOSED BULLARD-BRYAN NO. 3-A REORGANIZATION:
DETACHMENT FROM THE NORTH CENTRAL FIRE PROTECTION
DISTRICT AND THE KINGS RIVER CONSERVATION
DISTRICT, AND ANNEXATION TO THE CITY OF FRESNO**

The Fresno City Council initiated proceedings on the proposed Bullard-Bryan No. 3-A Reorganization at its September 22, 1987 meeting. This project involves 86.66 acres generally southeast of the intersection of Grantland and Bullard Avenues and requests detachment from the North Central Fire Protection District and the Kings River Conservation District and annexation to the City of Fresno. A copy of the Council's resolution requesting approval to file this application with LAFCO is enclosed.

All other documents pertinent to the LAFCO application are enclosed, except for the information letter. The informational letter will be sent once the City of Fresno has received notification of the LAFCO hearing date for the Bullard-Bryan No. 3-A Reorganization. Upon notification of the hearing date, the City of Fresno will forward to LAFCO a copy of the informational letter.

This annexation project and the related development proposal is of great significance to the economy of the City and County of Fresno. This 86.66 acres is part of a larger site being considered for a 400,000 square foot distribution center for the Gottschalk's Corporation, intended to serve central and southern California and the Central Coast. Gottschalk's has indicated that they will initially employ 400 persons, with ultimate seasonal employment to increase to 700 persons. The economic development benefits of this project to the local economy are self-evident.

Due to the unusual and profoundly significant nature of this project and tight timetables, the project was reviewed directly with the Board of Supervisors at its August 18, 1987 meeting. The Board extended its support in recognition of the economic development benefits to this community. County staff determined at that time that no further review was necessary.

Marvin Panter, Executive Officer
Page Two
September 22, 1987
Bullard-Bryan No. 3-A Reorganization

Pursuant to Section 56028 of the California Government Code, this application is being filed with you for approval by the Local Agency Formation Commission.

The processing of an environmental assessment, relating to the subject reorganization, has been completed in compliance with the California Environmental Quality Act. Review and analysis of said environmental assessment by the Director of the Development Department, resulted in the issuance of a "Negative Declaration" for the subject territory. Said analysis and findings have been resolved in compliance with State CEQA Guidelines. A copy of the "Negative Declaration" is included as part of this application.

A check for the required \$1,250.00 filing fee from the applicant's representative is attached.

We are requesting that this reorganization be scheduled for the October 15, 1987 LAFCO hearing. As you understand, the employment and economic development features of this project make it highly desirable for a number of California communities and counties. We have assured the corporation of our desire to facilitate their project and time schedule to the best of our ability. Environmental review on the related Rezoning No. 8115 is in progress and we intend to proceed with public notification and hearings in October, 1987. There is a very real potential that delay in scheduling the reorganization at LAFCO would jeopardize the development of the project. If you find yourself unable to schedule the Bullard-Bryan No. 3-A Reorganization for the October LAFCO hearing, we ask that you notify us in writing in a timely manner.

We thank you for your assistance and for the very real staff effort which will be involved in meeting our requested timetable. The long-term benefits to the community are, we feel, well worth the effort. If we can be of assistance, please do not hesitate or delay in contacting us.

Sincerely,



James E. Aldredge
City Manager

4669/219T
JEA:JM:vs