

RESOLUTION NO. RO-20-7

**A RESOLUTION OF THE FRESNO LOCAL AGENCY FORMATION COMMISSION
APPROVING THE "TEAGUE-FOWLER SOUTHWEST REORGANIZATION" WITH
CONDITIONS
(LAFCO FILE NO. RO-20-7)**

WHEREAS, reorganization proceedings were initiated by the City of Clovis to annex approximately 52.2 acres to the City of Clovis and detach from the Fresno County Fire Protection District and the Kings River Conservation District for the territory located east of North Sunnyside between East Teague and north of East Nees Avenues, said territory being described within Attachment "A," attached hereto and by this reference incorporated herein; and

WHEREAS, the application was submitted to the Fresno Local Agency Formation Commission ("LAFCo or Commission") by the City of Clovis as required by state law, and the application for said proposed reorganization was accepted for filing by the Executive Officer and set for hearing on the 12th day of August 2020, at the hour of 1:30 p.m.; and

WHEREAS, notice of the hearing to consider the Proposal was given as required by state law; and

WHEREAS, the Executive Officer reviewed the Proposal and prepared a report to the Commission, including a recommendation for approval upon certain conditions, said report having been mailed at least five days before said hearing and was duly considered by the Commission pursuant to state law; and

WHEREAS, acting as "Responsible Agency" under the California Environmental Quality Act ("CEQA") the Commission considered the CEQA documents filed and adopted by the City of Clovis acting as the "Lead Agency" under CEQA for the Proposal and associated rezoning, which was included in the Executive Officer's report to the Commission; and

WHEREAS, the Commission considered all relevant factors and evidence and heard all interested parties wishing to speak on the Proposal.

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

Action 1:

- A. Acting as Responsible Agency pursuant to California Environmental Quality Act ("CEQA") Guidelines, find that prior to approving the proposed annexation, the environmental effects of the proposal as shown in the CEQA documents prepared, adopted, and submitted by the Lead Agency, were reviewed and considered, and determine these documents to be adequate pursuant to CEQA Guidelines section 15096.

ADOPTED THIS 12th DAY OF AUGUST 2020 BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS YEP, MENDES, PACHECO, SANTOYO, PARRA

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

Action 2:

- A. Find that the proposed annexation is consistent with LAFCo Policies and the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 ("CKH").
- B. Find pursuant to CKH and information in the record that:
 - a. The territory is inhabited; and
 - b. Not all landowners or registered voters have consented to the reorganization.
- C. Assign the distinctive short form designation "Teague-Fowler Southwest Reorganization" and approve the annexation subject to the following conditions of approval:
 - a. Pursuant to Fresno LAFCo Policy 103-05, the Executive Officer shall record the approved application if all conditions have been satisfied and once, he or she has determined that the facts pertaining to the application during the time of recording are materially similar to those facts considered by the Commission when the application was approved. Facts, as used in the proceeding sentence, is defined to include, but is not limited to, whether or not the proposed project is materially similar to the project described in any application before the Commission.
 - b. Submittal of corrected legal description and map.
 - c. Satisfactory verification that the City has accepted a final map shall be submitted to the Executive Officer prior to completion (recordation) of the annexation.
- D. Find that pursuant to CKH the territory is uninhabited and not all landowners have consented to the annexation.
- E. Find that the notice mailed on July 22 , 2020, was given to all landowners and registered voters within the affected territory, as well as within 300 feet of the affected territory, disclosed that there is potential for the extension or continuation of any previously authorized charge, fee, assessment, or tax by the local agency in the affected territory, and that the Commission intends to waive protest proceedings pursuant to section 56663(a)(b)(c) unless written opposition is received before the conclusion of the Commission proceedings.

- F. Find that no written opposition to the proposal was received prior to the conclusion of the hearing and approve the proposal subject to the requirements of the CKH, the 30-day reconsideration period, and compliance with all of the above conditions, and waive further conduction Authority Proceedings.

ADOPTED THIS 12th DAY OF AUGUST 20120 BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS YEP, MENDES, PACHECO, SANTOYO, PARRA

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

**STATE OF CALIFORNIA)
COUNTY OF FRESNO)**

CERTIFICATION

I, David E. Fey, Executive Officer, Fresno Local Agency Formation Commission, hereby certify that the foregoing resolution was adopted by the Commission on the 12th day of August 2020.



David E. Fey, Executive Officer
Fresno Local Agency Formation Commission

ATTACHMENT A

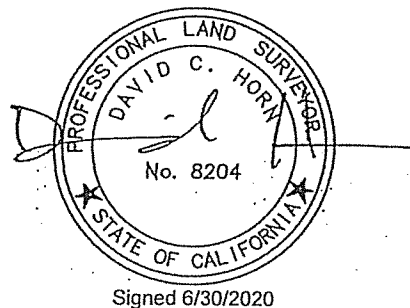
TEAGUE-FOWLER SOUTHWEST REORGANIZATION

Page 2 of 2

- 9) leaving the line of the City Limits of the City of Clovis, South $0^{\circ}36'25''$ West, 794.47 feet along last said parallel line to the intersection of said parallel line with the Easterly prolongation of the South line of the North half of the East half of the North half of Lot 23 of the Map of Nees Colony, according to the map thereof recorded in Book 2 of Record of Surveys at Page 57, Fresno County Records; thence
- 10) North $89^{\circ}22'33''$ West, 704.12 feet along said Easterly prolongation of and the South line of the North half of the East half of the North half of Lot 23 of the Map of said Nees Colony, to the Southwest corner of the North half of the East half of the North half of said Lot 23; thence
- 11) South $00^{\circ}35'28''$ West, 164.81 feet along the West line of the North half of the East half of the North half of said Lot 23, to the Northeast corner of the South half of the West half of said Lot 23; thence
- 12) North $89^{\circ}22'11''$ West, 644.07 feet along the North line of the South half of the West half of said Lot 23, to the Northwest corner of the South half of said Lot 23;
- 13) South $0^{\circ}34'31''$ West, 659.02 feet along the West line of Lots 23 and 22 of the map of said Nees Colony, to the Southeast corner of Parcel 1 of Parcel Map No. 2903, according to the map thereof recorded in Book 19 of Parcel Maps at Page 33, Fresno County Records; thence
- 14) North $89^{\circ}20'50''$ West, 657.77 feet along the South line of said Parcel 1, to the Southeast corner of the land described in the Grant Deed recorded October 22, 2015 as Document No. 2015-0136913, Official Records Fresno County; thence
- 15) North $0^{\circ}32'36''$ East, 329.38 feet along the East line of the land described in said Document No. 2015-0136913 and the Northerly prolongation of said East line to a point on the South line of Lot 26 of the Map of said Nees Colony; thence
- 16) South $89^{\circ}21'32''$ East, 8.98 feet along said South line to the Southwest corner of the East half of said Lot 26; thence
- 17) North $0^{\circ}33'33''$ East, 1317.52 feet along the West line of the East half of Lots 26 and 25 of the Map of said Nees Colony and the Northerly prolongation of said West line to the **TRUE POINT of BEGINNING.**

Containing and area of 52.26 acres, more or less.

BOUNDARY CHANGE RECORDED
TIME 2:32 pm DATE 9/14/2020
DOCUMENT # 2020-0123249
EFFECTIVE 9/14/2020



APPROVED 90-10-7
CO RES. # August 12, 2020
DATE

ATTACHMENT A

TEAGUE-FOWLER SOUTHWEST REORGANIZATION

Page 1 of 2

Area to be detached from the Fresno County Fire Protection District and the Kings River Conservation District and Annexed to the City of Clovis.

All that portion of the Northwest quarter, the Southwest quarter and the Southeast quarter of Section 28, Township 12 South, Range 21 East, Mount Diablo Base and Meridian, according to the Official United States Government Township Plat thereof, in the County of Fresno, State of California, described as follows:

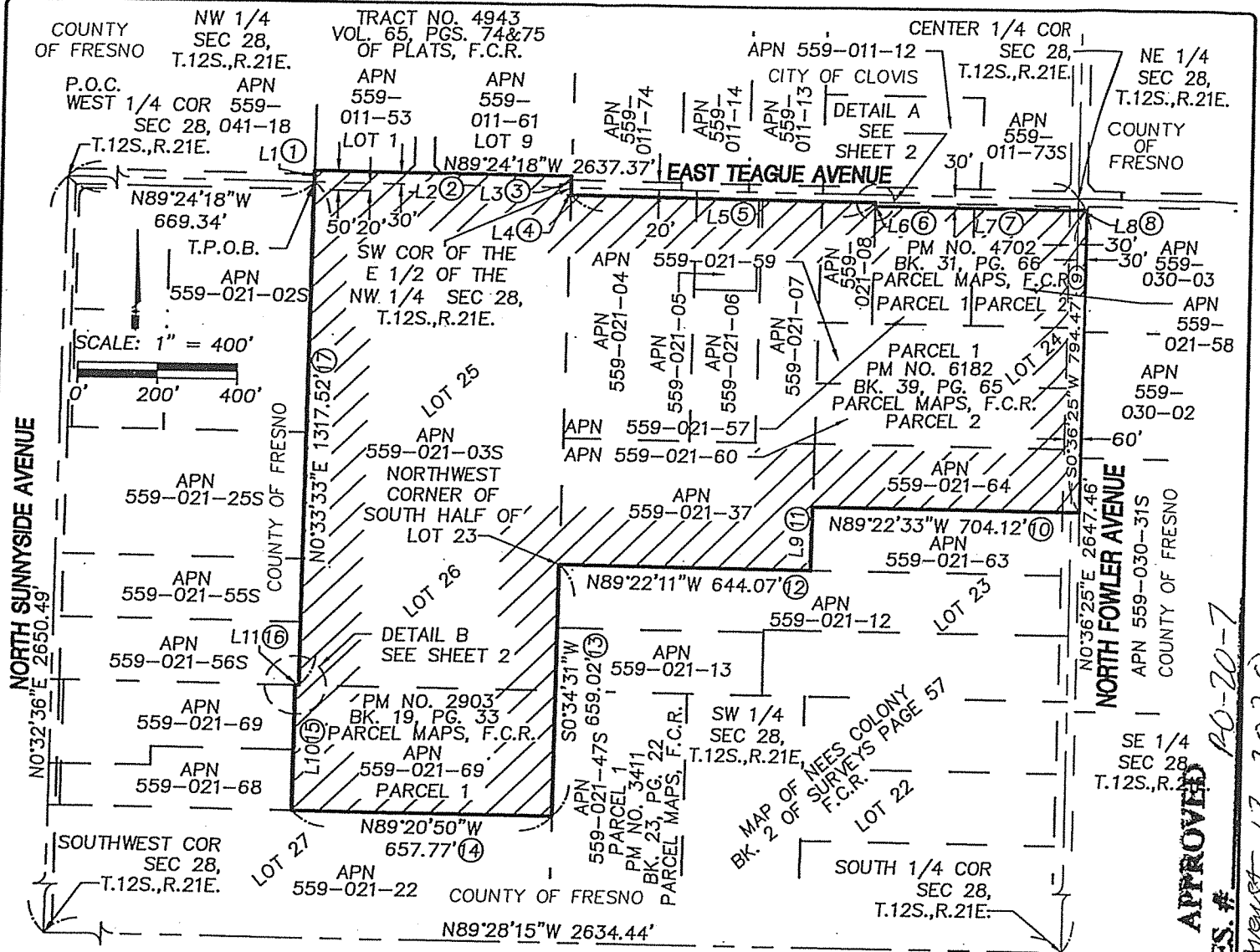
COMMENCING at the Northwest corner of the Southwest quarter of said Section 28; thence South 89°24'18" East, 669.34 feet along the North line of said Southwest quarter to the point of intersection of said North line with the Southerly prolongation of the West line of Tract No. 4943, "Skochko Estates", according to the map thereof recorded in Volume 65 of Plats at Pages 74 and 75, Fresno County Records, said point being the **TRUE POINT of BEGINNING** of this description; thence

- 1) North 0°33'24" East, 30.00 feet along said Southerly prolongation of said West line of said Tract No. 4943, to the Southwest corner of Lot 1 of said Tract No. 4943, said Southwest corner also being a point on a line 30.00 feet North of and parallel with the North line of the Southwest quarter of said Section 28; thence
- 2) South 89°24'18" East, 649.35 feet along said parallel line to the Southeast corner of Lot 9 of said Tract No. 4943, said Southeast corner also being a point on the existing line of the City Limits of the City of Clovis; thence
- 3) continuing along the existing City Limits line of the City of Clovis, South 0°33'30" West, 30.00 feet to the point of intersection of the Southerly prolongation of the East line of said Tract No. 4943 with the North line of the Southwest quarter of said Section 28; thence
- 4) continuing along the existing City Limits line of the City of Clovis, South 0°34'25" West, 20.00 feet to a point on a line 20.00 feet South of and parallel with the North line of the Southwest corner of said Section 28; thence
- 5) continuing along the existing City Limits line of the City of Clovis, South 89°24'18" East, 780.63 feet along said parallel line; thence
- 6) continuing along the existing City Limits line of the City of Clovis, South 0°35'36" West, 10.00 feet to a point on a line 30.00 feet South of and parallel with the North line of the Southwest quarter of said Section 28; thence
- 7) continuing along the existing City Limits line of the City of Clovis, South 89°24'18" East, 538.04 feet along said parallel line to a point on the East line of the Southwest quarter of said Section 28; thence
- 8) continuing along the existing City Limits line of the City of Clovis, South 89°22'57" East, 30.00 feet to a point on a line 30.00 feet East of and parallel with the East line of the Southwest quarter of said Section 28; thence

APPROVED
LAFCO RES. # RD-20-7
August 12, 2020

BOUNDARY CHANGE REQUIRED
TIME 2:32 pm DATE 9/14/2020
DOCUMENT # 2020-0123249
EFFECTIVE 9/14/2020

ATTACHMENT A



LEGEND

AREA TO BE DETACHED FROM THE FRESNO COUNTY FIRE PROTECTION AND THE KINGS RIVER CONSERVATION DISTRICTS AND ANNEXED TO THE CITY OF CLOVIS. AREA = 52.26 ACRES

EXISTING CITY OF CLOVIS LIMITS

① COURSE CALL OF LEGAL DESCRIPTION

P.O.C. POINT OF COMMENCEMENT

T.P.O.B. TRUE POINT OF BEGINNING

F.C.R. FRESNO COUNTY RECORDS

BASIS OF BEARINGS:

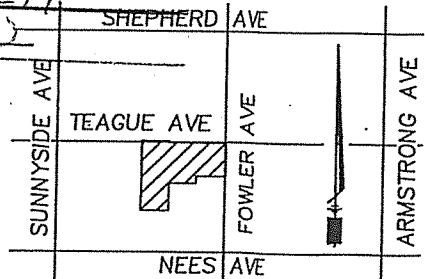
GEODETIC OBSERVATION OF THE EAST LINE OF THE SW 1/4 OF SECTION 28, T12S, R21E, MDB&M. TAKEN TO BE NORTH 0°36'25" EAST.

PREPARED FOR:

WOODSIDE 06N, LP
9 RIVER PARK PLACE, STE. 430
FRESNO, CA 93720

NOTE

BOUNDARY CHANGE RECORDED
DATE 9/14/2020
DOCUMENT # 2020-00003249
EFFECTIVE 9/14/2020
VICINITY MAP-NOT TO SCALE



APPROVED

LAFCO RES. # 20-20-7

August 12, 2020

RES. NO. _____	ADOPTED: _____	Ref. & Rev. _____	SHEET: 1 OF 2
TEAGUE-FOWLER SOUTHWEST REORGANIZATION A PORTION OF SECTION 28, T. 12 S., R. 21 E., M.D.B.&M. TO BE ANNEXED TO THE CITY OF CLOVIS AND DETACHED FROM THE FRESNO COUNTY FIRE PROTECTION AND THE KINGS RIVER CONSERVATION DISTRICTS		PREPARED BY YAMABE & HORN ENGINEERING, INC. 2985 N. BURL AVENUE (559)244-3123	FILE NO. _____ ANNEX NO. _____ ACRES 5226 COUNCIL DIST. NO. _____ DRAWN BY RBW CHECKED BY DH DATE 6/29/2020

ATTACHMENT A

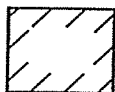
BASIS OF BEARINGS:

GEODETIC OBSERVATION OF THE EAST LINE OF THE SW 1/4 OF SECTION 28, T12S, R21E, MDB&M. TAKEN TO BE NORTH 0°36'25" EAST.

PREPARED FOR:

WOODSIDE 06N, LP
9 RIVER PARK PLACE, STE. 430
FRESNO, CA 93720

LEGEND



AREA TO BE DETACHED FROM THE FRESNO COUNTY FIRE PROTECTION AND THE KINGS RIVER CONSERVATION DISTRICTS AND ANNEXED TO THE CITY OF CLOVIS. AREA = 52.26 ACRES

①

COURSE CALL OF LEGAL DESCRIPTION

F.C.R. FRESNO COUNTY RECORDS

NOTE

SEE SHEET 1 FOR COMPLETE LEGEND.

DETAIL A

APN
559-021-11

EAST TEAGUE AVENUE

L5⑤ S89°24'18"E 780.63'

S0°35'36"W 10.00' L6⑥

L7⑦ S89°24'18"E 538.04'

APN
559-021-08

PM NO. 4702
BK. 31, PG. 66
PARCEL MAPS, F.C.R.
APN
559-021-57
PARCEL 1

DETAIL B

APN
559-021-56S

LOT 26

APN
559-021-03S

L11⑪ S89°21'32"E 8.98'

N0°33'33"E 1317.52' L7

L10⑩ N0°32'36"E 329.38'

APN
559-021-69

PM NO. 2903
BK. 19, PG. 33
PARCEL MAPS, F.C.R.
APN
559-021-69
PARCEL 1

APPROVED
LAFCO RES. #

August 12, 2020
DATE

LINE TABLE

COURSE	LINE	BEARING	DISTANCE
①	L1	N0°33'24"E	30.00'
②	L2	S89°24'18"E	649.35'
③	L3	S0°33'30"W	30.00'
④	L4	S0°34'25"W	20.00'
⑤	L5	S89°24'18"E	780.63'
⑥	L6	S0°35'36"W	10.00'
⑦	L7	S89°24'18"E	538.04'
⑧	L8	S89°22'57"E	30.00'
⑨	L9	S0°35'28"W	164.81'
⑩	L10	N0°32'36"E	329.38'
⑪	L11	S89°21'32"E	8.98'

BOUNDARY CHANGE RECORDED

DATE 9/14/2020

TIME 2:30 PM

DOCUMENT # 2020-0123749

EFFECTIVE DATE 9/14/2020

ADOPTED:

Ref. & Rev.

SHEET: 2 OF 2

TEAGUE FOWLER SOUTHWEST
REORGANIZATION
A PORTION OF
SECTION 28, T. 12 S., R. 21 E., M.D.B.&M.
TO BE ANNEXED TO THE CITY OF CLOVIS AND DETACHED FROM
THE FRESNO COUNTY FIRE PROTECTION AND
THE KINGS RIVER CONSERVATION DISTRICTS

PREPARED BY

YAMABE & HORN
ENGINEERING, INC.
2985 N. BURL AVENUE
(559)244-3123

FILE NO.
ANNEX NO.
ACRES 5226
COUNCIL DIST. NO.
DRAWN BY RBW
CHECKED BY DH
DATE 6/29/2020