

Resolution No. 2025-1

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE ARMONA
COMMUNITY SERVICES DISTRICT REQUESTING THAT THE LOCAL AGENCY
FORMATION COMMISSION OF KINGS COUNTY INITIATES PROCEEDINGS FOR
THE ANNEXATION OF TERRITORY**

WHEREAS, the Armona Community Services District (District) desires to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code, for the annexation of territory to the District; and

WHEREAS, notice of intent to adopt this resolution of application has been given, and this Board has conducted a public hearing based upon this notification; and

WHEREAS, the principal reason for the proposed annexation is to facilitate development of Tentative Tract 936 ("Project"), a single-family residential subdivision approved by the Kings County Planning Commission acting as Division Two of the Kings County Advisory Agency for Parcel Maps and Subdivisions on August 21, 2023 via Resolution No. 23-01, which Tentative Tract 936 has requested to connect to Armona Community Services District's water and sewer systems; and

WHEREAS, the proposed jurisdictional change would not affect another public agency; and

WHEREAS, the territory proposed to be reorganized is Uninhabited and a map and description of the boundaries of the territory are attached hereto as Exhibits B & C and by this reference incorporated herein; and

WHEREAS, the District does not desire that the proposed annexation be subject any additional terms or conditions, and

WHEREAS, this proposal is consistent with the District's adopted sphere of influence; and

WHEREAS, the County of Kings adopted an Environmental Impact Report (EIR) (State Clearinghouse No. 2022080449) with the approval of the Project pursuant to the California Environmental Quality Act (CEQA); and

WHEREAS, as a Responsible Agency under CEQA, the District is responsible for mitigating or avoiding only the direct or indirect environmental effects of those parts of the Project which the District decides to carry out, finance, or approve; and

WHEREAS, the District would provide water, sanitary sewer, solid waste, and street lighting services to the Project; and

WHEREAS, as a Responsible Agency under CEQA, the District shall not approve the Project as proposed if the agency finds any feasible alternative or feasible mitigation measures within its powers that would substantially lessen or avoid any significant effect the Project would have on the environment; and

WHEREAS, the EIR identified environmental effects from constructing the Project and its necessary utility connections and proposed mitigation measures to reduce those environmental effects to a level of insignificance; and

WHEREAS, the EIR identified no significant environmental effects for which the District would have the obligation to mitigate or avoid but could not feasibly do so; and

WHEREAS, this Board has determined that this proposal meets the criteria for waiver of conducting authority proceedings as set forth in Government Code Section 56837(c);

NOW, THEREFORE BE IT RESOLVED that the Board of Supervisors:

- Considered the environmental effects of the Project as shown in the EIR as prepared by the County of Kings and finds it adequate.
- Makes and concurs with the findings and statement of overriding considerations for each significant effect of the project made by the County of Kings on August 21, 2023.
- Adopts the mitigation measures identified in Exhibit "A".
- Adopts and approves this Resolution of Application.
- Requests that the Local Agency Formation Commission of Kings County undertakes proceedings for the annexation of territory as authorized and in the manner provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.
- Instructs the District Manager to file a Notice of Determination with the Clerk of the County of Kings.

PASSED AND ADOPTED this _____ day of _____, 2025, by the Board of Directors of the Armona Community Services District, County of Kings, State of California, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Jim Maciel, President

ATTEST:

EXHIBIT "B"
MAP OF TERRITORY PROPOSED TO BE REORGANIZED

LAFCO EXHIBIT MAP ARMONIA COMMUNITY SERVICE DISTRICT ANNEXATION

ANNEXATION TO THE
ARMONIA COMMUNITY SERVICE DISTRICT, AND
DETACHING FROM THE ARMONIA RIVER CONSERVATION DISTRICT AND
THE EXCELSIOR-KINGS RIVER RESOURCE CONSERVATION DISTRICT

VICINITY MAP



LEGEND

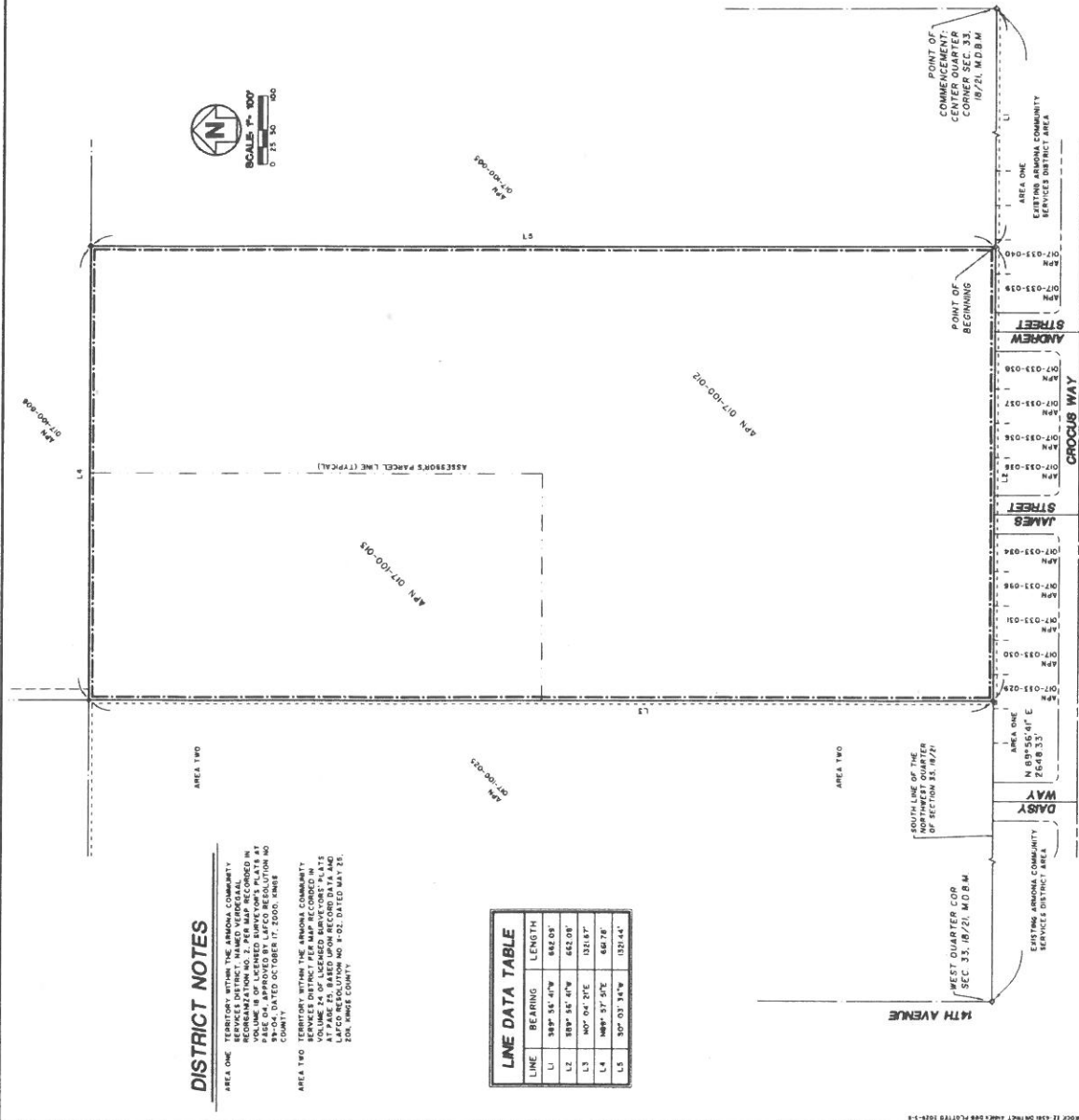
- BOUNDARY LINE OF SUBJECT PROPERTY
- SECTION LINE
- SECONDARY PROPERTY LINE
- CENTER LINE OF RIGHT-OF-WAY
- RIGHT-OF-WAY LINE
- EXISTING DISTRICT LIMITS
- PROPOSED ADDITION TO DISTRICT
- ◆ CALCULATED LOCATION OF SUBJECT PROPERTY CORNERS ARE BETWEEN THESE LOCATIONS

NOTE:
IN RELATION TO THE SUBJECT PROPERTY
LINE, THE EXISTING ARMONIA COMMUNITY
SERVICE DISTRICT LIMIT LINE, AS WELL
AS THE EXISTING ARMONIA RIVER
CONSERVATION DISTRICT AND EXCELSIOR-KINGS
RIVER RESOURCE CONSERVATION DISTRICT
ARE SHOWN ADJACENT TO
THEIR TRUE LOCATIONS.
THE LIMITS OF THE AREA TO BE
ANNEXED ARE CONCURRENT WITH THE
SUBJECT PROPERTY LINE.



MARCH 10, 2025

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DISTRICT NOTES

AREA ONE TERRITORY WITHIN THE ARMONIA COMMUNITY SERVICE DISTRICT, NAMED VERDUGAL REORGANIZATION NO. 2, PER MAP RECORDED IN VOLUME 27, LICENSED SURVEYOR'S PLATS, PAGE 8, KINGS COUNTY RECORDS, DATED OCTOBER 17, 2005, KINGS COUNTY.

AREA TWO TERRITORY WITHIN THE ARMONIA COMMUNITY SERVICE DISTRICT PER MAP RECORDED IN VOLUME 27, LICENSED SURVEYOR'S PLATS, PAGE 8, KINGS COUNTY RECORDS, DATED OCTOBER 17, 2005, KINGS COUNTY.

LINE	BEARING	LENGTH
L1	S 89° 56' 41" E	842.03'
L2	S 89° 56' 41" W	642.08'
L3	N 00° 04' 27" E	1231.87'
L4	N 89° 57' 27" E	646.78'
L5	S 00° 03' 34" W	1321.44'

MAP OF TRACT NO. 756, ARMONIA NORTH PHASES 6 & 7, VOLUME 27, LICENSED SURVEYOR'S PLATS, PAGE 8, KINGS COUNTY RECORDS

EXHIBIT "C"
DESCRIPTION OF TERRITORY PROPOSED TO BE REORGANIZED

ARMONA COMMUNITY SERVICE DISTRICT ANNEXATION
GEOGRAPHIC DESCRIPTION

ANNEXATION TO THE ARMONA COMMUNITY SERVICE DISTRICT

All that certain real property, located in a portion of the north half of Section 33, Township 18 South, Range 21 East, Mount Diablo Base and Meridian, in the County of Kings, State of California, described as follows:

Commencing at the Center Quarter Corner of said Section 33;

thence, (L1) South 89°56'41" West, 662.09 feet along the South line of the Northwest Quarter of said Section 33 to the Point of Beginning, said Point being the Southeast corner of the Parcel Map filed in Book 8 of Parcel Maps at Page 6, Kings County Records;

thence, (L2) South 89°56'41" West, 662.08 feet along said South line of the Northwest Quarter, and along the South line of Parcel 2 of said Parcel Map to the Southwest corner of said Parcel 2;

thence, (L3) North 0°04'21" East, 1321.67 feet along the westerly lines of Parcels 1 and 2 of said Parcel Map to the Northwest corner of said Parcel 1;

thence, (L4) North 89°57'51" East, 661.78 feet along the northerly lines of said Parcels 1 and 2 to the Northeast corner of said Parcel 2;

thence, (L5) South 0°03'34" West, 1321.44 feet along the easterly line of said Parcel 2 to the Point of Beginning.

The above described property contains 20.08 acres of land more or less.

Richard C. Shepard



For assessment and annexation purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.