

BEFORE THE BOARD OF SUPERVISORS
COUNTY OF FRESNO
STATE OF CALIFORNIA

IN THE MATTER OF)	
TRANSFER OF SEWER EQUIVALENT)	
DWELLING UNIT FROM)	RESOLUTION
ONE PROPERTY TO ANOTHER)	
WITHIN)	
COUNTY SERVICE AREA NO. 31)	

WHEREAS, an “equivalent dwelling unit” (“EDU”) represents a proportional volumetric measurement of sewer capacity used in the conditional allocation to prospective individual (residential or commercial) parcels of available system-wide sewer capacity, the use of which is contingent upon prior issuance of all requisite approvals and permits; and

WHEREAS, Fresno County Board of Supervisors Resolution No. 00-043 (“Resolution No. 00-043”), which was adopted on February 8, 2000, and which by its terms is applicable to all County Service Areas including CSA 31, establishes a process for transferring EDUs “from one property to another, subject to authorization by the Board of Supervisors”; and

WHEREAS, Robert W. Lightfoot and Lori A. Lightfoot, as Trustees of the Lightfoot Family Trust (“Transferor”) is the owner of the real property from which it is proposed that one EDU be transferred (“Transferor Property”), and Little Ridge Partners (“Transferee”) is the owner of the real property to which it is proposed that the one EDU be transferred (“Transferee Property”); and

WHEREAS, as required by Step 1(a) of Resolution No. 00-043, the Resources Division of the Department of Public Works and Planning (“Resources Division”) has received a letter from Robert W. Lightfoot and Peter Van Vleet seeking authorization for the proposed EDU transfer, asking the County to initiate the transfer process, identifying the parcels and parties to be involved, and identifying the number and location of EDUs involved with the parcels and proposed uses of the parcels; and

WHEREAS, as required by Steps 1(b) of Resolution No. 00-043, Transferor and Transferee have submitted to the Resources Division a notarized joint request to the Resources Division to transfer one EDU from the Transferor Property to the Transferee Property, which request includes a legal description of the Transferor Property and the Transferee Property and a statement that the persons who signed the request are the owners or authorized representatives of the owners of those respective properties; and

WHEREAS, as required by Step 1(c) of Resolution No. 00-043, the Resources Division has received a Lot Book Guarantee that includes a legal description and confirms the ownership status of the Transferor Property; and

WHEREAS, as required by Steps 2 and 3 of Resolution No. 00-043, the Resources Division has reviewed the documentation provided by the requesting parties in support of their joint request, including but not limited to the factual representations and warranties contained in their joint request, and has prepared an accompanying agenda item that includes "a discussion of background information and an evaluation of the proposed transfer," as required in Step 3 of Resolution No. 00-043; and

NOW, THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF FRESNO HEREBY FINDS, DETERMINES, AND RESOLVES AS FOLLOWS:

1. The recitals above are all true and correct.
2. The request complies with the requirements of Resolution No. 00-043.

3. The transfer of one sewer EDU from the Transferor Property to the Transferee Property is conditionally authorized, subject to the following condition: Transferee must deliver to the Resources Division, as required by Step 4 of Resolution No. 00-043, the fully executed and notarized form including legal descriptions of both the Transferor Property and the Transferee Property and reciting that the transfer was consummated by the parties' execution of the form.

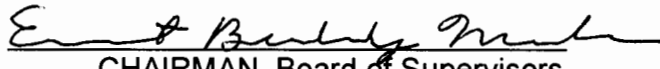
4. After that condition is satisfied, the Transferor Property shall retain its allocation of one sewer EDU the Transferee Property shall have an allocation of the one sewer EDU.

ADOPTED by the Fresno County Board of Supervisors this 1st day of March 2016, by the following vote, to wit:

AYES: Supervisors Borgeas, Mendes, Pacheco, Perea, Poochigian

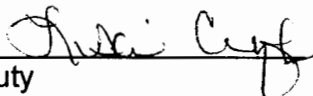
NOES: None

ABSENT: None


CHAIRMAN, Board of Supervisors

ATTEST:

BERNICE SEIDEL, Clerk
Board of Supervisors

By: 
Deputy

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