

22-0542

Recording Requested by Fresno County Board of Supervisors

When recorded return to  
Fresno County  
Department of Public Works and Planning  
Stop # 214  
RLCC No. 1025  
Attention Policy Planning Unit,  
Derek Chambers

**No Recording Fee Pursuant to Government Code Section 27383**

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RESOLUTION APPROVING PARTIAL CANCELLATION OF  
AGRICULTURAL LAND CONSERVATION CONTRACT NO. 6899  
(RLCC No. 1025)

*This page added to provide adequate space for the above information only.*  
(Government Code 27361.6)

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BEFORE THE BOARD OF SUPERVISORS  
OF THE COUNTY OF FRESNO  
STATE OF CALIFORNIA

IN THE MATTER OF  
AGRICULTURAL LAND  
CONSERVATION CONTRACT

RESOLUTION APPROVING PARTIAL  
CANCELLATION OF AGRICULTURAL  
LAND CONSERVATION CONTRACT NO.  
6899 (RLCC No. 1025)

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WHEREAS, Agricultural Land Conservation Contract (ALCC) No. 6899 was entered into between Robert L. Garabedian, Mike Garabedian, Helen Garabedian, Michael D. Kowitz, and Patricia Lynn Kowitz and succeeded to by Walter James Bledsoe and Elizabeth D. Bledsoe, as Trustees of the Bledsoe Family Trust dated June 26, 2015 and the County of Fresno, recorded February 18, 1983, as Instrument Number 83014086 in the Official Records of Fresno County, California, more commonly referred to as ALCC No. 6899; and

WHEREAS, the current land owners, Walter James Bledsoe and Elizabeth D. Bledsoe, as Trustees of the Bledsoe Family Trust dated June 26, 2015, have submitted a petition to the Board of Supervisors to remove a 6.64-acre portion of a 79.89-acre parcel subject to the Contract to allow creation of a 2.02-acre parcel and a 4.62-acre parcel as separate parcels for residential use; and

WHEREAS, the Agricultural Land Conservation Committee, at a public meeting held on April 20, 2022, considered the petition and recommended denial of the cancellation petition to the Board of Supervisors based on its inability to make all the findings set forth under Section 51282(b) of the Government Code; and

WHEREAS, the Board of Supervisors considered the cancellation petition at a public hearing held on August 9, 2022, and at the conclusion of the public hearing

1 approved the cancellation petition based on its ability to make all the Consistency  
2 Findings listed under Section 51282(b) of the Government Code as follows:

3 1. That the cancellation is for land on which a Notice of Nonrenewal  
4 has been served pursuant to Section 51245 of the Government Code; and

5 2. That the cancellation is not likely to result in the removal of  
6 adjacent lands from agricultural use; and

7 3. That the cancellation is for an alternate use that is consistent  
8 with the policies of the County General Plan; and

9 4. That the cancellation will not result in discontinuous patterns of  
10 urban development; and

11 5. That there is no proximate non-contracted land that is both  
12 available and suitable for the use to which it is proposed that the contracted land be  
13 put, or that development of the contracted land would provide more contiguous  
14 patterns of urban development than development of proximate non-contracted land;  
15 and

16 WHEREAS, in accordance with Section 51283(a) of the Government Code,  
17 the County Assessor has determined and certified to this Board the cancellation  
18 valuation for determination of the Cancellation Fee; and

19 WHEREAS, this Board has certified the Cancellation Fee to be in the amount  
20 of \$18,750.00; and

21 WHEREAS, notice was provided to the Department of Conservation ("DOC"),  
22 and the DOC did not provide any comments pertinent to this petition.

23 NOW, THEREFORE BE IT RESOLVED, that the Board of Supervisors hereby  
24 finds that all of the Consistency Findings listed under Section 51282(b) of the  
25 Government Code can be made for this partial cancellation of said Contract as to a  
26 6.64-acre portion of the 79.89-acre known as APN 053-031-03s subject to ALCC No.  
27 6899; and

28

1 BE IT FURTHER RESOLVED, that the partial cancellation of this Contract be  
2 and is hereby approved for a 6.64-acre portion of ALCC No. 6899 as described on  
3 the attached legal description (Exhibit "A"), subject to the following conditions:

4 1. The landowners shall obtain the necessary land use approvals to create  
5 the 2.02-acre parcel and 4.62-acre parcel.

6 2. The applicants shall pay the Cancellation Fee in the amount of  
7 \$18,750.00, as determined by the County Assessor and certified by the Board of  
8 Supervisors for issuance of a Certificate of Cancellation by the Board. The  
9 Cancellation Fee shall be paid, and a Certificate of Cancellation issued prior to  
10 recording the required documents to create the 2.02-acre and 4.62-acre parcels.

11 BE IT FURTHER RESOLVED, that the Chair is authorized to execute a  
12 Certificate of Tentative Cancellation, and upon satisfaction of Conditions of Approval  
13 stated in the Certificate of Tentative Cancellation, to execute a Certificate of Partial  
14 Cancellation for the 6.64-acre portion of ALCC No. 6899.

15 THE FOREGOING, was PASSED and ADOPTED by the following vote of the  
16 Board of Supervisors of the County of Fresno this 11<sup>th</sup> day of August 2022, to-wit:

17 AYES: Supervisors Brandau, Magsig, Mendes, Pacheco, Quintero

18 NOES: None

19 ABSENT: None

20 ABSTAINED: None

21  
22 Brian Pacheco, Chairman of the Board of  
Supervisors of the County of Fresno

23  
24 ATTEST:  
Bernice E. Seidel  
25 Clerk of the Board of Supervisors  
26 County of Fresno, State of California

27  
28 BY   
Deputy

**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of Fresno

On 08/11/2022 before me, Jessica A. Munoz Cardenas notary public,  
Date Here Insert Name and Title of the Officer  
personally appeared Brian Pacheco  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Jessica A. Munoz Cardenas  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_  
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_  
Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_  
 Corporate Officer – Title(s): \_\_\_\_\_  Corporate Officer – Title(s): \_\_\_\_\_  
 Partner –  Limited  General  Partner –  Limited  General  
 Individual  Attorney in Fact  Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  Other: \_\_\_\_\_  
Signer is Representing: \_\_\_\_\_ Signer is Representing: \_\_\_\_\_

## EXHIBIT A

That portion of Lots 2 and 3 of the Map of Subdivision No. 1 of the lands of the Summit Lake Investment Co., according to the map thereof recorded in Book 3 of Record of Surveys at Page 52, Fresno County Records, located in Section 21, Township 17 South, Range 19 East, Mount Diablo Base and Meridian, according to the Official Plat Thereof, more particularly described as follows:

Commencing at the north quarter corner of said Section 21, thence South, along the west line of the northeast quarter of said Section 21, a distance of 534.31 feet to the True Point of Beginning; thence

1. West, perpendicular to said west line, a distance of 154.00 feet; thence
2. South  $37^{\circ}57'43''$  West, a distance of 115.42 feet; thence
3. South, parallel with said west line, a distance of 314.00 feet; thence
4. East, perpendicular to said west line, a distance of 225.00 feet to said west line of the northeast quarter; thence
5. North, along said west line a distance of 148.67 feet to a point being distant 790.64 feet south of the north quarter corner of said Section 21; thence
6. East, perpendicular to said west line, a distance of 402.20 feet; thence
7. North, parallel with said west line, a distance of 500.00 feet; thence
8. West, perpendicular to said west line, a distance of 402.20 feet to said west line; thence
9. South, along said west line, a distance of 243.67 feet to the True Point of Beginning.

Contains an area of 6.64 acres, more or less.

**END OF DESCRIPTION**



Date  
Signed 7/2/21