



INTEROFFICE MEMORANDUM

DATE: 11/07/18

TO: Mayor and Council

FROM: Sonia Alvarez, City Clerk

SUBJECT: Late Distribution – Prezone Two Parcels APN 034-070-067 and 068
Agenda 11/07/18, Item C-6

Attached for late distribution is a letter received from Sam Pistoresi regarding above listed item.

Thank you.

C: City Attorney
Community Development Director

205 West Fourth Street
Madera, CA 93637
(559) 661-5409
(559) 674-2972 Fax

SAM PISTORESİ

13544 Road 26 1/2 Madera, CA 93637

Phone (559) 674-5350

November 05, 2018

Mayor Andrew Medellin
City of Madera
205 W. 4th Street
Madera, CA 93637

Madera City Clerk
RECEIVED
By: Silva
Date: 11/6/18
C. City Council
Comm Dev Dir.
Planning Mgr.

RE: Opposition by property owner to pre-zoning of APN: 034-070-067 and -068

I am the property owner of the two parcels that are the subject of item C-6 being considered for pre-zoning, pursuant to the following description, "Public hearing and consideration of introduction of an ordinance pre-zoning two parcels encompassing approximately 18.61 acres located on the west side of Stadium Road north of its intersection with Almond Avenue into the PD 6000 (Planned Development) Zone District."

The property is currently being farmed with almonds and I do not wish to be pre-zoned as it is a precursor to annexation, which I intend to protest. I do not desire to allow urban development of my property and intend to continue active agriculture operations.

Because the annexation of my property, along with the neighboring property being proposed for development will be an uninhabited annexation, a protest will be based on assessed value. This will result in an evaluation of assessed values and could cause the entire proceeding to be terminated. However, if my property is excluded from this pre-zoning, I will have no standing to protest the annexation and it cannot be terminated.

I am aware of other provisions that may be utilized to force the annexation of my property against my wishes. Though, I would advise against such measures as they would inhibit the right of the property owner to consent to changes that will affect property rights, which is at the core of Cortese-Knox-Hertzberg. In any event, I intend to continue farming and will insist that any new development record a right-to-farm covenant to prevent an undue trespass on my property rights.

I thank you for your consideration and **I request my property not be pre-zoned.**

Sincerely,



Sam Pistoresi