
**FRESNO LOCAL AGENCY FORMATION COMMISSION (LAFCo)
EXECUTIVE OFFICER'S REPORT**

AGENDA ITEM No. 5

DATE: January 7, 2009

TO: Local Agency Formation Commission

FROM: Rick Ballantyne, Executive Officer
Darrel Schmidt, Deputy Executive Officer

SUBJECT: **Consider Approval** – Request for a One-Year Extension to Complete Proceedings for the City of Parlier “Annexation No. 05-02” Reorganization. An annexation of 30.0 acres to the City of Parlier and detachment from the Fresno County Fire Protection District, the Kings River Conservation District and the Consolidated Irrigation District for territory located on the south side of E. South Avenue between S. Academy and S. Mendocino Avenues (**LAFCo File No. RO-05-36**).

Summary:

State law requires that all reorganization proceedings shall be completed within one year of approval unless the Commission grants an extension of time prior to the expiration date. Failure to grant an extension will terminate the proceedings. LAFCo Policies, Standards, and Procedures Section 315-03 allows extensions of time to be granted when the imminent need for the proposal still exists, the project is still viable, and progress is being made toward completion.

The City of Parlier “Annexation No. 05-02 Reorganization” was approved by the Commission on January 11, 2006. The project proponent, Central Valley Land Group, is requesting a one-year extension of time to complete proceedings. This is the third extension request for this proposal.

Parties of Interest: Synergy Land Group and Central Valley Land Group

Proponent: Jake Persons, Central Valley Land Group

Project Description: The affected territory is located on the south side of E. South Avenue between S. Academy and S. Mendocino Avenues. The reorganization consists of the annexation of 30.0 acres to the City of Parlier and detachment from the Fresno County Fire Protection District, the Kings River Conservation District and the Consolidated Irrigation District. A 127-lot single-family residential subdivision is proposed for the site.

Reasons for Request and Actions Taken to Date: The proponent states that current economic conditions and a reduction in real estate sales have necessitated the requested extension of time. The proponent states, however, that the project is still viable and requirements of the final map are being addressed.

They also state that they are continuing to develop the adjacent 41.8 acres the west, which was previously annexed to the City of Parlier and which has had an absorption rate of about 30 homes per year. The affected territory for this time extension request is a part of the proponent’s overall vision/plan for this area and is anticipated to be developed in due course as the adjacent property nears build-out.

Staff Analysis: The Commission has collectively expressed its desire to limit extensions due to an applicant's failure to meet the conditions of approval. Staff maintains some concern in that the proponent's justification for prior extensions indicated that the project was, at those times, nearing completion. Staff does acknowledge, however, that the economic slowdown and the slowing of the housing market in particular, have dramatically affected new home construction and sales.

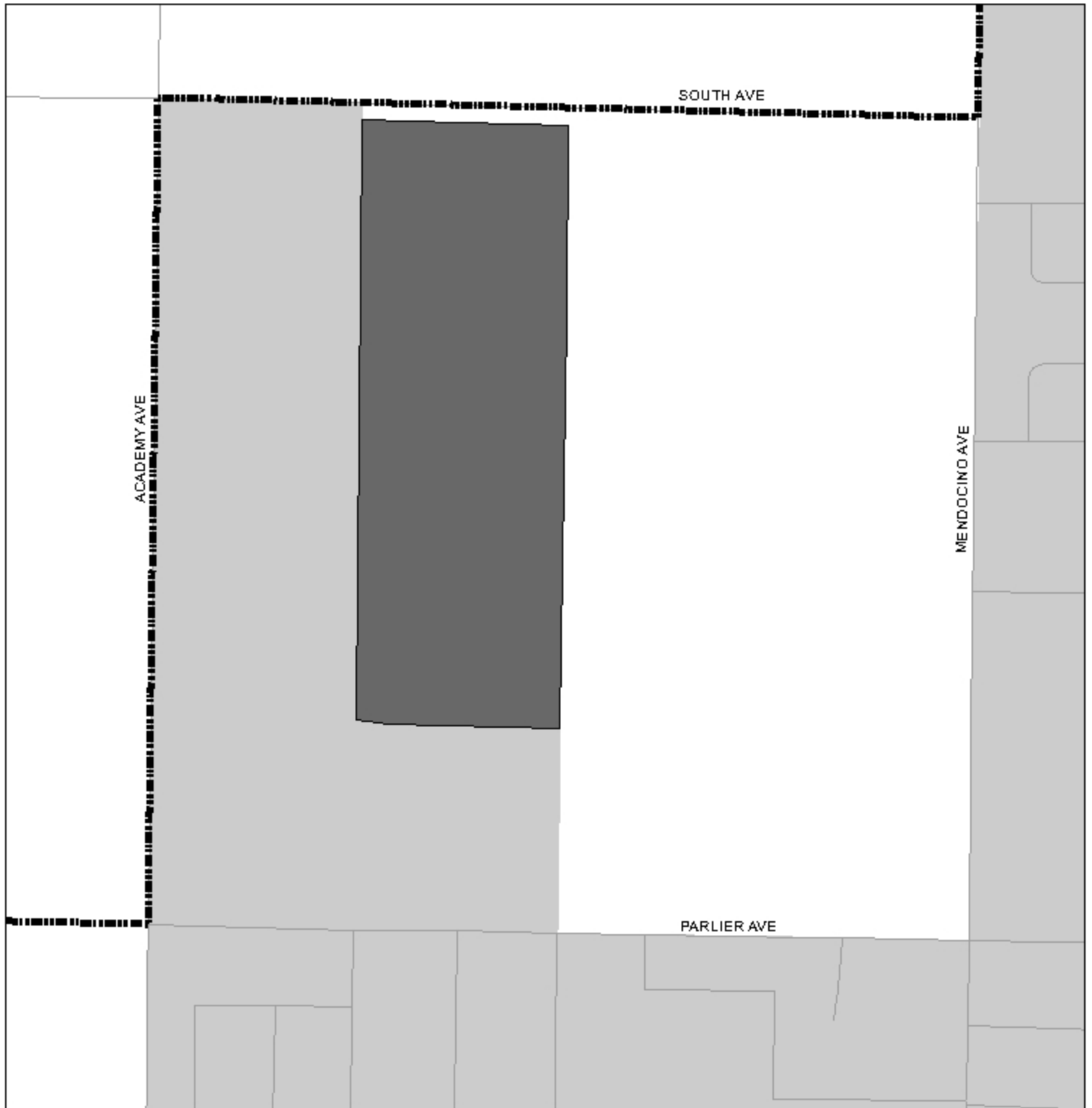
Based upon the justification provided by the proponents, it appears that only minimal progress toward completion may have been made in the past year. Therefore, while staff may support an additional one-year extension, it would recommend that no further extensions be granted unless more specific justification is demonstrated.

Recommendation: Approve a one-year extension.




The Following Have Received Copies of This Report:

- LAFCo Commissioners and Alternates
- Ken Price, LAFCo Counsel, Baker, Manock, and Jensen
- Lou Martinez, City Manager, City of Parlier
- Shun Patlan, Community Development Director, City of Parlier
- Bruce O'Neal, Contract Planner, City of Parlier
- Bernard Jimenez, Division Services Manager, Fresno County
- Keith Larkin, Chief, Fresno County Fire Protection District
- Brian Newlin, Special Projects Battalion Chief, Fresno County Fire Protection District
- Ray Franklin, Financial Analyst, Fresno County Fire Protection District
- Phil Desatoff, Consolidated Irrigation District
- David Orth, Kings River Conservation District
- Jake Persons, Central Valley Land Group
- Luis Patlan

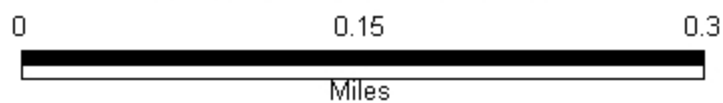
EXHIBIT "A"



Legend

-  Sphere of Influence
-  City Limits
-  Affected Territory

City of Parlier "City of Parlier,
Annexation No. 05-02" Reorganization
LAFCo File No. RO-05-36





December 11, 2008

Mr. Rick Ballantyne
Executive Officer
Fresno LAFCo
2115 Kern Street, Suite 310
Fresno, CA 93721

Re: Re-Organization 05-02

Dear Mr. Ballantyne,

The purpose of this letter is to request an extension of time to complete the above referenced annexation. Enclosed is a check in the amount of \$500.00.

I understand that the extension will be considered on the January agenda. Someone from our organization will plan on attending, in case the commission has any questions.

The residential real estate market has slowed, yet our proposed community is still a viable project. We are currently developing a 94 unit subdivision which would include the above mentioned property, called Somerset Homes. The market has slowed our absorption to about 30 homes per year, and we do not anticipate needing to start site improvements for about two years. This community cannot support paying interest on the land until we are ready to start site improvements. All items for the recordation of the annexation are nearing completion. The annexation of the site remains a high priority for the City of Parlier and the project is consistent with the City's general plan and growth policy.

Thank you for your cooperation in this matter. Please call me at (805) 458-2727 if you have any questions or if you require additional information.

Sincerely,

Jave Persons