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

CONSENT AGENDA ITEM No. 7

DATE: January 13, 2010
TO: Local Agency Formation Commission
FROM: Jeff Witte, Executive Officer
SUBJECT: **Consider Approval** – Request for One-Year Extension to Complete Proceedings for the City of Fresno “Shields-Locan No. 3 Reorganization” (LAFCo File No. RO-07-26).

The above proposal was previously approved by the Commission, but has not been completed. State law requires that all reorganization and annexation 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.

Parties of Interest:

Jovel Burl Findley	Paul and Kjirsten Humphrey
Bradley Worth and Deborah Cain O'Neal	Damrong and Somluck Pattanumotana
Leroy and Marlene Booth	John Herman and Lydia T. Brase Trustees
Judy Ann True	Kenneth and Diane Dalby
Ruben Lopez	Ahmed and Melinda Khaled
John Bonadelle, Bonadelle Neighborhoods	

Summary: This reorganization was approved by the Commission on February 6, 2008. John Bonadelle, President, Bonadelle Neighborhoods, has requested a one-year extension of time. This is the second request for a one-year extension of time.

Project Description: The proposal consists of annexing 140.98 acres to the City of Fresno and detachment from the Fresno County Fire Protection District and the Kings River Conservation District. The affected territory is located south of E. Shields Avenue between N. Temperance and N. Locan Avenues (see attached map). A 258-lot single-family residential subdivision (55.10 acres) is proposed at the southwest corner of E. Shields and N. Locan Avenues and a 264-lot single-family residential subdivision (58 acres) is proposed south of E. Clinton Avenue within the southerly portion of the affected territory.

Reasons for Request and Actions Taken to Date: The developer has indicated that progress is being made toward completion of the final map and improvement plans. The work has been slowed by the downturn in the housing market. Tentative Tract Map No. 5341 has been extended to May 16, 2012, and has two one-year extensions available.

Staff Analysis: Past experience has shown that it is not uncommon for reorganizations to take longer than the initial one-year approval to be completed, and that one or more extensions of time may be required to fulfill all conditions of approval.

Additionally the slowed economy has negatively affected the ability of proponents to complete projects timely. The developer indicates that is also the case with his proposal. The Commission's policies do allow for economic hardships to be considered as a justification for time extension requests.

Based on this information, it does appear that circumstances beyond the control of the City and the developer, including economic hardships due to the current economic conditions, have delayed this reorganization. City of Fresno representatives concur with the extension request and have indicated that this project still remains viable. Based on these circumstances, staff supports an additional one-year extension.

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
Andy Souza, City Manager, City of Fresno
John Dugan, Director, Planning & Development Department, City of Fresno
John Bonadelle, President, Bonadelle Neighborhoods
Bernard Jimenez, Manager, Development Services Division, Fresno County Public Works & Planning Department
Will Kettler, Fresno County Public Works and Planning Department
Chief Keith Larkin, Fresno County Fire Protection District
David Orth, Manager, Kings River Conservation District

The logo for Bonadelle Neighborhoods features a stylized house outline above the word "BONADELLE" in a large, serif font. Below "BONADELLE" is the word "NEIGHBORHOODS" in a smaller, all-caps, sans-serif font.

BONADELLE
NEIGHBORHOODS

January 4, 2010

Mr. Rick Ballantyne, Executive Officer
Fresno Local Agency Formation Commission
2115 Kern Street, Suite 310
Fresno, CA 93721

Subject: Shields-Locan No. 3 Reorganization

Dear Mr. Ballantyne:

We hereby request a one-year time extension to complete the proceedings under the LAFCO Resolution approving the Shields-Locan No. 3 Reorganization. Enclosed is a check in the amount of \$500 for the processing fee.

The reorganization is conditioned with the acceptance of a final tract map and we are actively moving forward toward approval of a final map of our Vesting Tentative Tract No. 5341. This map currently expires May 16, 2012, with two one-year extensions available. The work has been slowed by the downturn in the housing market, however, improvement plans and the final map are in the review process with the City of Fresno and we anticipate securing approval of a final map in April 2010.

Please contact Mr. Rick Heyman at 435-9700 if you have any questions or need additional information. Please keep us advised as to the status of our request.

Best regards,

John A. Bonadelle,
President

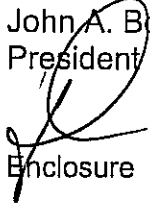


A handwritten signature in black ink, appearing to read "John A. Bonadelle", is written over the typed name and title. The signature is stylized and somewhat cursive.
Enclosure

EXHIBIT "A"



Legend

-  City limits
-  Affected Territory

City of Fresno "Shields-Locan
No. 3 Reorganization"
LAFCo File No. RO-07-26

