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

AGENDA ITEM No. 8

DATE: July 14, 2010

TO: Fresno Local Agency Formation Commission

FROM: Jeff Witte, Executive Officer

SUBJECT: **Consider Approval** – A Request to Update the City of Parlier's Sphere of Influence by adding approximately 3,220 acres of territory south of Dinuba Avenue, east of Bethel Avenue and west of Zediker Avenue and removing 460 acres of territory south of Manning Avenue and east of Zediker Avenue (Kearney Research Center) (**LAFCo File No. USOI-153**)

Recommendation: **Continue to Date Uncertain**

Summary of Proposal

- The City of Parlier is requesting an Update to their Sphere of Influence by adding approximately 3,220 acres of territory south of Dinuba Avenue, east of Bethel Avenue and west of Zediker Avenue and removing 460 acres of territory south of Manning Avenue and east of Zediker Avenue (Kearney Research Center), an update that would add 3,220 to their existing sphere of influence (SOI) and remove 460 acres from their existing SOI.
- The Proposal does not include any land use changes, development proposals, or plans for annexations or reorganizations.
- The draft and final program environmental impact report for the City of Parlier's Sphere of Influence Update and General Plan Amendment related to this proposal were previously made available on LAFCo's website for viewing.

Background

The existing Sphere of Influence contains 2,947 acres. The City wishes to add 2,580 acres to "square-off" the boundary. A Sphere of Influence is generally considered a 20-year planning tool. The City has determined that the parcels to be included in the SOI expansion will facilitate and encourage orderly growth and development which are essential to the social, fiscal, and economic wellbeing of the community.

Residential land uses make up approximately 1,482 acres (46%) of the expansion and would allow for an additional 7,677 housing units. The remaining area would include 96 acres of commercial, 427 acres of industrial, and 1,215 acres of public facilities, schools, and parks. The 460 acres being removed from the existing sphere contains the USDA and Kearney agricultural centers and is being requested to protect the mission of the facilities.

Discussion and Analysis

The County of Fresno opposes the expansion of any areas beyond what the current MOU identifies. This includes 960 acres south of Dinuba Avenue between Bethel and Zediker Avenues and 480 acres north of Manning Avenue between Smith Avenue ¼ mile east of Zediker Avenue designated for residential uses and 59 acres on the west side of Bethel Avenue south of Manning Avenue (the City Wastewater Treatment Plant).




Reason for Recommendation

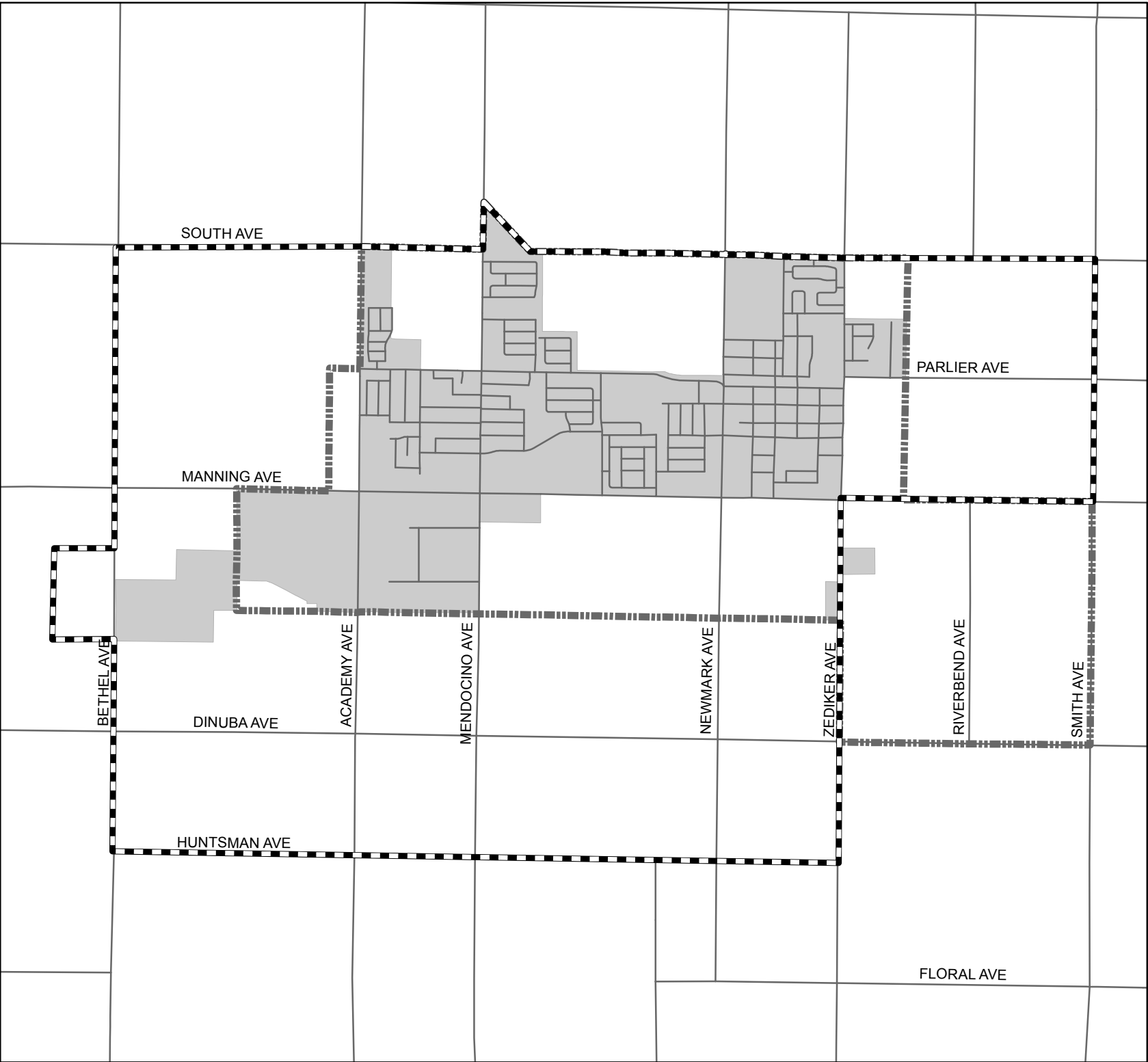
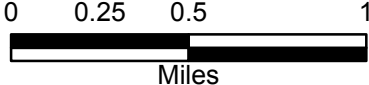
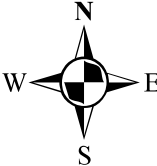
The City of Parlier and the Consolidated Irrigation District have signed a “Amended Tolling Agreement” dated May 5, 2010, whereby the City agrees to immediately request that Fresno LAFCo suspend processing of the Parlier SOI Update during the period of the Tolling Agreement (ending August 30, 2010) and any further extensions. Therefore, The City of Parlier formally requested LAFCo to suspend processing of their application for a Sphere of Influence Update through August 30, 2010.

GENERAL SITE LOCATION

City of Parlier
"Sphere of
Influence Update"
LAFCo File
No. USOI-153

Legend

-  Existing SOI
-  Proposed SOI
-  City Limits



LOZANO SMITH

ATTORNEYS AT LAW

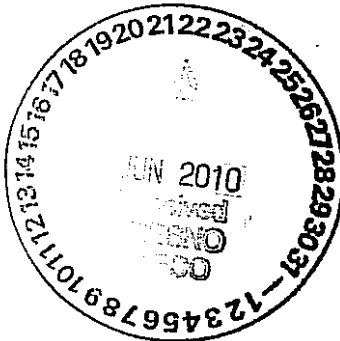
Partnering For Excellence In Education And Government

Dale E. Bacigalupi
Attorney at Law

E-mail: dbacigalupi@lozanosmith.com

June 21, 2010

Jeff Witte, Executive Officer
Fresno LAFCo
2115 Kern Street, Suite 310
Fresno, California 93721



Re: City of Parlier: Sphere of Influence Application

Dear Jeff:

As you know, I serve the City of Parlier as the City Attorney and this letter is being written to you at the request of the City of Parlier.

As you know, the City of Parlier and the Consolidated Irrigation District have signed a "Amended Tolling Agreement" dated May 5, 2010.

By the terms of the Amended Tolling Agreement, the City has agreed to take the following actions:

"The City agrees to immediately request that Fresno LAFCo suspend processing of the Parlier SOI Update during the period of the Tolling Agreement and any further extensions."

As a result, faithful to the terms of the Amended Tolling Agreement, the City hereby requests that LAFCo suspend processing of the pending City of Parlier Sphere of Influence Update through August 30, 2010, which is the ending date of the Amended Tolling Agreement.

Thank you for your cooperation. Kindly contact me or City Manager, Lou Martinez, if you have further questions.

Sincerely,

LOZANO SMITH

Dale E. Bacigalupi

DEB/sr

cc: Lou Martinez, Parlier City Manager
Phil Desatoff, General Manager, Consolidated Irrigation District
P. Scott Browne, Esq. (CID Legal Counsel)

J:\wdocs\01909\001\lr\00206780.DOC

A Professional Corporation