

# CITY OF SELMA

## SERVICE PLAN FOR TRACT NO. 5765

### HIGHLAND-ROSE-BRATTON I ANNEXATION/REORGANIZATION

May 31, 2007

#### INTRODUCTION

This annexation consists of approximately 90 acres, and includes a 220 lot single family residential subdivision with 7,000 square foot minimum lot sizes on 58 acres, a new church building which is currently under construction, existing single family residences, and an automobile salvage/sales yard. The area is located within the existing Sphere of Influence and Planning Area of the City of Selma. The entire annexation area has been pre-zoned R-1-7 single family residential and the General Plan Designation is Medium Low Density Residential. Access to the area is provided by Highland Avenue (State Highway 43) and Rose Avenue. The annexation will be contiguous to the existing City limits on the North and East and will not create any County Islands.

#### MUNICIPAL SERVICES

All municipal services will be made available to this Annexation Area including Potable Water, Sanitary Sewer, Storm Drainage, Police, Fire, Community Services (parks, recreation, and transit), and Building/Safety services. Details regarding these services are outlined below:

*Potable Water* will be provided to the annexation area by California Water Company, a private for profit water company with offices located in Selma. The developer will be charged for water service according to the rules and regulations of the California Public Utilities Commission. See attached letter from California Water Company.

*Sanitary Sewer* will be provided to the annexation area by the Selma-Kingsburg-Fowler County Sanitation District. The approved housing project developer (Tract Map # 5765) will be required to extend a 16 inch sewer main along Rose Avenue and jack and bore under State Highway 43 (Highland Avenue). The existing sewer main located in Rose Avenue East of Highland Avenue will be upgraded to conform to the S-K-F Sewer Master Plan. An existing lift station will also be upgraded. A sewer assessment district with zones of benefit will be established by the City with sewer tributary information provided by S-K-F. See attached letter from S-K-F.

**Storm Drainage** will be provided to the annexation area by the City of Selma. The City has prepared a Stormwater Master Plan that establishes stormwater tributary areas and a series of Master Retention Basins. The developer will be required to construct the needed stormwater drainage lines, catch basins, and retention basins. The City has established a storm drainage system impact fee of \$3,275 per dwelling unit to provide funds for storm drainage improvements.

**Police Protection** will be provided to the annexation area by the Selma Police Department. The police department already patrols other uses on Highland Avenue adjacent to the annexation area. The City has recently established a public safety CFD. New uses in the annexation area will be required to annex into the Community Facilities District. The current annual cost for the public safety services CFD is \$360 or \$30.00 per household per month. The City has the existing personnel and resources to provide police protection to the annexation area. In addition, the City has a mutual aid agreement with the Fresno County Sheriff's Office and the Sheriff maintains an area office in Selma. See letter from Police Chief.

**Fire Protection** will be provided by the Selma Fire Department. The Front Street Fire Station is located within approximately 2 miles of the annexation area. Response time will be approximately 5 minutes for a fire or medical emergency in the area. The fire department has the resources (manpower and equipment) to serve the area. In addition, the City has mutual aid agreements with other agencies, including Fresno County Fire. See attached letter from the Fire Chief.

**Building and Safety** services will be provided by the Building Division of the City of Selma Community Development Department. In addition to building inspection and plan checking services, the department also has two full time code enforcement officers. An additional building inspector will be hired when new construction activity increases to the point where a second building inspector is needed. The City currently has the manpower resources to serve the annexation area.

**Parks and Recreation.** The City of Selma maintains a full service parks and recreation program through the Community Services Department. Tract Map 5765, which is located within the annexation area, contains a neighborhood park of approximately 3 acres. This park will serve all residents in the annexation area. Other City parks are located within approximately 2 miles of the annexation area, including Ringo Park and Schafer Park. Schafer Park is a backbone facility with basketball courts, baseball fields, playground equipment, and numerous picnic facilities and barbeque pits. The City, in addition to parks, has a recreation program with organized sports such as softball league, T Ball, swimming, and pop warner football. City recreation volunteers assist in coaching and managing these activities. The City parks and recreation programs will be available to all residents in the annexation area.

**Transit.** The City maintains five 24 passenger buses that provide transportation services to residents. The City currently operates one fixed route system that primarily serves the downtown commercial areas. The demand responsive services are available to residents

throughout the City and would also be available to residents in the annexation area. The City is considering a change to an all fixed route system in the near future. The fixed route system, when fully implemented, will include the annexation area at the intersection of Rose and Highland Avenues.

**Solid Waste** collection and recycling will be provided by Selma Disposal and Recycling, the City's contract waste collection and recycling contractor. The coverage area includes all of the existing City limits and will include the annexation area once the area is annexed into the City. Selma disposal has the manpower and equipment to service this area.

### SUMMARY

The City of Selma has approved Tentative Tract Map No. 5765 and the annexation boundary map and legal description for this property. The City is committed to provide this area with all municipal services normally provided to other areas of the City. The annexation area is within the Sphere of Influence for the City of Selma and is included within the General Plan with a land use designation of Medium Low Density Residential with a zoning designation of R-1-7 (single family residential, 7,000 square foot minimum lot size).

### Prepared by:

*Michael S. Gaston*  
Michael S. Gaston, AICP  
Community Development Director  
City of Selma

### Attachments:

1. Letter from Chief of Police
2. Letter from California Water Service Company
3. Letter from SKF County Sanitation District
4. Letter from Community Services Director
5. Letter from Fire Chief
6. Letter from City Manager D-B Heusser



## Selma Police Department

# Memorandum

**To:** Michael Gaston, Director, Community Development Department

**From:** Thomas H. Whiteside, Chief of Police

**Date:** Tuesday, June 05, 2007

**Re:** Service Plan for Tract No. 5765, Highland-Rose Bratton 1

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The Selma Police Department currently serves the areas adjacent to the above referenced annexation area with police patrols and protection. The department currently has sufficient resources to provide public safety services to this area.

A recently established public safety Community Facilities District (CFD) is also in place in which each household will be assessed a \$360 annual cost.

The area is also served by on-going law enforcement mutual aid and an emergency response zone with the Fresno County Sheriff's Department. Additionally, a Sheriff's patrol sub-station is located in Selma.

If you need additional information, please feel free to contact me at 559-891-2280.

*"Providing Quality Service with Pride and Commitment"*

**Contact Person: Michael S. Gaston, AICP, Comm. Dev. Director      Phone: (559) 891-2209**

SE HABLA ESPAÑOL.

Dated: January 24, 2007

Michael S. Gaston, AICP, Secretary to the Planning Commission

(To be published one time in the Selma Enterprise on January 31, 2007)

June 6, 2007

Michael Gaston  
Community Development Director  
City of Selma  
1710 Tucker Street  
Selma, CA 93662

RE: Highland-Rose-Bratton 1 annexation area.90 acre area including Tract Map no 5765 with 220 residential lots and other properties along the west side of Highland Avenue.

Dear Michael:

California Water Service Company (Cal Water) has reviewed your request for the Highland-Rose-Bratton 1 annexation. In order for us to provide adequate water for domestic use and fire service protection it may be necessary for the applicant to advance the cost of Special Facilities, such as booster pumps or a storage tank, in addition to the cost of a water main extension.

The developer would need to submit improvement plans to Cal Water stamped with the appropriate fire flow requirements from the regulating Fire Department agency. Once the improvement plans are received Cal Water will design the water system to meet the required fire flows and domestic water needs.

Water facilities needed to serve the proposed development would be installed in accordance with the main extension rules of the California Public Utilities Commission and in accordance with applicable city or county ordinances.

We meet all State and Public Utilities Commission regulations pertaining to water quality and quantity. There is no expiration on our willingness to serve.

We will supply only such water pressure as may be available as a result of our operation of the system.

Should you have any questions or need additional information, please don't hesitate to call me at 559-896-4546.

Sincerely,

Scott A Bailey  
District Manager



**SELMA - KINGSBURG - FOWLER  
COUNTY SANITATION DISTRICT**

**DIRECTORS**

Judith Case, Chairwoman  
Leland Bergstrom, Vice Chair  
David Cardenas  
Don Tow  
Bob Waterston

**STAFF**

David Michel, Gen. Mgr.  
Ben Muñoz, Jr., Ass't. Mgr.

August 4, 2006

Alan Weaver, Director  
Fresno County Development Services  
2220 Tulare Street, Sixth Floor  
Fresno, CA 93721

Subject: SKF Procedures for Issuance of "Will Serve" Letters



Dear Alan:

The District wants to ensure that it carefully plans its issuance of "will serve" letters to prospective developments and annexations. This is important because District staff and the District Engineer have identified several areas within the treatment plant that have capacity restrictions. Staff and the Board are taking steps to address the bottlenecks and there is reasonable time to correct them before flows reach critical levels.

In the meantime, it is absolutely crucial that the County include the District in all preliminary contacts or conceptual discussions well in advance of any annexations, proposed developments or tentative map applications. "Will serve" letters will be issued by the District with cautious attention to treatment plant capacity.

Participation by District staff in discussions with the County's planning review committee or economic development committee does not mean that the District is making a commitment of plant capacity. Any prospective development or annexation will be required to obtain a "will serve" letter from the District. Only a "will serve" letter from the District will represent a commitment of plant capacity by the District.

The District has committed plant capacity to the following: proposed developments which have received unconditional "will serve" letters from the District; developments for which plans have been approved by the District for construction; and annexations which have been approved by LAFCO.

If you have any questions regarding these procedures, please contact me.

Sincerely,

David Michel  
General Manager

Copies: R. H Hargrove; Rick Ballantyne, LAFCO; Candie Fleming, LAFCO



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C I T Y                    O F                    S E L M A

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R E C R E A T I O N   &   C O M M U N I T Y   S E R V I C E S  
*Creating Community through People, Parks and Programs*

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June 5, 2007

Michael Gaston  
Community Development Director  
City of Selma

Re: Tract Map No. 5765

The City of Selma's Recreation and Community Services Department is fully aware of the Tract Map No. 5765 that is soon to be located on Rose and Highland Avenue.

Through the Recreation and Community Services Department, we will be able to offer a variety of programs and services to those residents living within this project. In addition, the Selma Transit will be available also for these residents.

The Selma Recreation and Community Services statement "Creating Community through People, Parks and Programs" will continue.

Sincerely,

Mikal Kirchner  
Director



## Selma Fire Department

### Memo from the Chief's Desk

**To:** Michael Gaston, Community Development Director

**From:** Jeffrey S. Kestly, Fire Chief *JK*

**Date:** June 5, 2007

**Re:** Bratton I (Highland – Rose Annexation)

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The Selma Fire Department can provide resources for fire protection to the above project. If needed, the department can request assistance from neighboring agencies through mutual-aid agreements.



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C I T Y O F S E L M A

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June 5, 2007

Rick Ballantyne  
Executive Director  
LAFCO  
2115 Kern Street, Suite 310  
Fresno, CA 93721

RE: Annexation – Vesting Tentative Tract 5765

Dear Mr. Ballantyne:

The City of Selma is supportive of the annexation of the property delineated by Vesting Tentative Tract 5765, a 220 unit subdivision, into our City limits.

Vesting Tentative Tract 5765 has been reviewed and approved by the Selma Planning Commission as well as the Selma City Council.

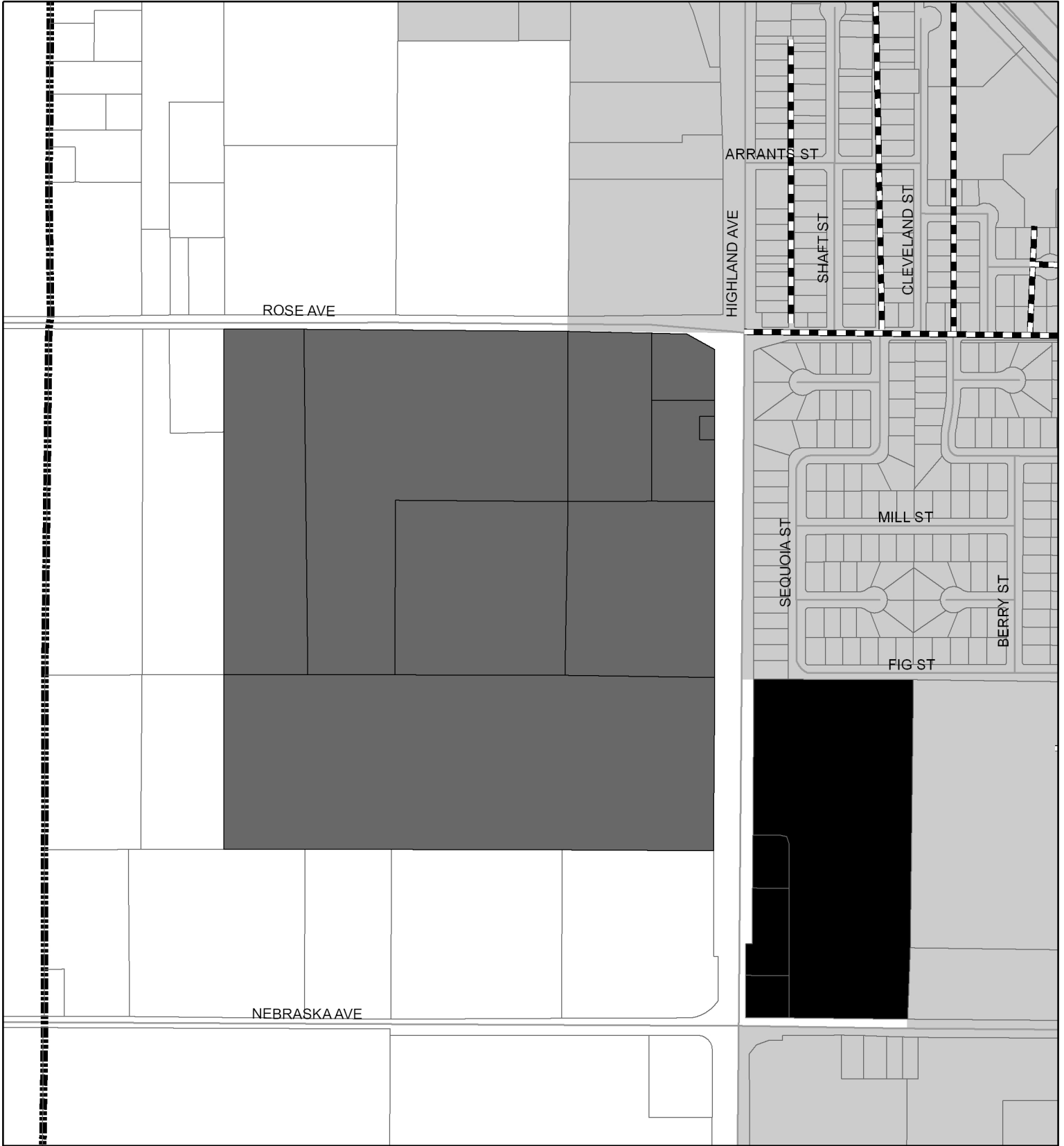
The City is committed to providing the needed city services for this area.

If you have any questions, please contact me at (559) 891-2200.


Sincerely,

D-B Heusser  
City Manager

# SKF - EXISTING SEWER LINES




 Sewer Lines

 Sphere of Influence

 City Limits

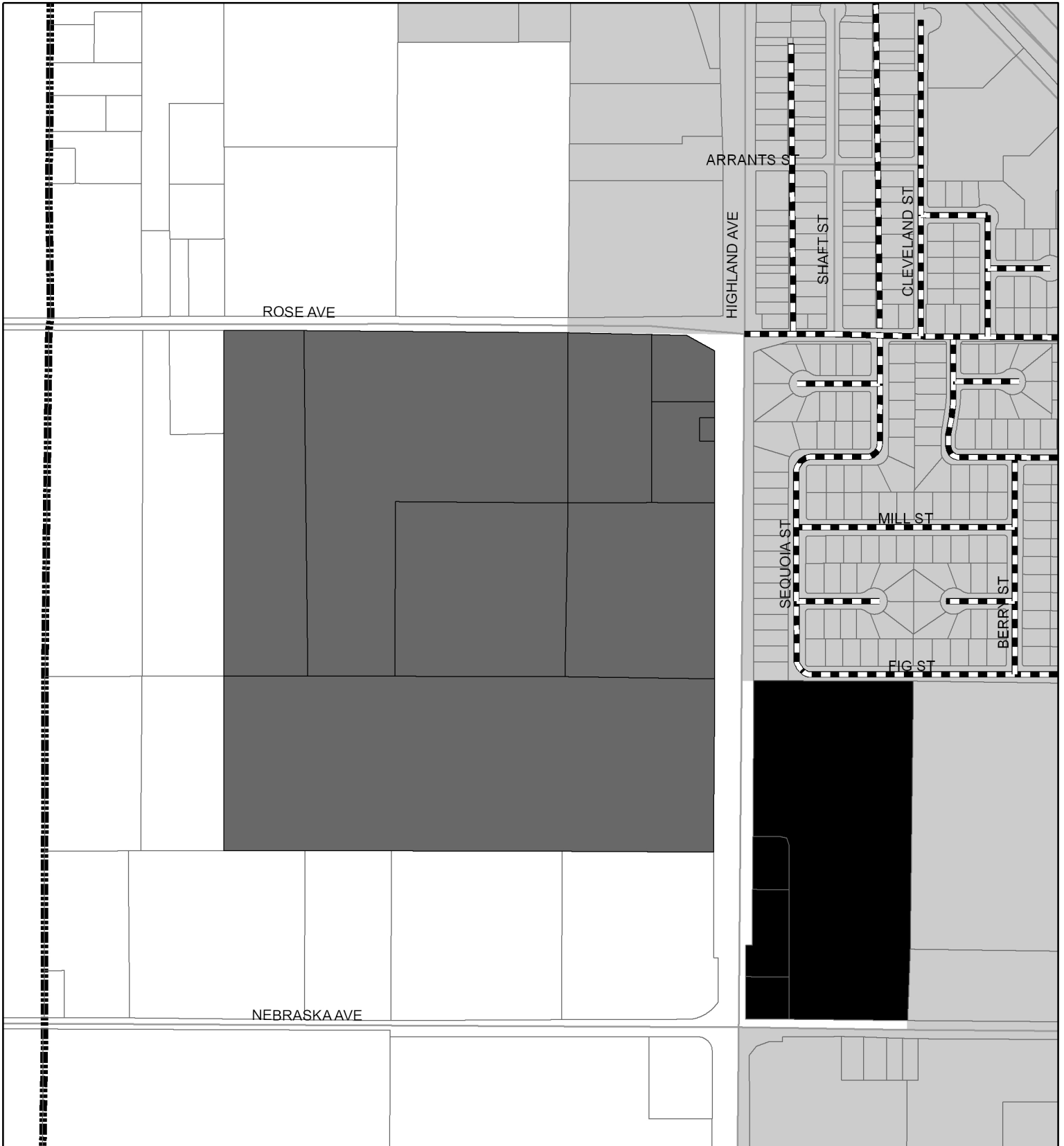
 Affected Territory

 Approved/Not Completed


City of Selma "Highland-Rose-  
Bratton 1 Reorganization"  
LAFCo File No. RO-07-15



# CAL WATER - EXISTING WATER LINES



 Water Lines

 Sphere of Influence

 City Limits

 Affected Territory

 Approved/Not Completed

City of Selma "Highland-Rose-  
Bratton 1 Reorganization"  
LAFCo File No. RO-07-15

