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

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**CONSENT AGENDA ITEM No. 5**

**DATE:** July 11, 2007

**TO:** Local Agency Formation Commission

**FROM:** Rick Ballantyne, AICP, Executive Officer

**SUBJECT:** **Consider Approval – Request for a One-Year Extension to Complete Proceedings for the City of Sanger “California-Bethel No. 1 Reorganization”.**  
An annexation of approximately 176 acres to the City of Sanger and detachment from the Fresno County Fire Protection District, the Kings River Conservation District and the Consolidated Irrigation District for territory located at the E. California Avenue alignment and S. Bethel Avenue (**LAFCo File No. RO-06-18**).

**Summary:**

The reorganization was approved by the Commission on July 12, 2006, and has yet to be completed (recorded). State law requires that all 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 towards completion.

**Background:** On July 12, 2006, the Commission approved the “California-Bethel No. 1 Reorganization” with conditions. This is the first request for an extension of time for this application.

**Reasons for Request and Actions Taken to Date:** The applicant’s engineer has requested the one-year extension (see attached request). He has indicated that the original tentative map for the proposed development was approved during October of 2005; however, changing market conditions prompted the developer to submit a revised project to the City of Sanger. He further indicates that the revised project was ultimately withdrawn and that work on the original final map is now moving forward towards completion.

**Recommendation:** Approve a one-year extension

**Parties of Interest:**

|   |                                |
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| Henry, Calvin, Beatrice and Junko Tange   | Rauf Gajiani (RZR Enterprises) |
| Chris Benak (Sanger Land Holdings II LLC) | Patrick Darnell, Centex Homes  |
| Estate of Kiichi and June Tange           |                                |

**The Following Have Received Copies of This Report:**

- LAFCo Commissioners and Alternates
- Ken Price, Baker, Manock, and Jensen
- Bruce O'Neal, Contract Planner, City of Sanger
- Will Washburn, Provost & Pritchard
- Dennis Gaab
- Tim Chapa, Director, Development Services Department, City of Sanger
- Jim Drinkhouse, City Manager, City of Sanger
- Bernard Jimenez, Planning Manager, Development Services Department
- Margie McHenry, Public Works and Planning
- Keith Larkin, Chief, Fresno County Fire Protection District
- David Orth, Kings River Conservation District
- Mark Gilkey, Consolidated Irrigation District