

CITY OF FRESNO
SERVICES AND IMPROVEMENT PLAN
DAKOTA-CORNELIA NO. 2 REORGANIZATION
FEBRUARY 2007

A. INTRODUCTION

A plan for providing services and improvements to land being annexed to cities is required by the Local Agency Formation Commission (LAFCO).

1. It provides assurance to LAFCO that newly annexed territory to a city will be properly served as urban territory.
2. It provides a basis for determining the impact of an annexation when a determination is made pursuant to the California Environmental Quality Act (CEQA).
3. It provides information to property owners, districts and interested individuals who may have other plans or proposals underway in the immediate vicinity of a proposed annexation, reorganization or boundary change. A service plan indicates the City of Fresno's intentions for providing service for a particular project.

B. SERVICES EXISTING OR PROPOSED TO BE EXTENDED TO THE DAKOTA-CORNELIA NO. 2 REORGANIZATION:

1. COMMUNITY WATER SERVICE:

The subject territory is currently being serviced by private wells at the present time. The nearest City of Fresno water mains capable of serving the project are a 14-inch main located in West Dakota Avenue and a 14-inch main located in North Cornelia Avenue. Development of the 50.3-acre subject property is subject to the following requirements:

- Construct a 14-inch transmission grid water main (including installation of City fire hydrants) in North Cornelia Avenue from West Garland Avenue south to West Cornell Avenue.
- Separate water services with meter boxes shall be provided to each lot created.
- Two independent sources of water, meeting Federal and State Drinking Water Act Standards, are required to serve the tract including any subsequent phases thereof. The two-source requirement may be accomplished through a combination of water main extensions, construction of supply wells, or other acceptable sources of water supply approved by the Water Systems Manager.
- All public water facilities shall be constructed in accordance with Public Works Department standards, specifications, and policies.
- Seal and abandon existing on-site well(s) in compliance with the State of California Well Standards, Bulletin 74-90 or current revisions issued by California Department of Water Resources and City of Fresno Standards.

2. SANITARY SEWERS:

The subject territory is currently being serviced by private septic tanks. The nearest sanitary sewer main capable of serving the project is a 45-inch main located in North

Cornelia Avenue and a 15-inch main in West Shields Avenue. Development of the 50.3-acre project is subject to the following conditions:

- Construct an 8-inch sanitary sewer main in North Milburn Avenue from West Shields Avenue north across the project frontage.
- Sanitary sewer mains shall be extended within the proposed tract to provide sewer service to each lot created.
- Separate sewer house branches shall be provided for each lot.
- Public sewer facilities shall be constructed in accordance with the Department of Public Works standards, specifications, and policies.
- Abandon all existing on-site private sanitary sewer systems.
- Engineered improvement plans prepared by a Registered Civil Engineer shall be submitted for Department of Public Utilities review and approvals for proposed additions to the City Sewer System.

3. **SOLID WASTE COLLECTION:**

The subject territory is currently provided private solid waste services. Upon annexation, services shall be provided by the City of Fresno Solid Waste Division.

4. **POLICE AND FIRE PROTECTION:**

The subject property is currently provided service by the Fresno County Sheriff's Department and the California Highway Patrol. Upon annexation, services shall be provided by the City of Fresno Police Department. The City of Fresno Police Department presently provides service to adjacent development to the north and west.

The subject property is presently receiving fire protection services from the North Central Fire Protection District. Upon annexation, fire protection services will be provided to the subject property by City of Fresno UGM Fire Station No. 16 located at 4170 North Brix Avenue.

5. **STREET LIGHTING:**

The Pacific, Gas and Electric Company provide service to the area. Street lighting shall be provided by the developer in accordance with the City of Fresno Standards. The lighting shall be maintained by the City of Fresno.

6. **PARKS AND RECREATION:**

The City of Fresno's 2025 General Plan constitutes an update of the City's Master Parks Plan. The provision of neighborhood and community parks is guided and ensured by a specific planning and funding process directed toward meeting community needs for parks and related recreational programs. The development of the proposed territory is planned for medium and medium-low density residential uses. The demands for recreational service impacts are mitigated through the payment of Urban Growth Management Park Fees for parks and recreation facilities.

The nearest existing park is located approximately 1.7 miles to the southeast, on the north side of West Clinton Avenue, between North Brawley Avenue and North Valentine Avenue.

7. **TRANSIT SERVICES:**

The subject property is serviced by Fresno Area Express. Buses run weekdays, between 5:20 a.m. and 10:00 p.m. and on weekends between 6:30 a.m. and 7:00 p.m. Service operates at half-hour intervals on weekdays; weekend service is less frequent. The transit service serves the general public. For commuting outside of

the Fresno Area, Greyhound and Amtrak services are available.

8. **AMBULANCE SERVICE:**

The nearest hospital to the area is Fresno Community Hospital located on the northeast corner of Fresno Street and R Street. American Ambulance has ambulance service for emergency purposes.

9. **STORM DRAINAGE:**

The Fresno Metropolitan Flood Control District provides storm drainage service to the area. The proposed site for annexation will receive drainage service through the District's Drainage Area AK.

The District's system has adequate capacity to service the site. Storm drainage fees paid to the District contribute to the construction of these facilities. The developers will extend storm drain pipelines to the site.

10. **EXTENSION OF CITY SERVICES:**

All City services are planned to be extended to the area as development occurs and makes it feasible.

11. **UPGRADING OF PUBLIC FACILITIES AND IMPROVEMENTS:**

A primary reason for annexation of the property is that the property owners prefer to develop the property in the City of Fresno. The project will provide for necessary major street dedications and improvements as well as sewer, water and storm drain improvements.

12. **SCHOOLS:**

The subject territory is within the enrollment area of the Central Unified School District. Currently students within this reorganization would attend Steinbeck Elementary School, El Capitan Intermediate School, and Central High School. Because of the growth occurring within the district boundaries, the school district has advised that the district has adopted developer fees in accordance with current state law, which will require the developers of the subject property to pay a fee for school facilities per the adopted schedule of fees.

13. **OTHER SERVICES:**

Animal control services will be provided by the City of Fresno.

C. **FINANCING OF SERVICES AND FACILITIES:**

1. Property tax

2. Fees: The following development impact fees are required: parks, fire, police, water, sewer, street improvements, traffic signalization, and storm drainage. City permit and license fees are also collected.

3. Sales tax

4. State funds, i.e., gas tax, motor vehicle in lieu tax, are utilized by the City for street work and supporting the transit system.

5. Federal funds, i.e., Community Development Block Grant Funds.

6. Bonds and/or assessment districts as needed.

D. **COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

A Finding of Conformity to Master Environmental Impact Report No. 10130 has been prepared for this project in compliance with the California Environmental Quality Act. The

findings were noticed as required by CEQA and were circulated to affected agencies.

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Dakota-Cornelia No.2 Water Map



