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

AGENDA ITEM No. 8

DATE: March 11, 2009

TO: Local Agency Formation Commission

FROM: Rick Ballantyne, Executive Officer
Darrel Schmidt, Deputy Executive Officer

SUBJECT: **Consider Approval** – Request for One-Year Extension to Complete Proceedings for the City of Reedley “Reed-Beechwood Reorganization, Annexation #2005-1” (LAFCo File No. RO-07-6).

Summary:

State law requires that all reorganization 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.

This reorganization was approved by the Commission on March 14, 2007. The Chief Petitioner is requesting a one-year extension of time to complete proceedings. This is the second requested extension of time for this proposal.

Parties of Interest:

Floyd Barsoom, Barsoom Bros. Co.	Bob Dowds, Mangano Homes
Joseph R. Cusenza, Reynen Bardis Communities	Jason Pausma, Reynen Bardis Communities
Mathew Ainley, Quad Knopf	Michael & Magdalene Crivelli
Ann Reynolds	Peter Crivelli
David Crivelli	Gabriel Crivelli
Celeste Crivelli	Melanie Reynolds
Mark Reynolds	Jeffrey Reynolds
Susan Reynolds	

Project Description: The affected territory is located west of Reed Avenue and both north and south of the Beechwood Avenue Alignment. The approved reorganization consists of the annexation of 94.4 acres to the City of Reedley and detachment from the Fresno County Fire Protection District and the Kings River Conservation District. The Reedley City Council approved Vesting Tentative Tract Map No. 5767 to allow a 196-lot single-family residential development within the affected territory.

Reasons for Request and Actions Taken to Date: The City of Reedley indicates that the applicant continues to work with City staff to finalize the final map and that circumstances in the vicinity of the project that could affect its suitability for annexation have not changed. The City also indicates that the applicant has submitted a final map which is being reviewed by the Public Works Department, Engineering Division and, that Tentative Tract Map No. 5767 does not expire until October 24, 2011.

Staff Analysis: Staff notes that the reasons cited for justification of this extension are substantially similar to those cited for this proposal's first extension in 2008, and that tasks needed to finalize Tentative Tract Map No. 5767 have largely been completed. Final map approval, however, has been delayed since it is apparent that development costs related to bonding and improvement requirements would be significant, in light of the fact that there is no assurance that such costs could be recouped if construction took place and homes were not sold given current market demand.

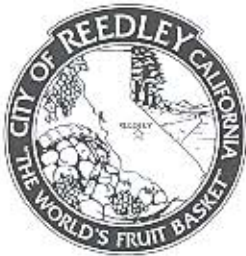
Based upon these circumstances, the primary reason for the reorganization not being completed appears to be economic in nature. As discussed in prior one-year extension requests, staff understands that many of the time extension requests that have recently come before the Commission have been based upon economic/market conditions. Staff has requested direction from the Commission with respect to amending its extension of time criteria to possibly incorporate economic/market condition factors. It should be noted, however, that Commission action upon this request should take place timely since it will expire on March 14th, if the Commission does not take action upon this request.

While justification for the extension appears to be based primarily upon economic conditions, staff would support the one-year extension request. If the Commission determines it does not wish to include consideration of economic factors in its review of time extension requests, staff would also recommend that no further extensions be granted unless the applicant is able to demonstrate that substantial progress toward completion has been made within the coming year. If the Commission does determine to revise its policies to include consideration of economic factors, staff's future analysis would include discussion of these factors.

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
- Bernard Jimenez, Planning Manager, Fresno County Development Services Department
- Will Kettler, Fresno County Public Works and Planning
- Chief Keith Larkin, Fresno County Fire Protection District
- David Orth, Kings River Conservation District
- Dianne Guzman, Planning Consultant, City of Reedley



City of Reedley

Community Development Department
1733 Ninth Street
Reedley, CA 93654
(559) 637-4200
FAX 637-2139



February 6, 2009

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

Dear Mr. Ballantyne:

Re: Reed-Beechwood Reorganization, Annexation No. 2005-1

Enclosed is a check in the amount of \$500 from the applicant, Barsoom Bros. Co., to file a one-year extension of time on the LAFCo approval of Reed-Beechwood-Reorganization, Annexation No. 2005-1.

1. The applicant continues to work with staff to finalize the final map.
2. The circumstances have not changed in the vicinity of the project since the proposal was approved that could affect its suitability for annexation.
3. The applicant has submitted a final map which is being reviewed by the Public Works Department, Engineering Division. Once the City Council has approved the final map, the City of Reedley will request that LAFCo complete the annexation process.
4. Kingswood Commons, Tentative Subdivision Map Tract No. 5767, does not include a condition giving the date of expiration. However, the Subdivision Map Act requires that if a final map is not approved within two years after approval of a tentative map, an extension of time must be filed prior to the expiration date of the tentative map. Kingswood Commons, Tentative Map, Tract No. 5767, is set to expire on October 24, 2011.

If you have any questions or concerns, please contact the Community Development Department at (559) 637-4200, Ext. 222.

Sincerely,

David Brletic
City Planner

Attachment: Check




c: Todd Barsoom
Bruce Webber, City Engineer
Mike Pardo, Sr. Engineering Assistant

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EXHIBIT "A"



Legend

-  Sphere of Influence
-  City Limits
-  Affected Territory

City of Reedley "Reed-Beechwood
Reorganization, Annexation 2005-1"
LAFCo File No. RO-07-6

