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

CONSENT AGENDA ITEM No. 6

DATE: March 10, 2010
TO: Local Agency Formation Commission
FROM: Jeff Witte, Executive Officer
SUBJECT: **Consider Approval** – Request for One-Year Extension to Complete Proceedings for the City of Kingsburg “Kamm-Academy Northeast No. 1 Reorganization” (LAFCo File No. RO-08-4).

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 May 7, 2008. 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:

Sharon Anderson	Piara Ghuman
Bill & June Carender	Teddy & Mary Allen
Salvador Lopez	Roay & Berthy Baily
John & Angelita Gonzalez	Will & Barbara Busby
Caroline Perez	AKS Enterprises

Project Description: The reorganization includes annexation of 13.58 acres to the City of Kingsburg and the Selma-Kingsburg-Fowler County Sanitation District and detachment from the Fresno County Fire Protection District, the Kings River Conservation District, and the Consolidated Irrigation District for territory located on the north side of E. Kamm Avenue and west of the Fourteenth Street Alignment (see map location). The Kingsburg City Council has approved development of 39 single-family residential units within the affected territory.

Reasons for Request and Actions Taken to Date: The project proponent indicates that the project has been placed on hold due to the downturn in the economy. He indicated that the final map has been submitted to the City and that they have decided to phase the project due to the low demand for new housing. The Tentative Tract Map will expire on December 11, 2010.

The City of Kingsburg has stated that the project is still viable and that it supports approval of this extension request.

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, and that tasks needed to finalize Tentative Tract Map No. 5073 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.

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
- Don Pauley, City Manager, City of Kingsburg
- Terry Schmal, Planning and Development Director, City of Kingsburg
- David Michel, General Manager, S-K-F County Sanitation District
- Keith Larkin, Chief, Fresno County Fire Protection District
- David Orth, Manager, Kings River Conservation District
- Phil Desatoff, Manager, Consolidated Irrigation District
- Piara Ghuman
- Jeff O'Neal, Provost & Pritchard Engineering

AKS Enterprises Inc.
Piara S. Ghuman
340 W. Hermosa Street
Lindsay, Ca 93247
Phone 559-303-3359
Fax 559-562-1439
Date 02/25/2010



LAFCO
Att: Jeff Witte
Local Agency Formation Commission
2115 Kern Street, Suite 310
Fresno, California 93721

Ref: Tract # 5073, Kamm Academy Northeast No. 1 Reorganization?"

Dear Sir/Madam

We would like to request for extension of 1 year on our above mention tract for annexation.


Our final map is already per pared and submitted to the city, the demand for new house has slow down, so we are planning to phase out this project into two phases and planning to work on this year. Our tentative map is still active till Dec. 11.

Our project is also in the imminent domain of the city of Kingsburg. We also have spoken to city of Kingsburg.

A check to the value of \$450.00 attached here with to cover the extension fee.

Thanks

Yours


Piara S. Ghuman

Hendricks, Samantha

From: Terry Schmal [tschmal@cityofkingsburg-ca.gov]
Sent: Friday, February 26, 2010 2:38 PM
To: Hendricks, Samantha
Cc: 'Mary Colby'; 'Don Pauley'; 'David Peters'
Subject: FW: Kamm-Academy Northeast No. 1

Samantha,

We at the City of Kingsburg do support the extension and believe the project is viable. The tentative map remains valid, we know the developer is working on a phasing plan to allow the project to proceed in segments, and the developer has been diligent about keeping City officials apprised of his plans and the progress he has made.

A little background: this project has been fraught with problems, mostly beyond the control of the developer, and it's been in the works since before I joined City staff eight years ago. Now that it's reached this stage, with nearly all of the discretionary approvals in place, it would be a shame to have to start over.

Thanks for the opportunity to comment!

Regards, Terry

Terry Schmal
Planning and Development Director
City of Kingsburg
(559) 897-5328
FAX (559) 897-6558
1401 Draper Street, Kingsburg, 93631
tschmal@cityofkingsburg-ca.gov

From: Don Pauley [mailto:dfpauley@cityofkingsburg-ca.gov]
Sent: Friday, February 26, 2010 2:09 PM
To: Terry Schmal
Subject: FW: Kamm-Academy Northeast No. 1

Terry –

Do you know if this is ours? If so, please respond to LAFCo. Thanks.

Don Pauley
City Manager
City of Kingsburg
1401 Draper Street
Kingsburg, CA 93631
Phone: (559) 897-5821
Fax: (559) 897-5568
dfpauley@cityofkingsburg-ca.gov
Web Site: cityofkingsburg-ca.gov



"Do what you love in the service of people who love what you do" Steve Farber

From: Hendricks, Samantha [mailto:SHendricks@co.fresno.ca.us]
Sent: Friday, February 26, 2010 1:28 PM

EXHIBIT "A"



Legend

-  City Limits
-  Affected Territory

City of Kingsburg "Kamm-Academy
Northeast No. 1 Reorganization"
LAFCo File No. RO-08-4

