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

CONSENT AGENDA ITEM No. 5

DATE: May 13, 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-Floral Reorganization, Annexation No. 2004-7” (LAFCo File No. RO-08-9).

This proposal was approved on June 4, 2008, but has not been completed. 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. *Fresno 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.

The Commission revised its time extension policies on April 15, 2009 to allow consideration of first and second time extension requests as “Consent Agenda” items where it was evident that substantial progress was being made and the requests were supported by the annexing city or district.

Parties of Interest:

Quiring Properties, Inc.	Paul & Allison Quiring
Riverglen Properties	William & Janice Crossland

Summary: This reorganization was approved by the Commission on June 4, 2008. The City of Reedley has requested a one-year extension of time. This is the first extension of time request for this proposal.

Project Description: This reorganization consists of the annexation of 77.26 acres to the City of Reedley and detachment from the Fresno County Fire Protection District and the Kings River Conservation District for territory located north of E. Floral Avenue between S. Reed and S. Franklin Avenues (see map location). The Reedley City Council approved Tentative Tract Map 5452 consisting of the following:

1. A 93-lot single-family residential planned unit development and a private lake (Phase 1);
2. A 34-lot single-family residential development (Phase 2-A);
3. A 82-lot single-family residential development and pocket park (Phase 2-B);
4. Future 2-lot planned unit development (Outlot “B”);
5. Future 26-unit planned unit development (Outlot “D”);
6. Future 80-unit multiple-family residential project.

Staff Analysis:

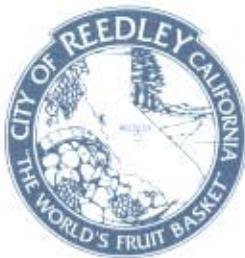
The City of Reedley has requested this time extension on behalf of the project developer. Past experience has shown that it is not uncommon for reorganizations to take longer than the initial one year approval to be completed. In response to this fact, the Commission revised its policies on April 15, 2009, to place first and second time extension requests on its Consent Agenda.

The City of Reedley states that the applicant is actively working towards completion of the final map and meeting required conditions of approval. The City has indicated its support of the extension request. Based upon this information, it appears that progress is being made toward completion and that a one-year extension should be granted.

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, Manager, Fresno County Development Services Division
- Chris Motta, Fresno County Public Works and Planning
- Rocky Rogers, City Manager, City of Reedley
- David Brletic, Planner, City of Reedley
- Chief Keith Larkin, Fresno County Fire Protection District
- David Orth, Manager, Kings River Conservation District
- Allison Quiring, Quiring Properties



City of Reedley

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

April 14, 2009

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



Dear Mr. Ballantyne:

Re: Reed-Floral Reorganization, Annexation No. 2004-7

Enclosed is a check in the amount of \$500 from the applicant, Quiring Properties, Inc., to file a one-year extension of time on the LAFCo approval of Reed-Floral Reorganization, Annexation No. 2004-7.

1. The applicant is working on the preparation of 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 continues to work with the city and keeps the city informed.
4. Lakewood, Tentative Subdivision Map Tract No. 5452, 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. Lakewood, Tentative Subdivision Map, Tract No. 5452, is set to expire on February 12, 2010.

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

Sincerely,

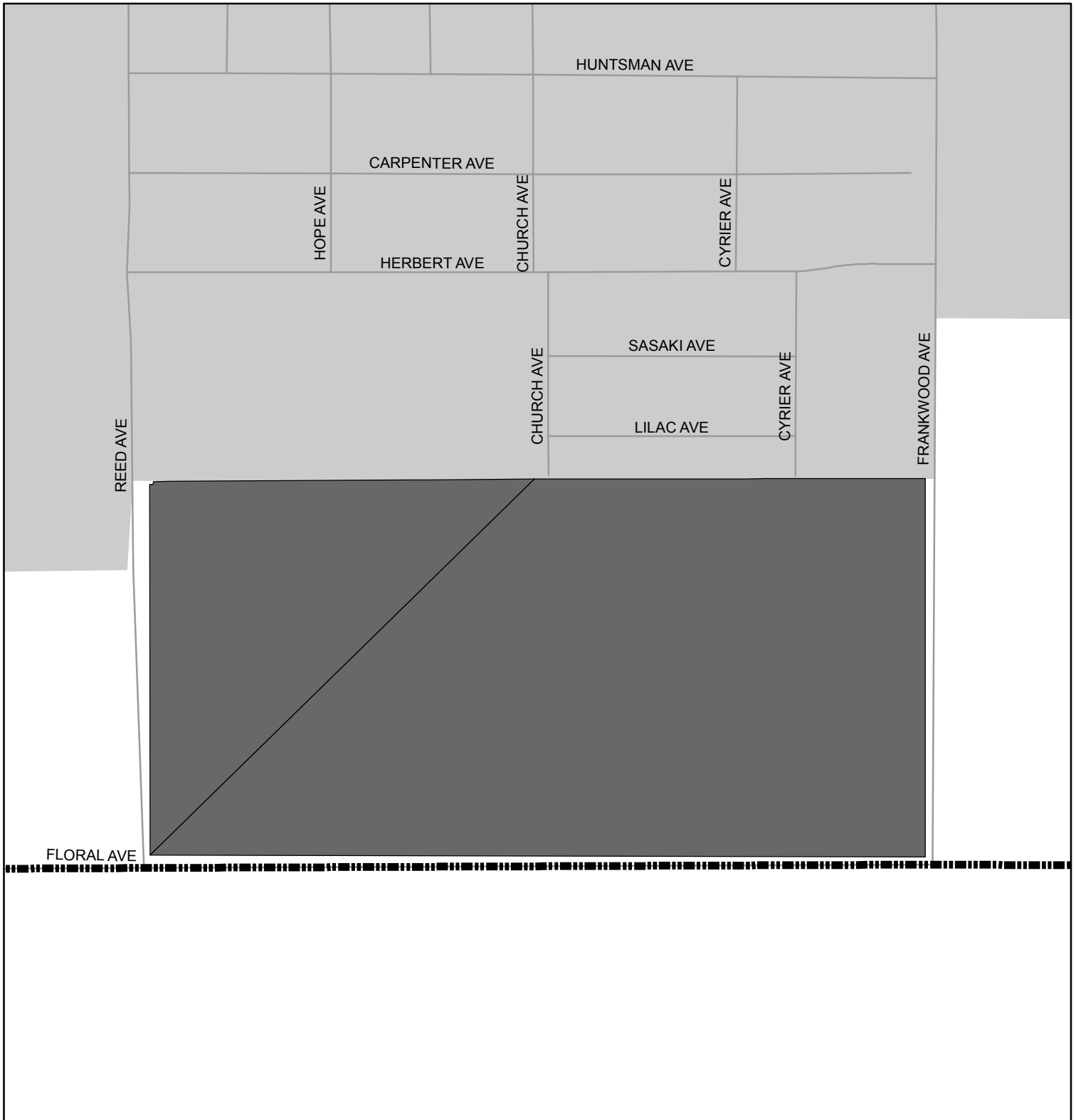
David Brletic
City Planner

Attachment: Quiring Properties, Inc. Check No. 3173




- c: Paul Quiring, Quiring Properties, Inc.
Allison Quiring, Quiring Properties, Inc.
Rocky Rogers, City Manager
Stanley Nass, Assistant City Manager
Bruce Webber, City Engineer
Mike Pardo, Sr. Engineering Assistant

09fw027

EXHIBIT "A"



Legend

-  Sphere of Influence
-  City Limits
-  Affected Territory

City of Reedley "Reed-Floral
Reorganization, Annexation 2004-7"
LAFCo File No. RO-08-9

