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

AGENDA ITEM NO. 11

DATE: September 9, 2015

TO: Fresno Local Agency Formation Commission

FROM: David E. Fey, AICP, Executive Officer 

SUBJECT: **Consider Application:** City of Fresno "Locan-Fedora Northeast Reorganization." A reorganization submitted by landowner petition to annex 24.71 acres to the City of Fresno and detach from the Fresno County Fire Protection District and the Kings River Conservation District for territory located on the east side of Locan Avenue south of the East Dakota Avenue Alignment (LAFCo File No. RO-15-2). **(Continued from July 8, 2015 and August 12, 2015)**

Applicant: John Bonadelle, Bonadelle Homes, Inc.

Land Owners/Parties of Real Interest: Bonadelle Homes, Inc. (John Bonadelle), Jeremy Doyel

RECOMMENDATION OPTIONS:

Staff recommends the Commission select one of the following two options:

(1) Deny the proposal due to inconsistency with SEGA SOI conditions; or

(2) Approve the proposal by taking the following actions, including making a specific exemption of the Proposal from the SEGA SOI conditions, consistent with actions by the City of Fresno and Fresno County.

- A. Acting as Responsible Agency pursuant to California Environmental Quality Act (CEQA) Guidelines, find that prior to approving the proposed annexation, the environmental effects of the project as shown in the CEQA documents prepared, adopted, and submitted by the Lead Agency, were reviewed and considered, and determine these documents to be adequate pursuant to CEQA Guidelines Section 15096.
- B. Make a determination that the Proposal is exempt from the 2006 SEGA SOI resolution conditions of approval based upon the express support for this project by the City of Fresno and Fresno County;
- C. Find that the Proposal is consistent with LAFCo Policies, Standards and Procedures of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH).
- D. Assign the distinctive short form designation "Locan-Fedora Northeast Reorganization" and approve the reorganization (annexation and detachments) subject to the following condition of approval:

1. Pursuant to Fresno LAFCo policy 103-05, the Executive Officer shall record the approved application if all conditions have been satisfied and once he or she has determined that the facts pertaining to the application during the time of recording are materially similar to those facts considered by the Commission when the application was approved. Facts, as used in the proceeding sentence, is defined to include, but is not limited to, whether or not the proposed project is materially similar to the project described in any application before the Commission.
- E. Find pursuant to CKH that:
1. The territory is uninhabited; and
 2. All landowners and affected agencies have consented to the reorganization.
- F. Waive further Conducting Authority Proceedings and order the reorganization subject to the requirements of CKH and the 30-day reconsideration period.

Background / Discussion

This proposal is a request by landowner petition to annex 24.71 acres to the City of Fresno and detach from the Fresno County Fire Protection District and the Kings River Conservation District for territory located on the east side of Locan Avenue south of the East Dakota Avenue Alignment. Dirk Poeschel, on behalf of John Bonadelle, submitted an application to LAFCo, which was determined to be complete by the Executive Officer on June 11, 2015.

The City pre-zoned the territory from County AE-20 (Exclusive 20-acre Agriculture) to R-1/CZ (Single-Family Residential/conditions of zoning) zone district and approved Tentative Map No. 6067, which would develop the site into a 98-lot single-family residential subdivision.

The affected territory is within the existing Fresno sphere of influence (SOI) and is located within the City's Southeast Growth Area (SEGA). The County of Fresno stated that the proposal was consistent with the Standards for Annexation contained in Exhibit I of the Amended and Restated MOU between the City of Fresno and County of Fresno (see Correspondence at www.fresnolafco.org).

Proposal / Land Use

- The Proposal consists of the annexation of 24.71 acres to the City of Fresno and detachment from the Fresno County Fire Protection and the Kings River Conservation District.
- The affected territory is located on the east side of North Locan Avenue between the East Dakota Alignment and East Shields Avenue and is located within the Fresno SOI in an area initially branded as the Southeast Growth Area (SEGA)¹(see Exhibit A and Exhibit B).
- The affected territory is largely vacant land subject to an approved Tentative Subdivision Map with one existing parcel containing an occupied rural residence; surrounding land uses consist of urban uses to the west within Fresno City's limits, and rural home sites and agricultural uses to the north, south, and east within the unincorporated areas.

¹ The city has since re-branded this area as the Southeast Development Area (SEDA). For continuity with the LAFCo record from 2004-2006, this report will use the original SEGA name.

Staff Analysis

This proposed reorganization ("Proposal") has the consent of all of the landowners and has been noticed for a public hearing pursuant to GC §56664.

Consistency with the City-County Memorandum of Understanding

In January 2003, the City of Fresno and Fresno County approved a Restated Memorandum of Understanding (the "MOU"). This is the property tax revenue sharing agreement required for each annexation by Revenue and Tax Code §99 et seq. and it also contains "Standards of Annexation" that promote orderly and logical annexation boundaries. In brief, the development conditions that must be met prior to annexation and development in SEGA were agreed to as:

- City shall prepare a Water Supply Plan for the Southeast Growth Area pursuant to Water Code Section 10910;
- City shall renew Central Valley Project water supply contract; and
- City shall complete a Specific Plan and environmental work for the entire Southeast Growth Area. The Plan and/or environmental work shall include a Water Supply Plan incorporating the requirements of Water Code Section 10910.

The MOU contains section 6.2.5 which reads,

"Exceptions to the provisions of this Section 6.2 (relating to the sequencing of development of the City's SEGA) may be granted on a case-by-case basis upon the consensus of both the City and County."

On April 22, 2014, the Fresno County Board of Supervisors determined that the proposed 24-acre annexation is exempt from Article VI, Section 6.2.1 and 6.2.2 of the City/County Restated Memorandum of Understanding (MOU) and determined that the proposed annexation is consistent with the Standards of Annexation contained in Exhibit I of the MOU (attached).

On November 20, 2014, the City of Fresno approved several planning applications related to the Proposal and necessary for the applicant to submit the Proposal to LAFCo for processing.

The Proposal's consistency with MOU is essential for the annexation to move forward because it represents agreement on the required property tax sharing when the annexation is approved by LAFCo. However, the LAFCo is not a party to the MOU and is not otherwise bound by the actions of either the City of Fresno or Fresno County.

Consistency with LAFCo Policies, Standards, and Procedures and Conditions of SOI Revision

On April 12, 2006, the Commission adopted resolution USOI-144 "Request for Revision to the City of Fresno Sphere of Influence, adopted findings and approved with conditions." This resolution included similar references to City applications. The conditions of approval included:

- preparation and adoption of a community or specific plan for SEGA;
- a master Service Delivery Plan;
- preparation of a program for annexing the designated open space areas in the approach corridor of the Fresno Air Terminal; and
- a rural residential neighborhood annexation program.

Staff has determined that these conditions have not been satisfied. Given that the Proposal is otherwise consistent with LAFCo policies related to contiguous development, adequate provision of municipal services, and the LAFCo Standards for Annexation to Cities, the issue is whether the Commission may choose to exempt the Proposal from the SEGA SOI conditions based on the Proposal's exemption from similar conditions of the City/County MOU.

The Commission's determination of a local agency's SOI is presented in CKH §56425. Subsection (a) explains the relationship of the SOI to "the logical and orderly development and coordination of local governmental agencies subject to the jurisdiction of the commission to advantageously provide for the present and future needs of the county and its communities..." The SOI is intended to address the mutual growth and service issues of a city and the affected county.

CKH §56425(b) directs a city, prior to submitting an application to the commission to update its SOI, to meet with the affected county to discuss the proposed new boundaries of the sphere and explore methods to reach agreement on development standards and planning and zoning requirements within the sphere to ensure that development within the sphere occurs in a manner that reflects the concerns of the affected city and is accomplished in a manner that promotes the logical and orderly development of areas within the sphere.

The City and County accomplished this objective, which resulted in the 2003 MOU between the City and County. As the MOU relates to the Proposal, it has been noted in this report that the City supports the Proposal and the County agreed to exempt the Proposal from the SEGA conditions present in the MOU.

The Commission may choose give great weight to this mutual support by the City and County and approve the Proposal by exempting it from the SEGA SOI conditions. As noted, the Proposal is otherwise consistent with Commission policies.

Fire Transition Agreement

The City has signed the transition agreement. As of the time of this report, the District has not yet signed the transition agreement but Chief Johnson has stated that this is largely a function of the District's resources being commitment to fires, and that he has confidence that the agreement will be signed and in effect by September 9.

Should the agreement not be in effect by this date, staff recommends continuing the public hearing on the Proposal until the agreement is signed and in effect. Alternatively, the Commission could approve the application conditioned upon the District signing the transition agreement. The Applicant bears some risk with such a condition because, if the District fails to sign the agreement, the Executive Officer could not record the application, and then it would simply terminate after one year (unless expressly extended by the Commission). Staff suggests that the Applicant advise whether it desires a continuance or such conditioning language.

Fresno LAFCo Policy 103-05

Adopted in January, 2015, Fresno LAFCo policy 103-05 is the basis for recommended Condition No. 3 and authorizes the Executive Officer to record—that is, issue a certificate of completion for an approved application—once he has determined that the facts pertaining to the application

during the time of recording are materially similar to those facts considered by the Commission when the application was approved.

Environmental Determination

The City of Fresno prepared an Initial Study to evaluate the potential environmental effects of the reorganization. The City made findings that no potential significant impacts to the environment would occur with implementation of the project. The Fresno City Council adopted a Mitigated Negative Declaration on November 20, 2014 (see Environmental Documents at www.fresnolafco.org).

As Responsible Agency, the Commission is required to review and consider the City's Initial Study and Mitigated Negative Declaration prior to taking its action. If the Commission determines that these documents are adequate, pursuant to CEQA, it may make the required findings provided under "Recommendations" above.

Consistency with LAFCo Policy, Standard and Procedures

- The Proposal is not consistent with LAFCo's conditional approval of the SEGA; should the Commission find the project exempt from the SEGA conditions, the Proposal would otherwise be consistent with LAFCo policies.
- The City of Fresno and Fresno County have found the Proposal to be exempt from the SEGA development conditions and is consistent with the City of Fresno's General Plan and Memorandum of Understanding (Tax Sharing Agreement) Standards for Annexation with the County of Fresno; however, the LAFCo is not a party to the MOU.
- The City of Fresno does not have a current fire transition agreement in place with the Fresno County Fire Protection District. However, approval of the proposal includes a condition that such an agreement must be in place prior to completion by the executive officer (if Applicant concurs with this condition).
- The affected territory is located within the City of Fresno's Southeast Growth Area Sphere of Influence (SOI) and adjacent to the existing city limits along its western boundary (see Maps and Figures).
- The majority of the affected territory is subject to an approved tentative map and a service plan submitted for this Proposal indicates that all necessary urban services (water, sewer, police, fire, etc.) are available to serve the affected territory.

Accordingly, the Executive Officer has determined that the proposed reorganization is not consistent with the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (the "Act," Government Code 56000 et seq.), and LAFCo Policies, Standards, and Procedures, including, but not limited to, Sections 100 and 200.

APPLICATION INFORMATION

1. Affected Territory

Acreage:	24.6 acres
Current Land Use:	Vacant
Number of Residences/ Population:	Residences: 2/ Population: 2
Landowners/ Registered Voters:	Landowners: 2/ Voters: 0
Previous County Zoning:	AE-20
City Zoning Upon Annexation:	R-1/CZ
Ag. Preserves/Contracts:	None
Assessor Parcel Numbers:	310-270-09, -10, -11, -12

2. **Proposed Development:** Bonadelle Homes, Inc. proposes to develop Tentative Tract Map No. 6067 for 98 single-family residences.

3. **Surrounding Territory:** The surrounding land uses consist of urban uses to the west within Fresno City's limits, and rural home sites and agricultural uses to the north, south, and east within the unincorporated areas.

4. **Consistency with Adopted Sphere of Influence (SOI):** The affected territory is within the City of Fresno's adopted Sphere of Influence; the Commission's SEGA SOI conditions have not been satisfied.

5. **Consistency with City and County General and Specific Plans:** The Proposal is consistent with the City of Fresno's General Plan as amended and the Roosevelt Community Plan though the City does not have a Specific Plan, nor master service plan for the area as specified in the SEGA SOI conditions.

6. Existing Service Agencies and Proposed Service Changes

Service	Existing Service	Change
Water	Well	City of Fresno
Sewer	Septic	City of Fresno
Fire Protection	Fresno County Fire Protect. District	City of Fresno

Please Note: A service plan for this Proposal is available at www.fresnolafco.org.

7. Cities and Districts Included Wholly or Partially within the Affected Territory.

County of Fresno	Fresno County Library District
Kings River Conservation District	Fresno County Fire Protection District
Fresno County Fire, Zone 10	Clovis Cemetery District
State Center Community College District	Clovis Unified School District
Fresno Metropolitan Flood Control District	County Service Area No. 35
Fresno Irrigation District	West Fresno Red Scale Protective District
Consolidated Mosquito Abatement District	Fresno County Service Area No. 35

8. **Costs and Other Changes Affecting Residents or Landowners**

No costs are anticipated that will affect residents or landowners, however, the City's pension override may increase property tax assessment above its current (unincorporated) level.

9. **Agencies and Individuals Submitting Comments** (see Correspondence and Comments)

- John Navarrette, Fresno County Administrative Officer
- Bruce Rudd, City Manager, City of Fresno
- Mike Sanchez, Assistant Director, Dev. and Resource Management, City of Fresno
- Will Kettler, Development Services Manager, County of Fresno
- Laurel Prysiazny, County Librarian
- Michael Navarro, Chief, Planning North, Caltrans
- Janet Gardner, Environmental Health Specialist III, Fresno County Department of Public Health
- Frances Devins, Lieutenant, Fresno County Sheriff-Coroner's Office
- Victoria Najera, Program Tech II, Fresno County Clerk's Office

10. **Territory Boundaries:** The boundaries of the proposed annexation **are** definite and certain, and there **are no** conflicts with lines of assessment ownership. The map and legal **are not** sufficient per Dave King (Fresno County Assessor's Office) for recordation or filing with the State Board of Equalization.

11. **Registered Voter Data**

The County of Fresno Elections Office reported that there were **zero** (0) registered voters in the affected territory.

12. **Compliance with the Requirements of CEQA**

Lead Agency: City of Fresno - **Level of Analysis:** Initial Study

Finding: Mitigated Negative Declaration (see Environmental Documents – www.fresnolaftco.org).

13. **Names of Landowners or Parties of Real Interest**

- John Bonadelle, Bonadelle Homes, Inc.
- Jeremy Doyel

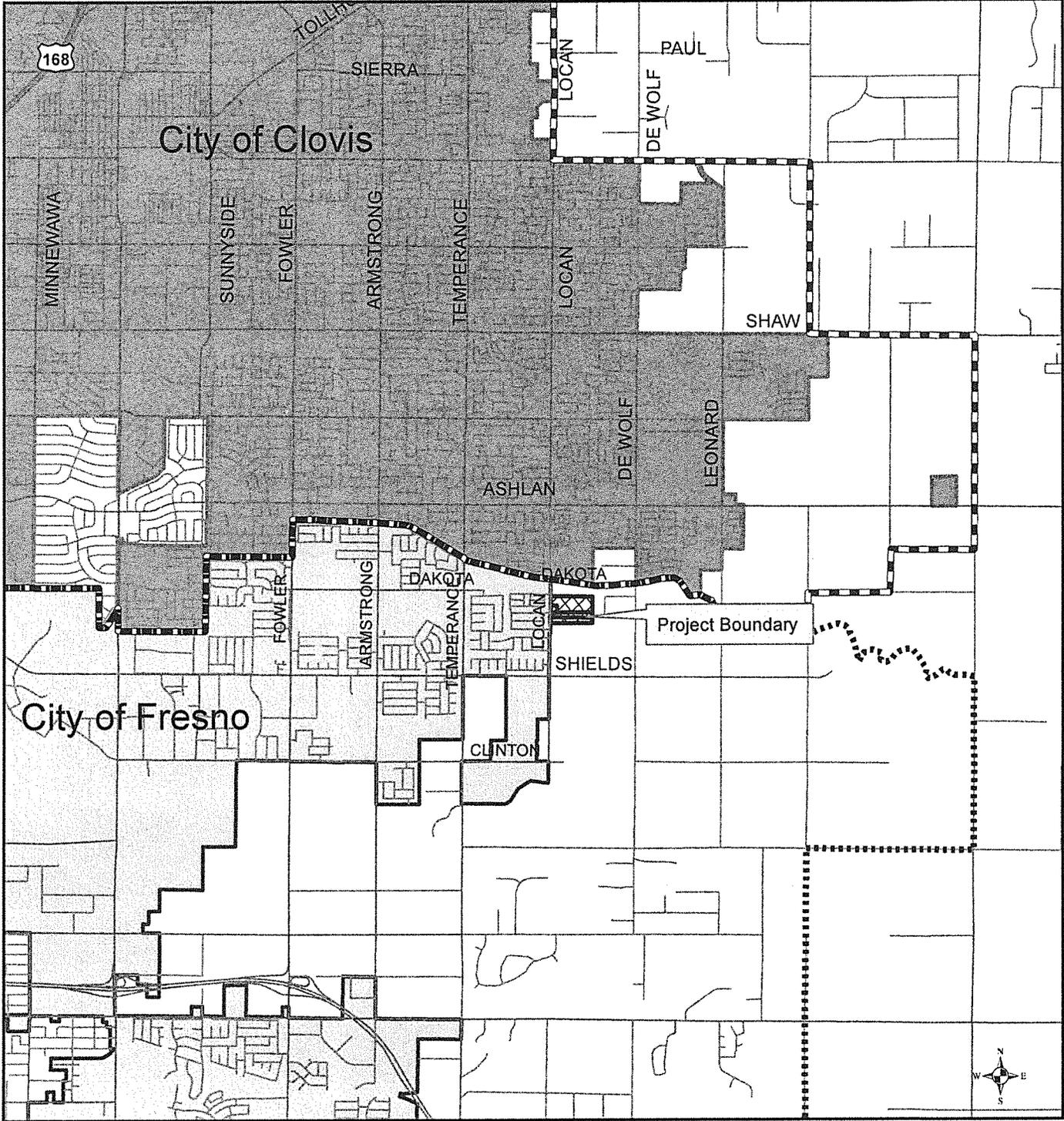
Proponent: Dirk Poeschel on behalf of John Bonadelle, Bonadelle Homes, Inc.

14. **Public Notice of Hearing** – Public notice concerning this Proposal was issued by the Executive Officer pursuant to State law.

15. Individuals and Agencies Receiving this Report

- Kenneth Price, LAFCo Counsel
- Bernard Jimenez, Deputy Director of Public Works and Planning
- Bruce Rudd, City Manager, City of Fresno
- Jennifer Clark, DARM, City of Fresno
- Randy Shilling, Assistant General Manager, Kings River Conservation District
- Mark Johnson, Chief, Fresno County Fire Protection District
- Dirk Poeschel, Dirk Poeschel Land Development Services
- John Bonadelle, Bonadelle Homes, Inc.

EXHIBIT B



-  Locan-Fedora NE Reorganization
-  Sphere of Influence, Fresno
-  City Limits, Fresno
-  Sphere of Influence, Clovis
-  City Limits, Clovis

Locan-Fedora NE Reorganization City of Fresno



County of Fresno

COUNTY ADMINISTRATIVE OFFICE

JOHN NAVARRETTE

COUNTY ADMINISTRATIVE OFFICER

May 11, 2015



David Fey, Executive Officer
Fresno LAFCo
2607 Fresno Street, Suite B
Fresno, CA 93721

SUBJECT: Proposed Locan-Fedora Northeast Reorganization (Landowner Petition- John Bonadelle)

Dear Mr. Fey:

In accordance with the Restated Memorandum of Understanding between the City of Fresno and the County of Fresno, we have reviewed the annexation proposal described above that was submitted on behalf of John Bonadelle on April 15, 2015.

We have determined that the proposed Locan-Fedora Northeast Reorganization involving annexation of the subject 24.6-acre territory is consistent with the Standards of Annexation contained in Exhibit I of the Restated Memorandum of Understanding between the City of Fresno and the County. We recommend that the full-width right-of-way along Locan Avenue from the Gould Canal to the terminus (southern boundary) of the annexation be included in this annexation as well as the pursuit by the City of Fresno of the widening of the Locan bridge over the Gould Canal.

If you have any questions, you may contact me at (559) 600-1710 or William Kettler at (559) 600-4497.

Sincerely,

John Navarrette
County Administrative Officer

c: Alan Weaver, Department of Public Works and Planning
Bernard Jimenez, Department of Public Works and Planning
Will Kettler, Department of Public Works and Planning
Mohammad Khorsand, Department of Public Works and Planning
Bruce Rudd, City of Fresno



BRUCE RUDD
City Manager

February 11, 2014

Mr. John Navarrette
Chief Administrative Officer
County of Fresno
2281 Tulare Street, Suite 304
Fresno, California 93721

SUBJECT: RELEASE OF PROPERTIES TO THE CITY OF FRESNO, BONADELLE
HOMES (A.P.N. 310-270-10, 11, & 12)

Dear Mr. Navarrette:

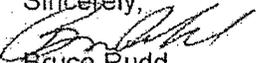
As you are aware, Bonadelle Homes filed entitlement applications (General Plan Amendment and Rezone Application) with the City of Fresno regarding 24 acres of property located on the southeast corner of North Locan Avenue and East Dakota Avenues (see attached map). The proposed project is within the SEGA Growth Area, as depicted in the 2025 Fresno General Plan, but currently remains under the jurisdiction of Fresno County.

Bonadelle Homes and its representatives have discussed the proposed project with both City and County officials. Upon conclusion of these discussions, the City of Fresno has determined that this project should be processed under the City's jurisdiction. The City of Fresno is respectfully requesting that the County of Fresno formally release the subject properties for processing and development with the City of Fresno.

It should be noted that the future annexation of the subject site is being initiated by this developer and not the City of Fresno. Therefore, the developer shall bear all costs related to this annexation and any other fees that may result from incorporation to the City of Fresno.

If you have any further questions, please contact me or Mr. Mike Sanchez, Planning Manager at (559)-621-8040

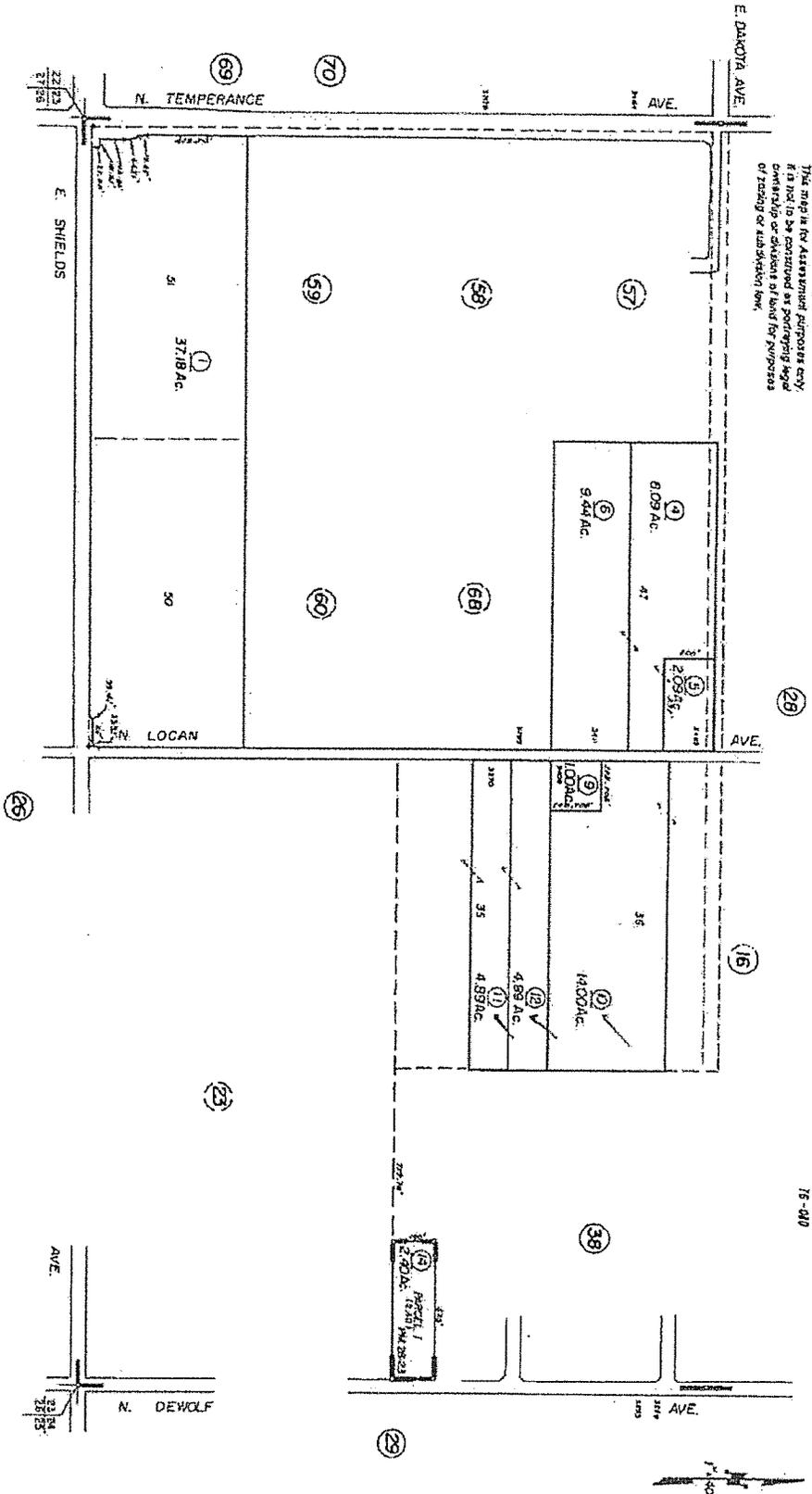
Sincerely,


Bruce Rudd
City Manager

c: John Bonadelle

SUBDIVIDED LAND IN FOR. SEC. 23, T.13 S., R.21 E., M. D. B. & M.

NOTE
 This map is for assessment purposes only.
 It is not to be construed as portraying legal
 ownership or divisions of land for purposes
 of zoning or subdivision laws.



Eggers Colony - Plat Bk. 4, Pg. 60
 Parcel Map No. 4205 - Bk. 28, Pg. 23

NOTE - Assessor's Block Numbers Shown in Ellipses.
 Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk. 310 - Pg. 27
 County of Fresno, Calif.

Tax Rate Area
 5-12
 15-25
 15-40

310-27



Development and Resource Management Department

2600 Fresno Street, Third Floor
Fresno, California 93721-3604
(559) 621-8003, FAX (559) 498-1012

Jennifer K. Clark
Director

June 11, 2015



Please reply to:
Mike Sanchez
(559) 621-8040

Mr. David Fey, Executive Officer
Fresno Local Agency Formation Commission
2607 Fresno Street, Suite B
Fresno, California 93721

Dear Mr. Fey:

SUBJECT: Locan-Fedora Northeast Reorganization Service Delivery Plan

This letter serves as the City of Fresno's review and acceptance of the attached Service Delivery Plan document dated June 4, 2015, entitled "Locan-Fedora Northeast Reorganization Service Delivery Plan". Please be advised that the proposed project is still subject to other document submittals to the City of Fresno prior to commencement of any grading or construction occurring on the subject property.

These items include but not limited to a covenant to ensure compliance with conditions of zoning; side letter with the City of Fresno and County of Fresno regarding the MOU (Memorandum of Understanding) prior to annexation; and approval of a final map for Tract No. T-6067.

Please let me know if you need any further information from the City.

Sincerely,

Development Services Division

Mike Sanchez
Assistant Director
Development and Resource Management Department



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
ALAN WEAVER
DIRECTOR

DATE: June 2, 2015
TO: David E. Fey, AICP, Executive Officer
FROM: William M. Kettler, Manager
Development Services Division
Department of Public Works and Planning
SUBJECT: City of Fresno, "Locan-Fedora Northeast Reorganization".



This is in response to your notice dated May 20, 2015, regarding a landowner petition for annexation submitted by John Bonadelle to LAFCo known as the "Locan-Fedora Northeast Reorganization".

1. County plan designation for the area:
The subject territory is designated for Agriculture within the County adopted General Plan.
2. Consistency of the proposal with adopted County General and Community Plans and Policies.
The County's General Plan directs urban type uses to incorporated cities and unincorporated communities where necessary support services are available. Annexation of the subject territory represents a logical expansion of the City of Fresno's boundary. The subject territory is within the City of Fresno's Sphere of Influence (SOI) and abuts the current city boundary. Therefore, the proposed annexation is in conformance with the Amended and Restated Memorandum of Understanding (MOU) between the City of Fresno and the County of Fresno.
3. Any pending County plans, projects (i.e. Community Development, roads, etc.) or development permits:
None
4. Other related comments:
On May 11, 2015, the County issued a consistency determination letter stating that the "Locan-Fedora Northeast Reorganization" is consistent with the Standards of Annexation contained in Exhibit 1 of the Restated Memorandum of Understanding between the County of Fresno and the City of Fresno.
5. Recommendations:
It is recommended that full-width road right-of-way along Locan Avenue from the Gould Canal to the Terminus (southern boundary) of the annexation be included in the annexation as well as the pursuit by the City of Fresno of the widening of the Locan bridge over the Gould Canal.

William M. Kettler, Development Services Manager
Department of Public Works and Planning

6/2/15
Date

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INTER OFFICE MEMO

Fresno County Public Library



Date: June 2, 2015
To: David E. Fey, AICP, Executive Officer
From: Laurel Prysiazny, County Librarian
Subject: "Locan-Fedora Northeast Reorganization" 

Annexation Fresno County to Fresno City with the expectation to build.

Property owned by Fresno Pioneer Eggers of Eggers Colony.

I have included references for further reference.
Thompson, Thos. H. 1891, *Atlas of Fresno County California*.
Harvey, William Sr., 1907, *Atlas of Fresno County California*.
Progressive Map Service, 1935, *Progressive Atlas of Fresno County*.

**If upon construction and digging there are any archaeological findings, they should not be disturbed.

LAFCo Fresno Local Agency Formation Commission

DATE: May 20, 2015

TO: Kenneth Price, LAFCo Counsel
County of Fresno
Greg Gularte, Captain, Sheriff's Department
Laurel Prysiazny, Librarian, Fresno County Library
Historical Landmarks and Records Commission (HLRC)
Michael Navarro, Chief, Planning North, Caltrans
Clovis Memorial District
Consolidated Mosquito Abatement District
Fresno Irrigation District
Fresno Metropolitan Flood Control District
Sierra Resource Conservation District
West Fresno County Red Scale Protective District



FROM: David E. Fey, AICP, Executive Officer *[Signature]*

SUBJECT: "Locan-Fedora Northeast Reorganization"

The Local Agency Formation Commission (LAFCo) is in receipt of a petition of application initiating proceedings for the attached proposal. In accordance with Government Code Section 56386, your agency has been identified as an affected and/or interested agency and we are requesting your assistance in reviewing and commenting on this application.

In accordance with Section 56662 (a) the Commission may make determinations upon the proposal without notice and hearing and may waive protest proceedings entirely if the territory is uninhabited and no affected agency has submitted a written demand for notice.

Please return any comments you have regarding this proposed reorganization by June 1, 2015. Your assistance is greatly appreciated. Thank you.

DEF:cf

Attachments: Application, Map, Legal Description, Petition

No Comment
[Signature]
5/27/15



County of Fresno
DEPARTMENT OF PUBLIC HEALTH
DAVID POMAVILLE, DIRECTOR

June 1, 2015

LU0018063
2620

Mr. David E. Fey
Local Agency Formation Commission
2607 Fresno Street, Suite B
Fresno, CA 93721

Dear Mr. Fey:

PROJECT NO:
SUBJECT: Locan-Fedora Northeast Reorganization

1. Adequacy and availability of existing and proposed community water and sewer systems:
2. Need for services other than those proposed:
3. Effect of project on air or water quality:
4. Related County plans or projects:
5. Other comments:

Drinking water, which meets state quality standards for public water systems, is a precious commodity that must be protected. Existing standards for water well construction and destruction are designed to protect groundwater quality, thereby protecting the public health. The expense associated with proper destruction of a well is infinitesimally small in comparison to the expense of cleaning up contaminated groundwater.

The Fresno County Department of Public Health is concerned that abandoned water wells are not being properly destroyed, particularly with respect to new development projects, such as the proposed school site. As city boundaries expand, community services are provided to areas originally served only by individual domestic and agricultural wells. Improper abandonment of such wells presents a significant risk of contaminating the city's community water supply. For this reason, when development occurs, it is extremely important to ensure the safe and proper destruction of all abandoned water wells.

- As a measure to protect groundwater, all water wells and septic systems within the property shall be properly destroyed by an appropriately licensed contractor.
- If any underground storage tank(s) are discovered during the project, the applicant/property owner shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Certified Unified Program Agency at (559) 600-3271 for more information.
- Appropriate measures should be incorporated into the project to minimize potentially significant noise impacts to neighboring noise sensitive receivers during construction activities.

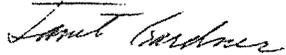
Promotion, preservation and protection of the community's health

1221 Fulton Mall / P.O. Box 11867 / Fresno, California 93775 / Phone (559) 600-3271 / FAX (559) 455-4646
Email: EnvironmentalHealth@co.fresno.ca.us ♦ www.co.fresno.ca.us ♦ www.fcdph.org
Equal Employment Opportunity ♦ Affirmative Action ♦ Disabled Employer

David E. Fey
Locan-Fedora NE Reorg
June 1, 2015
Page 2 of 2

If I can be of more assistance, please contact me at (559) 600-3271.

Sincerely,

A handwritten signature in cursive script, appearing to read "Janet Gardner".

Janet Gardner, R.E.H.S., M.P.H.
Environmental Health Specialist III
Environmental Health Division

Fey, David

From: Devins, Frances <Frances.Devins@fresnosheriff.org>
Sent: Monday, June 29, 2015 8:55 AM 
To: Fey, David
Cc: Gularte, Greg
Subject: FW: Lafco
Attachments: LAFCO.pdf

Mr. Fey,

On behalf of the Fresno County Sheriff's Office I would like to submit the following comments on this application proposal.

It appears there is a large city development to the immediate west (Bonadelle) with agriculture grounds immediately north of that development and northwest of the proposed development, which is county. There is also several developed lots north, east and south of the proposed development that appear to be county. Development of this 98 single-family residential will cause inefficiencies in the service to the community as two different law enforcement agencies will be providing service to different portions of the same neighborhood. This will be caused as we will have to crisscross each other's territory on our way to provide service to our respective and adjoined areas. Additionally, we will often have delays in providing service as there will be confusion when citizens in the county are calling for service expecting "County" service instead of "City" service.

While this area may be ready for development in the future, the fact there are no current plans for the development of this area and the current focus of the City of Fresno General Plan is for urban growth and infill of properties within the city of Fresno Sphere of Influence, I would not recommend this proposal be adopted at this time.

Sincerely,

Frances

Lieutenant Frances Devins
Area 2 and Area 4 Commander
HEAT/PTO/Explorers/OHV
Fresno County Sheriff-Coroner's Office
Area 2 Headquarters
5717 E. Shields
Fresno, CA 93727
(559) 600-8039
frances.devins@fresnosheriff.org



COUNTY OF FRESNO
COUNTY CLERK / REGISTRAR OF VOTERS
BRANDI L. ORTH

March 24, 2015

To whom it may concern:

Currently at the address 3450 N Locan Avenue, Fresno, there are no registered voters.

Thank You,

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