

Service Plan Worksheet-Kings Estates V

Applicant local agency name: City of Kingsburg

Project size and location: 42.52 ac vacant parcels, APN 393-121-42, 393-121-43, 393-121-46 located on the SW corner of Mendocino and Caruthers Avenues in North Kingsburg

Approved entitlements (i.e., tentative map, site plan review):

Tentative Map approval, annexation approval by Council, prezone to R-1-7, Planned Unit Development

Introduction and Purpose

LAFCo requires that when a proposal for a change of organization or reorganization is submitted, the applicant shall submit a plan for providing services within the affected territory. This service plan will include information required by Government Code section 56653 and is subject to review pursuant to Fresno LAFCo Standards, Policies, and Procedures section 400. Information included in the service plan shall include:

- Enumeration and description of the services to be extended to the affected territory;
- Level and range of services to be extended;
- Indication of when services can feasibly be extended to the affected territory;
- Indication of any improvement of structures, roads, sewer or water facilities, or other conditions necessary to provide services;
- Information on how services will be financed.

A service plan is necessary for a complete application. A service plan identifies how newly annexed territory will be served and by what agency. It provides the basis for the Fresno Local Agency Formation Commission's (LAFCo) California Environmental Quality Act (CEQA) determination and subsequent determination and action on the requested change of organization or reorganization. As an information document, the service plan will be distributed by LAFCo with the proposal's request for comments. As a public document, a service plan is also available to property owners, other local agencies, and interested parties who may have plans or proposals underway in the immediate vicinity of a proposed change of organization or reorganization.

In order to complete the Service Plan Worksheet, you should be familiar with the following:

- Agency utilities and service system levels;
- Agency public services – police, fire, parks, schools, etc.;
- Agency finances - annual budget process, audited financial statements, grant funding opportunities, rate or fee schedule;
- Any supportive information referenced in the questionnaire; and
- The location of any Disadvantaged Unincorporated Community (DUC) within 300 feet of the affected territory.

Project Description

Provide information regarding the location and size of the territory to be served, specific information or circumstances, and description of agency’s actions relating to the proposal.

See Exhibit A; Use of Developed Property. The agency has granted all entitlements (TM, Prezone, Planned Unit Development, acceptance of ISMND) for the project.

Service Provider Description

For the following section, check all current/planned service providers to the territory. Indicate the name of the service provider next to the specific service. Utilize the Fresno LAFCo website to complete this section. The maps page (click here) will determine other agencies that provide different services to individuals within your agency’s service area. The MSR page (click here) provides Commission approved MSRs that elaborate on the services provided by each agency.

Current Service Providers:

- Domestic water Domestic well
- Wastewater collection private septic
- Wastewater treatment n/a
- Streets No existing
- Solid waste collection None
- Fire protection Fresno County
- Law enforcement Fresno Co Sheriff
- Parks and recreation Fresno Co Public
- Transit n/a
- Storm drainage n/a
- Street lighting none
- Schools Fresno Co Superintendent of Schools
- Any other services – list and describe similar types of services provided to the territory.

Planned Service Providers:

- Domestic water City of Kingsburg
- Wastewater collection SKF Sanitation
- Wastewater treatment SKF Sanitation
- Streets City of Kingsburg
- Solid waste collection Mid Valley
- Disposal
- Fire protection City of Kingsburg
- Law enforcement City of Kingsburg
- Parks and recreation City of Kingsburg
- Transit FCRTA
- Storm drainage City of Kingsburg
- Street lighting City of Kingsburg
- Schools Kingsburg School District
- Any other services – list and describe similar types of services provided to the territory.

Please provide a service level description for each checked service above. Include type of infrastructure or public facilities, existing conditions, service capacity, and planned improvements.

Example:

- Wholesale water supply: *The City of Smithville owns a public water system that has 4,000 customer connections. The City's water system has capacity to service 5,000 connections. The City's obtains its water resources from both surface water and groundwater pumping. The City has a contractual agreement with FID for 1,000 acre-feet of surface water annually delivered via Friant-Kern Canal. The City also annually pumps an estimated 7,600 acre-feet from its eight wells located throughout your agency limits. Well records for eight City wells indicate that groundwater levels have declined an average of 0.35 foot per year since 1960. Upon annexation, the City's water system is expanded consistent with the adopted water system standards.*

See Exhibit B Service Level Description, Attached

Financial Information

Describe the agency's method to finance infrastructure and capital improvements.

- Property tax exchange agreement
- Service fees
- Development impact fees
- Community Facilities District
- State grant funding
- Special assessments

The proposed project does not entail financing infrastructure or capital improvements on the part of the City. The City finances infrastructure and capital improvements through developer impact fees, enterprise accounts (service fees) and various state and federal grant programs. The project will generate property tax revenue in addition to impact fees levied on all developers at a flat rate, which could be used to finance infrastructure or capital improvements in the foreseeable future. The project will require annexation to the City's Community Facilities District 2017-01, which is primarily responsible for street, park and utility infrastructure maintenance and operations. Development impact fees will be charged as building permits are issued.

Additional Supporting Information

Please provide any additional relevant information you believe may help LAFCo describe services and improvements for land proposed to be annexed, reorganized, or detached.

- Sustainable Groundwater Management Act (SGMA) of 2014, agency's interaction with local Groundwater Sustainability Agencies (GSA)

The project site is located within the South Kings Groundwater Sustainability Agency's planning area. The SKGSA has adopted an groundwater sustainability plan which has been approved by the State of California. The SKGSA also has a groundwater recharge program to mitigate overdraft of City municipal well pumping. Through membership in the SKGSA the City of Kingsburg expects to eliminate groundwater overdraft by 2040.

Exhibit A – Use of Developed Property

The Project is located immediately north of the city limits of Kingsburg, California, approximately 19 miles southeast of Fresno and 20 miles northwest of Visalia (see Figure 2-1 and Figure 2-2). The Project site is comprised of Assessor's Parcel Numbers (APN) 393-121-37, -42, -43, and -46. The centroid of the Project site is 36° 32' 16.04" N, 119° 33' 08.27" W.

West Star Construction Company, Inc. has proposed a new Tentative Subdivision Map (TSM) on a site to the north of the current Kingsburg city limits, comprising of three parcels, approximately 33.27 acres in size (APNs 393-121-37, -42, & -43). In order for the Project to be developed within the City of Kingsburg, each of the aforementioned parcels would be required to be annexed into the City of Kingsburg. Additionally, a fourth parcel, APN 393-121-46 (9.25 acres in size), would be annexed into the Kingsburg city limits as a part of the Project, however this parcel has not been proposed for development at this time. The parcels that would be developed have historically been used for agricultural use. Currently the site contains one single-family residence that would be demolished as a part of the Project. APN 393-121-37 is comprised of natural vegetation, APN 393-121-42 currently contains vineyards that would be removed as a part of the Project, and APN 393-121-43 contains a single-family residence that would be demolished, along with any trees and other vegetation surrounding it. The Project involves several approvals, each described in more detail below.

The proposed TSM would result in the subdivision of the site into 97 single-family residential lots, ranging from approximately 7,360 square feet (sqft) in size, to approximately 13,256 sqft in size. The proposed subdivision would be made up of a mix of one- and two-story homes. Additionally, the TSM proposes an approximately 43,477 sqft park (0.99 acres) and an approximately 58,411 sqft basin (1.34 acres) that would serve the residential Project. The proposed stormwater basin would connect to an existing basin immediately south of the site. The TSM proposes vehicular connection points to South Mendocino Avenue at two locations to the east, as well as connection to 14th Avenue and 17th Avenue at two locations to the south. Internally, the proposed subdivision would include streets of 60 feet in width and alleyways of 16 feet in width. Additionally, land is proposed for right of way dedication along South Mendocino Avenue at a width of 48 feet. The site is located on land designated as Low Density Residential by the City of Kingsburg General Plan. The TSM would be developed meeting the density requirements of the Low Density Residential land use.

Exhibit B -Service Level Description for Kings Estates V

Water

The existing water distribution system and contains seven (7) wells with approximately City of Kingsburg Water Service (maintained by City Public Works Department)

78 miles of distribution piping, ranging in size from 2” to 12” in diameter. The City contains a 12” backbone grid which interconnects the well system to the water network. Overall, the maximum production capacity of the well system is approximately 7,500 gpm at 50 psi. The City of Kingsburg water system is served entirely by groundwater. The City of Kingsburg is an independent water utility and is a member of the South Kings Groundwater Sustainability Agency (SKGSA) as mapped by the Sustainable Groundwater Management Act (SGMA).

A total maximum day pumping capacity of the seven (7) city wells is approximately 10.8 million gallons per day (assuming all wells produce 7,500 gpm and run continually for 24 hours). Presently, the City consumes approximately 2.89 million gallons per day on an average day and approximately 5.94 million gallons on a maximum day.

Fire Protection

The service provider will technically change from the Fresno County Fire Protection District to the Kingsburg Fire Department. The property will be serviced by the Fire Station #2 at 1880 S Bethel Avenue, Kingsburg, CA 93631

Law Enforcement (Police)

The service provider will change from the Fresno County Sheriff’s Office to the Kingsburg Police Department. There are 27 fulltime sworn offices and 5 reserve officers. The Kingsburg Police Department operates a police station at 1300 California Street, Kingsburg, CA 93631.

Schools

The service provider will change from the Fresno County Superintendent of Schools to the Kingsburg Joint Union High School District and the Kingsburg Elementary Charter School District.

Sanitation District

SKF has verified that they can serve the territory with its collection and treatment facility. The treatment plant has ample capacity to handle the additional effluent that will be generated by this project. Presently the SKF plan is operating at 50 percent of plant capacity.

Streets

The City of Kingsburg Public Works maintains all public streets and Rights of Way.

Mid Valley Disposal

This company serves the entire City of Kingsburg under a long-term contract, and would be the solid waste disposal company servicing all uses incorporated by this annexation.

FCRTA (Fresno County Rural Transit Agency)

FCRTA is the primary bus agency serving most Fresno County cities including Kingsburg. It provides intra-and Inter-city routes for smaller cities and unincorporated rural communities in the County. They also connect to transfer points in neighboring counties and larger cities.

Street Lighting

PG&E serves the area and when the subject territory is developed, natural gas and electricity will be installed within each development. The territory will be annexed into the Community Facilities District which shall provide funding for these utilities.

Storm Drainage

Surface runoff will be transported from the subject territory into the City's storm water drainage system. The present basin (on the southwest corner of the territory) will be the receptor for stormwater runoff for the area. The current basin shall be resized accordingly

to accommodate the additional runoff, and is funded by storm drainage impact fees to the City of Kingsburg. The basin location is consistent with Kingsburg's master storm drainage system.

Extension of City Services

All city services are planned to be extended to the subject territory as development occurs, which will be in phases. With the development of individual parcels comes the requirement to install all utilities and infrastructure consistent with City conditions. Development fees will also be paid to the City to ensure that the City's infrastructure system is properly financed.



City of Kingsburg

1401 Draper Street, Kingsburg, CA 93631-1908
(559) 897-5328

Holly Owen
Community Development
Director

AJ O'Connell
Building Official

Alexander J. Henderson
City Manager

February 13, 2025

To: Fresno County LAFCo

From: Holly Owen, City of Kingsburg

Re: Affidavit of Master Service Plan Accuracy/Completeness

To whom it may concern:

I verify that this submittal and description of the City of Kingsburg's services has been reviewed and is complete and accurate as of this point in time. Our more formal Master Service Plan update will occur when we gain permission from the County of Fresno for a Sphere of Influence expansion, which is at an unknown time in the future.

Sincerely,

Holly Owen
Community Development Director
City of Kingsburg

