

# Service Plan Worksheet

Applicant local agency name: City of Selma

Project size and location: Approximately at the intersection of Dinuba Avenue & McCall Avenue, totalling approximately 153 acres

Approved entitlements (i.e., tentative map, site plan review):  
Annexation and Pre-Zone only

## 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.

The Selma North Annexation Project involves annexing 19 parcels (20 total parcels), totaling approximately 152.91 acres, into the City of Selma. It is located within the City's adopted Sphere of Influence (SOI) and conforms with the General Plan Update 2035 and the Housing Element (2023-2031).

**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 Private Well
- Wastewater collection Septic
- Wastewater treatment Septic
- Streets Fresno County
- Solid waste collection Fresno County
- Fire protection NCFCFPD
- Law enforcement Fresno County
- Parks and recreation Fresno County
- Transit FCRTA
- Storm drainage n/a
- Street lighting Fresno County
- Schools Selma Unified
- Any other services – list and describe similar types of services provided to the territory.

**Planned Service Providers:**

- Domestic water CalWater
- Wastewater collection SKF
- Wastewater treatment SKF
- Streets City of Selma
- Solid waste collection City of Selma
- Fire protection City of Selma
- Law enforcement City of Selma
- Parks and recreation City of Selma
- Transit FCRTA
- Storm drainage City of Selma
- Street lighting City of Selma
- Schools Selma Unified
- 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.*

The annexation and prezone would establish the City of Selma and its partner utilities as the primary service providers for urban development consistent with the General Plan, as proposed by the applicant. The annexation itself does not propose development, but the City has reviewed multiple preliminary development applications that span the annexation area.

As the City and partner utilities, Selma-Kingsburg-Fowler County Sanitation District (SKF), and California Water Company (CalWater) already provide services within the area, the extension of infrastructure to adjacent properties would be done as development occurs within the area.

Sewer specifically could served through some existing capacity within the McCall Avenue sewer line immediately, with added capacity being added to following completion of a Capital Improvement Project to remove a bottle neck in the line at Nelson Boulevard. This improvement would be a condition of approval for future development once existing capacity has been exhausted.

Additional sewer capacity, if needed for development, would be completed through the construction of the planned sewer trunk main proposed within Dinuba Avenue, that would run west to its connection with the main interceptor line within Golden State Boulevard. This improvement may be completed either through future development, by the City, or a combination of both through reimbursement agreements and other financial arrangements.

## **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 City currently has a Property Tax Sharing Agreement with Fresno County that expires on June 30, 2038.

Additionally, the City has a Property Tax Allocation Agreement with the Fresno County Fire Protection District (FCFPD) which expires on June 30, 2034.

The City updated its Development Impact Fee program in December 2024 to reflect the current capital improvement project schedule and anticipated expansion needs to accommodate future development.

The City also utilizes LLMDs and, more recently, Community Facility Districts, to finance maintenance and operation of infrastructure installed with new development.

Service fees are collected for sewer (SKF), water (CalWater), and solid waste collection (City)

## **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)