

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

CONSENT AGENDA ITEM No. 5B

DATE: February 11, 2015

TO: Local Agency Formation Commission

FROM: David E. Fey, AICP, Executive Officer 

SUBJECT: Consider Approval: Request for a One-Year Extension to Complete Proceedings for the City of Fresno "Barstow-Grantland No. 3A Reorganization." (LAFCo File No. RO-13-6) (First Request)

RECOMMENDATION Approve One-Year Extension

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.

In accordance with *Fresno LAFCo Policies, Standards, and Procedures* Section 315-03, extensions of time may be granted when the imminent need for the proposal still exists, the project is still viable, and progress is being made toward completion. The Commission's Policies further state that the Commission may consider economic hardships beyond the control of the proponents as justification supporting the extension request.

Past experience has shown that it is not uncommon for reorganizations to take longer than the initial one-year approval to be completed, and that one or more extensions of time may be required to fulfill all conditions of approval.

PARTIES OF INTEREST

Lennar Fresno, Inc. (Mike Miller)	Richard & Jean Ellsworth
George Schneider	Barnard & Marian Karian
City of Fresno	

SUMMARY

This reorganization was approved by the Commission on February 12, 2014. Mike Parr, Assistant Land Development Manager for Lennar has requested a one-year extension of time (letter dated December 24, 2014, attached). Mr. Parr stated that due to the current state of the homebuilding economy and the substantial on- and off-site development costs, Lennar had to delay development until the economy improves. This is the first request for an extension of time for this application.

PROJECT DESCRIPTION

This reorganization consists of the annexation of 18.75 acres to the City of Fresno and detachment from the North Central Fire Protection and the Kings River Conservation District for territory located on the west side of Grantland Avenue between Barstow and Shaw Avenues.

REASONS FOR REQUEST AND ACTIONS TAKEN TO DATE

Mr. Parr stated that Lennar wishes to finalize the annexation as soon as possible but does not own the subject site until the close of escrow which is scheduled for February, 2016. Mr. Parr also stated that it is Lennar's intention to start site improvements this summer with advanced construction permits and start building houses by the end of the year and that the map would record upon close of escrow.

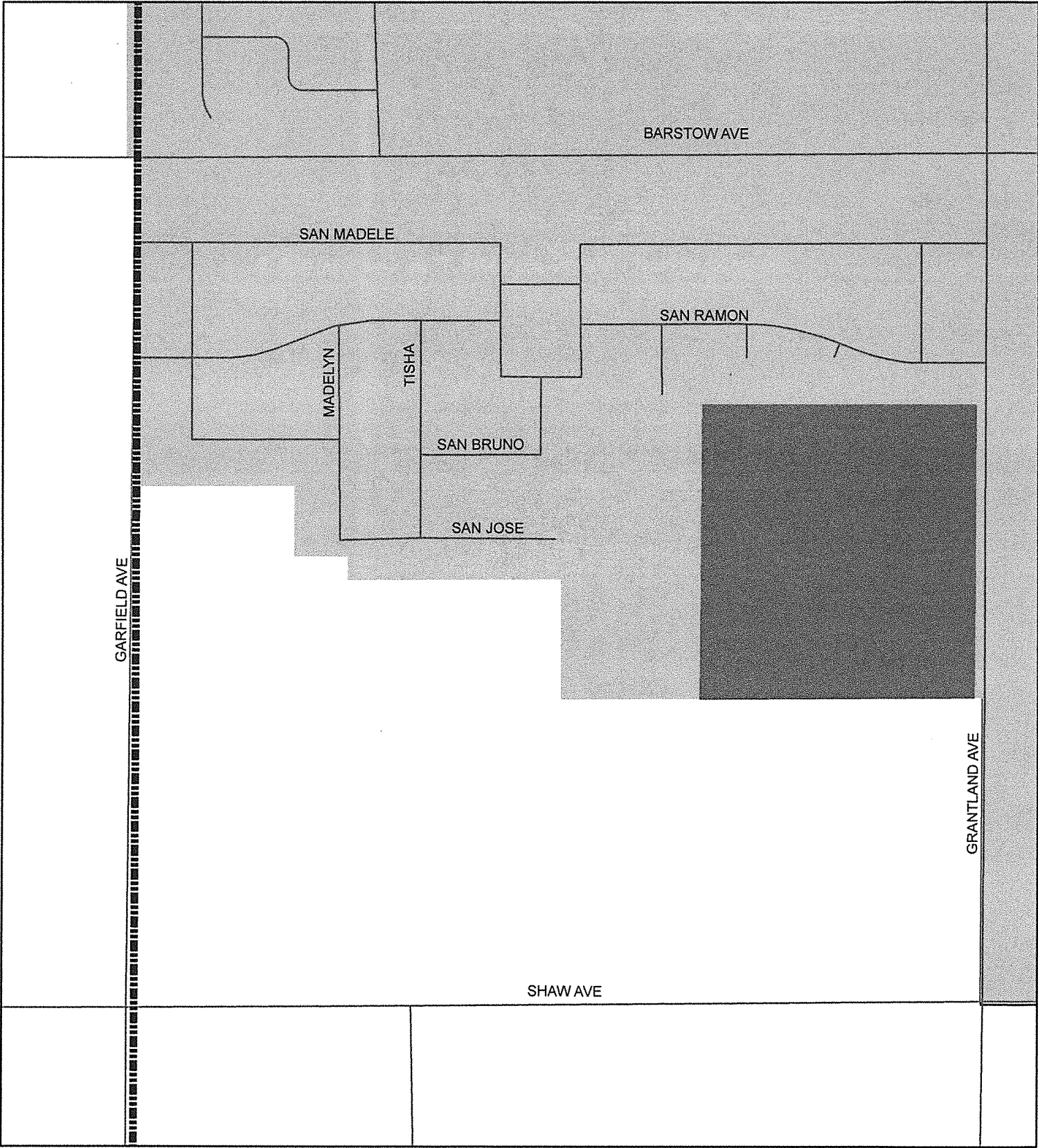
STAFF ANALYSIS

Based on this information, it does appear that circumstances beyond the control of the City and the developer, including economic hardships due to the current economic conditions, have delayed this reorganization. Based on these circumstances, staff supports an additional 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, Deputy Director, Fresno County Planning Department
- Will Kettler, Division Manager, Development Services Division, Fresno County Public Works and Planning Department
- Joe Barcellos, North Central Fire Protection District
- Randy Shilling, Kings River Conservation District
- Mike Sanchez, City of Fresno
- Bruce Rudd, City Manager, City of Fresno
- Mike Parr, Lennar, Assistant Land Development Manager, Lennar
- Mike Miller, Vice President, Lennar

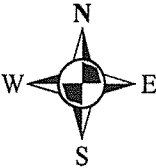
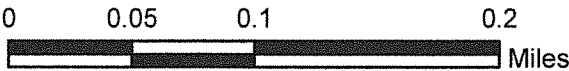
ANNEXATION MAP



Legend

-  Sphere of Influence
-  City Limits
-  Affected Territory

City of Fresno "Barstow-Grantland
No. 3A Reorganization"
LAFCo File No. RO-13-6





December 24, 2014

Mr. David E. Fey, Executive Director
Fresno County LAFCO
2607 Fresno Street, Suite B
Fresno California 93721

Subject: Barstow-Grantland No. 3 Reorganization

Dear Mr. Fey,

Lennar Fresno, Inc. hereby requests a one year extension of the approval of the subject reorganization. A check for the \$720.00 extension fee is included.

Unfortunately, due to the current state of the homebuilding economy and the substantial onsite and offsite development costs for this project, Lennar has had to make the decision to delay development of this project until the economy improves.

Vesting Tentative Map No. 6036 was approved by the City of Fresno on December 4, 2013. Improvement plans have been submitted to the City of Fresno and are proceeding thru the approval process. It is our intention to keep this map approval current with the plan to develop it in the future.

Thank you for your consideration of this matter. Please don't hesitate to contact me if you have any questions or require additional information.

Mike Parr
Assistant Land Development manager

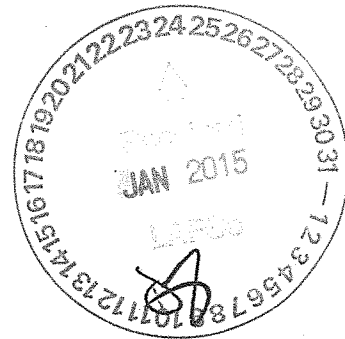
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January 20, 2015

Mr. David E. Fey, Executive Director
Fresno County LAFCO
2607 Fresno Street, Suite B
Fresno California 93721



Subject: Barstow-Grantland No. 3 Reorganization Extension

Dear Mr. Fey,

Lennar Fresno, Inc. hereby requests a one year extension of the approval of the subject reorganization.

Lennar wishes to finalize this annexation as soon as possible but does not own the subject site at this time and close escrow for the site is not scheduled until February, 2016. The current owners have been approached to sign the "Right to Farm" covenant but to date have not agreed to sign. Should the current owners not agree to sign the covenant then Lennar will have to wait until escrow closes and ownership is transferred next February.

It is Lennar's intention to start improvements on the site this summer with advanced construction permits and start building houses by the end of the year. The map would record upon close of escrow.

Thank you for your consideration of this matter. Please don't hesitate to contact me if you have any questions or require additional information.

Mike Parr
Assistant Land Development manager

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