

CITY OF FRESNO
SERVICES AND IMPROVEMENT PLAN
CHURCH-EAST NO. 1 REORGANIZATION
FEBRUARY 2016

A. INTRODUCTION

A plan for providing services and improvements to land being annexed to cities is required by the Local Agency Formation Commission (LAFCO).

1. It provides assurance to LAFCO that newly annexed territory to a city will be properly served as urban territory.
2. It provides a basis for determining the impact of an annexation when a determination is made pursuant to the California Environmental Quality Act (CEQA).
3. It provides information to property owners, districts and interested individuals who may have other plans or proposals underway in the immediate vicinity of a proposed annexation, reorganization or boundary change. A service plan indicates the City of Fresno's intentions for providing service for a particular project.

B. SERVICES EXISTING OR PROPOSED TO BE EXTENDED TO THE CHURCH-EAST NO. 1 REORGANIZATION:

1. **COMMUNITY WATER SERVICE:**
The subject territory will be serviced by Fresno City water via a 10 inch water line which is already in Church Avenue.
2. **SANITARY SEWERS:**
The subject territory will be serviced by Fresno City sewer via a 24 inch sewer line which is already in Church Avenue.
3. **SOLID WASTE COLLECTION:**
The City of Fresno will service this project's solid waste disposal and recycling needs, unless the future tenants/landowners prefer a private hauler.
4. **POLICE AND FIRE PROTECTION:**
The subject property is currently provided service by the Fresno County Sheriff's Department. Upon annexation, services would be provided by the City of Fresno Police Department. The City of Fresno Police Department presently provides service to adjacent development to the south and west.

The subject property is presently receiving fire protection services from the Fresno County Fire Protection District. Upon annexation, fire protection services will be provided to the subject property by City of Fresno Fire Station No. 7 located at 2571 South Cherry Avenue. The station is approximately 1 mile from the site.
5. **STREET LIGHTING:**
The Pacific, Gas and Electric Company currently provides service to the area. Street lighting shall be provided by the City in accordance with the City of Fresno Standards. The lighting shall be maintained by the City of Fresno.

6. PARKS AND RECREATION:

The City of Fresno's General Plan constitutes an update of the City's Master Parks Plan. The provision of neighborhood and community parks is guided and ensured by a specific planning and funding process directed toward meeting community needs for parks and related recreational programs. The demands for recreational service impacts are mitigated through the payment of Park Fees for parks and recreation facilities.

7. TRANSIT SERVICES:

The subject property is NOT serviced by Fresno Area Express. The closest bus route is located at Church and Cherry Avenues. For commuting outside of the Fresno Area, Greyhound and Amtrak services are available.

8. AMBULANCE SERVICE:

The nearest hospital to the area is Fresno Community Medical Center located at Fresno and "R" Streets. American Ambulance has ambulance service for emergency purposes.

9. STORM DRAINAGE:

The Fresno Metropolitan Flood Control District provides storm drainage service to the area. The proposed site for annexation will receive drainage service through the District's Drainage Area 111. There are four drainage inlets along Church Avenue as well as a 36 inch storm drainage line to service the site.

Storm drainage fees paid to the District contribute to the construction of these facilities. Upon development, the developer will extend storm drain pipelines southward to Church Avenue.

10. EXTENSION OF CITY SERVICES:

All City services will be extended to the area.

11. UPGRADING OF PUBLIC FACILITIES AND IMPROVEMENTS:

A primary reason for annexation of the property is that the property owners prefer to develop the property in the City of Fresno. The development of the project site will provide for necessary major street dedications and improvements as well as sewer, water and storm drain improvements.

12. SCHOOLS:

The subject territory is within the enrollment area of the Fresno Unified School District. Because of the growth occurring within the district boundaries, the school district has advised that the district has adopted developer fees in accordance with current state law, which will require the developers of the property within the district to pay a fee for school facilities per the adopted schedule of fees.

13. OTHER SERVICES:

Animal control services will be provided by the City of Fresno.

C. FINANCING OF SERVICES AND FACILITIES:

1. Property tax

2. Fees: The following development impact fees are required: parks, fire, police, water, sewer, street improvements, traffic signalization, and storm drainage. City permit

and license fees are also collected.


3. Sales tax
4. State funds, i.e., gas tax, motor vehicle in lieu tax, are utilized by the City for street work and supporting the transit system.
5. Federal funds, i.e., Community Development Block Grant Funds.
6. Bonds and/or assessment districts as needed.

- D. COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)
A Finding of Conformity to the Fresno General Plan Master Environmental Impact Report (MEIR No. 2001071097) has been prepared for this project in compliance with the California Environmental Quality Act. The findings were noticed as required by CEQA and were circulated to affected agencies.


City of Fresno


Water

Water

 User Drawn Redlines

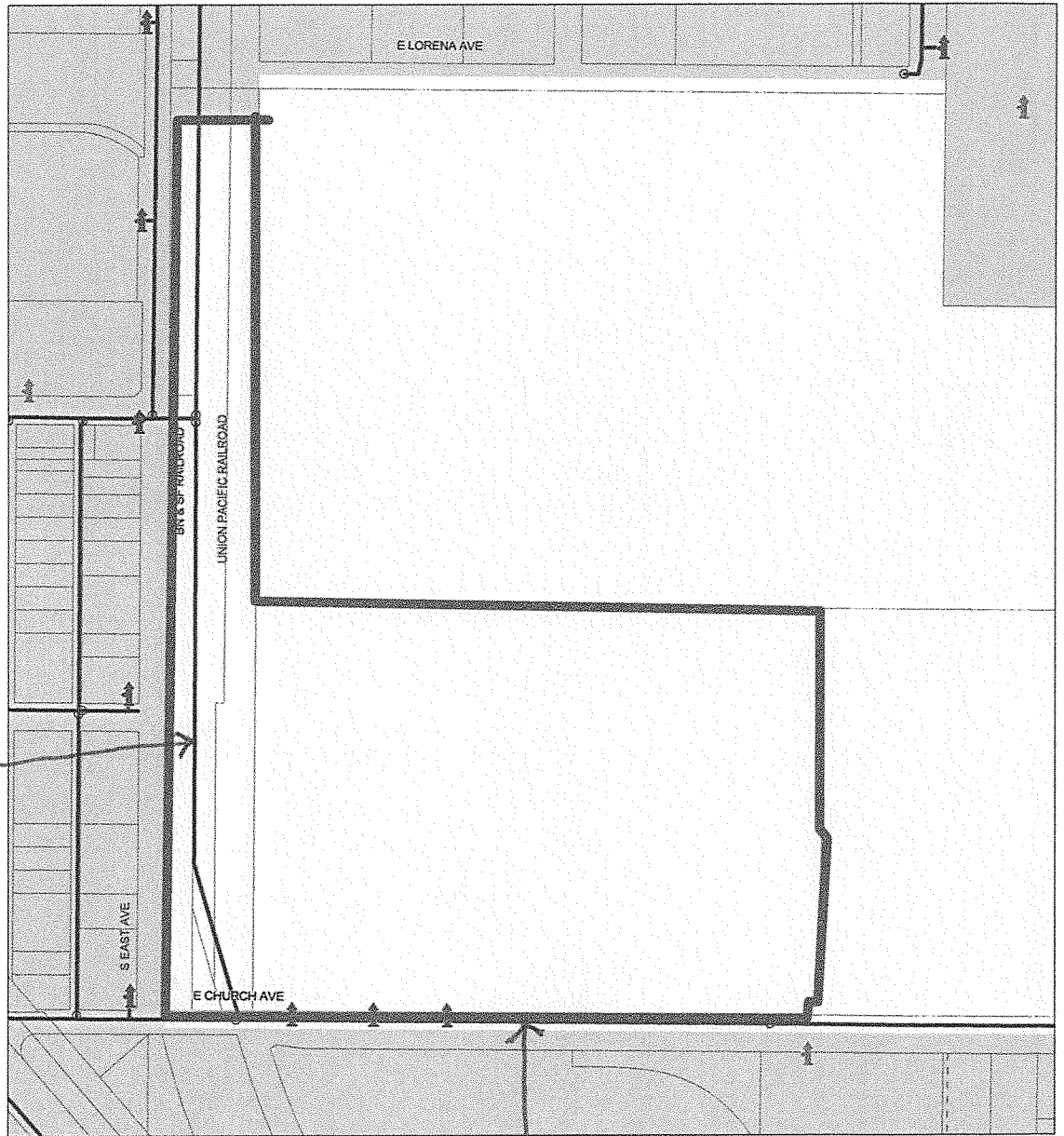
Parcels

 Parcels

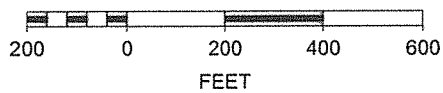
 City Limits

 Fresno County

10 inch



SCALE 1 : 4,616



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10 inch


City of Fresno


Sewer


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 User Drawn Redlines

Parcels

 Parcels

 City Limits

 Fresno County

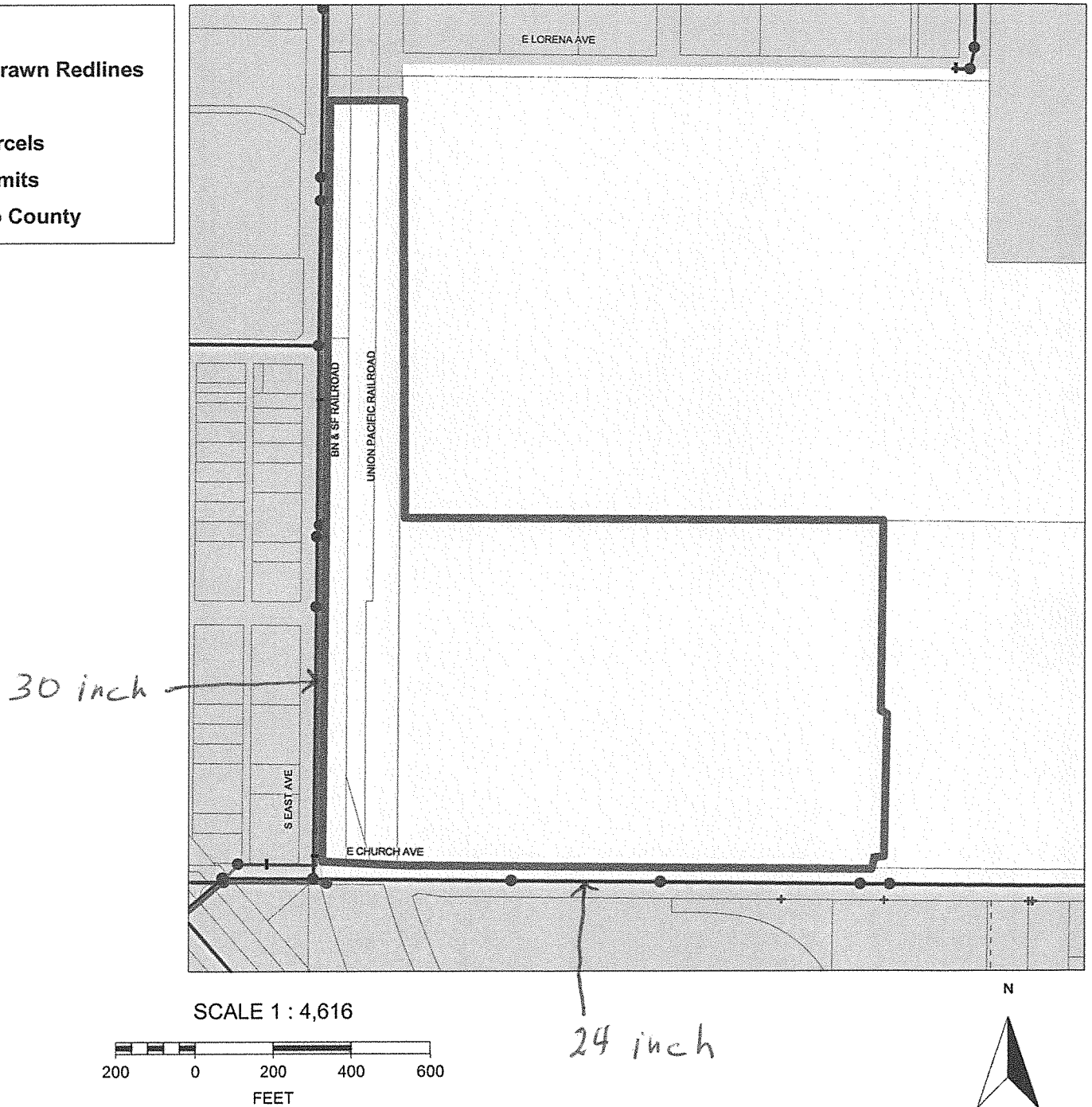
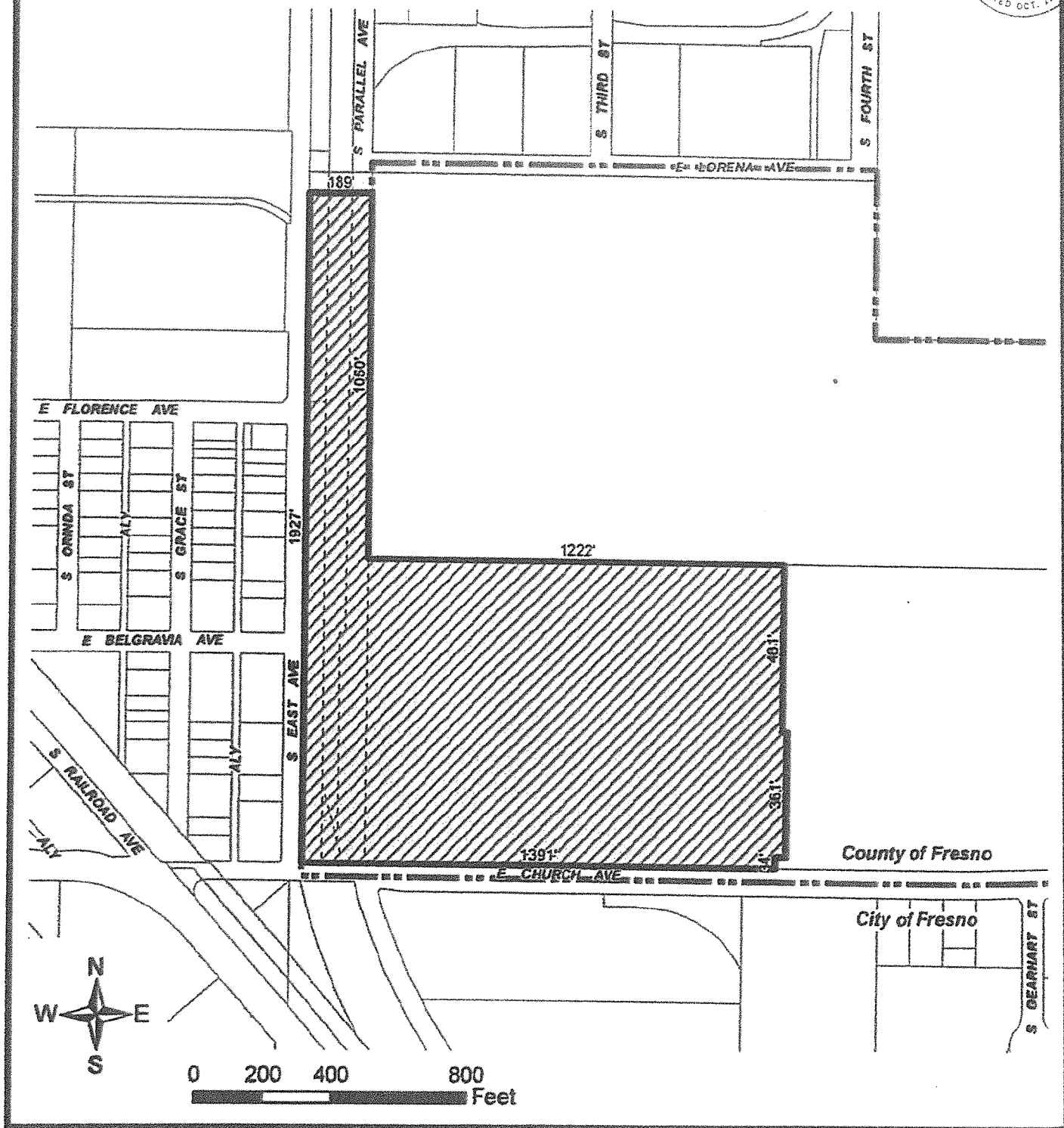




EXHIBIT A



CHURCH-EAST NO. 1 REORGANIZATION

APN: 480-090-12


480-010-15U, 20MU, 27U, 28U, 29U (portion) and 30U






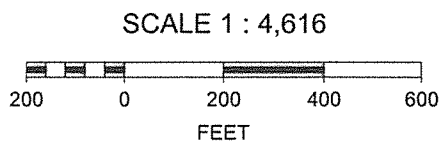
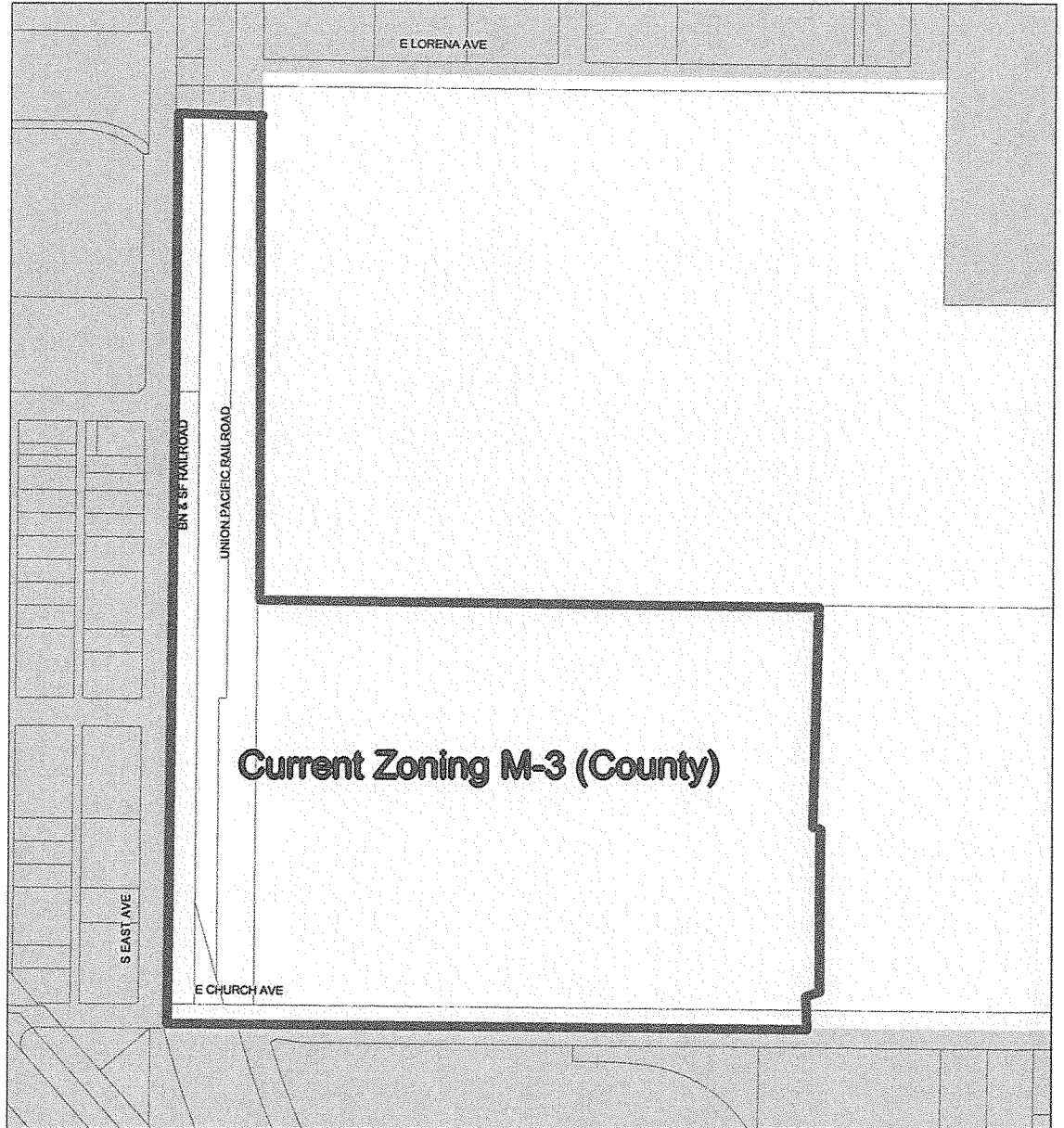
Certified Copy mmv
City Clerk's Office

Date 2/10/16

City of Fresno

 **User Drawn Redlines**


Parcels
 **Parcels**
 **City Limits**
 **Fresno County**




City of Fresno


 User Drawn Redlines

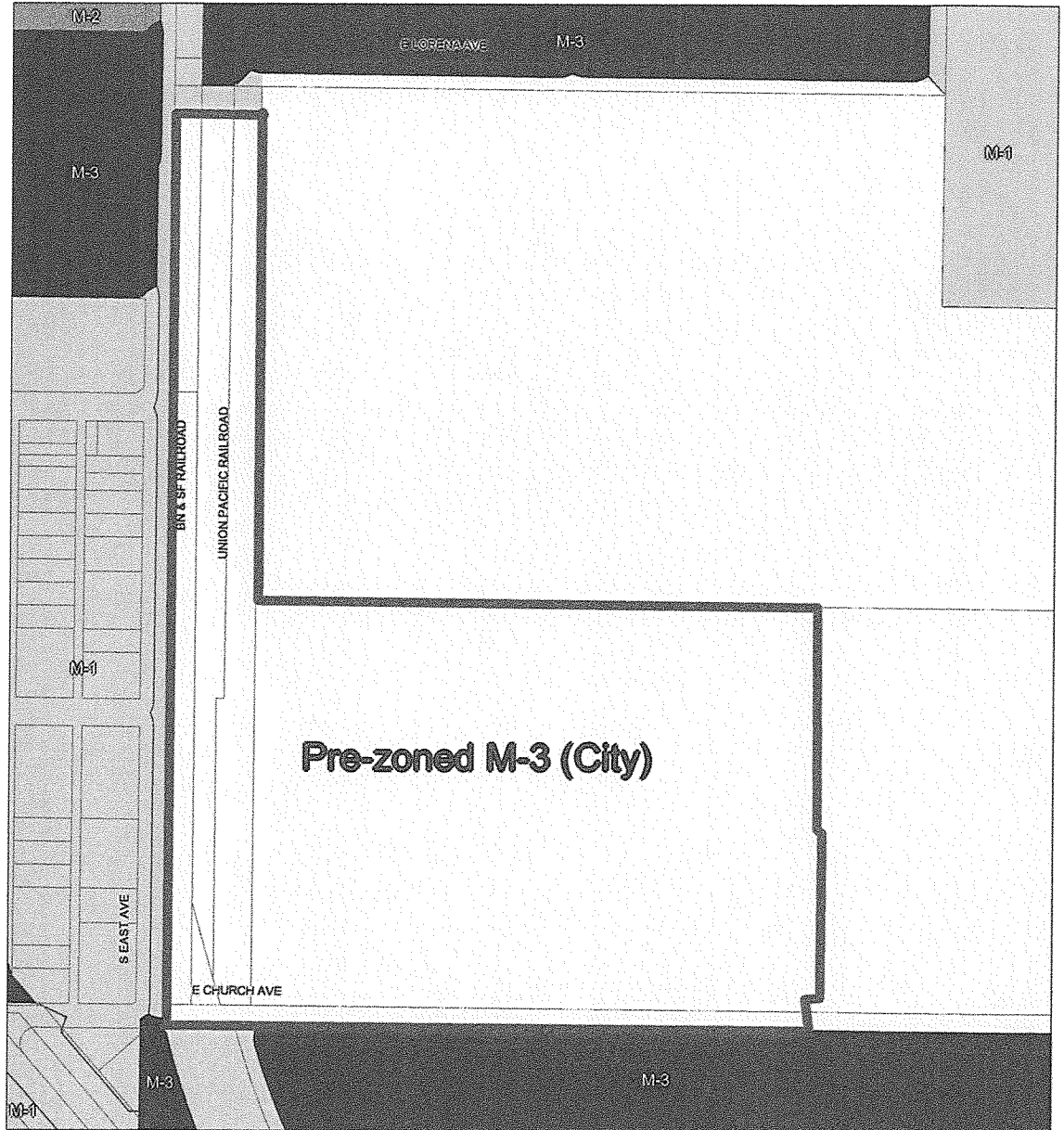
Parcels

 Parcels

Development

 City Limits

 Fresno County



SCALE 1 : 4,616

