

County of Fresno

COUNTY ADMINISTRATIVE OFFICE

JOHN NAVARRETTE

COUNTY ADMINISTRATIVE OFFICER

July 15, 2015

David Fey, Executive Officer
Fresno Local Agency Formation Commission (LAFCo)
2607 Fresno Street, Suite B
Fresno, CA 93721

Dear Mr. Fey:

Subject: Mendocino-Klepper Northwest Reorganization, (City of Kingsburg Tract No. 6094 via
Landowner Petition – Mike Miller, Vice President, Lennar Homes, Chief Petitioner)

In accordance with Article II, Section 2.2 of the Amended and Restated Memorandum of Understanding between the City of Kingsburg and the County of Fresno, we have reviewed the annexation proposal described in your letter received on June 9, 2015.

We have determined that the proposed annexation by the City of Kingsburg is consistent with the Standards for Annexation contained in Exhibit I of the Amended and Restated Memorandum of Understanding (MOU) between the City of Kingsburg and the County of Fresno.

It is recommended that the full width rights-of-way for Howard, Mendocino and Fourteenth Avenues be included in this annexation.

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

Very truly yours,

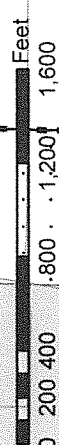
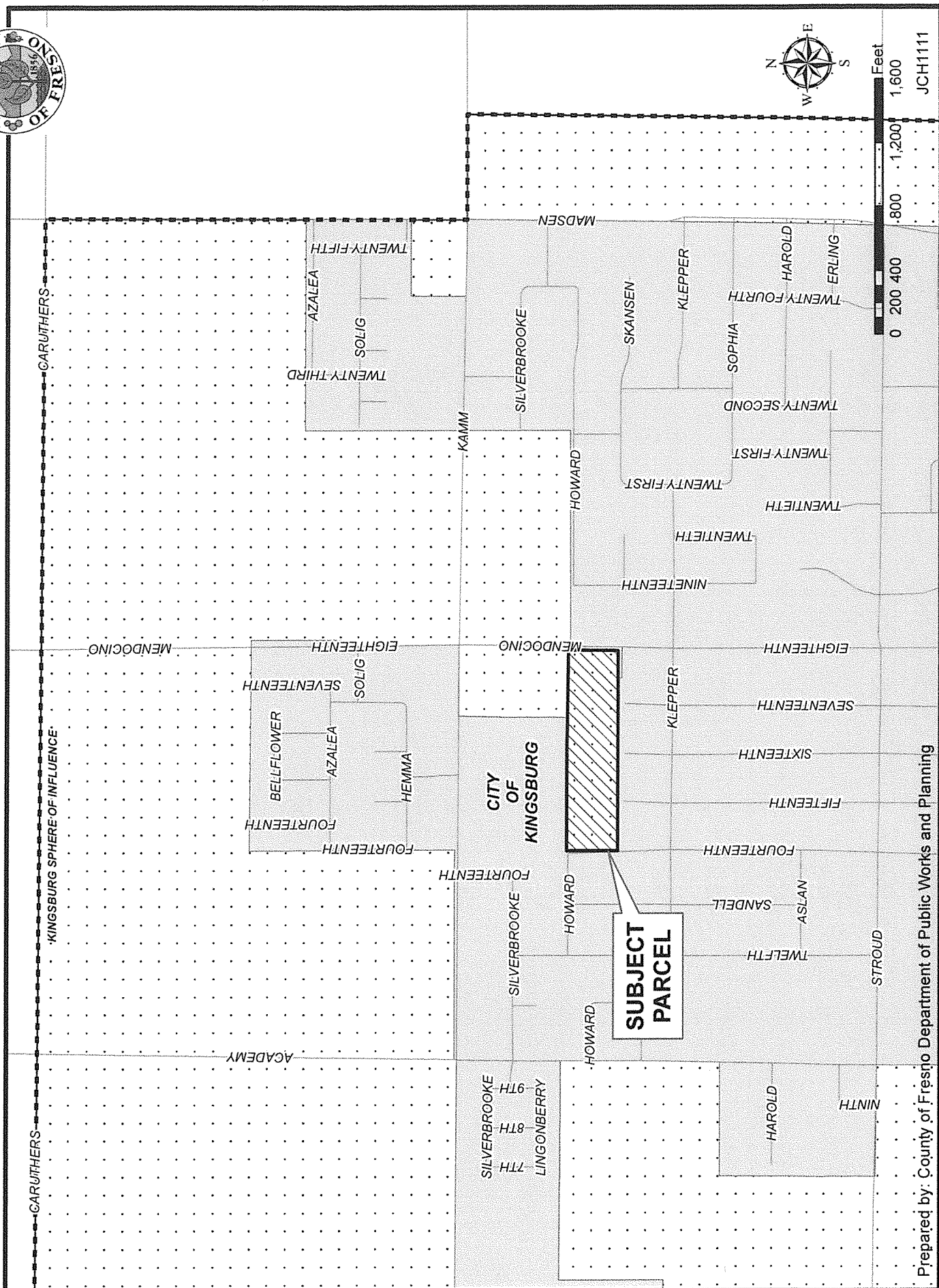
John Navarrette
County Administrative Officer

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c: Alan Weaver, Department of Public Works and Planning
Bernard Jimenez, Department of Public Works and Planning
Will Kettler, Development Services Division
Chris Motta, Development Services Division
Mohammad Khorsand, Development Services Division
Alexander J. Henderson, City Manager, City of Kingsburg
Mike Miller, Vice President, Lennar Homes

LOCATION MAP

Mendocino-Klepper Northwest Reorganization

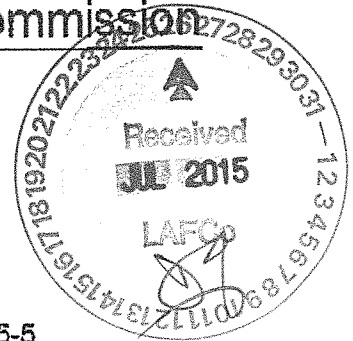


JCH1111

Prepared by: County of Fresno Department of Public Works and Planning



Fresno Local Agency Formation Commission



DATE: July 27, 2015
TO: Will Kettler, Manager, Development Services Division, Stop #214
Department of Public Works and Planning
FROM: David E. Fey AICP, Executive Officer
SUBJECT: "Mendocino-Klepper Northwest Reorganization"; AGENCY NO. RO-15-5

The attached application has been filed for processing with the Fresno Local Agency Formation Commission (LAFCo) office. In accordance with Government Code Section 56386, we are requesting your agency's assistance in reviewing and commenting on this application. Please provide information on the following factors (Attach extra sheets as necessary):

1. County plan designation for the area:
The subject annexation area is designated Medium Density Residential Reserve in the County adopted Kingsburg Community Plan.
2. Consistency of the proposal with adopted County General and Community Plans and policies.
The County's General Plan directs residential uses to incorporated cities and unincorporated communities where necessary support services are available. Annexation and development of the subject area represents a logical continuation of the existing development pattern within the City of Kingsburg's Sphere of Influence in conformance with the Amended and Restated Memorandum of Understanding (MOU) between the City of Kingsburg 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 July 15, 2015, the County reviewed the proposal and determined that the proposed reorganization is consistent with the Standards for Annexation contained in Exhibit 1 of the MOU between the City of Kingsburg and the County of Fresno.
5. Recommendations:
It is recommended that the full-width rights-of-way for Howard, Mendocino and Fourteenth Avenues be included in this annexation.

In order to proceed with the processing of this application, please return your comments to this office by July 27, 2015. Your assistance is greatly appreciated. Thank you.

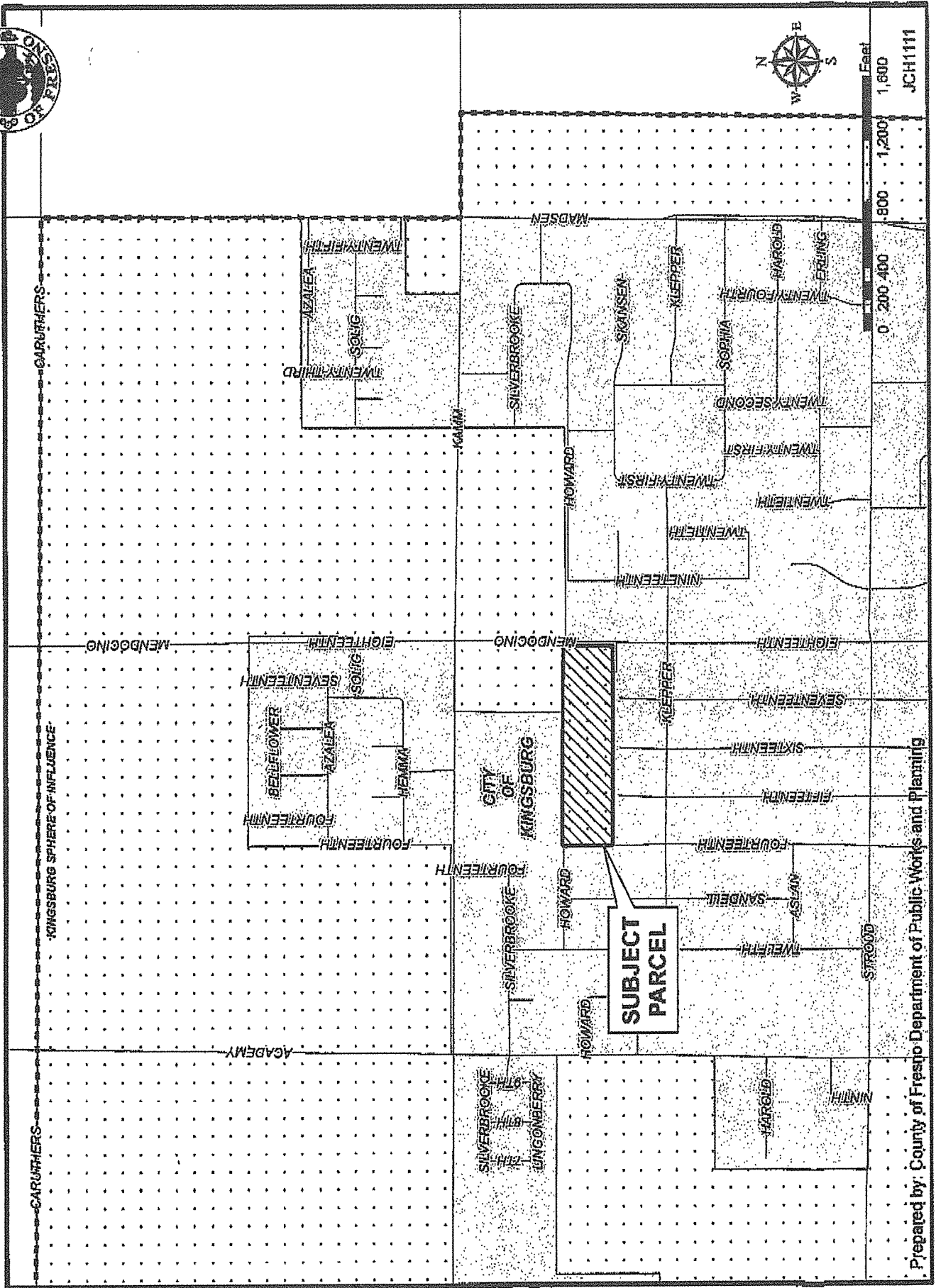

William M. Kettler, Development Services Manager
Department of Public Works and Planning

7/27/15
Date

JA:CM:CWM
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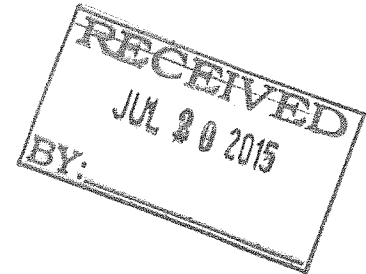
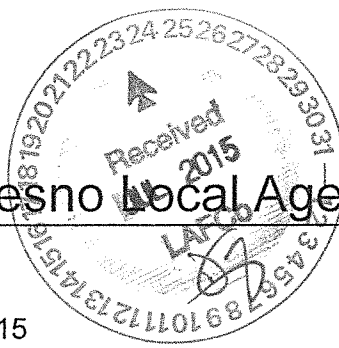
LOCATION MAP

Mendocino-Klepper Northwest Reorganization



LAFCo

Fresno Local Agency Formation Commission



DATE: July 13, 2015

TO: County Committee on School District Reorganization
Kingsburg Elementary School District
Kingsburg High School District
State Center Community College

FROM: David E. Fey, AICP, Executive Officer *DE*

SUBJECT: "Mendocino-Klepper Northwest Reorganization" (RO-15-5)

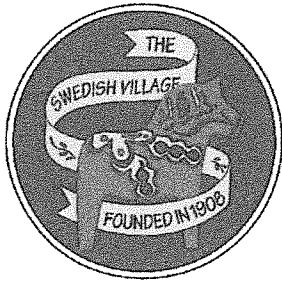
The attached application has been filed for processing with the Local Agency Formation Commission (LAFCo) office. In accordance with Government Code Section 56386, we are requesting your agency's assistance in reviewing and commenting on this application. Please provide information on the following particular factors:

1. Under present attendance boundaries, which schools will students from this area attend?
Washington, Lincoln, Roosevelt, Reagan, and Raptor Johnsons Junior High School
2. Are any of the above schools of the District already at or near capacity? Please describe:
No!
3. Will this proposal and other pending proposals create any overcrowded conditions at any of the above schools? Please describe:
No!
4. Is there any agreement, ordinance, or other arrangement of the District and/or City to provide for school facilities that would affect any resulting overcrowding from this proposal? Please describe:
No!
5. Describe any building plans of the District that would affect this proposal:
None!
6. Other Comments:
None!

In order to proceed with the processing of this application, please return your comments to this office by **July 27, 2015**. Your assistance is greatly appreciated. Thank you.

DEF:cf

Attachments: Application, Petition, Map, Legal Description

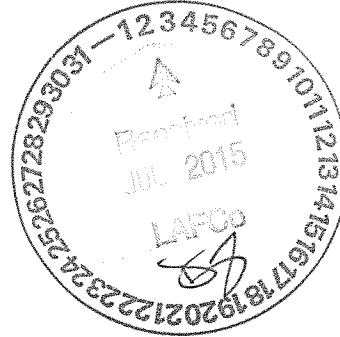


City of Kingsburg

1401 Draper Street, Kingsburg, CA 93631-1908 (559) 897-5821 Fax (559) 897-5568

July 1, 2015

David Fey, AICP
Fresno LAFCo
2607 Fresno Street, Ste.B
Fresno, CA 93721



Chet Reilly
Mayor

Bruce Blayney
Mayor Pro-tem

COUNCIL MEMBERS
Ben Creighton
Michelle Roman
Staci Smith

CITY MANAGER
Alexander J. Henderson

RE: ACKNOWLEDGEMENT OF CITY OF KINGSBURG SUPPORT FOR THE ANNEXATION OF 10.02 ACRES INTO THE CITY OF KINGSBURG AND DETACHMENT OF SAME FROM THE COUNTY OF FRESNO LOCATED SOUTH OF RANDALYNN CREEK AND BETWEEN 14TH AND 18TH AVENUE – APPLICANT LENNAR HOMES OF CALIFORNIA

Mr. Fey,

This memorandum is written to express and acknowledge the City of Kingsburg's support for the proposed annexation of 10.02 acres of property into the City of Kingsburg and detach the same property from Fresno County and the Fresno County Fire Protection District. — *LAFCO*.

Kingsburg understands that said application has been initiated by property owner petition for land located within the County of Fresno and City of Kingsburg Sphere of Influence.

On May 21, 2015 the City of Kingsburg Planning Commission approved Vesting Tentative Subdivision Tract Map No. 6094 to create a 34 lot conventional single family residential subdivision. (Resolution No. 2015 – 06, 2015-07, 2015-08, 2015-09)

Subsequently on June 17, 2015 the City Council of the City of Kingsburg approved the necessary documentation related to the project, including the initiation of the annexation of 10.02 acres, pre-zoning the subject territory from the County's AE-20 zone to Kingsburg's R-1-7, and to uphold the Planning Commission's recommendation on Planned Unit Development (PUD) 15-01. The Council also found the project would have no major impacts on the environment and approved a negative declaration, as well as tentative subdivision tract map no. 6094.

The proposed project has also been conditioned with the property owner/applicant responsibility for payment of any/all required fees for the entirety of the annexation pursuant to the policies of LAFCo and the City of Kingsburg.

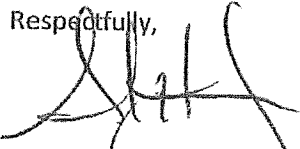
Furthermore, the City acknowledges that parcels located north of the proposed annexation, south of Kamm Ave., and west of Mendocino Ave. may be considered for annexation with this proposal. LAFCo.

may consider this to mitigate the potential of a future "island" of County land depending upon future development.

The proposed project and zoning are consistent with the goals, objectives and policies of the City of Kingsburg, the North Kingsburg Specific Plan, the City of Kingsburg Sphere of Influence, and, that City services are available to service the project area.

Should you have any further questions, please contact me 559-897-6528 or ahenderson@cityofkingsburg-ca.gov.

Respectfully,

A handwritten signature in black ink, appearing to read "AJH", is written over a circular stamp or seal.

Alexander J. Henderson, City Manger
City of Kingsburg

Enclosure: ~~City Council Resolutions~~




INTER OFFICE MEMO

Fresno County Public Library



Date: July 21, 2015

To: Dave E. Fey, AICP, and Executive Officer

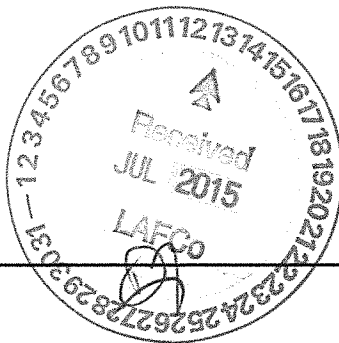
From: Laurel Prysiazny, County Librarian 

Subject: "Mendocino-Klepper Northwest Reorganization:" File Number:
RO-15

Annexation of district including sanitation, fire and irrigation, etc.... into
City of Kingsburg.

Buildings already exists there, no historic significance.

****If upon construction and digging there are any archaeological findings,
they should not be disturbed until the right authorities are contacted.**



County of Fresno
DEPARTMENT OF PUBLIC HEALTH
DAVID POMAVILLE, DIRECTOR

July 13, 2015

LU0018109
2620

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

Dear Mr. Fey:

PROJECT NO: RO-15-5
SUBJECT: Mendocino-Klepper Northwest 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. 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. (Records indicate there is an existing domestic water well and individual septic system on the parcel.)
- If any underground petroleum 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.

David E. Fey
Mendocino-Klepper NW Reorg
July 13, 2015
Page 2 of 2

- Appropriate measures should be incorporated into the project to minimize potentially significant noise impacts to neighboring noise sensitive receivers during construction activities.

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


Sincerely,

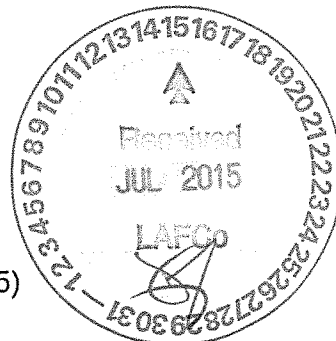


Janet Gardner, R.E.H.S., M.P.H.
Environmental Health Specialist III
Environmental Health Division



Fresno Local Agency Formation Commission

DATE: July 13, 2015
TO: Ryan Lopez, Elections Division
FROM: David E. Fey, AICP, Executive Officer 
SUBJECT: "Mendocino-Klepper Northwest Reorganization" (RO-15-5)



The attached application has been filed for processing with the Local Agency Formation Commission (LAFCo) office. In accordance with Government Code Section 56386, we are requesting your agency's assistance in reviewing and commenting on this application. Please provide the following information indicated by an "X":

- A. _____ Number of registered voters in the area. 0
- B. X For notification purposes, if 12 or more registered voters, please furnish **two** sets of labels that show all registered voters in the affected area along with their address and **one** set of labels for all registered voters residing within 300 feet of the exterior boundary of the property as shown upon the most recent assessment roll being prepared by the County.
- D. _____ What percent of the registered voters in the proposal area does the attached petition represent? _____
- E. X Will the proposal adversely affect precinct boundaries or the conduct of elections? No
- F. _____ Other comments:

In order to proceed with the processing of this application, please return your comments to this office by **July 27, 2015**. Your assistance is greatly appreciated. Thank you.

DEF:cf

Attachments: Map, Legal description

Ryan Lopez

Digitally signed by Ryan Lopez
DN: cn=Ryan Lopez, o=Fresno County Clerk/Registrar of
Voters, ou=Information Technology Unit,
email=rylopez@co.fresno.ca.us, c=US
Date: 2015.07.14 08:58:47 -07'00'

Signature and Title

DATE: _____