



October 18, 2012



**County of Fresno**  
COUNTY ADMINISTRATIVE OFFICE  
**JOHN NAVARRETTE**  
COUNTY ADMINISTRATIVE OFFICER

Donald F. Pauley, City Manager  
City of Kingsburg  
1401 Draper Street  
Kingsburg, CA 93631-1908

Dear Mr. Pauley:

Subject: Notice of Intent to File the Guardian/Sun-Maid Annexation/Reorganization

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 the letter received from Consulting Planning Director Darlene Mata on October 5, 2012.

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.

It is recommended that the southern half-width right-of-way for Mountain View Avenue and the full width rights-of-way for Amber, Indianola, Bethel, and Kamm Avenues, and the Golden State Boulevard 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,

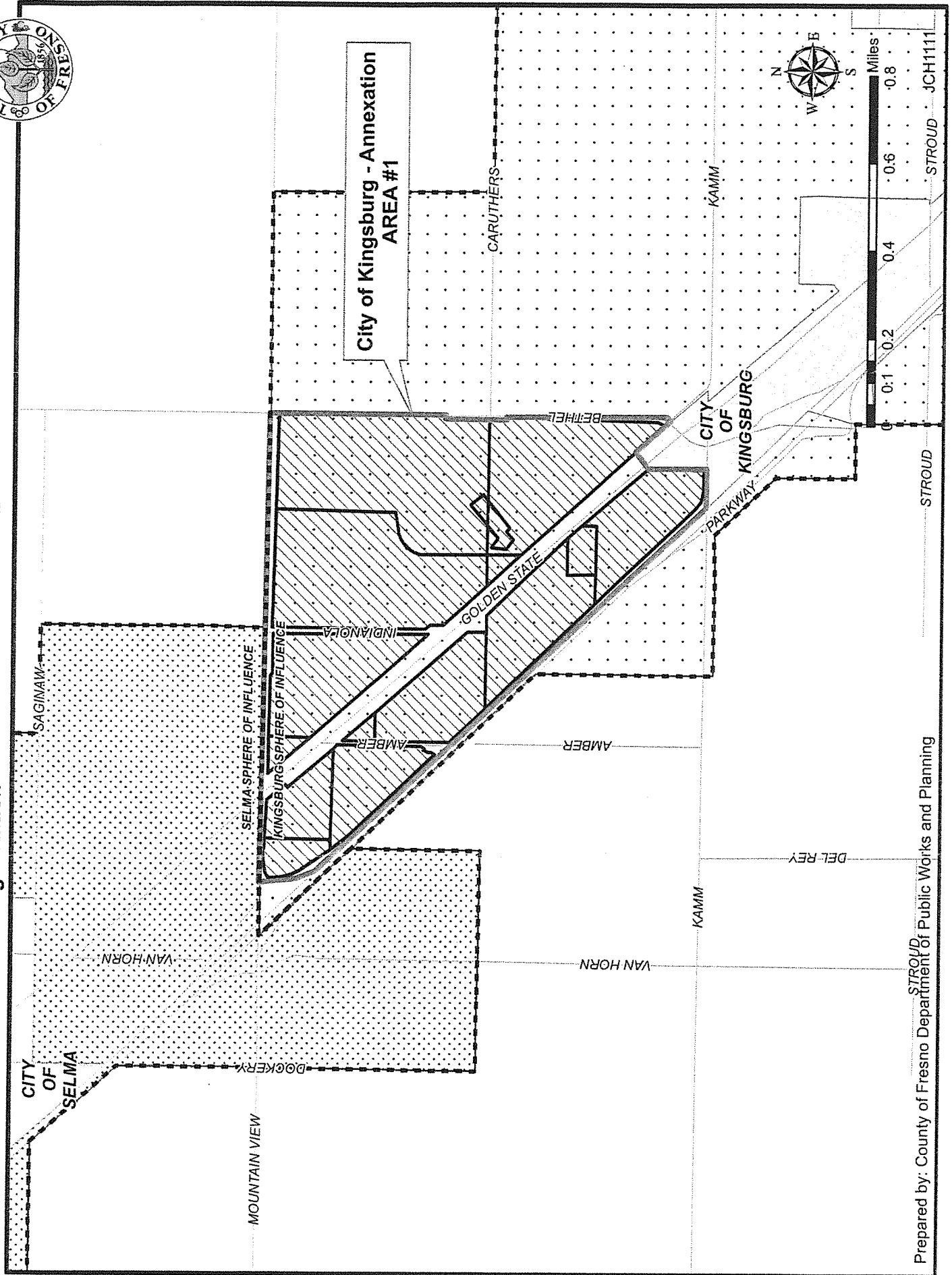
*for* John Navarrette  
County Administrative Officer

G:\4360Devs&Pln\PLANNING\ANNEXATIONS\Cities & Districts\Kingsburg\2012\Guardian-Sun Maid\Consistency Letter.doc

c: Alan Weaver, Director, Department of Public Works and Planning  
Bernard Jimenez, Deputy Director of Planning, Department of Public Works and Planning  
Will Kettler, Division Manager, Development Services Division  
Mohammad Khorsand, Senior Planner, Development Services Division  
Jeff Witte, Executive Officer, LAFCo  
Darlene R. Mata, Consulting Planning Director, City of Kingsburg

# LOCATION MAP

Guardian-Sun Maid Annexation/Reorganization





# Fresno Local Agency Formation Commission

DATE: November 29, 2012  
TO: Will Kettler, Manager, Development Services Division, Stop #214  
Department of Public Works and Planning  
FROM: Jeff Witte, Executive Officer  
SUBJECT: "Guardian-Sun Maid Reorganization"; AGENCY NO. RO-12-7



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

1. County plan designation for the area:

The subject annexation area is designated Agriculture, Highway Commercial, Limited Industrial, and Limited Industrial 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 commercial and industrial 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 October 18, 2012, the County reviewed the proposal and determined that the proposed reorganization is consistent with the Standards of Annexation contained in the MOU between the City of Kingsburg and the County of Fresno.

5. Recommendations:

It is recommended that the southern half-width right-of-way for Mountain View Avenue and the full-width rights-of-way for Amber, Indianola, Bethel, and Kamm Avenues, and the Golden State Boulevard be included in this annexation.

In order to proceed with the processing of this application, your comments need to be returned to this office by **December 4, 2012**. Your assistance is greatly appreciated. Thank you.

Will Kettler, Development Services Manager  
Department of Public Works and Planning

11/29/12  
Date

G:\4360Devs&Pin\PLANNING\ANNEXATIONS\Cities & Districts\Kingsburg\2012\Guardian-Sun Maid\LAFCo Response.doc



## Fresno Local Agency Formation Commission

DATE: November 15, 2012  
TO: Elections Division-Voter Registration  
FROM: Jeff Witte, Executive Officer *JW*  
SUBJECT: "Guardian-Sun Mald Reorganization"; AGENCY NO. RO-12-7

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

- A. \_\_\_\_\_ Please furnish a list of all registered voters along with their address as shown upon the most recent assessment roll being prepared by the County within 300 feet of the exterior boundary of the property.
- B.   X   Number of registered voters in the area.   2
- C.   X   If more than 11 registered voters, for notification purposes please furnish a list of all registered voters along with their address as shown upon the most recent assessment roll being prepared by the County. Also please furnish a list of registered voters along with their addresses for the territory within 300 feet of the exterior boundary of the property.
- 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, your comments need to be returned to this office by **December 4, 2012**. Your assistance is greatly appreciated. Thank you.

JW:sh

Attachments: Map, Legal description

*Morgan Bennett*  
\_\_\_\_\_  
Signature and Title Information Technology Analyst

12/04/2012

\_\_\_\_\_  
Date



## County of Fresno

### DEPARTMENT OF PUBLIC HEALTH

EDWARD L. MORENO, M.D., M.P.H.

DIRECTOR-HEALTH OFFICER

December 3, 2012

Mr. Jeff Witte  
Local Agency Formation Commission  
2115 Kern St., Suite 310  
Fresno, CA 93721

Dear Mr. Witte:

PROJECT NO: RO-12-7

SUBJECT: Guardian-Sun Maid Reorganization



FA0000568  
LU0016568  
2620  
CX

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:
  - Any water wells and/or septic systems that exist or have been abandoned within the project area, not intended for use, shall be properly destroyed by an appropriately licensed contractor.

Prior to destruction of agricultural wells, a sample of the upper most fluid in the well column should be sampled for lubricating oil. The presence of oil staining around the well may indicate the use of lubricating oil to maintain the well pump. Should lubricating oil be found in the well, the oil should be removed from the well prior to placement of fill material for destruction. The "oily water" removed from the well must be handled in accordance with federal, state and local government requirements. Transportation of these materials on public roadways may require special permits and licensure.

- Our records indicate leaking underground fuel storage tanks were located on two of the parcels:

Sun-Maid parcel APN 393-113-06S had two leaking underground fuel storage tanks with soil contaminated by petroleum products. The contamination at the site is under the jurisdiction of the California Central Valley Regional Water Quality Control Board (RWQCB). Any

#### *Dedicated to Public Health*

1221 Fulton Mall / P.O. Box 11867, Fresno, California 93775 / (559) 600-3271/ FAX (559) 600-7633

Equal Employment Opportunity · Affirmative Action · Disabled Employer

[www.fcdph.org](http://www.fcdph.org)

Jeff Witte  
RO-12-7  
December 3, 2012  
Page 2 of 2

construction at this site should only be undertaken with their knowledge and comment.  
Contact the RWQCB at (559) 445-5116.

Guardian Industries parcel APN 393-240-47S had one underground fuel storage tank with soil contamination. Information on this site indicates it is a former contamination with no further action required. Should construction and/or grading activities uncover stained soils, the California Central Valley Regional Water Quality Control Board (RWQCB) shall be contacted immediately.

- Should any abandoned underground storage tank(s) be found during the project, the applicant 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.

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

Sincerely,

**Janet Gardner**

Digitally signed by Janet Gardner  
DN: cn=Janet Gardner, o, ou,  
email=jgardner@co.fresno.ca.us, c=US  
Date: 2012.12.03 07:46:08 -08'00'

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

jg

cc Steven Rhodes, Supervising Environmental Health Specialist  
Wayne Fox, Supervising Environmental Health Specialist

RO-12-7 Guardian Sun-Maid Reorganization



## City of Kingsburg

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

December 6, 2012

Jeff Witte  
Fresno County Local Agency Formation Commission  
2607 Fresno Street, Suite B  
Fresno CA 93721

Bruce Blayney  
Mayor

David Karstetter  
Mayor Pro-tem

COUNCIL MEMBERS  
Chet Reilly  
Michelle Roman  
Ben Creighton

Donald F. Pauley  
City Manager

SUBJECT: GUARDIAN/SUN-MAID ANNEXATION

Dear Mr. Witte,

We are in receipt of the comment letters you received during the "Request for Comment" period on the City of Kingsburg proposed annexation.

Per your request, we investigated the comment from the Fresno County Department of Public Health, which states that there are leaking underground fuel storage tanks on two parcels within the annexation area. A review of the California Regional Water Quality Control Board (RWQCB) list of contaminated sites indicates that the two sites referenced by Fresno County have been cleaned up and the case closed by the RWQCB. I have attached a copy of the information from the website.

The proposed annexation does not include any additional development on either parcel. If, at any point in the future, a permit for development is requested, the City of Kingsburg will comply with all State and County regulations applicable to wells, septic systems and underground tanks.

If you need any additional information or documentation, please contact me at (559) 897-5328.

Thank you for your assistance with this project.

Sincerely,

Darlene R. Mata  
Consulting Planning Director



## GEOTRACKER

## LAYERS

☒ SIGNIFIES A CLOSED SITE☒ Leaking Underground Tank (LUST) Cleanup Sites☒ Other Cleanup Sites☒ Land Disposal Sites☒ Military Sites☒ WDR Sites☐ Permitted Underground Storage Tank (UST) Facilities☒ Monitoring Wells\*

\* ZOOM IN TO SEE MWS

☐ DTSC Cleanup Sites☐ DTSC Haz Waste Permit

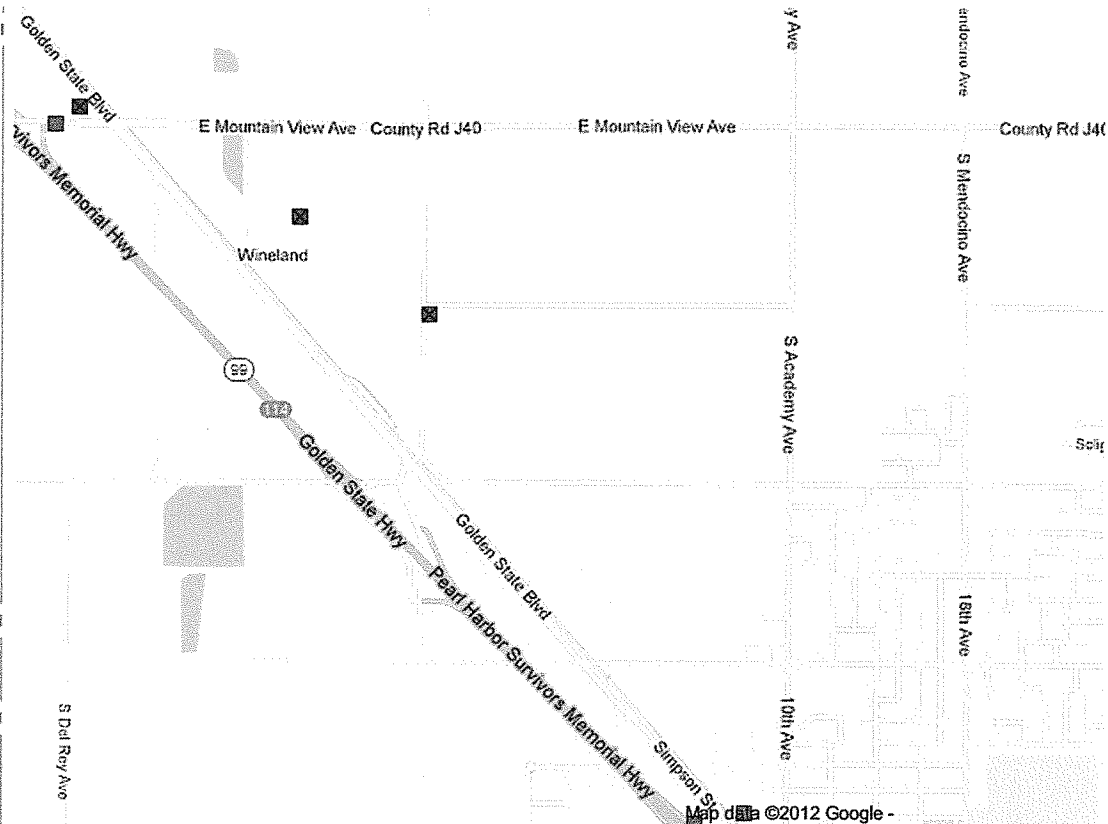
## MAP SIZE

640x480

## OPTIONS

☒ Site List - [EXPORT TO EXCEL](#)

6 Sites

☐ SHOW SITES WITHIN

1000

FEET OF THE FOLLOWING ADDRESS: 

## SITE LIST

SITE NAME	GLOBAL ID	CLEANUP STATUS	ADDRESS	CITY
<input checked="" type="checkbox"/> DARLING OIL	T0601964196	OPEN - SITE ASSESSMENT	11010 MOUNTAIN VIEW	SELMA
<input checked="" type="checkbox"/> DARLING OIL & TIRE	T0601900108	COMPLETED - CASE CLOSED	11010 MOUNTAIN VIEW	SELMA
<input checked="" type="checkbox"/> GUARDIAN INDUSTRIES CORP	T0601900541	COMPLETED - CASE CLOSED	11535 MT VIEW	KINGSBURG
<input checked="" type="checkbox"/> HEUBLEIN, INC.	SLT5FS274445	OPEN - SITE ASSESSMENT	965 SIERRA ST	KINGSBURG
<input checked="" type="checkbox"/> SUN-MAID GROWERS OF CALIFORNIA	T0601900269	COMPLETED - CASE CLOSED	13525 BETHEL AVE S	KINGSBURG
<input checked="" type="checkbox"/> SILVAS OIL COMPANY	T10000001780	OPEN - SITE ASSESSMENT	1250 LAUREL AVE	KINGSBURG

MAP AN ADDRESS:





# City of Kingsburg

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

March 18, 2013

Mr. Jeff Witte  
Executive Officer  
Fresno Local Agency Formation Commission  
2607 Fresno St. Suite 13  
Fresno, CA 93721



Chet Reilly  
Mayor

Michelle Roman  
Mayor Pro-tem

COUNCIL MEMBERS

Bruce Blayney  
Ben Creighton  
David Karstetter

Donald F. Pauley  
City Manager

Re: Guardian-Sun Maid Reorganization

*Jeff*  
Dear Mr. ~~Witte~~:

Your email of March 15, 2013 requested clarification of the City of Kingsburg's response to Section 2, Reasons for Proposal, in the City's referenced application for annexation.

Article IV, Section 4.1 of the Amended and Restated Memorandum of Understanding between the County of Fresno and the City of Kingsburg dated January 31, 2006 states, "COUNTY shall not approve any discretionary development permits for new urban development within CITY'S sphere of influence unless development shall have first been referred to CITY for consideration of possible annexation."

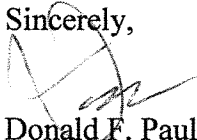
In 2003 the City of Kingsburg was advised by Fresno County that Guardian Industries had applied for permits to modify their float line. In response to that information the City notified that County of the City's intention to apply for annexation of the area east of Golden State Boulevard, West of Bethel Avenue, north of Kamm Avenue and south of Mountain View Avenue. In discussions prior to applying for annexation the County proposed expansion of the annexation to include the area east of Golden State and west of SR 99. The County and Guardian Industries also proposed the City agree to delay the annexation until all improvements had been completed and a Certificate of Occupancy issued. The City agreed to both of these proposals thus expanding the area of annexation and delaying the application for annexation.

Once all Certificates of Occupancy were approved the City been the process to apply for annexation which has been delayed a number of times due to opposition by the City of Selma and the developer of the Selma Crossing project. The City is now focused on securing approval of the annexation and is appreciative of your efforts to present the

application to the Commission at their April meeting for consideration by the Commission.

Should you or Mr. Price have any further questions or requests for clarification please feel free to contact Darlene Mata or myself.

Sincerely,

A handwritten signature in dark ink, appearing to read 'D. Pauley', is written over a circular stamp that is partially obscured.

Donald F. Pauley  
City Manager

Cc: Kingsburg Mayor & City Council  
City Attorney Mike Noland  
Consulting Planning and Development Director Darlene Mata



# Fresno Local Agency Formation Commission

Date: November 15, 2012  
To: State Department of Health Services  
From: Jeff Witte, Executive Officer *JW*  
Subject: "Guardian-Sun Maid Reorganization"; AGENCY NO.: RO-12-7



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

1. Adequacy and availability of existing and proposed community water systems:

*Adequate*

2. Need for services other than those proposed:

3. Effect of project on water quality:

*None*

4. Related State or County plans or projects:

5. Other comments:

*Please consider extending boundaries at the south east to include Viking Trailer Park, 501 W. O. Kamm Avenue*

In order to proceed with the processing of this application, your comments need to be returned to this office by **December 4, 2012**. Your assistance is greatly appreciated. Thank you.

*Betsy Gault*, Senior Sanitary Engineer  
Signature and Title

*12/19/12*  
Date

JW:sh

Attachment: Application, Map, Legal Description, Service Plan, Resolution



*Mail TO:*

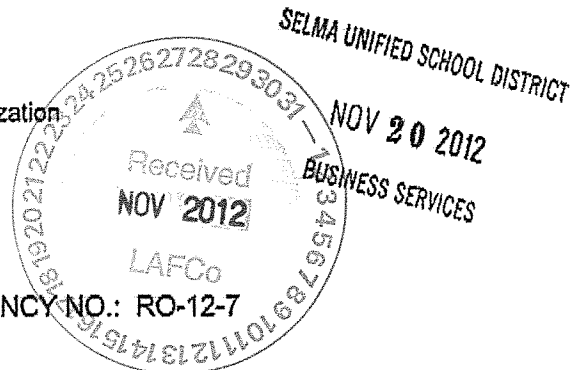
# **LAFCo** Fresno Local Agency Formation Commission

DATE: November 15, 2012

TO: County Committee on School District Reorganization  
Selma Unified School District  
Kingsburg Unified School District  
State Center Community College

FROM: Jeff Witte, Executive Officer *JW*

SUBJECT: "Guardian-Sun Maid Reorganization"; AGENCY NO.: RO-12-7



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

1. Under present attendance boundaries, which schools will students from this area attend?  
WILSON ELEM (K-6); LINCOLN MIDDLE (7-8); SELMA HIGH (9-12)

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:

In order to proceed with the processing of this application, your comments need to be returned to this office by December 4, 2012. Your assistance is greatly appreciated. Thank you.

JW:sh

Attachments: Application, Map, Legal Description, Resolution



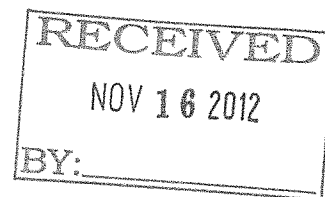
# Fresno Local Agency Formation Commission

DATE: November 15, 2012

TO: County Committee on School District Reorganization  
Selma Unified School District  
Kingsburg Unified School District  
State Center Community College

FROM: Jeff Witte, Executive Officer *W*

SUBJECT: "Guardian-Sun Maid Reorganization"; AGENCY NO.: RO-12-7



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

1. Under present attendance boundaries, which schools will students from this area attend?  
Washington Elem., Roosevelt Elem., Lincoln Elem., Reagan Elem., Rafer Johnson Jr. High, and Central Valley Home 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, your comments need to be returned to this office by **December 4, 2012**. Your assistance is greatly appreciated. Thank you.

JW:sh

Attachments: Application, Map, Legal Description, Resolution



## INTER OFFICE MEMO

Fresno County Public Library



Date: December 3, 2012

To: Jeff Witte

From: Laurel Prysiaczny, County Librarian

Subject: Guardian-Sun Maid Reorganization: AGENCY NO: R)-12-7

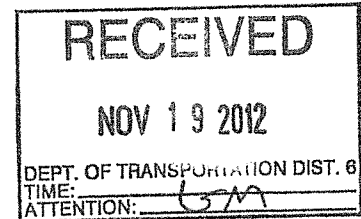
As the action proposed currently is of organization/reorganization, it has no impact on any historic properties within the affected area.

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

FRL-99- R2.135

**LAFCo**

## Fresno Local Agency Formation Commission



DATE: November 15, 2012

TO: Ken Price, Baker, Manock, and Jensen  
Laurel Pryszczycki Fresno County Library  
Historical Landmarks and Records Commission (HLRC)  
✓ Paul-Albert Marquez, Chief, Office of Transportation  
Consolidated Irrigation District  
Consolidated Mosquito Abatement District  
West Fresno Red Scale Protective District

FROM: Jeff Witte, Executive Officer *JW*

SUBJECT: "Guardian-Sun Maid Reorganization"; AGENCY NO.: RO-12-7



The attached application has been filed for processing with the Local Agency Formation Commission (LAFCo) office. In accordance with Government Code Section 56386, your agency has been identified as an affected and/or interested agency and your assistance in reviewing and commenting on this application is requested.

The Fresno Local Agency Formation Commission (LAFCo) is in receipt of a resolution of application initiating proceedings for this proposal. LAFCo can not take any further action on this resolution of application for 10 days following this notice and request for comments.

If your agency files a written request for a hearing during this 10-day period, LAFCo must notice and hear this proposal at a public hearing. If no written request is filed by your agency, the Commission may proceed without notice and hearing if all required conditions pursuant to state law have been satisfied (Gov Code Sec 56663 (b))

Please return any comments you have regarding this proposed reorganization by **December 4, 2012**. Your assistance is greatly appreciated. Thank you.

JW:sh

Attachments: Application, Map, Legal Description, Service Plan, and Resolution

*No Comment  
Jennifer Marquez, ATP  
11/27/12*

**Witte, Jeff**

---

**From:** Brehm, Dan  
**Sent:** Tuesday, December 04, 2012 1:37 PM  
**To:** Fleming, Candace Lynn  
**Cc:** Polfer, James; Hendricks, Samantha; Witte, Jeff  
**Subject:** RE: "Guardian-Sun Maid Reorganization"

Candie:

There are no zones of benefit in CSA 35 located in the Guardian Sunmaid Annexation. As you know, CSA 35 exists County wide in the unincorporated area of the County and outside any spheres of influence of incorporated cities. (LAFCo Resolution of April 26, 1989 and Board Resolution #89-279 of 5-23-89 give the parameters and the capabilities of CSA 35.)

Please let me know if you have further questions or if I can be of further assistance. I may have missed the intention of your question.

Best Regards,  
Dan Brehm  
Senior Engineering Technician  
Public Works and Planning  
Design Division  
2220 Tulare Street, 7th Floor  
Fresno, CA 93721  
(559) 600-4521  
[dbrehm@co.fresno.ca.us](mailto:dbrehm@co.fresno.ca.us)

How are we doing?

Please take a couple of minutes to complete our new [Super Short Customer Service Survey](#)

---

**From:** Fleming, Candace Lynn  
**Sent:** Tuesday, December 04, 2012 11:44 AM  
**To:** Brehm, Dan  
**Cc:** Hendricks, Samantha; Witte, Jeff  
**Subject:** "Guardian-Sun Maid Reorganization"

Dan,

We received the Assessor's Report for the above reorganization for the City of Kingsburg. The Assessor indicated that CSA #35 has some zones within the affected territory. The City's resolution of application does not indicate detachment from CSA #35. Since I am not very familiar with how CSA #35 operates could you please tell me that if the territory is annexed to the City, if the territory will also need to be detached from CSA #35?

<< File: doc00154720121204113846.pdf >>

*Candice Fleming*  
*Clerk to the Commission*