

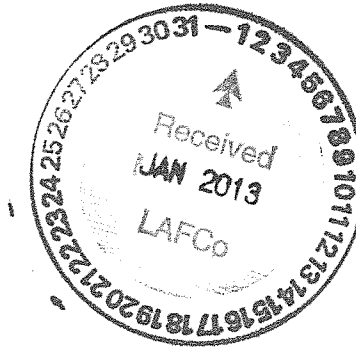


# City of Kingsburg

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

December 28, 2012

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



Bruce Blayney  
Mayor

David Karstetter  
Mayor Pro-tem

COUNCIL MEMBERS  
Ben Creighton

Chet Reilly  
Michelle Roman

Donald F. Pauley  
City Manager

Re: Guardian-Sun Maid Reorganization

Dear Mr. Witte:

The City of Kingsburg is in receipt of your letter of December 18, 2012 requesting additional information related to Fire and Police Protection services to the area proposed to be annexed by the City of Kingsburg known as the Guardian-Sun Maid Reorganization. The City offers the following responses.

## FIRE –

(i) The City of Kingsburg is currently participating in negotiations between the Fresno County Fire Protection District (FCFPD) and all cities in Fresno County that are required to have Transition Agreements with FCFPD as a condition of annexation approval by LAFCo. The Mayors of Fresno County sitting as the City Selection Committee on November 15<sup>th</sup> unanimously endorsed and supported the efforts of the City Managers to negotiate a new template Fire Transition Agreement with FCFPD.

The City Managers Committee is comprised of the City Managers of Kingsburg and Sanger (east side city), the Assistant City Managers of Fresno and Clovis, and the Fire Chiefs of Fresno and Coalinga who is also representing the Coalinga City Manager (west side city). The negotiations re-started with a meeting on December 13<sup>th</sup> where the cities presented their negotiating points to FCFPD. It was agreed by all parties that the recently mediated Clovis Transition Agreement will be used as the starting point for future negotiations. The second meeting is scheduled for January 7<sup>th</sup>.

Due to the recent efforts to re-start negotiations it would be unwise for the City to state that there are “anticipated changes” to the current Fire Transition Agreement. We can however state in no uncertain terms that it is the goal of the City to reach mutual

agreement on the terms of a new Fire Transition Agreement with FCFPD in a timely manner.

(ii) The Kingsburg Fire Department currently has one Captain and one Firefighter/Paramedic on staff 24/7 supplemented by one per diem Firefighter/Paramedic, Paramedic or Paid Call Firefighter/EMT. With this arrangement the Department is able to maintain a staffing level of three for each shift. All of the Department's full time staff are certified Firefighter I or higher and HAZMAT operations level. Of the 10 per diem personnel 8 are certified Firefighter I and HAZMAT operations or higher.

The Department staff currently consists of 3 Captains, 3 Firefighter/Paramedics, 12 Paid Call Firefighters/EMTs and a Fire Chief. The Department was recently awarded and accepted a SAFER grant from FEMA that will allow the Department to return to a pre-2008 staffing level of 1 Captain and 2 Firefighter/Paramedics per shift for a total of 9 full time staff supplemented by Paid Call Firefighter/EMTs by March of 2013. The Department is in constant recruitment for Paid Call Firefighters and EMTs.

The Department has 3 Engines, a 55' aerial truck, 3 ambulances and 2 administration/support vehicles.

(iii) The Fire Department currently has an Auto-Aid Agreement with FCFPD which includes Station 83 as the first responding unit, if available. If Station 83 is not able to respond, FCFPD responds to the request with a unit from their stations at Sanger, Caruthers, Del Ray or Clovis.

(iv) The Kingsburg Fire Department has an Auto-Aid Agreement with the Tulare County Fire Department and a Mutual Aid Agreement with the Kings County Fire Department. These Departments respond to requests for assistance to the Kingsburg Fire Department's service area which will include the area proposed to be annexed.

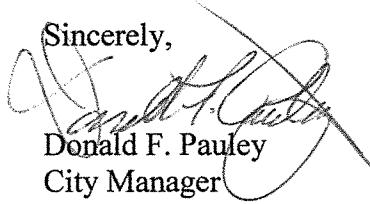
The Fire Department is finalizing the details of an Auto-Aid Agreement with the Selma and Sanger Fire Departments for these Departments' service areas. It is tentatively scheduled for approval by the Kingsburg City Council on January 9<sup>th</sup>. This Agreement is anticipated to serve as the framework for a County-wide Master Mutual Aid Agreement for all of the city Fire Departments in Fresno County that will supplement and strengthen the State's Master Mutual Aid Plan.

#### POLICE –

From November 20, 2011 to November 20, 2012 the Kingsburg Police Department responded to 58 calls for service in the area proposed for annexation.

We hope that the above information adequately responds to your request. Should you require additional information, please do not hesitate to contact the undersigned.

Sincerely,

A handwritten signature in dark ink, appearing to read "Donald F. Pauley", is written over the printed name and title.

Donald F. Pauley  
City Manager

cc: Darlene Mata  
Mike Noland

# **City of Kingsburg Service Plan**

## **GUARDIAN/SUN-MAID REORGANIZATION**

July 2012

### **A. INTRODUCTION**

The roughly triangular subject territory for the Guardian/Sun-Maid Reorganization encompasses 20 parcels and road rights-of-way comprising approximately 430 acres generally bounded by the State Route 99 freeway, Bethel and Mountain View Avenues.

A plan for providing services and improvements to land being annexed to cities is required by the Local Agency Formation Commission (LAFCo) and provides the following:

1. Assurances to LAFCo that newly annexed territory to a city will be properly served as urban territory.
2. 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.

### **B. MUNICIPAL SERVICES**

Services that already exist or are proposed for extension to the subject territory include the following:

#### Water service

Currently, the three industries that occupy all of the parcels within the subject territory have their own water systems. The Guardian Industries glass plant, Vie-Del grape processing facility and Sun-Maid Growers raisin plant each have two on-site water wells. Through an extra-territorial agreement with George and Lousie Alves, dba G & L Enterprises, 13281 Golden State Boulevard, to extend a water main from Kamm Avenue to Amber Lane. Once the annexation has been approved ownership of the water main will transfer to the City and be made available for connection to all adjoining properties.

#### Selma-Kingsburg-Fowler County Sanitation District (sanitary sewer)

The subject territory is within the Selma-Kingsburg-Fowler County Sanitation District (SKF) and two of the three industries are already connected to the SKF sewer. The Vie-Del plant currently makes use of a private septic system, but connection to the SKF sewer will not be difficult to achieve when the septic system fails or a construction project makes connection expedient. The plant is on the west side of Indianola Avenue, and there is a 12-inch line under

## GUARDIAN/SUN-MAID REORGANIZATION SERVICE PLAN

Page 2 of 5

---

the west edge of Indianola Avenue along the Vie-Del plant. The properties west of Golden State will be able to connect to an S-K-F line on the west side of Golden State Boulevard if they are not already connected.

### Storm water drainage

Each of the three industries in the subject territory handle runoff on-site and have ample acreage for this purpose. In fact, two of the industries also dispose of process wastewater on site. Sun-Maid uses 40 acres of grain and grass crops for spray fields, and Vie-Del has ponding areas for disposal of condensed steam. The properties west of Golden State also handle runoff on-site and have ample acreage for this purpose.

### Solid waste collection

The City of Kingsburg contracts with Waste Management for solid waste collection, and the industries in the subject territory have the option of receiving services under this contract. However, the industries have indicated a preference to continue current arrangements for handling solid waste, which include a very high rate of diversion from the waste stream heading to landfills. Waste from one industry is processed by another in the same manner that the industries cooperate in the operation of the co-generation plant located on land owned by Sun-Maid.

### Police protection

The subject territory is currently under the jurisdiction of the Fresno County Sheriff's Department and California Highway Patrol. The Kingsburg Police Department will provide law enforcement protection upon annexation. The annexation would increase the department's area of responsibility, expanding the service territory northward one mile. The subject territory has historically generated few calls for service. The police and Sheriff's Department frequently aid each other in providing extraterritorial coverage and investigative services.

The department has 12 sworn officers and 25 authorized reserve officer positions in a city of slightly over 11,382 population (2010 U. S. Census). City limits encompass 2.7 square miles prior to the annexation of the 430 acres. The property tax revenues that would be realized by the City as a result of the annexation, estimated at \$140,000 per year on the base valuation alone, would make it possible to employ additional personnel if necessary.

### Fire protection

The subject territory is currently served by the Fresno County Fire Protection District from Station 83. The station is directly across Mountain View Avenue from the Guardian glass plant, less than a tenth of a mile away. Supplemental protection is provided from the Tulare County Fire Department's Kings River Station (Avenue 400 west of Road 40, about six miles east), the King County Fire Department station at Burris Park (Clinton Avenue west of Sixth Avenue, 12 miles south), and the City of Kingsburg.

## GUARDIAN/SUN-MAID REORGANIZATION SERVICE PLAN

Page 3 of 5

---

Upon annexation, the City fire department would assume primary responsibility for fire protection, but personnel from Station 83 on Mountain View Avenue would continue to respond to the subject territory on a mutual aid basis. The City's downtown fire station is approximately 2.4 miles from the subject territory. The City also owns a site at the southeast corner of Sierra Street and Bethel Avenue that has been designated for development of a satellite fire station. This site is slightly more than one mile from the subject territory.

The City of Kingsburg currently has a transition agreement in place through December 31, 2012. The subject territory would be covered by the agreement upon annexation.

### Ambulance and paramedic service

Services are provided by the Kingsburg Fire Department and would continue to be rendered in the same manner to the subject territory upon annexation.

### Street Lighting

Bethel Avenue lighting along the Sun-Maid plant is from lights installed and maintained by Sun-Maid. There is only one street light in the public right-of-way serving the subject territory, located at the southwest corner of Bethel and Mountain View Avenues. Responsibility for the provision of street lighting would transition from the County of Fresno to the City of Kingsburg.

### Parks and Recreation

The City of Kingsburg has a full-time Community Services Coordinator and a Parks Master Plan adopted in 2002. The City collects recreation area acquisition and improvement fees from new residential development. However, the subject territory will not generate such fees, nor will it directly generate demand for parks and recreation services, since it is entirely industrial in nature.

### Transit services

In cooperation with the Council of Fresno County Governments (COFCG), the City of Kingsburg operates a dial-a-ride transit van in and around the City during regular business hours six days per week. The subject territory is within the transit van's service area. Intra-city bus service is available from downtown Kingsburg locations along routes operated by COFCG and Greyhound Bus Lines.

### Schools

The subject territory is divided by the boundary between the Selma Unified School District and Kingsburg's school districts (Kingsburg Joint Union High School District and Kingsburg Joint Union Elementary Charter School District). The territory, being entirely industrial in nature, adds no students to the population of any school. However, it generates considerable revenues

for schools through property taxes and school fees. Building projects within the territory are assessed school fees at the industrial rate of 51 cents per square foot.

#### Public right of way

The City of Kingsburg will assume responsibility for Bethel Avenue from Kamm Avenue to Mountain View Avenue, and for Indianola Avenue south of Mountain View. Because Mountain View forms the line of demarcation between the spheres of influence of Kingsburg and Selma, Kingsburg is annexing only half of the right-of-way of Mountain View Avenue, leaving the County responsible for the northern (westbound) portion. Projects on Mountain View, such as median island clean-up, will have to be coordinated between the City and County. Repairs or improvements should not be necessary for a period of years because the roadway was reconstructed and widened to four lanes in recent years.

#### Other services

City-provided services will be much more convenient to access than those provided by the County primarily from the county seat, Fresno, approximately 20 miles away. City Hall, the Planning and Development Department, the Senior Center, the police and fire departments, and other city facilities are all located within a few miles of the subject territory. In Kingsburg there are branches of the Fresno County Free Library and the Fresno County Superior Court.

### **C. FINANCING OF SERVICES AND FACILITIES**

All of the services are provided by one of the following sources of funds or by some combination:

- Property taxes.
- Sales taxes.
- Developer impact fees.
- Business license fees.
- Transient occupancy taxes.

Business developments typically generate more in the way of property taxes than residential subdivisions. The City seeks the addition of commercial and industrial development to achieve a better balance with residential areas, provide jobs, make more goods and services available to residents, and improve the City's budgetary situation.

Outside sources of funds include:

- State grants, loans and entitlements, such as motor vehicle in-lieu fees. Some of the state funds are reserved for specific purposes, such as street improvements.
- Federal grant and loan programs and entitlements, some of which are also reserved. Examples are Community Development Block Grants and funds for senior citizens that are conveyed through the Fresno-Madera Area Agency on Aging.

## GUARDIAN/SUN-MAID REORGANIZATION SERVICE PLAN

Page 5 of 5

---

Assessment districts are formed at the encouragement of the City for maintenance of public improvements and for lighting and landscaping installation and maintenance. The sale of bonds is also an option.

### **D. COMPLIANCE WITH C.E.Q.A.**

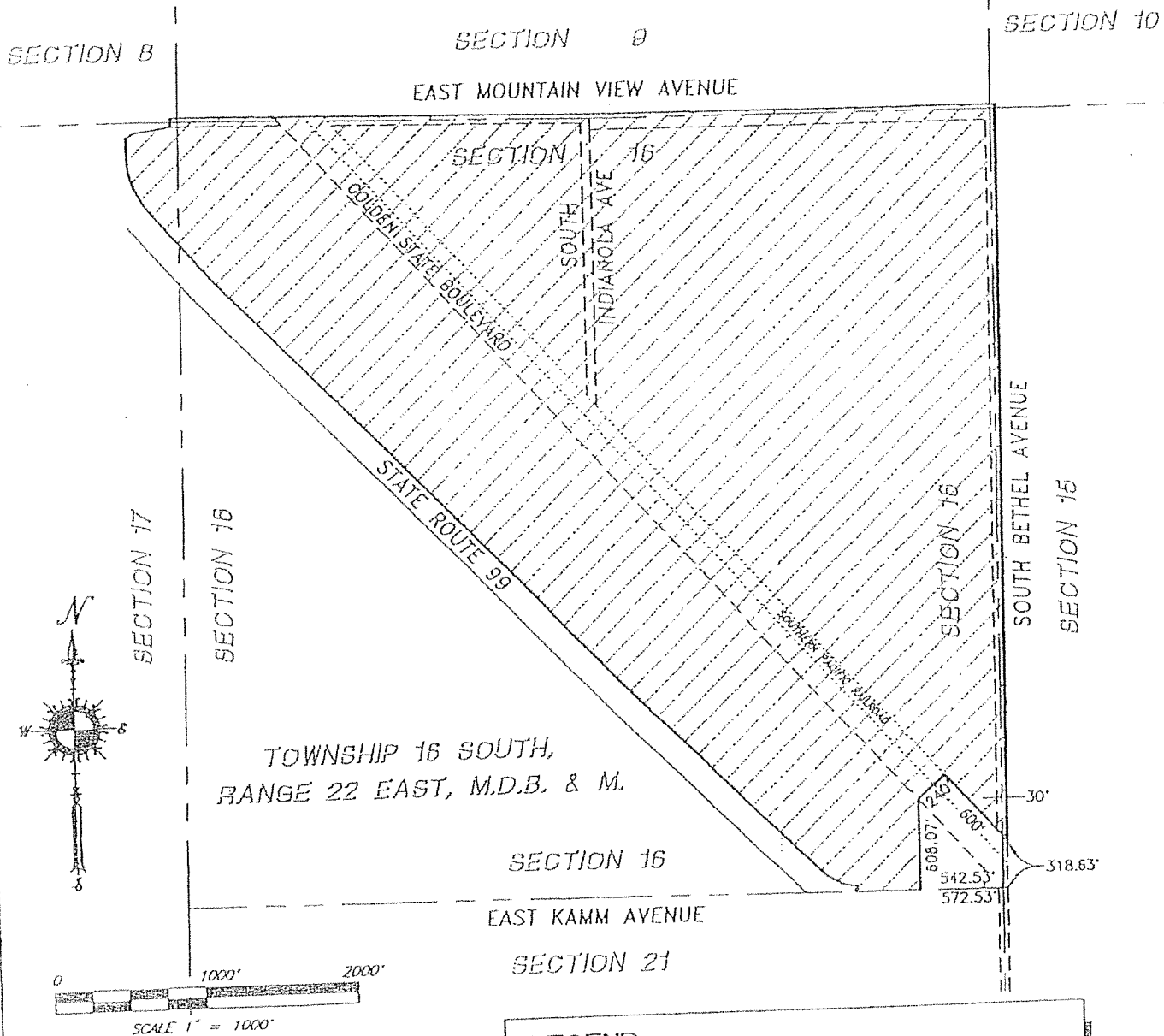
A Mitigated Negative Declaration of environmental impact was prepared and circulated in conformance with the California Environmental Quality Act (CEQA) for the project. The project consists of the Guardian/Sun-Maid Reorganization and pre-zoning a portion of the subject territory (183 acres) to Light Industrial and Highway Commercial through application COZ 2012-02.

#### Attachments:

- Annexation area
- Water lines in annexation area
- Sewer lines in annexation area

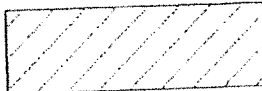


# City of Kingsburg - Annexation



## LEGEND:

- INDICATES SECTION LINE.
- - - INDICATES CURRENT PUBLIC ROAD RIGHT-OF-WAY LIMITS.
- ..... INDICATES CURRENT SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY LIMITS.
- INDICATES CURRENT STATE ROUTE 99 RIGHT-OF-WAY LIMITS.



INDICATES LIMITS OF THE CITY OF KINGSBURG ANNEXATION.  
CONTAINING: ± 430.84 ACRES



2801 Airport Dr. Ste. 202  
Madera, California 93637

David: 559-779-9474  
Mike: 209-761-1027  
Fax: 559-354-0107

[www.ccsurveying.net](http://www.ccsurveying.net)

DATE OF SURVEY	01-09-2006
DRAWING PATH	05142
DRAWING NAME	BNDRY_ANNEX
DRAWN BY	J.CAMIT
REVISION DATE	07-19-2007

# Sewer Lines in Annexation Area



Mountain View

Indianola

SR 99 SB

Golden State

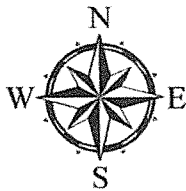
SR 99 NB

Bethel

Kamm

Kamm

99 SB Off Ramp



Sewer\_Lines  
Annexation area

# Water Lines in Annexation Area



Mountain View

Indianola

SR 99 SB

Golden State

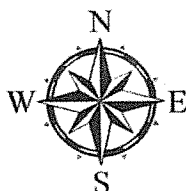
Bethel

SR 99 NB

Kamm

Kamm

99 SB Off Ramp



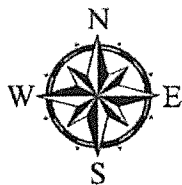
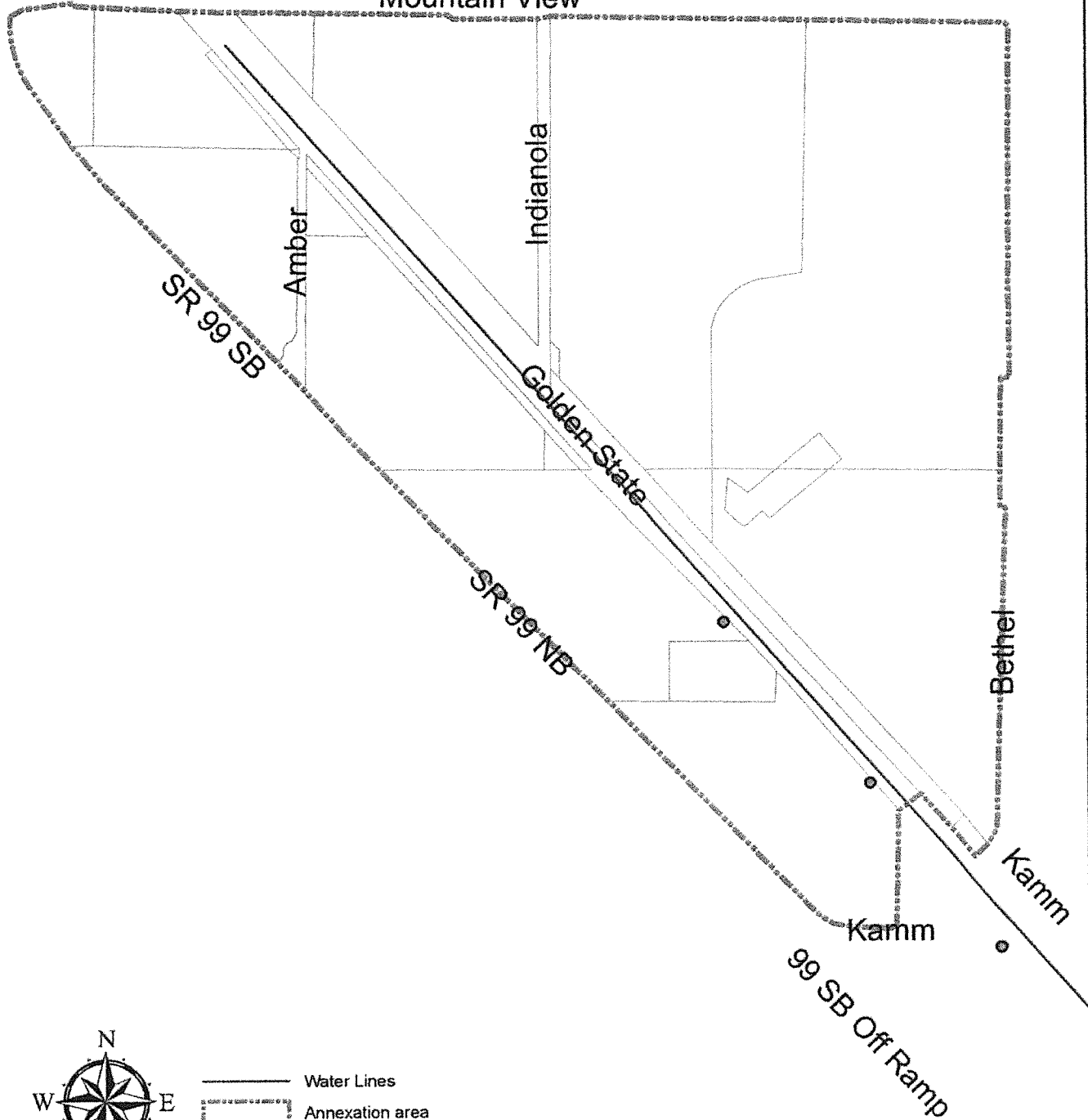
Water Lines

Annexation area

# Water Lines in Annexation Area



Mountain View



Water Lines  
Annexation area

# Sewer Lines in Annexation Area

