

SERVICE PLAN WORKSHEET

Crown-Schaad Annexation

Project Description

A Site Specific Service Plan for providing services and improvements to land being annexed to the City is required by the Fresno Local Agency Formation Commission (LAFCo). The site specific service plan provides assurance to LAFCo that newly annexed land to the City will be properly served as urban territory. The service plan also provides information to property owners, districts and interested parties who may have projects underway within the vicinity of the proposed annexation.

The Crown-Schaad Annexation is on the west side of the City of Kerman and generally located north of Kearney Boulevard, between Modoc Avenue and Siskiyou Avenue. The proposed annexation consists of 9.69 acres and is approved to be developed with single-family residential dwellings in conformance with the City's 2040 General Plan.

On July 15, 2024, the Kerman Planning Commission conducted a noticed public hearing and adopted the following resolutions making approval recommendations to the Kerman City Council:

1. Recommending the City Council to initiate annexation for the Crown Schaad residential project consisting of one (1) parcel identified as APN 020-140-22S containing approximately 9.69 acres located on the north side of West Kearney Boulevard between South Modoc and South Siskiyou Avenues (Annexation 2023-02), and adopt Mitigated Negative Declaration (ENV 2023-01) and Mitigated Monitoring and Reporting Program; and
2. Recommending that the City Council adopt an ordinance approving Rezone 2023-02 to amend the official zoning map of the City of Kerman to pre-zone a property containing approximately 9.69 acres (APN 020-140-22S) to the SD-R-4.5 (Smart Development Combining District – Residential – minimum 4,500 square feet) Zone District and rezone a property containing approximately 19.65 acres (APN 020-140-23S) from the R-1-7 (Single-Family Residential) Zone District to the SD-R-4.5 Zone District located on the north side of West Kearney Boulevard between South Modoc and South Siskiyou Avenues; and
3. Recommending to the City Council approval of Tentative Subdivision Map 2023-02 located on the north side of West Kearney Boulevard between South Modoc and South Siskiyou Avenues (APNs 020-140-22S and 020-140-23S)

On August 28, 2024, the Kerman City Council conducted a noticed public hearing and adopted the following resolutions:

1. Introduce by title only Ordinance of the City Council of the City of Kerman amending the official City of Kerman zoning map to pre-zone approximately 9.69 acres (APN 020-140-22S) to the SD-R-4.5 (Smart Development Combining District – Residential – minimum 4,500 square feet) Zone District and rezone approximately 19.65 acres (APN 020-140-23S) from the R-1-7 (Single-Family Residential) Zone District to the SD-R-4.5 Zone District located on the north side of West Kearney Boulevard between South Modoc and South Siskiyou Avenues (Rezone 2023-02); and adopt Mitigated Negative Declaration (ENV 2023-03) and Mitigated Monitoring and Reporting Program.

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On September 25, 2024, the Kerman City Council adopted the following resolutions at a regularly scheduled meeting:

1. Ordinance of the City Council of the City of Kerman amending the official City of Kerman zoning map to pre-zone approximately 9.69 acres (APN 020-140-22S) to the SD-R-4.5 (Smart Development Combining District – Residential – minimum 4,500 square feet) Zone District and rezone approximately 19.65 acres (APN 020-140-23S) from the R-1-7 (Single-Family Residential) Zone District to the SD-R-4.5 Zone District located on the north side of West Kearney Boulevard between South Modoc and South Siskiyou Avenues (Rezone 2023-02); and adopt Mitigated Negative Declaration (ENV 2023-03) and Mitigated Monitoring and Reporting Program; and
2. Resolution of the City Council of the City of Kerman initiating annexation for the Crown-Schaad residential project consisting of one (1) parcel identified as APN 020-140-22S containing approximately 9.69 acres located on the north side of West Kearney Boulevard between South Modoc and south Siskiyou Avenues (Annexation 2023-02); and
3. Resolution of the City Council of the City of Kerman approving Tentative Subdivision Map 2023-02 located on the north side of West Kearney Boulevard between South Modoc and South Siskiyou Avenues (APNs 020-140-22S and 020-140-23S).

Service Providers

Type of Service	Current Service Provider	Planned Service Provider
Domestic Water	None	City of Kerman
Wastewater Collection	None	City of Kerman
Wastewater Treatment	None	City of Kerman
Streets	County of Fresno	City of Kerman
Solid Waste Collection	Mid Valley Disposal	Mid Valley Disposal
Fire Protection	North Central Fire Protection District	North Central Fire Protection District
Law Enforcement	Fresno County Sheriffs	Kerman Police Department
Parks and Recreation	None	City of Kerman
Transit	Fresno County Rural Transit Agency	Fresno County Rural Transit Agency
Storm Drainage	None	City of Kerman
Street Lighting	None	City of Kerman
Schools	Kerman Unified School District	Kerman Unified School District

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Domestic Water

The City of Kerman owns, operates, and maintains its water supply and distribution system to provide water service to developed properties within its city limits. The City relies on groundwater as its sole source of supply and currently operates five (5) active wells and one (1) standby well. The current static water level in the wells is 100 to 150 feet below ground level. Two (2) new wells are also currently being developed, with one being a replacement well and one well being a new source of supply to ensure capacity for planned growth in accordance with the City's Water System Master Plan. In addition to the groundwater wells, the City has two (2) water storage tanks with a total capacity of 1.5 million gallons (MG). Water from the storage tanks is fed into the system via two (2) 1,000 gallon per minute (GPM) booster pumps and one (1) 2,000 GPM booster pump. The wells and booster pumps discharge into a distribution main grid consisting of a network of 6-inch to 12-inch water mains, with 12-inch mains typically spaced at half-mile intervals.

The total production capacity of the City's wells is approximately 5,700 GPM, or 8.208 million gallons per day (MGD). When needed the booster pumps can increase supply by an additional 2,000 GPM to meet peak demands. The average daily water demand for 2024 was 2.766 MGD (compared with 3.487 MGD in 2008). This translates into 164 gallons per capita per day (versus 272 gallons per capita per day in 2008). This reduction in demand reflects the City's aggressive efforts at water conservation. The maximum day demand was 5.471 MGD. Based on the City's production capacity, most recent water use data, and growth projections, there is sufficient capacity to serve the Crown-Schaad Annexation area. Improvements to be constructed by the developer of Tentative Subdivision Map 2023-02, in order to connect to the City's system, are included in the Conditions of Approval (Section E. Water) on file with the City.

The City is in the process of updating its Water System Master Plan to ensure proper planning, funding, and construction of capital improvements to accommodate further growth moving forward. The update will support the City's 2040 General Plan and the growth stipulated therein. The study area for the Master plan will correspond with the 2040 General Plan.

Water system improvements for new development will be funded by private financing (i.e. at developer's expense) and development impact fees. The City currently collects a Water Major Facilities, Water Main Oversize, and Water Front Footage impact fee for all new development, or provides credits and/or reimbursements for master planned improvements constructed by the developer. The operation, maintenance, and repair of the water system is funded by water enterprise funds, which are collected via utility billing. The City last conducted a utility rate study in 2024 and it is effective through 2028.

Wastewater Collection and Treatment

The City owns, operates, and maintains its wastewater collection and treatment system to provide wastewater service to developed properties within its city limits. The wastewater collection system consists of a network of 6-inch and 8-inch diameter collection mains that connect to larger trunk mains ranging from 10-inch to 27-inch in diameter. The collection system includes two (2) permanent lift stations and one (1) temporary lift station. Wastewater collection for the Crown-Schaad Annexation area will be provided via an 8-inch main located in Kearney Boulevard and in Kenneth Avenue. Improvements to be

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constructed by the developer of Tentative Subdivision Map 2023-02, in order to connect to the City's system, are included in the Conditions of Approval (Section D. Sanitary Sewer) on file with the City.

The City's Wastewater Treatment Facility (WWTF) is located on Church Avenue west of Madera Avenue. The WWTF is permitted under Waste Discharge Requirements Order No. R5-2007-0115, issued by the California Regional Water Quality Control Board. The WWTF generally consists of a headworks, Biolac aeration system, two (2) clarifiers, sludge processing/handling facilities, three (3) storage ponds, and seven (7) disposal ponds. The City owns an additional 28 acres adjacent to the WWTF that can be used for additional disposal ponds in the future, if needed. The WWTF was designed to accommodate a daily maximum flow of 2.0 million gallons per day (MGD). The average daily flow for 2024 was 1.152 MGD. Assuming a 3.0 percent annual growth rate, the WWTF has sufficient capacity to serve planned growth until the year 2040. With that said, the current facilities have the capacity to serve the Crown-Schaad Annexation area.

The City is in the process of updating its Wastewater System Master Plan to ensure proper planning, funding, and construction of capital improvements to accommodate further growth moving forward. The update will support the City's 2040 General Plan and the growth stipulated therein. The study area for the Master plan will correspond with the 2040 General Plan.

Wastewater system improvements for new development will be funded by private financing (i.e. at developer's expense) and development impact fees. The City currently collects a Sewer Major Facilities, Sewer Main Oversize, and Sewer Front Footage impact fees for all new development, or provides credits and/or reimbursements for master planned improvements constructed by the developer. The operation, maintenance, and repair of the wastewater system is funded by sewer enterprise funds, which are collected via utility billing. The City last conducted a utility rate study in 2024 and it is effective through 2028.

Streets

The City's roadway network is characterized as suburban and surrounded by rural county roads leading into the City. It has been developed along a traditional grid system with roads running north to south and east to west, consistent with the two State Routes (SR) that dissect the City: SR-145 (Madera Avenue) and SR-180 (Whitesbridge Road). SR-145 runs north-south and connects the City to the City of Madera to the north and rural communities to the south. SR-180 is one of the main east-west routes in Fresno County and the main route connecting the City to the City of Fresno. Collector streets are typically spaced on a grid at an interval of one-half mile.

The Crown-Schaad Annexation area is located on the north side of Kearney Boulevard between Modoc Avenue and Siskiyou Avenue. The Annexation area will primarily be served by one (1) collector street, Kearney Boulevard along the southern boundary. The internal circulation of development within the area will be reviewed by City Departments to ensure compliance with the General Plan circulation, the Zoning Ordinance, and City of Kerman Standard Construction Details. Street improvements to be constructed by the developer of Tentative Subdivision Map 2023-02 are included in the Conditions of Approval (Section C. Dedications and Street Improvements) on file with the City.

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The City utilizes traffic impact fees (Major Streets, Outside Travel Lane, Street Signals, and Railroad Crossings), tax funding, and various local/state/federal taxes and grant programs to complete non-developer funded portions of street improvements, and long-term preventative maintenance and rehabilitation. The City's Landscape and Lighting Maintenance District funds maintenance of all street lights and public street landscaping designated within the District.

Solid Waste

The City of Kerman contracts with Mid Valley Disposal for solid waste, recycling, and composting services. Mid Valley Disposal hauls solid waste to the American Avenue Landfill, about 6 miles southwest of Kerman, and recyclables to their new state-of-the-art Material Recovery Facility (MRF) in Fresno, which processes 35 tons of material an hour. Compostable organic waste is transported to a 68,000 square foot composting facility located in Kerman, which handles 60,000 tons of organic material per year and produces high-quality finished compost. The Crown-Schaad Annexation area will be subject to solid waste services provided through Mid Valley Disposal. According to Mid Valley Disposal, three (3) bins for the single-family residences (recycling, organics, and trash) and bins for trash, recycling, and organic services for multi-family development are required. Solid waste services are funded with solid waste enterprise funds, which are collected via utility billing.

Fire Protection

Fire protection services in the City are provided by the North Fire Central Fire Protection District (District). Fire Station 55, located at 15850 Kearney Blvd, Kerman, CA 93630, serves the City of Kerman and its surrounding unincorporated areas. The District offers a full range of services including fire prevention, suppression, emergency medical care, hazardous materials, search and rescue response, as well as emergency preparedness planning and public education coordination. The District provides comprehensive fire prevention services to all commercial, industrial, and residential establishments through routine fire and life safety inspections and public education. The District reviews all building permits and subdivision maps to ensure access and fire suppression equipment (i.e., fire hydrants) are properly located, and conducts fire protection system inspections of new construction and routine fire and life safety inspections of existing buildings.

According to the District, a new fire station would be required when the population reaches 20,000-25,000. Kerman's current population is approximately 17,000. The Crown-Schaad Annexation would not result in an additional 3,000 residents. In addition, the District confirmed that there are enough fire fighters on duty to serve residents within a five (5) mile radius of the Fire Station while still meeting the District's performance objectives. The District is also currently in the planning and environmental phase for a new fire station to be located at Kearney Boulevard and Howard Avenue. The City collects a Fire Station and Equipment impact fee on behalf of the District for new equipment and capital improvements.

Law Enforcement

The City of Kerman Police Department provides services to all areas within the city limits, and will service the Crown-Schaad Annexation area. The Kerman Police Department is located at 850 South Madera Avenue, Kerman, CA 93630, which is approximately 1.3 miles east of the Annexation area. Kerman Police

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Department's services include patrol, investigations, traffic, youth services and other programs designed to enhance the quality of life in Kerman. In conjunction with other City Departments, the Police Department provides additional services including back-up for code compliance. The Department's administration handles scheduling, crime analysis, budget development, confidential files, and training. The Annexation area's proximity to the existing station would support adequate service ratios, response times, and other performance objectives for police protection services. Services are funded with General Fund revenues (sales taxes, property taxes, etc.) and local/state grants.

Parks and Recreation

Park and recreation facilities are overseen by the City's Parks and Recreation Department. The Department provides quality facilities, programs, and services to residents. Currently, there are approximately 50 acres of parkland, including fourteen (14) City parks: Sunset Playground, Vineland Playground, Plaza Veterans Park, B Street Park, Wooten Park, Kiwanis Park, Katey's Kids Park, Trini's Park, Rotary Park, Lions Park, Kerckhoff Park, Sorooptimist Park, Northwest Park, and Philip's Play Park. Construction is also underway on Hart Ranch Park, which will add approximately 15 acres of parkland. In addition, the City has acquired approximately 56 acres of land for future park development. The City aims to maintain a standard of 4 acres of combined park and open space land per 1,000 residents.

Development within the Crown-Schaad Annexation area would consist of residential uses which would introduce residents to the area and increase the demand for, and use of, public parks and other recreational facilities. Developments will be required to develop park and open space or pay in-lieu fees to mitigate any potential impacts to the City's parks and recreation facilities generated by the incremental population increase. Northwest Park is located immediately adjacent to the northern boundary of the Annexation area and Sorooptimist Park is located just 1/8 mile east of area. As such, development in the area will only be required to pay in-lieu fees.

Park and open space improvements for new development will be funded by private financing (i.e. at developer's expense) and development impact fees. The City currently collects Park Development and Parks Quimby (land acquisition) impact fees for all new development, or provides credits and/or reimbursements for improvements constructed by the developer. Park maintenance is funded with General Fund revenues (sales taxes, property taxes, etc.)

Transit

Fresno County Rural Transit Agency (FCRTA) is the only public transit system that provides service to the City. FCRTA operates two (2) inter-city transit routes: 1) Westside Transit and 2) San Joaquin Intercity Transit. Both of these routes are primarily used for traveling between the City of Kerman, west side cities, and City of Fresno. There are two (2) stop locations within the City: 1) Whitesbridge Road west of Madera Avenue and 2) Goldenrod Avenue south of Whitesbridge Road. Neither of these stops are in close proximity to the Crown-Schaad Annexation area. There are no transit services offered by the City within city limits.

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Storm Drainage

The City's Public Works Department manages Kerman's storm drainage system and monitors storm water quality. The City's storm drainage system consists of a system of drain inlets, pipelines (ranging from 12-inch to 54-inch diameter), channels, and retention basins located throughout the City. The City currently maintains a total of 11 retention basins. The basins serve a dual purpose, flood control and groundwater recharge. The City performs preventative maintenance (i.e. cleaning of drain inlets, street sweeping, etc.) ahead of rainfall events in an aim to prevent flooding and responds as needed when flooding does occur on City streets. The City is in the process of updating its Storm Drainage System Master Plan to ensure proper planning, funding, and construction of capital improvements to accommodate further growth moving forward. The update will support the City's 2040 General Plan and the growth stipulated therein.

The Crown-Schaad Annexation area is tributary to the Area B – Lion's Park retention basin per the City's Storm Drainage Master Plan. The retention basin has already been excavated to provide the master-planned capacity for the entire tributary area. Runoff from the Annexation area will be directed to an existing 24-inch pipeline in Kearney Boulevard at the southeast corner of the area. Storm drainage improvements to be constructed by the developer of Tentative Subdivision Map 2023-02 are included in the Conditions of Approval (Section F. Grading and Drainage) on file with the City.

Storm drainage system improvements for new development will be funded by private financing (i.e. at developer's expense) and development impact fees. The City currently collects Storm Drain Basin Acquisition and Storm Drain Facilities impact fees for all new development, or provides credits and/or reimbursements for master planned improvements constructed by the developer. The operation, maintenance, and repair of storm drainage facilities is funded by storm drain enterprise funds, which are collected via utility billing.

Street Lighting

The City is responsible for operation, maintenance, and repair of all City-owned streetlights. Streetlights will be installed for all development in the Crown-Schaad Annexation area as required by the City's Municipal Code and City Standard Construction Details. The cost of installation of the streetlights is borne by the developer. Operation, maintenance, and repair is funded via assessments collected from property owners for the City's Landscape and Lighting Maintenance District.

Schools

The Crown-Schaad Annexation area is within the Kerman Unified School District (KUSD). Educational services within the City are primarily served by the KUSD, which was formed in 2002, after merging the smaller districts in the area. Since residential development is proposed, the Project would introduce residents to the area and therefore will generate new students that would increase the KUSD's enrollment. A school impact fee will be collected for development within the Crown-Schaad Annexation area based on the rates in place at the time payment is due. This impact fee will aid KUSD in completing future capital improvements to accommodate growth, as needed.

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John Jansons, City Manager

02-20-25

Date