
**FRESNO LOCAL AGENCY FORMATION COMMISSION (LAFCo)
EXECUTIVE OFFICER'S REPORT**

AGENDA ITEM NO. 8

DATE: April 13, 2022

TO: Fresno Local Agency Formation Commission

FROM: David E. Fey, Executive Officer 

By: Amanda Castro, LAFCo Analyst I

SUBJECT: Consider Approval – County Service Area 32 “CSA 32 Annexation No. 1.” A proposed change of organization consisting of the annexation of approximately 49.10 acres to the County Service Area 32 for territory located along Clarkson Avenue west of San Mateo Avenue. (LAFCo File No. AD-21-01)

Applicant: County of Fresno, County Service Area 32 “Cantua Creek”

Landowners/Parties of Real Interest: County Service Area 32 “Cantua Creek”, see attached list of landowners.

Recommendation: Continued from the March 9, 2022, Hearing, staff recommends approval of the proposed reorganization by taking the following actions:

Action 1:

- A. Acting as Responsible Agency pursuant to California Environmental Quality Act (“CEQA”) Guidelines, find that prior to approving the proposed annexation, the environmental effects of the proposal as shown in the CEQA documents prepared, adopted, and submitted by the Lead Agency, were reviewed and considered, and determine these documents to be adequate pursuant to CEQA Guidelines Section 15096.

Action 2:

- B. Find that the proposed reorganization is consistent with LAFCo Policies, Standards, and Procedures and the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (“CKH”).
- C. Find pursuant to CKH and information in the record that:
 - a. The territory is inhabited; and
 - b. Not all landowners and affected agencies have consented to the reorganization.

- D. Assign the distinctive short form designation “CSA 32 Annexation No. 1” and approve the change of organization subject to the following conditions of approval:
 - a. Submittal of corrected legal description and map.
- E. Find that on February 16, 2022, notice was given pursuant to state law and disclosed that there is potential for the extension or continuation of any previously authorized charge, fee, assessment, or tax by the local agency in the affected territory, and that the Commission intends to waive protest proceedings pursuant to section 56663(a)(b)(c) unless written opposition is received before the conclusion of the Commission proceedings.
- F. Waive further Conducting Authority Proceedings and order the annexation subject to the requirements of CKH.
- G. Find that no written opposition to the proposal was received prior to the conclusion of the hearing and approve the proposal subject to the requirements of the CKH, the 30-day reconsideration period, and compliance with all of the above conditions, and waive further conduction Authority Proceedings.

-Or-

- H. If written opposition to the proposal was received prior to the conclusion of the hearing, approve the proposal subject to the requirements of the CKH, the 30-day reconsideration period, and compliance with all of the above conditions, and direct staff to set a protest hearing pursuant to the requirements of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code section 57000 et seq.).
- I. Pursuant to Fresno LAFCo policy 103-05, the Executive Officer shall record the approved application if all conditions have been satisfied and once, he or she has determined that the facts pertaining to the application during the time of recording are materially similar to those facts considered by the Commission when the application was approved. Facts, as used in the proceeding sentence, is defined to include, but is not limited to, whether or not the proposed project is materially similar to the project described in any application before the Commission

Executive Summary

On July 13, 2021, The Board of Supervisors initiated this change of organization with the adoption of Resolution No. 21-217 requesting the Commission to begin proceedings for the municipal service review (“MSR”), sphere of influence (“SOI”) update application (File No. USOI-206), and “CSA 32 Annexation No.1” for County Service Area 32 (CSA 32 “Cantua Creek”). A proposed change of organization consisting of an approximate 49.10-acre annexation to CSA 32 for territory located territory located along Clarkson Avenue west of San Mateo Avenue. The change of organization was proposed per the request of

the State Water Resources Control Board (“SWRCB”) to improve the Surface Water Treatment Facility and Portable Water Storage Facility into a consolidated portable water system in the affected territory and increase administrative and operation maintenance efficiency. The County has obtained a Drinking Water State Revolving Fund grant from SWRCB for the planned construction and improvements. The proposal is exempt from CEQA pursuant to Sections 15302 and 15303 of CEQA guidelines and the Board authorized fee waivers for LAFCo application and MSR fees.

Proposal/Land Use

- The proposal consists of the annexation of approximately 49.10 acres to the County Service Area 32.
- Information related to the proposals affected territory, proposed development, special districts, surrounding areas, and existing/proposed services can be found on **Attachment A**.
- Should the Commission approve the concurrent SOI update, all affected territories will be within the CSA 32 sphere of influence and are contiguous to the district’s service area (**Attachment B**).
- No zone change is proposed as the affected parcels are not proposed for development.
- The territory is inhabited.

Environmental Determination

The County Service Area 32 proposal is categorically exempt therefore the preparation of an Environmental Impact Report is not required.

As “Responsible Agency,” the Commission is required to review and consider the District’s environmental documents prior to taking its action. If the Commission determines that these documents are adequate, pursuant to CEQA, it may make the required findings provided under “Recommendations” above.

Individuals and Agencies Receiving this Report

- Ken Price, LAFCo Counsel
- Jose Gutierrez, Chief Operating Officer, Westlands Water District
- Steve E. White, Director of Public Works and Planning, Fresno Co. Public Works and Planning
- David Merritt, General Manager, Kings River Conservation District
- Joe Tyler, Deputy Director, Cal Fire

Attachment A

PROPOSAL INFORMATION

1. **Affected Territory**

Acreage:	49.10
Current Land Use:	AE-20 (Exclusive Agricultural)
Number of Residences/ Population:	Residents:83 / Population: 476 estimated
Registered Voters:	Voters: 72
Assessor Parcel Number(s):	See attached list

2. **Proposed Development** - The affected territory will be developed to improve the portable water system for collection of drinking water quality for the area and increase administrative, operations, and maintenance.

3. **Surrounding Territory** – Agriculture and residential to the North, East and West. Agriculture to the South

4. **Consistency with Adopted Sphere of Influence (SOI)** - The affected territory is deemed consistent with LAFCo’s SOI upon approval of USOI-206.

5. **Existing Service Agencies and Proposed Service Changes**

Service	Existing Service	Change
Water	Wells/ Groundwater	County Service Area 32
Sewer	Private Septic	County Service Area 32
Fire Protection	Cal Fire	Cal fire

(See Service Plan on our website at www.fresnolafco.org)

6. **Cities and Districts Included Wholly or Partially Within the Affected Territory**

Westlands Water District
Fresno County Fire Protection District
County Service Area No. 32

7. **Costs and Other Changes Affecting Residents or Landowners-**

CSA 32 services are funded through monthly service fees for each service provided. Upon approval of the annexation, the District will conduct a rate adjustment procedure for water services on each parcel located within the CSA 32 boundary.

8. Consistency with LAFCo Policies, Standards and Procedures

- The proposal is consistent with the CKH and LAFCo Policies, Standards, and Procedures, including, but not limited to, Sections 100 and 200.
- The County Service Area 32 is within the North Kings GSA and has a Groundwater Recharge Plan in place.

9. Agencies and Individuals Submitting Comments

- Cesar Gonzales, Cadastral Technician II, Fresno County Assessor
- Chufeng Vang, IT Analyst, Fresno County Elections Department
- Russ Freeman, Deputy General Manager Resources, Westlands Water District

10. Territory Boundaries

The boundaries of the proposed annexation **are** definite and certain, and the County Assessor has determined that the map and legal description **are not adequate** to file with the State Board of Equalization.

11. Registered Voter Data

The County of Fresno Elections Office reported that there were **73** registered voters in the affected territory.

12. Compliance with the Requirements of CEQA

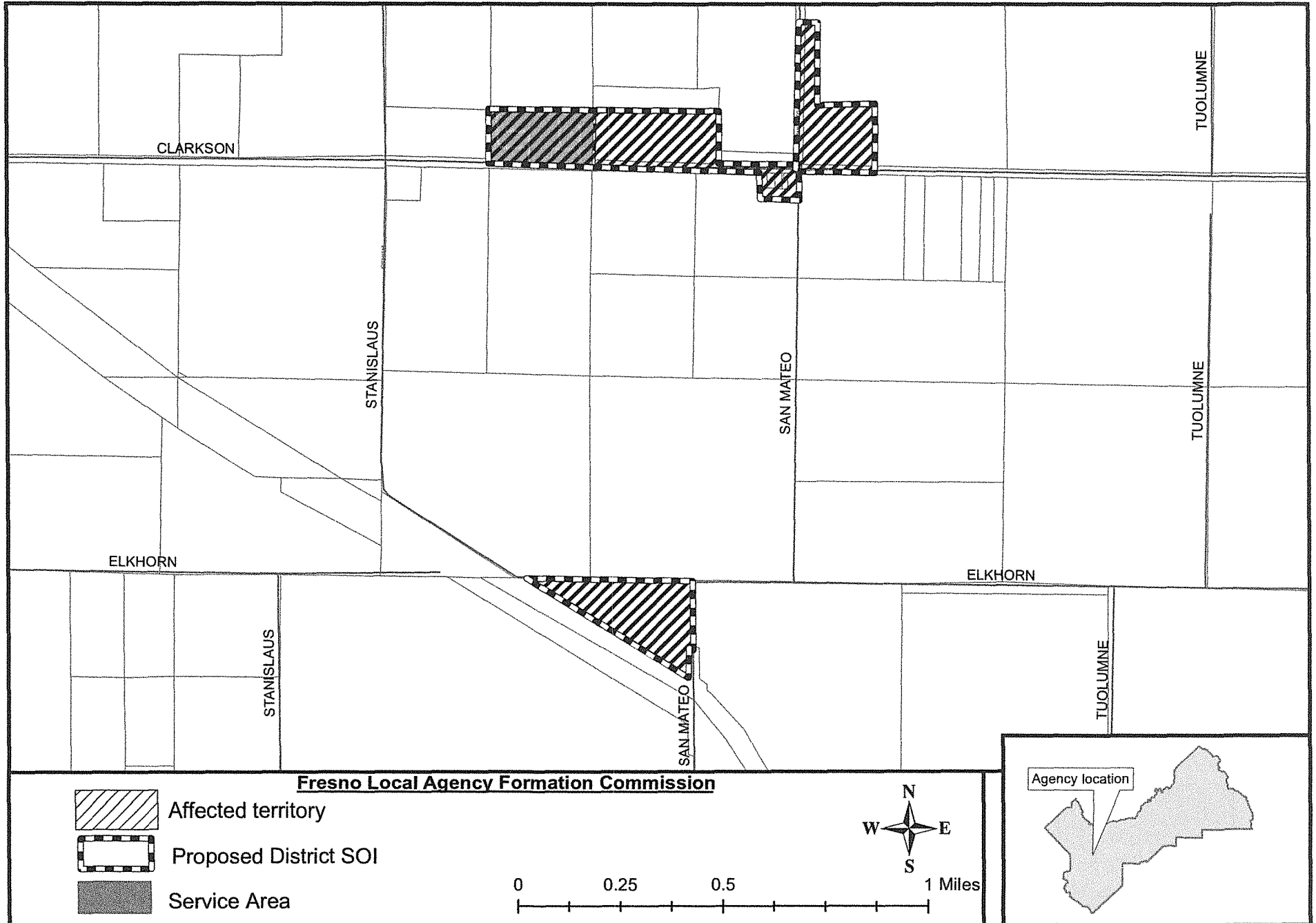
Lead Agency: County Service Area 32

Level of Analysis: Exempt

Finding: Exemption (See Environmental Documents at www.fresnolafco.org under the Hearing and Workshops tab in the March 9, 2022, file).

Proposed County Service Area No. 32 (Cantua Creek) SOI update and annexation

Authorized Services: Street Lights, Water, Sewer, Street Maintenance, Garbage, Park & Recreation



CSA 32
RECORD OWNERS LIST

<u>APN</u>	<u>NAME1</u>	<u>NAME2</u>	<u>ADDRESS1</u>	<u>ADDRESS2</u>
038-231-49S	CANTUA CREEK VINEYARDS IV LLC		6342 BYSTRUM RD	CERES CA 95307
038-330-01ST	HELM SCHOOL DISTRICT		29288 W. CLARKSON AVE	CANTUA CREEK CA 93608
038-330-02ST	HELM SCHOOL DISTRICT		29288 W. CLARKSON AVE	CANTUA CREEK CA 93608
038-330-20S	RUSCONI SUSAN	IMAMURA SHERYL ETAL% R & S FARMS	P O BOX 246	CANTUA CREEK CA 93608
038-330-23S	AGUINIGA ALVARO SEBASTIAN		PO BOX 132	CANTUA CREEK CA 93608
038-330-24S	JUBIL FARMS		2363 S CEDAR	FRESNO CA 93725
038-330-25S	AGUINIGA JOSE C & MARTHA		P O BOX 132	CANTUA CREEK CA 93608
038-330-27S	MARTINEZ MARTIN GUTIERREZ	GUTIERREZ JUANA ROCHA	P O BOX 152	CANTUA CREEK CA 93608
038-341-01ST	FRESNO COUNTY OF			
038-341-02ST	FRESNO COUNTY OF			
038-341-03S	SERRANO RUBEN LUNA & ARCELIA LUNA		P O BOX 104	CANTUA CREEK CA 93608
038-341-04S	GUTIERREZ SALVADOR & RAQUEL		P O BOX 136	CANTUA CREEK CA 93608
038-341-05S	ESCOBAR ISIDRO & SAN JUANA		P O BOX 373	CANTUA CREEK CA 93608
038-341-06S	FERNANDEZ LUIS & GRISELDA		P O BOX 59	CANTUA CREEK CA 93608
038-341-07S	RUIZ MIGUEL TORRES	TORRES TERESA CORONADO DE	P O BOX 244	CANTUA CREEK CA 93608
038-341-08S	RUIZ MIGUEL TORRES & TERESA C DE TORRES		P O BOX 244	CANTUA CREEK CA 93608
038-341-09S	PINA MIGUEL & ESPERANZA		P O BOX 18	CANTUA CREEK CA 93608
038-341-10S	RODRIGUES GUADALUPE & LUCIA GARCIA		P O BOX 241	CANTUA CREEK CA 93608
038-341-11S	MENDOZA ANGELA JULIETE		P O BOX 70	CANTUA CREEK CA 93608
038-341-12S	MENDOZA ANGELA JULIETE		P O BOX 70	CANTUA CREEK CA 93608
038-341-13S	RAMIREZ MARGARITO & MARIA E RODRIGUEZ		12336 S WEST	CARUTHERS CA 93609
038-341-14S	CAMPOS JOEL		95 PENNSYLVANIA DR #15	WATSONVILLE CA 95076
038-341-15S	SANTOS MARCELINO & MAGDALENA		P O BOX 151	CANTUA CREEK CA 93608
038-341-16S	BROOKS MARTHA	FERNANDEZ HILDA	8401 ETIWANDA AVE	NORTHRIDGE CA 91325
038-341-17S	FERNANDEZ CAYETANO & TERESA		P O BOX 10	CANTUA CA 93608
038-341-18S	PATLAN JUAN & ELIZABETH		P O BOX 117	CANTUA CREEK CA 93608
038-341-19S	PEREZ MANUEL	GUTIERREZ MARIA	29654 WLATTA	CANTUA CREEK CA 93608
038-341-20S	ALVAREZ JOSE MENDOZA & MARIA M MENDOZA		P O BOX 218	CANTUA CREEK CA 93608
038-341-21ST	FRESNO COUNTY OF			
038-341-22S	PEREZ MANUEL & MARIA G		P O BOX 131	CANTUA CREEK CA 93608
038-341-23S	VELASQUEZ RUBEN C		P O BOX 11	CANTUA CREEK CA 93608
038-341-24S	PEREZ ARTURO & VENTURA D		635 S BOYD DR	KERMAN CA 93630
038-341-25S	CHAVEZ JOSE & MARIA D QUIROZ DE CHAVEZ		29544 LATTA AVE	CANTUA CREEK CA 93608
038-341-26S	GARCIA MANUEL & SUSANA		29536 LATTA AVE	CANTUA CREEK CA 93608
038-341-27S	BALZRETTE CINDERELLA JO ANN		P O BOX 52	CANTUA CREEK CA 93608
038-341-28S	MENDOZA ENRIQUE & JUANITA		15699 W GRAGNANI	KERMAN CA 93630
038-341-29S	MENDOZA GABRIEL & ELISA	MENDOZA RODRIGO	P O BOX 427	CANTUA CREEK CA 93608
038-341-30S	ZAMORA SILVIA		15858 SANTA CLARA	CANTUA CREEK CA 93608
038-341-31S	GUZMAN SALVADOR & RAQUEL		15872 SANTA CLARA	CANTUA CREEK CA 93608
038-341-32S	AGUILAR OSCAR	ARREOLA ANABERTHA TAMAYO	15884 SANTA CLARA	CANTUA CREEK CA 93608
038-341-33S	SANTACRUZ CARLOS & ELIEZER		P O BOX 177	CANTUA CREEK CA 93608
038-341-34S	PADILLA GLORIA		P O BOX 205	CANTUA CREEK CA 93608
038-341-35S	MORENO LUPITA		P O BOX 105	CANTUA CREEK CA 93608
038-341-36S	BEDAL GONSALO BARAJAS	VARGAS BEATRIS GONZALEZ	P O BOX 50	CANTUA CREEK CA 93608
038-341-37S	CABRERA ANTONIO & ANABEL		15936 SANTA CLARA	CANTUA CREEK CA 93608
038-341-38S	GUZMAN HUMBERTO & AMALIA R		P O BOX 142	CANTUA CREEK CA 93608
038-341-39ST	FRESNO COUNTY OF			
038-342-01S	GOMEZ FRANCISCO GUTIERREZ JR		P O BOX 53	CANTUA CREEK CA 93608
038-342-02S	GARCIA RODOLFO & ALTAGRACIA		P O BOX 401	CANTUA CREEK CA 93608
038-342-03S	TORRES MERITA L		P O BOX 104	CANTUA CREEK CA 93608
038-342-04S	RAMIREZ MARGARITO & MARIA E RODRIGUEZ		12336 S WEST	CARUTHERS CA 93609
038-342-05S	FERNANDEZ ELEAZAR & LETICIA		P O BOX 304	CANTUA CREEK CA 93608
038-342-06S	COSTAMAGNA FRANKLIN L & LUZ PATRICIA		13067 FARGO AVE	HANFORD CA 93230
038-342-07S	GARCIA ANGEL & LUCIA		P O BOX 241	CANTUA CREEK CA 93608
038-342-08S	NIETO BENJAMIN ADRIAN & NEREIDA		P O BOX 223	FIVE POINTS CA 93624
038-342-09S	FERNANDEZ VALENTIN & MARIA R		P O BOX 81	CANTUA CREEK CA 93608
038-342-10S	JUAREZ JOSE & MARIA		P O BOX 455	CANTUA CREEK CA 93608
038-342-11S	TORRES CELIA		P O BOX 82	CANTUA CREEK CA 93608
038-342-12S	LOPEZ PATRICIA		P O BOX 178	CANTUA CREEK CA 93608
038-343-01ST	FRESNO COUNTY OF			
038-343-02S	GUZMAN PEDRO & ARCELIA		P O BOX 165	CANTUA CREEK CA 93608
038-343-03S	OROZCO J ERNESTO		14323 TAYLOR	KERMAN CA 93630

CSA 32
RECORD OWNERS LIST

038-343-04S	ESTRADA JUAN F		P O BOX 186	CANTUA CREEK CA 93608
038-343-05S	MEDINA JOSE J	MEDINA GABRIEL R	P O BOX 100	CANTUA CREEK CA 93608
038-343-06S	SOLORIO-RAMIREZ ROSA	SOLORIO-RAMIREZ ROSA	29569 W HIDALGO	CANTUA CREEK CA 93608
038-343-07S	VALENCIA MARTIN	TORRES RODOLFO	P O BOX 233	CANTUA CREEK CA 93608
038-343-08S	VALENCIA CAYETANO & ENEDELIA		P O BOX 191	CANTUA CREEK CA 93608
038-343-09S	RUVALCABA ILDEFONSO LUNA		P O BOX 365	CANTUA CREEK CA 93608
038-343-10S	HERNANDEZ TRINIDAD & MARIA		P O BOX 436	CANTUA CREEK CA 93608
038-343-11S	DIAZ ANTONIO & DOLORES E		P O BOX 33	CANTUA CREEK CA 93608
038-343-12S	TORRES EULALIA	VALENCIA ELIAS ETAL% E VALENCIA	P O BOX 191	CANTUA CREEK CA 93608
038-343-13S	CHOCOTECO ROBERTO SANCHEZ		PO BOX 95	CANTUA CREEK CA 93608
038-343-14S	AVILES RAQUEL V		P O BOX 171	CANTUA CREEK CA 93608
038-343-15ST	FRESNO COUNTY OF			
038-343-16S	HOVANNISIAN BRYCE D		P O BOX 3668	PINEDALE CA 93650
038-343-17S	RODRIGUEZ MARIANA V		15916 S TERRADO	CANTUA CREEK CA 93608
038-343-18S	VARGAS MARIA ANGELICA	CHAVEZ PABLO	14822 W MIDDLETON	KERMAN CA 93630
038-343-19S	ARZATE MARIA DE LOS ANGELES		220 S OLYMPIC	KERMAN CA 93630
038-344-01S	MARTINEZ SOCORRO		8096 N POPLAR #102	FRESNO CA 93722
038-344-02S	VERA JUVENAL	VERA FILIBERTO	14608 W KEARNEY #132	KERMAN CA 93630
038-344-03S	RAMIREZ ESTHER		P O BOX 141	CANTUA CREEK CA 93608
038-344-04S	GOMEZ ALEJO	MEDINA JUANA	P O BOX 148	CANTUA CREEK CA 93608
038-344-05S	ZERMENO VICENTE V & MARIA I		P O BOX 60	CANTUA CREEK CA 93608
038-344-06S	DIAZ JOSE C & OLGA B		P O BOX 51	CANTUA CREEK CA 93608
038-344-07S	HOVANNISIAN BRYCE D		P O BOX 3668	PINEDALE CA 93650
038-344-08S	LOPEZ MARTIN A & MAGDALENA G		15891 SANTA CLARA	CANTUA CREEK CA 93608
038-344-09S	GOMEZ JESUS G & MARIA		P O BOX 264	CANTUA CREEK CA 93608
045-061-05ST	FRESNO COUNTY OF			