

**CITY OF FRESNO  
SERVICES AND IMPROVEMENT PLAN  
NEES-WILLOW No. 3B REORGANIZATION  
MARCH 2026**

**A. INTRODUCTION**

A plan for providing services and improvements to land being annexed to cities is required by the Local Agency Formation Commission (LAFCO).

1. It provides assurance to LAFCO that newly annexed territory to a city will be properly served as urban territory.
2. It provides 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 who may have other plans or proposals underway in the immediate vicinity of a proposed annexation, reorganization or boundary change. A service plan indicates the City of Fresno's intentions for providing service for a particular project.

**B. SERVICES EXISTING OR PROPOSED TO BE EXTENDED TO THE NEES-WILLOW No. 3B REORGANIZATION:**

1. COMMUNITY WATER SERVICE:

The subject territory will be served by water which is provided by the City of Fresno.

The Developer is required to comply with all of the requirements included within the attached Department of Public Utilities memorandum dated March 17, 2024 prior to the City providing water services to the project.

The Department of Public Utilities (DPU) has determined that adequate water services are available to serve the project site subject to implementation of the Fresno General Plan policies and the construction and installation of public facilities and infrastructure in accordance with Department of Public Works standards, specifications and policies.

The proposed project will also be required to provide payment of water connection charges.

2. SANITARY SEWERS:

The subject territory will be served by sanitary sewer which is provided by the City of Fresno.

The Developer is required to comply with all of the requirements included

within the attached Department of Public Utilities, Planning and Engineering (Sanitary Sewer Division) memorandum dated March 17, 2024 prior to the City providing sewer services to the project. These conditions include, but are not limited to, the extension of all sanitary sewer mains within the proposed parcel map to provide service to each parcel and installation of a sewer parcel/house branch(es) for each parcel.

The Department of Public Utilities (DPU) has determined that adequate sanitary sewer services are available to serve the project site subject to implementation of the Fresno General Plan policies and the construction and installation of public facilities and infrastructure in accordance with Department of Public Works standards, specifications and policies.

The proposed project will also be required to provide payment of sewer connection charges.

3. *SOLID WASTE COLLECTION:*

The City of Fresno will service the subject territory for solid waste.

The Developer is required to comply with all of the requirements included within the attached Department of Public Utilities memorandum dated March 17, 2024. These conditions include service for office/commercial complexes and require 2 (two) 2-cell trash enclosures, designed to accommodate separate facilities containing 2 (two) – 4-cu. yd. bins, one for trash, one for recycling collection, to be constructed to current (Public Works Standard Specifications) Solid Waste Standards (P-33, P-34, and P-95) to be serviced weekly.

4. *POLICE AND FIRE PROTECTION:*

The subject properties are currently provided service by the Fresno County Sheriff's Department. Upon annexation, services would be provided by the City of Fresno Police Department.

The subject properties are presently receiving fire protection services from the Fresno County Fire Protection District. Upon annexation, the subject territory will be located within 2.14 miles of City of Fresno Fire Station 13 at 833 East Nees located at the southeast corner of East Nees Avenue and North Bond Street.

The City of Fresno Fire Department reviewed the proposed project and has determined that adequate Fire service can meet the projected demands for service. The effect of future development on service delivery can assume that calls for service and response times will likely increase as a denser population develops; this will be monitored closely as development occurs in the area.

5. *STREET LIGHTING:*

The Pacific, Gas and Electric Company (PG&E) memorandum dated

March 24, 2024, indicates that the proposed improvements do not appear to directly interfere with existing PG&E facilities or impact their easement rights.

6. PARKS AND RECREATION:

The City of Fresno, in its recently approved 2035 General Plan, has made provisions for parks within the general plan area. Parks Facility and Quimby Act fees which provide for the acquisition of new and open space and recreation facilities as well as improvements to existing facilities and programs to provide a broader range of recreation opportunities will be paid by the project developer at the time building permits are obtained.

Demand for open space generated by the project is within planned services levels of the City of Fresno Parks and Community Services Department and the applicant will pay any required impact fees at the time building permits are obtained or receive credits for construction as may be memorialized within a subdivision or development agreement. Maintenance will be afforded through annexation into a Community Facilities District (CFD).

7. TRANSIT SERVICES:

The subject property is currently serviced by Fresno Area Express (FAX). The nearest bus route to the annexation area is at the southwest corner of East Nees and Willow Avenues (Bus Route 3), adjacent to the proposed annexation area.

8. AMBULANCE SERVICE:

The nearest hospital to the area is St Agnes Hospital located at the southwest corner of East Herndon and North Millbrook Avenues. American Ambulance has ambulance service for emergency purposes.

9. STORM DRAINAGE:

According to the Fresno Metropolitan Flood Control District (FMFCD), the subject site is not located within a 100-year floodplain as designated on the latest Flood Insurance Rate Maps. The FMFCD reviewed the project and requires the project to construct a peak reducing facility or a private on-site system to connect to existing Master Plan facilities.

Upon development of the subdivision, the subdivider shall be required to comply with the requirements imposed by the Fresno Metropolitan Flood Control District (FMFCD) for the subdivision or any amendments or modifications to those requirements which may be granted by the FMFCD Board of Directors, pursuant to Section 13-1307 of the Fresno Municipal Code. These requirements are identified in the District's memorandum to the City of Fresno Planning and Development Department dated May 15, 2024.

10. EXTENSION OF CITY SERVICES:

City services will be extended to the area in accordance with the attached

conditions of approval for Development Permit No. P23-00702 dated December 3, 2025 and as stated herein.

11. UPGRADING OF PUBLIC FACILITIES AND IMPROVEMENTS:

The applicant will be required to construct public facilities consistent with the existing improvements in the immediate area, including, curb and gutter and drive aisle paving. The applicant will be required to pay Sewer Connection Charges, Water Connection Charges, Development Impact fees including Fire Facilities Impact fees, Park Impact fees, Police Impact fees and Traffic Signal charges. Flood fees will be required to be paid to the Fresno Metropolitan Flood Control Board. The required public improvements along with the payment of the required fees noted above will ensure that all public facilities and improvements will be made.

The Public Works Department, Traffic Engineering Division has reviewed the potential traffic related impacts for the proposed project and has determined that the streets adjacent to and near the subject site will be able to accommodate the quantity and kind of traffic which may be potentially generated subject to the standard city requirements for street improvements and subject to the project specific mitigation measures determined applicable by the City of Fresno Traffic Engineer. These requirements generally include: (1) The provision of a minimum two points of vehicular access to major streets for any phase of the development; (2) Major and local street dedications; (3) Street improvements, (including, but not limited to, construction of concrete curbs, gutters, pavement, underground street lighting systems; and, (4) Payment of applicable impact fees (including, but not limited to, the Traffic Signal Mitigation Impact (TSMI) Fee, Fresno Major Street Impact (FMSI) Fee, and the Regional Transportation Mitigation Fee (RTMF) Fee. These requirements are outlined within the attached memorandum from the City Traffic Engineer dated March 28, 2024.

Therefore, the Public Works Department, Traffic Engineering Division has determined that, based upon the proposed traffic yield from and the expected traffic generation of the proposed project for the subject property, the proposed project will not adversely impact the existing and projected circulation system based upon compliance with the attached conditions of approval for Development Permit No. P23-00702.

12. SCHOOLS:

The subject territory is within the enrollment area of the Clovis Unified School District. The school district has adopted developer fees in accordance with current state law, which will require the city to pay a fee for school facilities per the adopted schedule of fees.

Any future development occurring as a result of the proposed project may have an effect on the District's student housing capacity. The District, through local funding, is in a position to mitigate its shortage of classrooms to accommodate planned population growth for the foreseeable future.

However, the District recognizes that the legislature, as a matter of law, has deemed under Government Code Section 65996, that all school facilities impacts are mitigated as a consequence of SB 50 Level 1, 2 and 3 developer fee legislative provisions. The developer will pay appropriate impact fees at time of building permits.

13. OTHER SERVICES:

Animal control services will be provided by the City of Fresno.

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

1. Property tax
2. Fees: The following development impact fees are required: parks, fire, police, sewer, street improvements, traffic signalization, and storm drainage. City permit and license fees are also collected.
3. Sales tax
4. State funds, i.e., gas tax, motor vehicle in lieu tax, are utilized by the City for street work and supporting the transit system.
5. Federal funds, i.e., Community Development Block Grant Funds.
6. Bonds and/or assessment districts as needed.

**D. COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

A Mitigated Negative Declaration has been prepared for this project in compliance with the California Environmental Quality Act. The findings were noticed as required by CEQA and were circulated to affected agencies. These findings were adopted by the Fresno City Council on December 18, 2025; and, a Notice of Determination has been filed.



---

BY: Thomas Veatch, Planner III

