

KINGSBURG MASTER SERVICE PLAN

TO: Fresno County LAFCO

FROM: Greg Collins, Contract City Planner, City of Kingsburg

DATE: January 2019

PROJECT: HASH PROJECT (ANDERSON VILLAGE)

INTRODUCTION

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

1. It provides assurance to LAFCO that newly annexed territory to Kingsburg 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 CEQA.
3. It provides information to property owners, districts and interested individuals who may have other plans of proposals underway in the immediate vicinity of a proposed annexation, reorganization or boundary change. A service plan indicates the City of Kingsburg's best intentions, assuming that no major financial crisis or disaster occurs.

This Service Plan is intended to confirm Kingsburg's ability to service the project territory with water, public services and circulation, and SKF's ability to provide sewage collection and treatment. The subject territory contains 5.14 acres, containing five parcels: APNs: 028-140-007, 012, 013, 018 and 022.

The subject territory upon annexation can be readily served by the city's water system. Further, the property is already within the service area of police and fire services as well as Mid Valley Disposal that provides solid waste collection. Two minor roadways, Plumas and Lindquist Streets, will provide access to the lots within the two territories.

The subject territory, which is contained in two triangle-shaped parcels, is part a larger residential subdivision called Anderson Village. This residential project, which contains 150 single-family residential lots and 32 apartments, is primarily located in Tulare County but is adjacent to the Kingsburg city limits. The Anderson Village project was approved by the Tulare County Board of Supervisors but in concert with a Memorandum of Understanding (MOU) between Kingsburg and Tulare County, which details conditions of approval that both entities agree upon including design standards, payment of impact fees, provision of services and maintenance of streets and infrastructure.

BACKGROUND

The Hash Project, which is part of the larger Anderson Village project, was approved by the Kingsburg City Council in February of 2019. The Council approved the following at their February meeting.

- 1) approval of a Negative Declaration for the Hash project that involved the portion of the Anderson Village project that will be annexed into Kingsburg.
- 2) annexation of 5.14 acres of land into Kingsburg from the county of Fresno,
- 3) pre-zone 5.14 acres from Fresno County's AE-20 district to Kingsburg's R-1-7 district,
- 4) allocation of 20 single family residential lots under Kingsburg's Growth Allocation Program, and
- 5) approval of a PUD (planned unit development) for the 20-lot subdivision to ensure that the proposed homes comply with the design regulations of the North Kingsburg Specific Plan.

B. SERVICES EXISTING OR PROPOSED TO BE EXTENDED TO THE MENDOCINO-KAMM NORTHWEST REORGANIZATION NO. 2017 - AREA: 13 ACRES

1. COMMUNITY WATER SERVICE:

The subject territory is currently being served by private wells. Once the subject territory is annexed into the city, new residential development will be constructed, and new water lines will be extended into the territory. Fire hydrants will also be installed along with new water lines. The water lines will be extended into the subject territory within the right-of-way of Plumas and Lindquist Streets, and 22nd Avenue. The City will ensure that the water pressure in the subject territory will meet the pressure requirements of the Kingsburg Fire Department.

Kingsburg's water system is composed of seven wells, pulling water from depths that range from 500 to 800 feet, and a transmission system that is composed of pipes of varying diameters and fire hydrants. According to the city engineer, the City has an ample water supply to accommodate the water needs of the proposed subdivision.

The larger Anderson Village will also be connected to the city's water system. The city has ample water and pressure to serve this subdivision. The city will require the installation of water meters, which will assist in reducing water consumption. Currently, Kingsburg residents use about 350 gallons per day per person. With the installation of meters and the

public's heightened awareness about the "drought" this per capita figure should fall in the coming years.

2. SANITARY SEWERS

SKF can serve the subject territory with its collection and treatment facility. SKF will serve the subject territory with major sewer lines that will be installed in Kern Street on the south and in Madsen Avenue on the east side of the development. Smaller sewer lines will be extended into the development from the west along Lindquist and Plumas streets.

The developers have met with the Kingsburg city engineer and SKF staff to discuss the proper alignment and sizing of sewer lines that will be extended into the subject territory.

The project will generate a significant amount of wastewater given 150 single-family homes will be constructed within the project area along with 32 multi-family residential units. These residential units will be constructed over a 3- to 5-year period. The amount of effluent that will be generated from the project area upon build out will be 54,600 gallons per day, which is only 1.3 percent of the current flow into the SKF plant.

The SKF treatment plant has ample capacity to handle the additional effluent that will be generated by this project. The effluent will be typical of residential wastewater. Presently, the SKF is operating at 50 percent of plant capacity. The plant has a treatment capacity of 8.0 million gallon per day; the plant is currently treating 4.1 million gallons per day.

3. SOLID WASTE COLLECTION

The City of Kingsburg contracts with Mid-Valley Disposal for solid waste collection and recycling services. The proposed subdivision will be integrated into Mid-Valley's pick-up routes.

4. POLICE AND FIRE PROTECTION

The Fresno County Sheriff's Department and the California Highway Patrol currently service the subject territory. Upon annexation, the Kingsburg Police Department will be responsible for police services within the subject territory as well as the larger Anderson Village project, which is located in Tulare County.

The subject territory will receive police protection services from the Kingsburg Police Department. The Department is headquartered in facilities located at the Kingsburg Police Department located at 1300 California Street in Kingsburg. The project site is within the current patrol area of the police department.

The payment for police services to the City of Kingsburg are detailed in the MOU that was signed by the developer and the City of Kingsburg. The addition of the subject territory to

the Kingsburg city limits will increase the calls for service as well as extend the response time as a result of development moving further south and east from the core of the community, however, the impact fees for police services detailed in the MOU will offset any impacts that the police department will incur. New residential development is required to pay Kingsburg's public safety impact fee. A portion of this fee helps purchase equipment and vehicles for the police department.

The project area is served by the City of Kingsburg's fire department. The Department has one full-time Fire Chief, three-full time Captain/Paramedics, six full-time Firefighter/Paramedics, and up to 20 Paid Call Firefighters who are responsible for responding to emergency situations and respond to both fire and emergency medical service. This Department is fully staffed 24 hours a day 365 days a year. A city fire station is located at 1460 Marion Street, which is 2 miles from the subject territory. The subject territory is within a 5-minute response time of the Marion Street fire station.

Each residential dwelling in the project area will be assessed a public safety impact fee. These funds will be used to purchase equipment to respond to growth and development in the community. Under the Uniform Building Code all residential dwellings are required to install sprinkler systems. Fire hydrants will be required to be installed throughout the subdivision. The public safety impact fee plus the installation of sprinklers and fire hydrants will reduce the project's impact on fire safety to a less than significant level.

5. STREET LIGHTING

Pacific Gas and Electric serves the area and when the subject territory is developed natural gas and electricity will be installed within each development. The developer is responsible for paying for the installment of these utilities.

6. PARK AND RECREATION

The construction of 39 single-family dwellings will not have a significant impact on Kingsburg's park system in that the system can absorb additional persons on the grounds and within the buildings of Kingsburg's park and recreation system.

New residential development is required to pay park impact fees. These funds finance future park construction or expansion. In the case of the Ghuman subdivision, the applicant will pay a park impact fee rather than construct a park within the proposed subdivision.

7. TRANSIT SERVICES

The City of Kingsburg contracts with the Fresno County Rural Transit Agency for Demand Responsive Service (Dial-A-Ride) and bus service to Selma, Fowler and the Fresno-Clovis

area by means of the Southeast Transit bus. The schedule for these services is detailed on the Transit Agency's web page.

8. AMBULANCE SERVICE

The Kingsburg Fire Department provides ambulance service in Kingsburg. The Department operates three ambulances that are on call 24 hours a day, seven days a week.

9. STORM DRAINAGE

Surface runoff will be transported from the subject territory to the subdivision's storm water drainage system, which is composed of gutters, drop inlets and storm drainage pipes. Through this system storm water will be diverted to a storm drainage pond that will be located south of Kerman on a parcel of land owned by the applicant. Storm drainage impact fees to the City of Kingsburg to ensure that the city's master storm drainage system is properly funded. The location of this basin is consistent with Kingsburg's master storm drainage system.

10. EXTENSION OF CITY SERVICES

All city services are planned to be extended to the subject territory as development occurs, which will be in phases. With the development of individual parcels comes the requirement to install all utilities and infrastructure consistent with city conditions. Further, development impact fees are paid to the city to ensure that the city's infrastructure system is properly financed.

11. UPGRADING OF PUBLIC FACILITIES AND IMPROVEMENTS

The primary reason for annexation is that the owner of the subject territory wishes to develop their holdings inside the city limits of Kingsburg and take advantage of the public services and infrastructure that Kingsburg can offer. Further, the remaining portions of the Anderson Village project will also be provided with public services, roadways and infrastructure, constructed consistent with Kingsburg's improvement standards.

12. SCHOOLS

The construction of the 20 single-family dwellings, which will be built inside the city limits, will generate .75 school-aged children per unit, or about 15 school-aged students once the subject territory is fully developed. The larger Anderson Village project (150 single-family residential lots and 32 apartments) will generate 128 school-aged students. When the local school districts reviewed the EIR that was prepared on the Anderson Village project, the districts indicated that the project would not have an adverse impact on local schools given that school impact fees will be assessed on each residential unit.

Kingsburg's school system includes public and charter schools. Within the greater Kingsburg area there are six elementary schools, five middle schools and two high schools. Assuming that these 128 students are equally distributed over these 13 schools, each school would need to accommodate 10 additional children once the subject territory has been built out. This number of additional students is insignificant when compared to the total number of students in each school. Further, this influx of school-aged children will occur over a three- to five-year period.

New residential development is required to pay school impact fees. These funds finance future school construction and/or expansion that result from student growth from new residential development. The payment of school impact fees will reduce the project's impact on the local school district to a less than significant level.

13. OTHER SERVICES

Planning, building, finance, public works and other city services can more efficiently be delivered to the subject territory than what can be obtained from the county of Fresno. Further, the city of Kingsburg will be more responsive to the needs of the future residents living within the subject territory than the county of Fresno.

C. FINANCING OF SERVICES AND FACILITIES

All public services and infrastructure are financially supported by a combination of taxes, development impact fees and monthly user fees. Further, the City is requiring that lands subdivided within the subject territory form a Community Facilities District ("CFD"), which will be enacted by the City of Kingsburg pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Part 1, Division 2 of Title 5 of the Government Code of the State of California. In conjunction with the creation of the CFD, the applicant and successors shall consent to the annexation of all the land within the subdivision into the CFD and consent to any tax imposed upon the land within the subdivision used to fund and finance authorized services eligible to be funded and financed by the CFD including, fire and police services.

Development impact fees are assessed at the time of building permit issuance or final subdivision map approval. These impact fees pay for the construction of various public improvements including parks, streets, and capital for public safety, storm drainage, sewer and water. These fees cannot be used for operating costs.

Property tax is assessed on land within the city limits. The amount of property tax is based on the assessed valuation of the subject parcel times the property tax rate set by the county of Fresno.

Persons purchasing specific goods within the city limits of Kingsburg generate sales tax. The purchase price times the sales tax rate determines the amount of sales tax generated by

the transaction. A percentage of persons outside the city limits generate sales tax for residents of Kingsburg. These may include persons traveling along SH 99 and stopping for food, gas or overnight lodging, or persons from surrounding communities shopping at retail outlets in Kingsburg.

The city collects monthly fees for the operation of its water system and SKF collects for their operation of the wastewater treatment facility. Also, Kingsburg collects business license and franchise fees that go into the general fund, which pays for general fund services like police and fire.

Kingsburg often secures CDBG and HOME funds for various types of housing projects proposed within the city. Sometimes these are competitive funds and sometimes-outright grants.

From time to time, Kingsburg will bond for certain improvements like water wells. Monthly user fees pay for the bond.

As previously mentioned, Kingsburg is proposing that as a condition of annexation new subdivisions shall be annexed into and become part of a Community Facilities District ("CFD"), which will be enacted by the City of Kingsburg pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Part 1, Division 2 of Title 5 of the Government Code of the State of California. In conjunction with the creation of the CFD, the applicant and successors shall consent to the annexation of all the land within the subdivision into the CFD and consent to any tax imposed upon the land within the subdivision used to fund and finance authorized services eligible to be funded and financed by the CFD including, police and fire services.

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

The "project" encompasses the annexation of 5.14 acres into the City of Kingsburg, pre-zoning and a tentative tract map. An EIR has been prepared on this project. The Tulare County Board of Supervisors certified a Final EIR in 2018 for the Anderson Village project. The County of Tulare made the finding that water; traffic, air quality and loss of agricultural land did not pose a significant impact on the environment with proper mitigation measures.

Service Plan Worksheet

Applicant local agency name: City of Kingsburg

Project size and location: 5.14 acres, located adjacent to Kingsburg city limits, in the between the county line and the south end of the city.

Approved entitlements (i.e., tentative map, site plan review):

1. annexation of 5.14 acres; 2. PE-zone to E-1-7 district from the county's AE-20 district; 3. allocation of 20 lots under Kingsburg's Growth Allocation Program; and 4. tentative subd. map for 20 lots; and
Introduction and Purpose 5. approval of a POD for 20-lot subdivision.

LAFCo requires that when a proposal for a change of organization or reorganization is submitted, the applicant shall submit a plan for providing services within the affected territory. This service plan will include information required by Government Code section 56653 and is subject to review pursuant to Fresno LAFCo Standards, Policies, and Procedures section 400. Information included in the service plan shall include:

- Enumeration and description of the services to be extended to the affected territory;
- Level and range of services to be extended;
- Indication of when services can feasibly be extended to the affected territory;
- Indication of any improvement of structures, roads, sewer or water facilities, or other conditions necessary to provide services;
- Information on how services will be financed.

A service plan is necessary for a complete application. A service plan identifies how newly annexed territory will be served and by what agency. It provides the basis for the Fresno Local Agency Formation Commission's (LAFCo) California Environmental Quality Act (CEQA) determination and subsequent determination and action on the requested change of organization or reorganization. As an information document, the service plan will be distributed by LAFCo with the proposal's request for comments. As a public document, a service plan is also available to property owners, other local agencies, and interested parties who may have plans or proposals underway in the immediate vicinity of a proposed change of organization or reorganization.

In order to complete the Service Plan Worksheet, you should be familiar with the following:

- Agency utilities and service system levels;
- Agency public services – police, fire, parks, schools, etc.;
- Agency finances - annual budget process, audited financial statements, grant funding opportunities, rate or fee schedule;
- Any supportive information referenced in the questionnaire; and
- The location of any Disadvantaged Unincorporated Community (DUC) within 300 feet of the affected territory.

Project Description

Provide information regarding the location and size of the territory to be served, specific information or circumstances, and description of agency's actions relating to the proposal.

All the land within the subdivision shall be annexed into and become part of a Community Facilities District ("CFD") to be enacted by the City of Kingsburg pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Part 1, Division 2 of Title 5 of the Government Code of the State of California. In conjunction with the creation of the CFD, the applicant and its successors and assigns shall consent to the annexation of all the land within the subdivision into the CFD and consent to any tax imposed upon the land within the subdivision used to fund and finance authorized services eligible to be funded and financed by the CFD.

Service Provider Description

For the following section, check all current/planned service providers to the territory. Indicate the name of the service provider next to the specific service. Utilize the Fresno LAFCo website to complete this section. The maps page (click here) will determine other agencies that provide different services to individuals within your agency's service area. The MSR page (click here) provides Commission approved MSRs that elaborate on the services provided by each agency.

Current Service Providers:

- ☒ Domestic water private well
- ☒ Wastewater collection septic tanks
- ☒ Wastewater treatment septic tanks
- ☒ Streets Fresno County
- ☒ Solid waste collection Mid-Valley
- ☒ Fire protection Fresno County
- ☒ Law enforcement Fresno County
- ☒ Parks and recreation NA
- ☒ Transit Fresno County
- ☒ Storm drainage NA
- ☒ Street lighting PG&E
- ☒ Schools Kingsburg Unified
- ☐ Any other services – list and describe similar types of services provided to the territory.

Planned Service Providers:

- ☒ Domestic water Kingsburg
- ☒ Wastewater collection SKF
- ☒ Wastewater treatment SKF
- ☒ Streets Kingsburg
- ☒ Solid waste collection Mid-Valley Disposal
- ☒ Fire protection Kingsburg
- ☒ Law enforcement Kingsburg
- ☒ Parks and recreation Kingsburg
- ☒ Transit Fresno County
- ☐ Storm drainage Kingsburg/Tulare Co.
- ☒ Street lighting PG&E
- ☒ Schools Kingsburg Unified
- ☐ Any other services – list and describe similar types of services provided to the territory.

Financial Information

Describe the agency's method to finance infrastructure and capital improvements.

- Property tax exchange agreement
- Service fees
- Development impact fees
- Community Facilities District
- State grant funding
- Special assessments

Additional Supporting Information

Please provide any additional relevant information you believe may help LAFCo describe services and improvements for land proposed to be annexed, reorganized, or detached.

- Sustainable Groundwater Management Act (SGMA) of 2014, agency's interaction with local Groundwater Sustainability Agencies (GSA)

Please provide a service level description for each checked service above. Include type of infrastructure or public facilities, existing conditions, service capacity, and planned improvements.

Example:

- Wholesale water supply: *The City of Smithville owns a public water system that has 4,000 customer connections. The City's water system has capacity to service 5,000 connections. The City's obtains its water resources from both surface water and groundwater pumping. The City has a contractual agreement with FID for 1,000 acre-feet of surface water annually delivered via Friant-Kern Canal. The City also annually pumps an estimated 7,600 acre-feet from its eight wells located throughout your agency limits. Well records for eight City wells indicate that groundwater levels have declined an average of 0.35 foot per year since 1960. Upon annexation, the City's water system is expanded consistent with the adopted water system standards.*