

County of Fresno

COUNTY ADMINISTRATIVE OFFICE

JOHN NAVARRETTE

COUNTY ADMINISTRATIVE OFFICER

March 4, 2015

Robert Woolley, City Manager
City of Clovis
1033 Fifth Street
Clovis, CA 93612

SUBJECT: Notice of Intent to File Nees-Armstrong Northeast Reorganization

Dear Mr. Woolley:

In accordance with the Amended and Restated Memorandum of Understanding between the City of Clovis and the County of Fresno, we have reviewed the annexation proposal described in the city's letter, received on February 18, 2015. According to the letter and attached City Resolution 15-14, the proposed 3.48-acre annexation territory is comprised of land owned by the City and is intended for a public use by the City of Clovis.

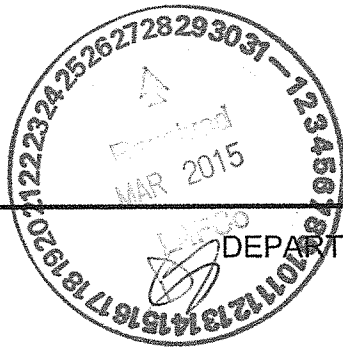
We have determined that the proposed Nees-Armstrong Northeast Reorganization is consistent with the Standards of Annexation contained in Exhibit I of the Amended and Restated Memorandum of Understanding. While not required pursuant to the Standards of Annexation, it is recommended that the intervening parcel (APN: 559-061-08S) located between the existing city limit boundary and subject territory be considered by the City for inclusion in the reorganization application when submitted to the Local Agency Formation Commission (LAFCo) to promote unification of city limit boundaries. In addition, it is recommended that the full-width right-of-way along Armstrong Avenue be included in this annexation as well.

If you have any questions, you may contact me at (559) 600-1710 or Bernard Jimenez at (559) 600-4234.

Sincerely,

John Navarrette
County Administrative Officer

c: Alan Weaver, Department of Public Works and Planning
Bernard Jimenez, Department of Public Works and Planning
Will Kettler, Department of Public Works and Planning
Mohammad Khorsand, Department of Public Works and Planning
David Fey, LAFCo
George Gonzalez, City of Clovis



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
ALAN WEAVER
DIRECTOR

DATE: March 27, 2015

TO: David E. Fey, AICP, Executive Officer

FROM: William M. Kettler, Manager
Development Services Division
Department of Public Works and Planning

SUBJECT: City of Clovis, "Nees-Armstrong Northeast Reorganization"; Agency No. RO-15-1

This is in response to your notice dated March 6, 2015, regarding an annexation application submitted by the City of Clovis to LAFCO known as the "Nees-Armstrong Northeast Reorganization"; Agency No. RO-15-1..

1. County plan designation for the area:

The subject territory is designated as Rural Residential within the County adopted Clovis Community Plan.

2. Consistency of the proposal with adopted County General and Community Plans and Policies.

The subject territory is designated as Rural Residential within the County's adopted Clovis Community Plan which is consistent with the City of Clovis' General Plan designation. The City of Clovis rezoned the subject territory to Rural Residential on January 12, 2015

3. Any pending County plans, projects (i.e. Community Development, roads, etc.) or development permits:

NONE

4. Other related comments:

According to a Notice of Intent dated February 18, 2015 the territory proposed for annexation is comprised of land owned by the City of Clovis and is intended for public use by the City. On March 4, 2015, the County issued a consistency determination letter stating that the "Nees-Armstrong Northeast Reorganization" is consistent with the Standards of Annexation contained in Exhibit 1 of the Memorandum of Understanding between the County of Fresno and the City of Clovis.

5. Recommendations:

It is recommended that the intervening parcel (APN: 559-061-08S) located between the existing city limit boundary and the subject territory be considered by the City for inclusion in the reorganization to promote unification of city limit boundaries. It is recommended that the City of Clovis include the full width right-of-way along Armstrong Avenue

Wm

William M. Kettler, Development Services Manager
Department of Public Works and Planning

3/26/15
Date

SS
G:\4360Devs&Plan\PLANNING\ANNEXATIONS\Cities & Districts\Clovis\2015\Nees-Armstrong NE RO\LAFCo_Response.docx

DEVELOPMENT SERVICES DIVISION

2220 Tulare Street, Sixth Floor / Fresno, California 93721 / Phone (559) 600-4497 / 600-4540 / 600-4022 / FAX 600-4200
Equal Employment Opportunity • Affirmative Action • Disabled Employer



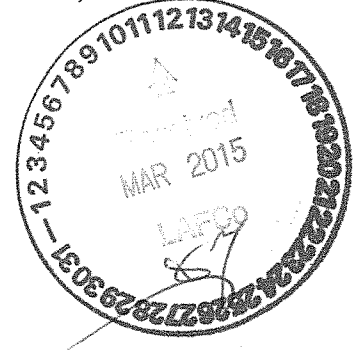
CITY OF CLOVIS

Department of Planning and Development Services

CITY HALL • 1033 FIFTH STREET • CLOVIS, CA 93612

March 9, 2015

Mr. David E. Fey, AICP, Executive Officer
Fresno Local Agency Formation Commission
2607 Fresno Street, Suite B
Fresno, CA 93721



Subject: Nees-Armstrong Northeast Reorganization

Dear Mr. Fey,

This letter is to confirm that the terms and conditions outlined in Resolution 15-14 will be the responsibility of the City of Clovis to monitor and enforce. The identified terms and conditions desired for the subject reorganization are as follows:

1. The regular assessment roll shall be utilized.
2. Each new development will be required to demonstrate adequate water availability and, if necessary, will be required to drill and test a well, and to connect it to the city water system.
3. Each new development will be required to obtain sewage capacity from the trunk sewer specified by the City Engineer.
4. The provisions of Article II, Annexation by City, as agreed between the City of Clovis and the County of Fresno pursuant to the August 21, 1990, Memorandum of Understanding, as amended from time to time, regarding tax sharing shall apply.
5. The applicants shall reimburse the City for any expense associated with the transition agreement for fire services with the Fresno County Fire Protection District that would apply to this proposal.
6. A "Right-to-Farm" covenant shall be recorded for each tract map or made a condition of each tract map.
7. Pursuant to Government Code Section 56663, the City shall consent to the annexation and waive its rights to a hearing.

8. Prior to approval, recordation or filing of an annexation, tentative map, final map, parcel map, or site plan (Project), the property covered by the Project shall be included within or annexed to a Community Facilities District (CFD), established by the City for the provision of public facilities and services, for which proceedings have been consummated, and shall be subject to the special tax approved with the formation or annexation to the CFD.

The applicant and the property owner acknowledge and agree that if the Project was not part of a CFD, the City might lack the financial resources to operate facilities and provide public services, such as police protection, fire protection, emergency medical services, parks and recreation services, street maintenance, and public transit. Absent the requirement for inclusion of the Project within a CFD, the City might not be able to make the finding that the Project is consistent with the General Plan and relevant specific plans, and might not be able to make the findings supporting approval of the Project as required by the Subdivision Map Act and the California Environmental Quality Act, and the City might be required to deny the application for the Project.

The owner/developer shall notify all potential lot buyers prior to sale that this Project is a part of a Community Facilities District and shall inform potential buyers of the special tax amount. Said notification shall be in a manner approved by the City.

This requirement may be waived in the discretion of the City Council if, at the time of the approval, recordation, or filing of the Project, the City Council has determined that it is not necessary that the Project be included in the CFD.

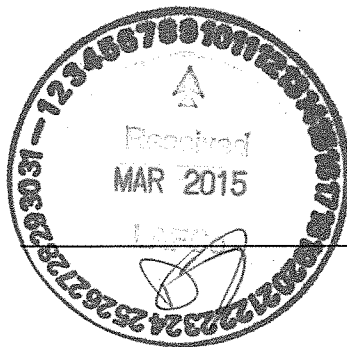
The Fresno Local Agency Formation Commission will not be required to enforce the aforesaid terms and conditions as a responsible agency. City staff will modify language in future annexation/ reorganization resolutions to remove these conditions all together.

If you have any questions or require additional information, please feel free to contact me at 324-2340 or dwrightk@cityofclovis.com.

Sincerely,



Dwight Kroll, AICP
Director of Planning and Development Services



INTER OFFICE MEMO

Fresno County Public Library

Date: March 9, 2015

To: Dave E. Fey, AICP, and Executive Officer

From: Laurel Prysiazny, County Librarian

A handwritten signature in cursive script, likely belonging to Laurel Prysiazny.

Subject: "Nees-Armstrong Northeast Reorganization" – File Number:
RO-15-1.

Re: File Number: RO-15-1

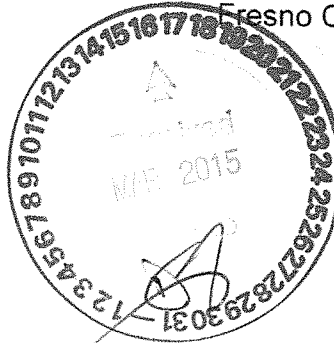
Annexation of school district. Buildings already established.

A handwritten mark consisting of a large circle with a question mark inside, and a small checkmark to the left of the circle.




INTER OFFICE MEMO

Fresno County Public Library



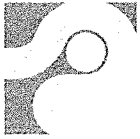
Date: March 16, 2015

To: Dave E. Fey, AICP, and Executive Officer

From: Laurel Prysiazny, County Librarian 

Subject: "Nees-Armstrong Northeast Reorganization"; Agency No: RO-15-1

Annexation of Township 12, Range 27, hard to read the rest of coordinates.
According to paperwork only services and taxes will be affected.



FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

File 170.44
310. "BT"

March 17, 2015

Mr. David E. Fey, Executive Officer
Fresno Local Agency Formation Commission
2607 Fresno Street, Suite "B"
Fresno, CA 93721



Dear Mr. Fey,

**LAFCo File No. RO-15-1
Nees-Armstrong Northeast Reorganization
Drainage Area "BT"**

The proposed annexation boundary encompasses lands within the Fresno Metropolitan Flood Control District and will be served by the District's Storm Drainage and Flood Control Master Plan. Drainage service by the Master Plan does not exist for the annexation at this time.

It is our understanding there will be no change in the District's share of the property tax base, nor future property tax increments for the impacted Tax Rate areas.

The District further requests its historic growth increment tax be applied to this area.

If you have any questions or require further information, please do not hesitate to contact us.

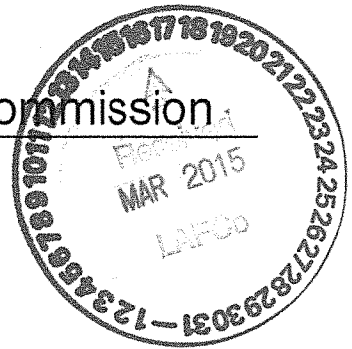
Very truly yours,

Michael Maxwell
Engineering Technician III

MM/lrl

c: Alan Hofmann, Fresno Metropolitan Flood Control District

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LAFCo**Fresno Local Agency Formation Commission**

DATE: March 6, 2015
TO: Ryan Lopez, Elections Division
FROM: David E. Fey, AICP, Executive Officer *DE*
SUBJECT: "Nees-Armstrong Northeast Reorganization"; AGENCY NO.: RO-15-1

The attached application has been filed for processing with the Local Agency Formation Commission office. In accordance with Section 56386 of the Government Code, your agency's assistance in reviewing and commenting on this application is requested. The proposal and affected territory are generally described in the attached materials. At this time we are requesting the following information indicated by an "X":

- A. _____ Please furnish a list of all registered voters along with their address as shown upon the most recent assessment roll being prepared by the County within 300 feet of the exterior boundary of the property.
- B. X Number of registered voters in the area. 0
- C. X If more than 11 registered voters, for notification purposes please furnish a list of all registered voters along with their address as shown upon the most recent assessment roll being prepared by the County. Also please furnish a list of registered voters along with their addresses for the territory within 300 feet of the exterior boundary of the property.
- D. _____ What percent of the registered voters in the proposal area does the attached petition represent? _____
- E. X Will the proposal adversely affect precinct boundaries or the conduct of elections? YES
- F. _____ Other comments: THIS PARCEL WILL BECOME ITS OWN PRECINCT. THESE VOTERS, IF ANY, WILL BE FORCED TO VOTE BY MAIL.

In order to proceed with the processing of this application, your comments need to be returned to this office within 15 days of the date of this letter. Your assistance is greatly appreciated. Thank you.

DF:cf

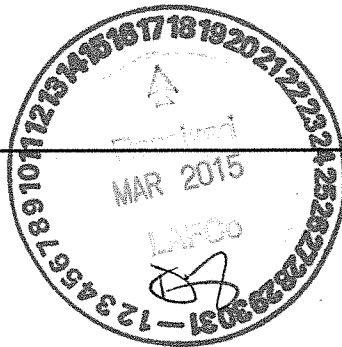
Attachments: Map, Legal description

[Signature]
Signature and Title

ITA II, FRESNO COUNTY

Date

3/13/15



County of Fresno
DEPARTMENT OF PUBLIC HEALTH
DAVID POMAVILLE, DIRECTOR

March 17, 2015

LU0017975
2620

Mr. David E. Fey
Local Agency Formation Commission
2607 Fresno Street, Suite B
Fresno, CA 93721

Dear Mr. Fey:

PROJECT NO: RO-15-1
SUBJECT: Nees-Armstrong Northeast Reorganization, RO-15-1

1. Adequacy and availability of existing and proposed community water and sewer systems:
2. Need for services other than those proposed:
3. Effect of project on air or water quality:
4. Related County plans or projects:
5. Other comments:
 - As a measure to protect groundwater, all water wells and septic systems within the property shall be properly destroyed by an appropriately licensed contractor.
 - If any underground storage tank(s) are discovered during the project, the applicant/property owner shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Certified Unified Program Agency at (559) 600-3271 for more information.
 - Appropriate measures should be incorporated into the project to minimize potentially significant noise impacts to neighboring noise sensitive receivers from operations of the Fresno Irrigation District storage and staging yard.

If I can be of more assistance, please contact me at (559) 600-3271.

Sincerely,

Janet Gardner, R.E.H.S., M.P.H.
Environmental Health Specialist III
Environmental Health Division