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

CONSENT AGENDA ITEM NO. 5C

DATE: November 5, 2014

TO: Fresno Local Agency Formation Commission

FROM: David E. Fey, AICP, Executive Officer 

SUBJECT: Consider Approval: City of Clovis "Herndon-Locan Southwest Reorganization."
A proposed reorganization to annex approximately 9.76 acres to the City of Clovis and detachment from the Fresno County Fire Protection District and the Kings River Conservation District for territory located at the southeast corner of Herndon and Locan Avenues **LAFCo File No. RO-14-2).**

Applicant: City of Clovis

Land Owners/Parties of Real Interest (asterisk indicates consent):

City of Clovis* Marianne Shepherd* Todd Cook*

Recommendation: Approve By Taking the Following Actions:

- 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 project 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 15319 (a) (Class 19) and find the proposal to be Categorically Exempt.
- B. Find that the proposed reorganization is sufficiently consistent with LAFCo Policies, Standards and Procedures of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 ("Act").
- C. Assign the distinctive short form designation "Herndon-Locan Southwest Reorganization" and approve the reorganization (annexation and detachments) subject to the following conditions of approval:
 - 1. The City of Clovis shall submit to the Executive Officer verification that a Right-to-Farm Covenant is required and made a part of the City's development agreement and that this legal covenant will be recorded with the final tract map approved by the City for the subject territory.
 - 2. Ownership of land permitting, the annexation shall include the full-width right-of-way along Herndon and Locan Avenues.

- D. Find pursuant to the “Act” that:
1. The territory is uninhabited.
 2. All landowners and affected agencies have consented to the reorganization.
- E. Waive further Conducting Authority Proceedings and order the reorganization subject to the requirements of the CKH and the 30-day reconsideration period.

Background

The City of Clovis initiated these proceedings on September 8, 2014 with the adoption of Resolution 14-97, and filed the application with LAFCo. The City has rezoned the territory located on the southwest corner of Herndon and Locan Avenues from the County AL-20 Zone District to the R-1-7500 (Single-Family Residential 7,500n sq. ft.) Zone District (**Figure 1**). **Figure 2** shows the Clovis General Plan. On August 4, 2014 the Clovis City Council found the proposal to be categorically exempt.

Proposal / Land Use

- The territory is within the City of Clovis’ Sphere of Influence, adjacent to the city limits to the east of Temperance Avenue (**Figure 3**).
- The proposal consists of the annexation of 11.28 acres (**Figure 4**) to the City of Clovis and detachment from the Fresno County Fire Protection District and the Kings River Conservation District
- The subject territory is located south of Herndon Avenue and east of Temperance Avenue. The reorganization is uninhabited (**Figure 3**).
- The territory proposed for reorganization is substantially developed with rural residences.
- There is no proposed development on this site at the present time.

Environmental Determination

The Clovis City Council determined that the Project will not have a potentially significant effect on the environment and filed a Notice of Exemption on September 10, 2014 (see Environmental Documents on our website at www.fresnolafco.org (CEQA Documents for Upcoming Projects).

As Responsible Agency, the Commission is required to review and consider the City’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.

Consistency with LAFCo Policies, Standards, and Procedures

- The reorganization was found to be consistent with the Memorandum of Understanding between the City of Clovis and the County of Fresno.

- The City of Clovis has a current fire transition agreement in place with the Fresno County Fire Protection District.
- The subject territory is located within the City's Sphere of Influence.
- The Proposal does not conflict with the goals and policies of LAFCo.
- The Proposal is timely, represents an appropriate response by the City and does not encourage urban sprawl.
- The Proposal would carry out LAFCo's purposes and responsibilities for the coordination of local governmental agencies so as to advantageously provide for the present and future needs of the County and its communities.

Accordingly, the Executive Officer has determined that the reorganization is consistent with the "Act," Government Code 56000 et seq.), and LAFCo Policies, Standards, and Procedures, including, but not limited to, Sections 100 and 200.

APPLICATION INFORMATION

1. Subject Territory

Acreage:	11.28 acres
Current Land Use:	AL-20
Number of Residences/ Population:	Residences:4 / Population: 10
Registered Voters:	Voters: 4
Assessor Parcel Numbers:	553-020-17s, 66s, 68s & 76s

2. Proposed Development - None

3. Surrounding Territory - No change to the surrounding territory

4. Consistency with Adopted Sphere of Influence (SOI) - The subject territory is within the District's LAFCo-approved Sphere of Influence

6. Existing Service Agencies and Proposed Service Changes (Figure 5)

Service	Existing Service	Change
Water	Well/Groundwater	City of Clovis
Sewer	Private Septic	City of Clovis
Fire Protection	Fresno Co. Fire Protection District	City of Clovis
Distance to Station	4.61 Miles	0.70 Miles

Please Note: A service plan for this Proposal is available at www.fresnolafco.org under the hearings and workshops tab in the November 5, 2014 folder.

7. Cities and Districts Included Wholly or Partially within the Subject Territory

Kings River Conservation District	Fresno County Fire Protection District
State Center Community College District	Clovis Unified School District
Fresno Irrigation District	West Fresno Red Scale Protective District
Consolidated Mosquito Abatement Dist.	Fresno County Library
County of Fresno	Clovis Cemetery District
County Service Area No. 35	Fresno Metropolitan Flood Control District
Clovis Memorial District	County School Service

8. Costs and Other Changes Affecting Residents or Landowners

The costs of services will not change upon annexation.

9. Agencies and Individuals Submitting Comments (see Correspondence and Comments attached to the staff report on our website at www.fresnolafco.org)

- Dwight Kroll, AICP, Director of Planning and Development Services, City of Clovis
- Will Kettler, Development Services Manager, Dept. of Public Works and Planning
- Robert Villalobos, Engineering Technician III, Fresno Metropolitan Flood Control Dist.
- Kevin Tsuda, Environmental Health Specialist II, Fresno Co. Dept. of Public Health
- Laurel Prysiazny, County Librarian
- Ryan Lopez, County Elections Division

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 is adequate to file with the State Board of Equalization.

11. Registered Voter Data

The County of Fresno Elections Office reported that there were four (4) registered voters in the subject territory.

12. Compliance with the Requirements of CEQA

Lead Agency: City of Clovis

Level of Analysis: Notice of Exemption

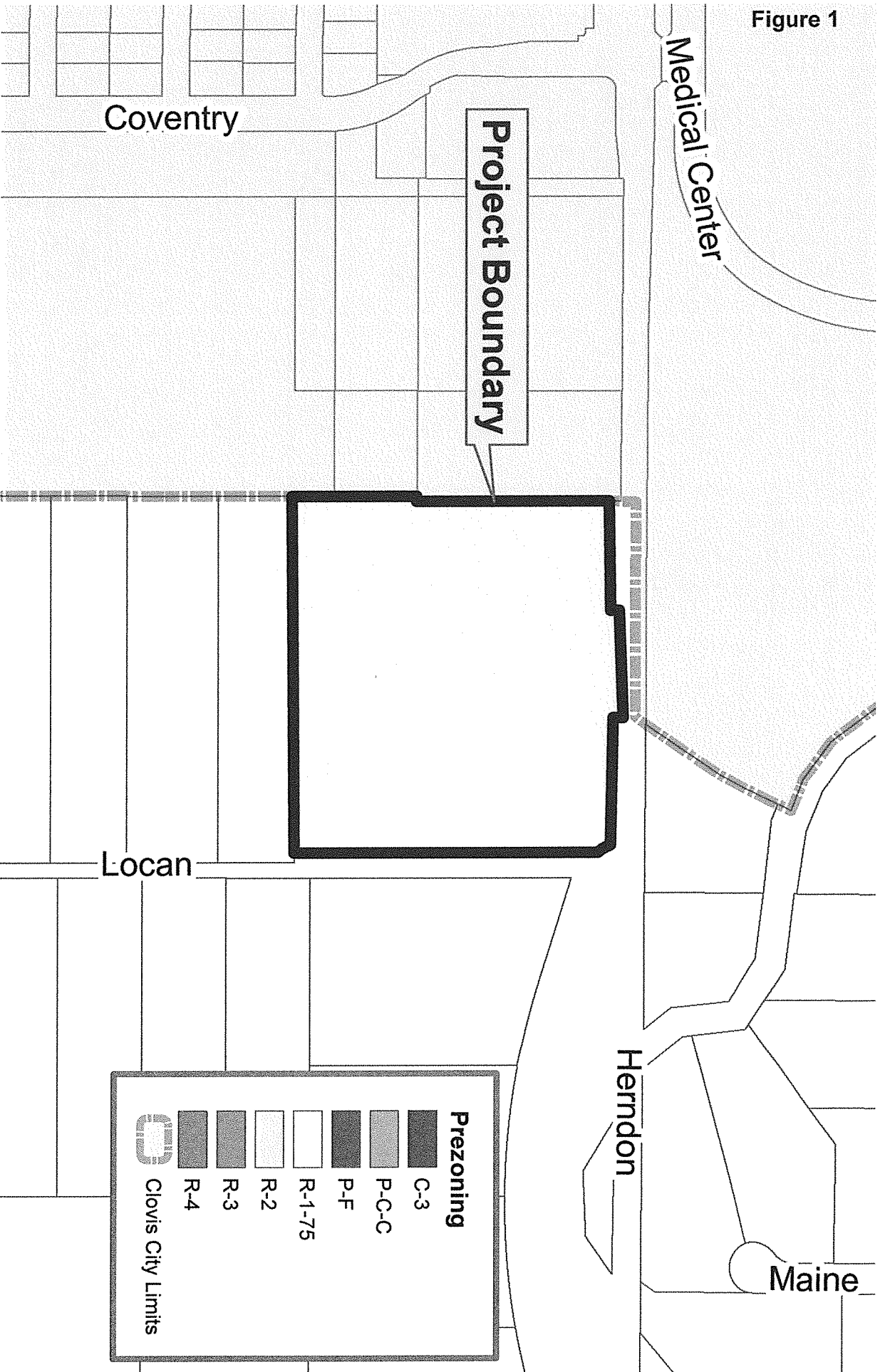
Finding: Exempt (see Environmental Documents – www.fresnolafco.org under CEQA Documents for Upcoming Projects)

13. Public Notice of Hearing – Public notice concerning this Proposal was issued by the Executive Officer pursuant to State law.

14. Individuals and Agencies Receiving this Report

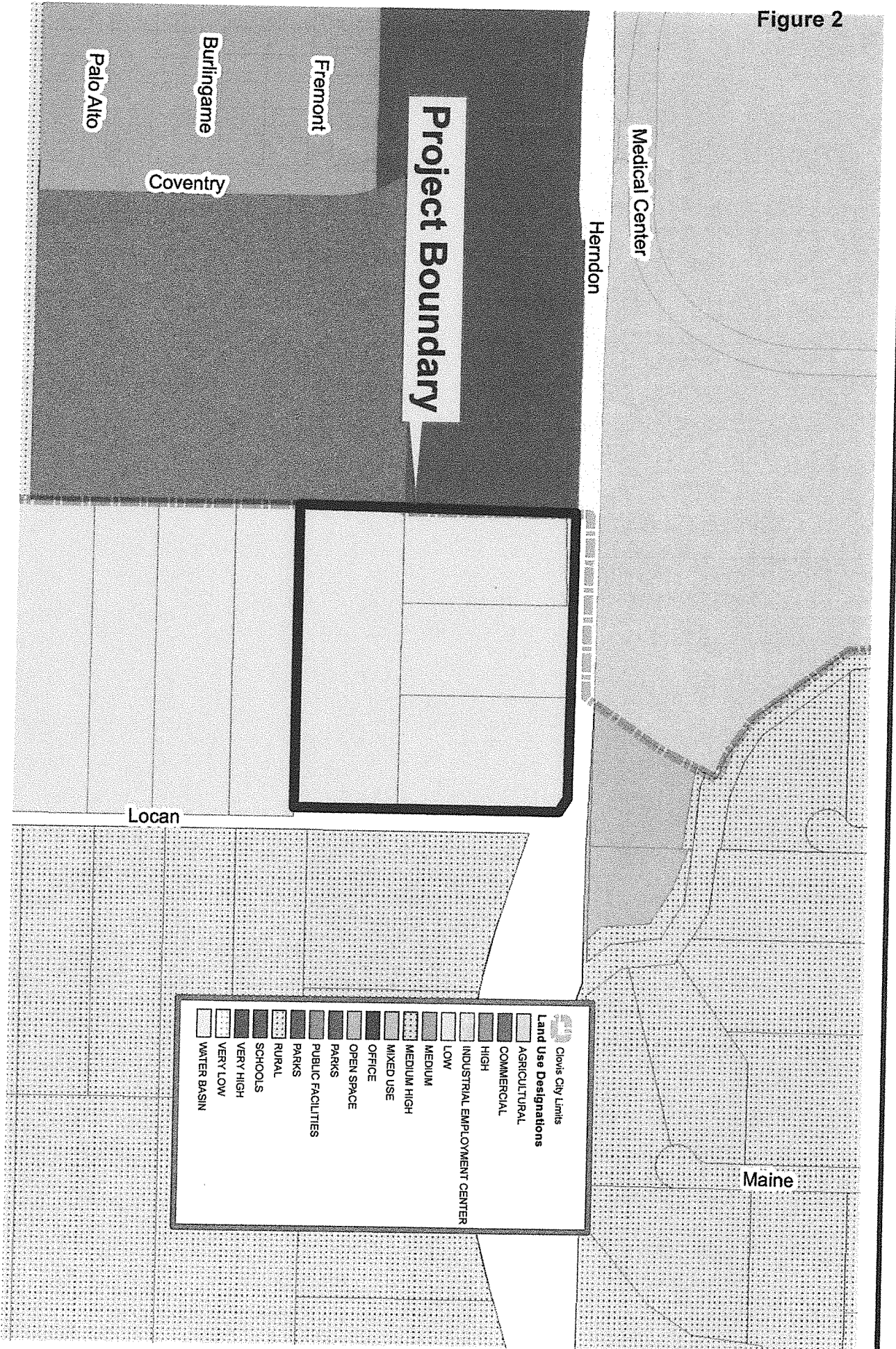
- Commissioners and Alternates
- Ken Price, LAFCo Counsel
- Will Kettler, Development Services Div. Mgr., Fresno Co. Public Works and Planning
- Bernard Jimenez, Deputy Director of Public Works and Planning
- Mark Johnson, Chief, Fresno County Fire Protection District
- Dave Orth, Manager, Kings River Conservation District
- George Gonzalez, MPA, City of Clovis
- Dirk Poeschel, Dirk Poeschel Land Development Services
- Marianne K. Shepherd

Figure 1



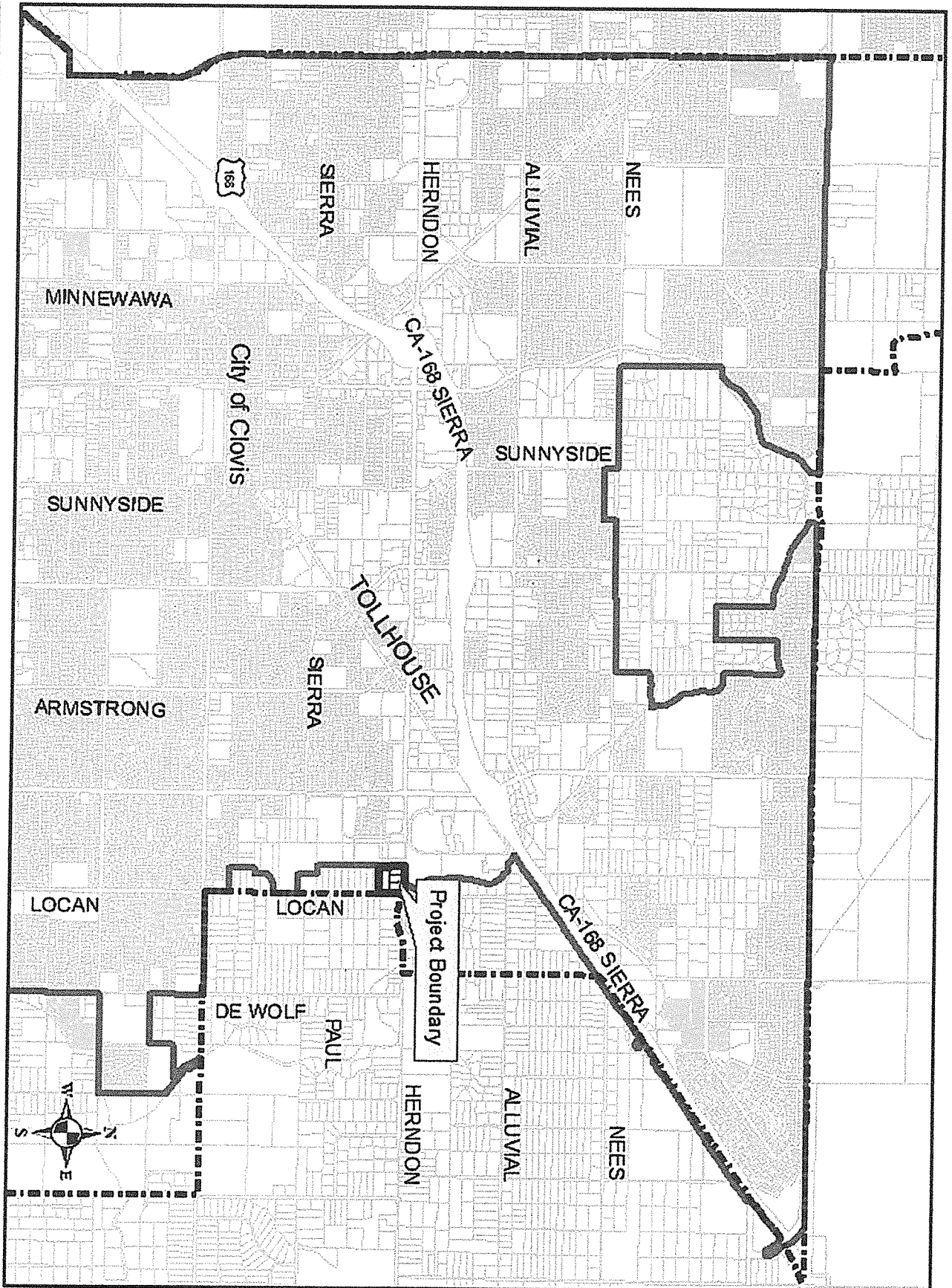
Herndon-Locan SW Reorganization Prezone Plan

Figure 2



Herndon-Locan SW Reorganization Clovis General Plan

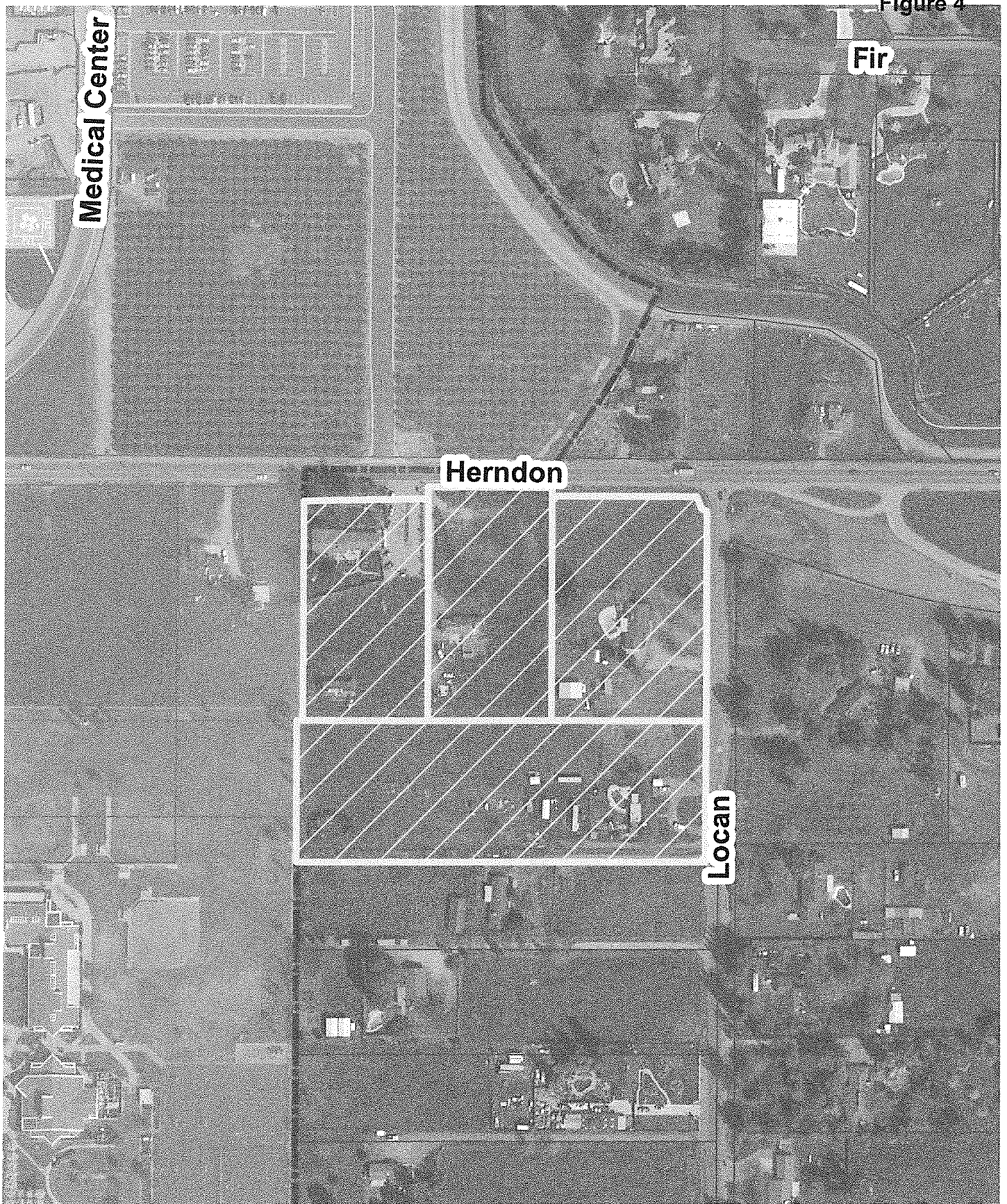
Figure 3



City of Clovis Area
City of Clovis SOI

Herndon-Locan SW Reorganization
City of Clovis

Figure 4



Herndon-Locan SW Reorganization



Parcels Affected by Annexation

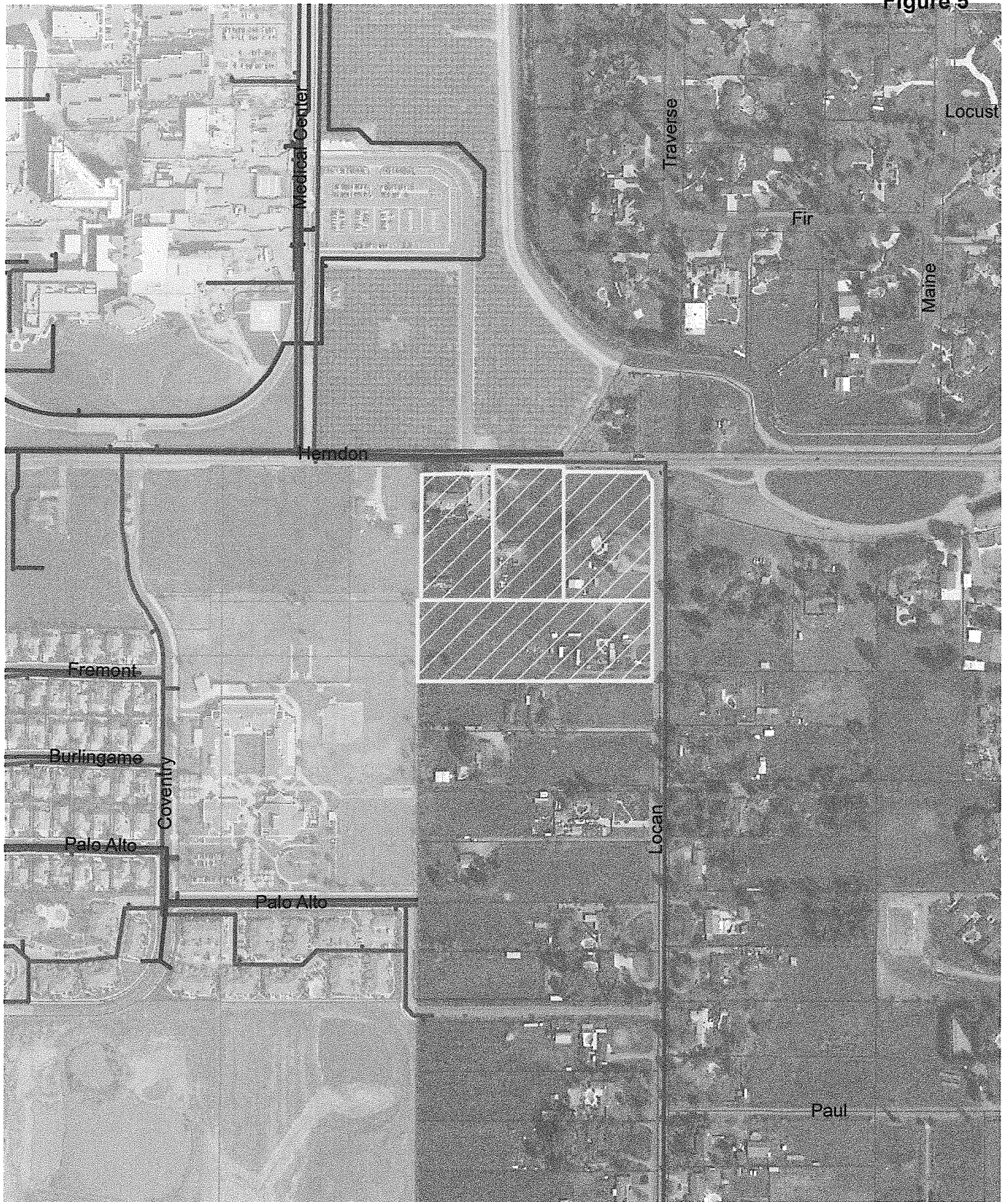


Clovis City Limits

7/22/2014

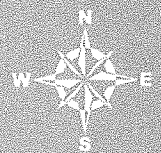
1" = 229'

Figure 5



Herndon-Locan SW Reorganization

- Existing Sewer Lines
- Proposed Sewer Lines
- Existing Water Lines
- Proposed Water Lines
- Existing Recycled Water Lines
- Proposed Recycled Water Lines
- Clovis City Limits
- Parcels Affected by Annexation



1" = 400'



7/28/2014