

Attachment A

APPLICATION INFORMATION

1. **Affected Territory**

Acreage:	283.3
Current Land Use:	Agriculture (AE-20) and General Commercial (C-6)
Number of Residences/ Population:	Residents: 28 / Population: 36
Registered Voters:	Voters: 36
Assessor Parcel Number(s):	314-063-25, -26, -27, -39s, -40s, -43s, -44s, -51s, -54s, -55s, 314-070-33, -34, -35t, -37, -38, -40, -49, -57, 314-090-04, -05, -39, -38, -48, -51, -52, -53, -58, -59

2. **Proposed Development** - The territory proposed for annexation will be developed as Highway Commercial, Public Facilities, and Retail mixed use.

3. **Surrounding Territory** – Highway 180 and agriculture to the north, agriculture to the east, City of Sanger south, and agriculture to the west.

4. **Consistency with Adopted Sphere of Influence (SOI)** - The affected territory is within the Sanger sphere of influence.

5. **Consistency with City and County General Plans** - The proposal is consistent with the City of Sanger’s 2035 General Plan once annexed. The proposal is also consistent with the County’s Business and Economic Development Strategy and the Memorandum of Understanding between the City of Sanger and Fresno County.

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

Service	Existing Service	Change
Water	Private well	City of Sanger Water Division
Sewer	Private Septic	City of Sanger
Fire Protection	Fresno County Fire Protection District	City of Sanger Fire Dept.

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

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

Kings River Conservation District	Fresno County Fire Protection District
West Fresno Red Scale Protection Dist.	Fresno Irrigation District
State Center Community College District	County Service Area No. 35
Consolidated Mosquito Abatement Dist.	Fresno County Library
City of Sanger	Sanger-Del Rey Cemetery District
Sanger Unified School District	

8. **Costs and Other Changes Affecting Residents or Landowners** - None reported by the City of Sanger staff.

9. **Consistency with LAFCo Policies, Standards and Procedures**

- All properties within the Proposal have been pre-zoned to the Master Plan designations as follows:
 - i. Approximately 98 acres to General Commercial (C-4)
 - ii. Approximately 43 acres to highway Commercial (C-5)
 - iii. Approximately 90 acres to Retail Mixed Use (RMU) and
 - iv. Approximately 29 acres to Public Facilities.
- The County has determined that the Proposal is consistent with the Memorandum of Understanding (Master Tax Sharing Agreement) and the Standards for Annexation between the City of Sanger and County of Fresno (see letter from Mr. Paul Nerland)
- The affected territory is subject to an adopted master plan. Staff recommends that the master plan be found in conformance with LAFCo policy 103.03 (Annexation to cities supported by imminent development) and 103.04 (Orderly growth of cities).
- The City of Sanger has an automatic aid agreement with Fresno County Fire, Cal Fire, the Selma Fire Department and the Kingsburg Fire Department.
- The Proposal is consistent with the CKH and LAFCo policies including, but not limited to, Sections 100 and 200.
- The City of Sanger has a transition agreement established with the County Sheriff and the Fresno County Fire Department pursuant to LAFCo Policy 102.04

10. **Agencies and Individuals Submitting Comments**

- County Administrative Officer
- Edgar Hernandez, District 6, Caltrans
- Kevin Tsuda, Environmental Health Specialist, Fresno Co. Dept. of Public Health
- Chufeng Vang, IT Analyst, Fresno County Elections Department
- Ryan Kilby, Chief Operations Officer, Sanger Unified School District
- John Mulligan, Public Works Director, City of Sanger
- Laurence Kimura, P.E., Chief Engineer, Fresno Irrigation District

11. **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.

12. **Registered Voter Data** - The County of Fresno Elections Office reported that there were **36** registered voters in the subject territory.

13. **Compliance with the Requirements of CEQA**

Lead Agency: City of Sanger

Level of Analysis: Environmental Impact Report (SCH # 2018031047)

Finding: Mitigated Negative Declaration (see Environmental Documents at www.fresnolafco.org under the Hearing and Workshops tab in the March 9, 2022, file).

14. **Public Notice of Hearing** - Public notice concerning this Proposal was issued on February 16, 2022, to all landowners and registered voters within the affected territory, as well as within 300 feet of the affected territory by mail pursuant to section 56661(h)(i). Disclosed was the intention of the Commission to waive protest proceedings pursuant to section 56663(a)(b)(c) unless written opposition is received before the conclusion of the Commission proceedings.