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

CONSENT AGENDA ITEM NO. 6C

DATE: January 14, 2015

TO: Fresno Local Agency Formation Commission

FROM: David E. Fey, AICP, Executive Officer 

SUBJECT: **Consider Approval: City of Parlier "Reorganization 14-01, Mendocino-Parlier Northwest."** A proposed reorganization to annex 20.03 acres to the City of Parlier and detach from the Kings River Conservation District and the Consolidated Irrigation District for territory located at the northwest corner of Mendocino and Parlier Avenues. (LAFCo File No. RO-14-4)

Applicant: City of Parlier

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

City of Parlier* Michael Schafer, Monterey Homes*

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 15096.
- 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 "Reorganization 14-01, Mendocino-Parlier Northwest Reorganization" and approve the reorganization (annexation and detachments) subject to the following conditions of approval:

The City of Parlier 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.

- 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 approve the annexation and detachments subject to the requirements of the "CKH," the 30-day reconsideration period, and compliance with all of the above conditions.

Procedural Note

Per CKH Section 56662, this proposed reorganization ("Proposal") can be placed on the consent agenda because: the territory is uninhabited; all property owners have consented in writing to the annexation (100% consent); and affected local agencies have not submitted a written demand for notice and hearing during the 10-day period as described in CKH.

Notwithstanding, the Proposal can be removed from the Consent Calendar by any member of the Commission or any person requesting removal, and opportunity given for testimony relative to the proposal.

Background

The City of Parlier initiated these proceedings on December 3, 2014 with the adoption of Resolution 2014-75, and filed the application with LAFCo. The City has rezoned the territory (**Figure 1**) located on the northwest corner of Mendocino and Parlier Avenues from the County AE-20 Zone District to the R-1 (Medium Density) and R-3 (High Density) zone districts. **Figure 2** shows the Parlier General Plan. On April 2, 2014 the Parlier City Council adopted a Mitigated Negative Declaration.

Proposal / Land Use

- The territory is within the City of Parlier's Sphere of Influence, adjacent to the city limits at the north and west of Mendocino and Parlier Avenues (**Figure 3**).
- The proposal consists of the annexation of 20.03 acres to the City of Parlier and detachment from the Kings River Conservation District and Consolidated Irrigation District.
- The subject territory is located at the northwest corner of Mendocino and Parlier Avenues. The reorganization is uninhabited.
- The territory proposed for reorganization is vacant.
- The Parlier City Council approved Tentative Tract Map 6038 (**Figure 4**) for the development of 59 single-family lots and one multi-family lot.
- This proposal includes an easement for sewer purposes to serve an adjacent property.

Environmental Determination

The Parlier City Council determined that the Project will not have a potentially significant effect on the environment and adopted a Mitigated Negative Declaration on April 2, 2014, and filed a Notice of Determination on April 8, 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 Parlier and the County of Fresno.
- In 2014, the City of Parlier annexed the entire City to the Fresno County Fire Protection District (FCFPD) after they came to an agreement that the District would provide fire protection services for the City. The annexation was approved by LAFCo and became effective on October 31, 2014; therefore, it is not necessary for the City to have a current fire transition agreement in place with the District.
- The subject territory is located within Parlier'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:	20.03 acres
Current Land Use:	Vacant
Number of Residences/ Population:	Residences:0 / Population: 0
Registered Voters:	Voters: 0
Assessor Parcel Number(s):	355-021-08

2. Proposed Development: 59 Single-Family lots and one Multi-Family lot

3. Surrounding Territory: Tree crops on the north, multi-family and commercial to the east, elementary school to the west, and single-family residential to the south.

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

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

Service	Existing Service	Change
Water	None	City of Parlier
Sewer	None	City of Parlier
Fire Protection	Fresno Co. Fire Protection District	No Change
Distance to Station	One Mile	One Mile

Please Note: A service plan for this Proposal is available at www.fresnolafco.org under the hearings and workshops tab in the January, 2015 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	Parlier Unified School District
Consolidated Irrigation District	West Fresno Red Scale Protective District
Consolidated Mosquito Abatement Dist.	Fresno County Library
County of Fresno	Parlier Cemetery District
Sierra-Kings Hospital District	County School Service

8. **Costs and Other Changes Affecting Residents or Landowners**

The territory is vacant and currently does not receive services from the City. Upon annexation, the landowner will be required to pay the City for water, sewer, etc.

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

- Will Kettler, Development Services Manager, Dept. of Public Works and Planning
- Jennifer Bryan-Sanchez, Associate Transportation Planner, Caltrans-DO6
- Janet Gardner, Environmental Health Specialist II, Fresno Co. Dept. of Public Health
- Karen Coletti, County Library
- 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 zero (0) registered voters in the subject territory.

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

Lead Agency: City of Parlier

Level of Analysis: Initial Study

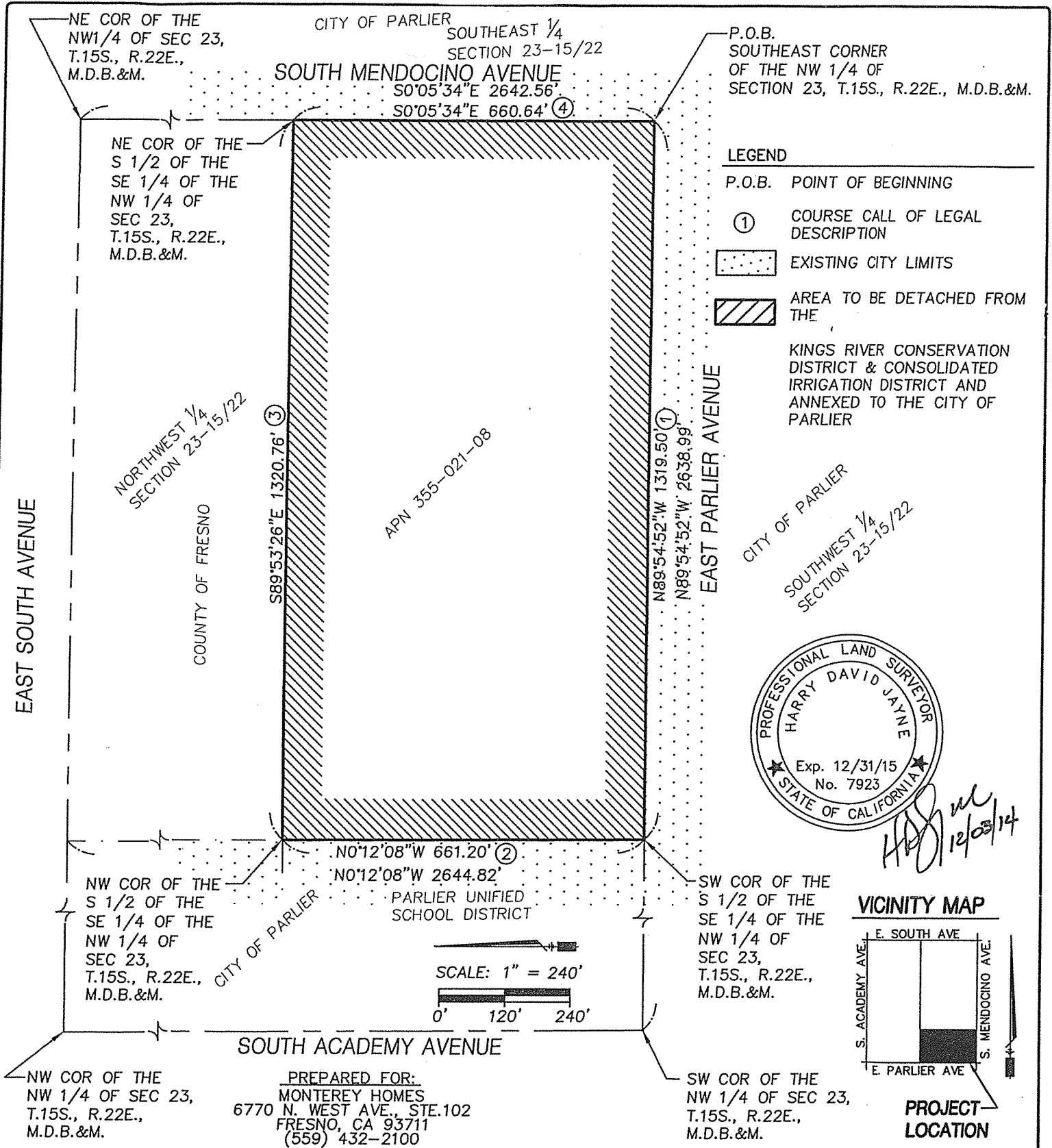
Finding: Mitigated Negative Declaration (see Environmental Documents – www.fresnolafco.org - CEQA Documents for Upcoming Projects)

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
- Dave Orth, Manager, Kings River Conservation District
- Phil Desatoff, Manager, Consolidated Irrigation District
- Shun Patlan, Community Development Director, City of Parlier
- Bruce O'Neal, City Planner, City of Parlier
- Mike Schafer, Monterey Homes

EXHIBIT A



RES. NO. _____ ADOPTED: _____	Ref. & Rev.	CITY OF PARLIER	
REORGANIZATION NO. 14-01 PARLIER-MENDOCINO PORTION OF THE NORTHWEST 1/4 OF SECTION 23 T.15S., R.22E., M.D.B. & M. TO BE ANNEXED TO THE CITY OF PARLIER AND DETACHED FROM THE KINGS RIVER CONSERVATION DISTRICT & THE CONSOLIDATED IRRIGATION DISTRICT		PREPARED BY	FILE NO. <u>12-322</u>
		YAMABE & HORN ENGINEERING, INC. 2985 N. BURL AVENUE (559)244-3123	ANNEX NO. _____ ACRES <u>2003</u> COUNCIL DIST. NO. _____ DRAWN BY <u>JS</u> CHECKED BY <u>HDJ</u> DATE <u>12/03/2014</u>

Reorganization No. 14-01: Existing and Proposed Zoning

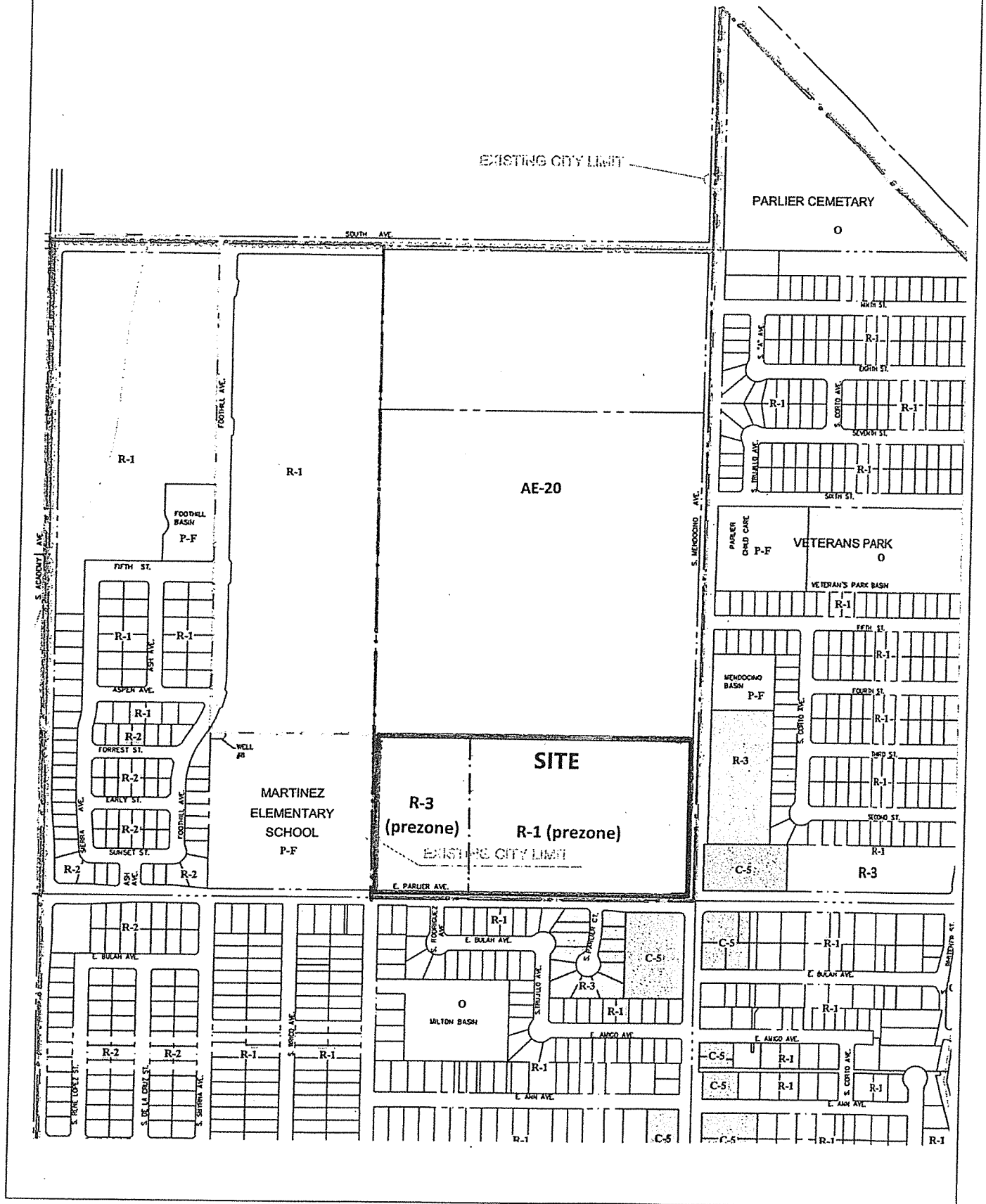
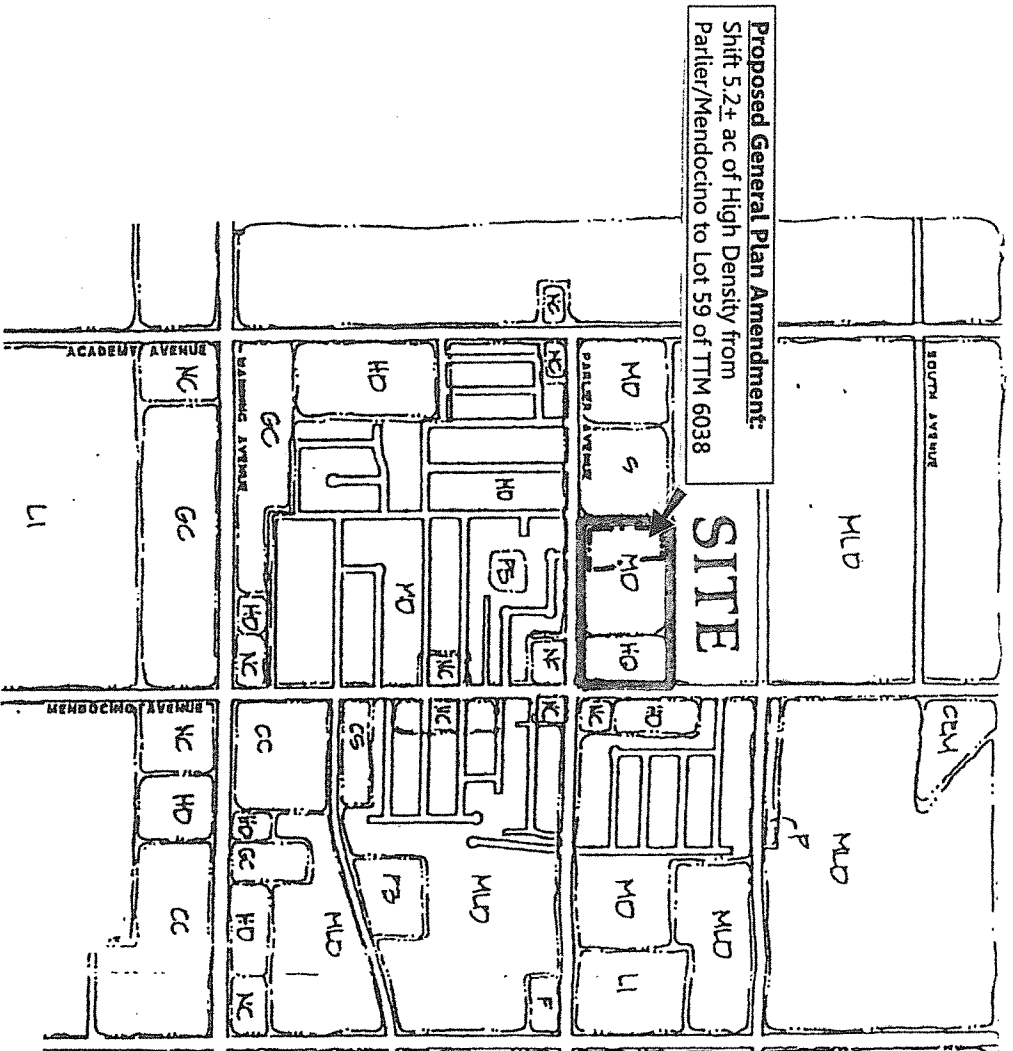
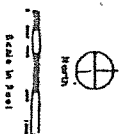


Figure 2
General Plan Amendment for TTM 6038



CITY OF PARLIER GENERAL PLAN



- KEY**
- LD LOW DENSITY
0-3.6 DU/AC.
 - MLD MED-LOW DENSITY
3.7-5.5 DU/AC
 - MD MED DENSITY
5.6-14.9 DU/AC
 - HD HIGH DENSITY
15.0-24.9 DU/AC
 - NC NEIGHBORHOOD COM.
 - CC COMMUNITY COM.
 - GC GENERAL COM.
 - O OFFICE
 - LI LIGHT INDUSTRIAL
 - PB PAVING BASIN
 - AFAC FACILITY
 - P PARK
 - S SCHOOL
 - CC COMMUNITY CENTER
 - F FIRE STATION
 - CH CITY HALL
 - WTP WATER TREATMENT FACILITY
 - HC HEALTH CENTER

Figure 3

Reorganization No. 14-01: Vicinity Map

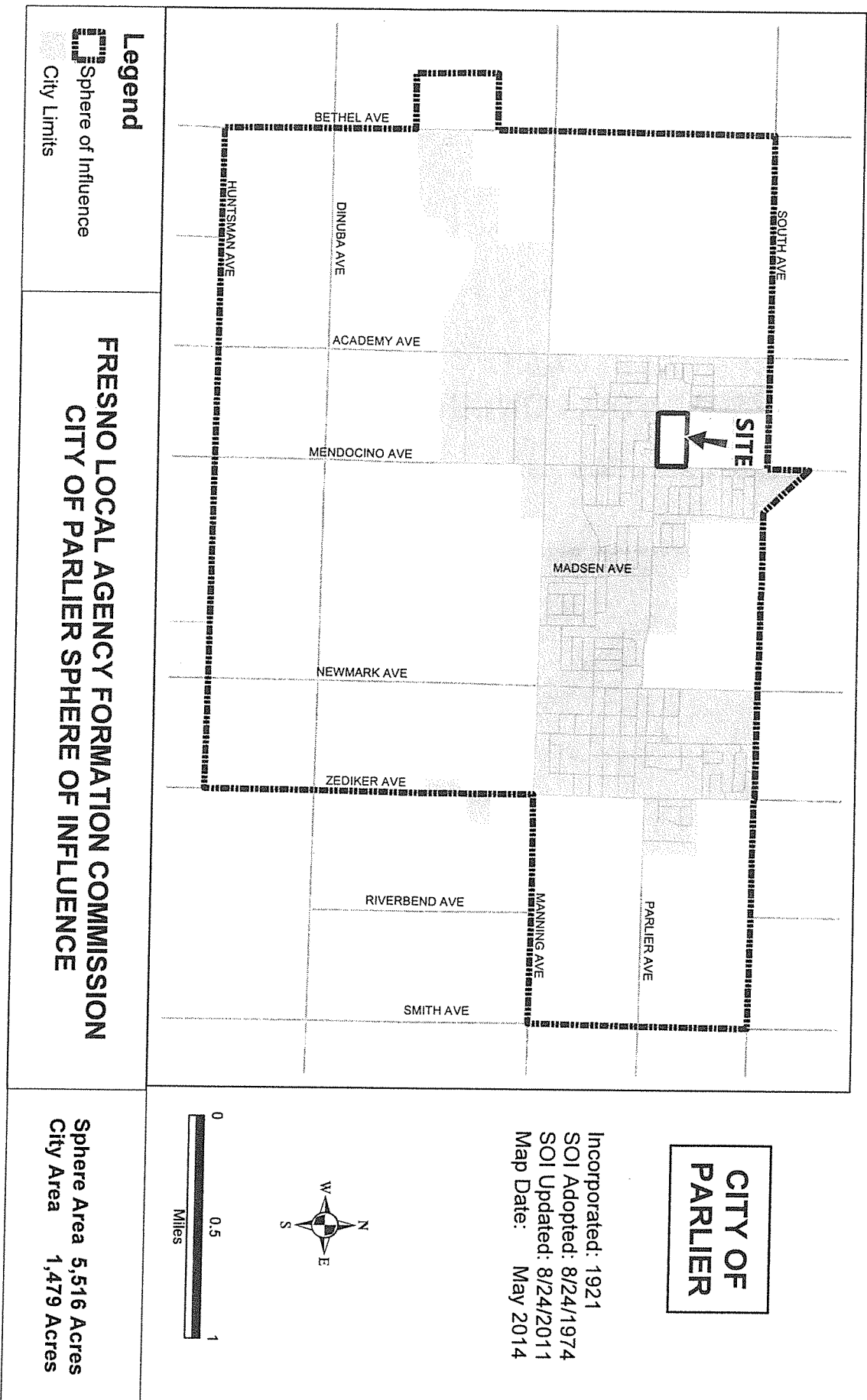


Figure 4

Reorganization No. 14-01: TTM No. 6038

