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

CONSENT AGENDA ITEM No. 6B

DATE: January 14, 2015
TO: Local Agency Formation Commission
FROM: David E. Fey, AICP, Executive Officer 
SUBJECT: Consider Approval – Request for a One-Year Extension to Complete Proceedings for the City of Sanger “California-Academy Northwest Reorganization”, RO-07-21 (Seventh Request).

RECOMMENDATION: Approve One-Year Extension

Background

State law requires that all reorganization proceedings shall be completed within one year of approval unless the Commission grants an extension of time prior to the expiration date. Failure to grant an extension will terminate the proceedings.

In accordance with *Fresno LAFCo Policies, Standards, and Procedures* Section 315-03, extensions of time may be granted when the imminent need for the proposal still exists, the project is still viable, and progress is being made toward completion. The Commission's Policies further state that the Commission may consider economic hardships beyond the control of the proponents as justification supporting the extension request.

Past experience has shown that it is not uncommon for reorganizations to take longer than the initial one-year approval to be completed, and that one or more extensions of time may be required to fulfill all conditions of approval.

Parties of Interest

Lennar Fresno Inc.	David Munro
Redwood Farms Inc.	City of Sanger

Summary

This reorganization was approved by the Commission on February 6, 2008. Bill Walls, Land Development Manager, Lennar Fresno, Inc. has requested a one-year extension of time. This is the seventh request for an extension of time for this application. City Planner, Keith Woodcock, submitted a letter in support of the request and concurred that progress was being made.

Project Description

The reorganization consists of the annexation of 100.53 acres to the City of Sanger and detachment from the Fresno County Fire Protection District, the Kings River Conservation District, and the Consolidated Irrigation District. The affected territory is located at the northeast corner of S. Fairbanks and E. California Avenues (see attached map). A 191-lot single-family residential subdivision is planned for the site.

Reasons for Request and Actions Taken to Date

Bill Walls, Land Development Manager for Lennar, has stated in his letter (attached) that they have completed preparation of the final map and improvement plans which have been submitted to the City of Sanger for Review and that acquisition of the right-of-way for the necessary off-site sewer and water improvements has been completed. Approval of the Tentative Tract Map (No. 5385) has been extended and the developer plans to keep this map approval current with the plan to develop it in the future.

Keith Woodcock, Planner for the City of Sanger stated in his letter (attached) that the developers have been active in working with the City of Sanger in the pursuit of meeting LAFCo's conditions of approval.

Staff Analysis

Past experience has shown that it is not uncommon for reorganizations to take longer than the initial one-year approval to be completed, and that one or more extensions of time may be required to fulfill all conditions of approval.

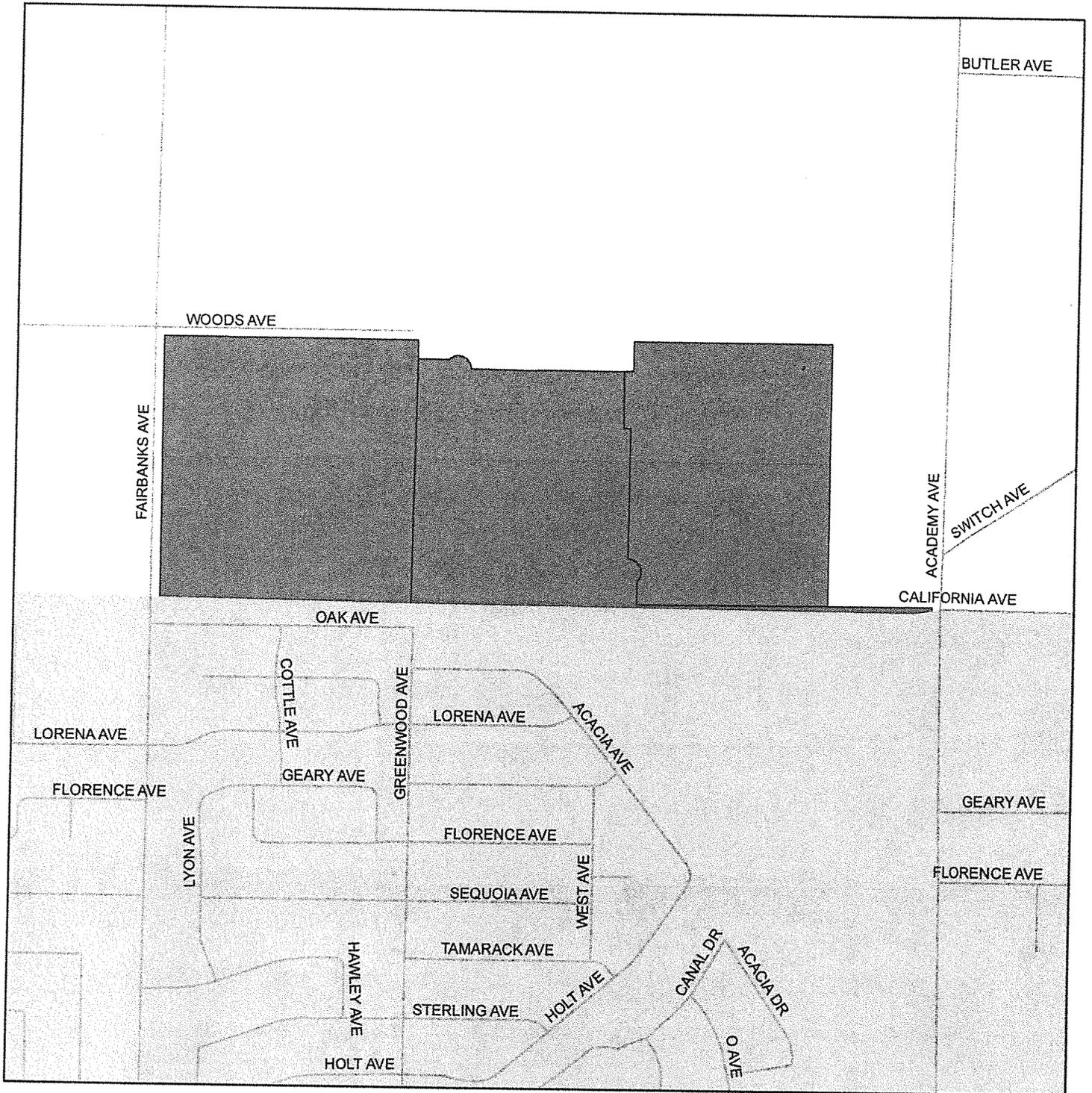
Additionally, the slowed economy has negatively affected the ability of proponents to complete projects timely. The developer indicates that is also the case with his proposal. The Commission's policies do allow for economic hardships to be considered as a justification for time extension requests.

Based on this information, it does appear that circumstances beyond the control of the City and the developer, including economic hardships due to the current economic conditions, have delayed this reorganization. Based on these circumstances, staff supports an additional one-year extension.

The Following Have Received Copies of This Report:

- LAFCo Commissioners and Alternates
- Ken Price, LAFCo Counsel, Baker, Manock, and Jensen
- Bill Walls, Land Development Manager, Lennar Fresno, Inc.
- Steve Brandt, AICP, City Planner, City of Sanger
- Keith Woodcock, City Planner, City of Sanger
- Jeff Reid, McCormick Barstow
- Bernard Jimenez, Deputy Director, Fresno County Planning Department
- Will Kettler, Fresno County Public Works and Planning Department
- Chief Mark Johnson, Fresno County Fire Protection District
- Brian Newlin, Fresno County Fire Protection District
- Ray Franklin, Fresno County Fire Protection District
- David Orth, Manager, Kings River Conservation District
- Phil Desatoff, Manager, Consolidated Irrigation District

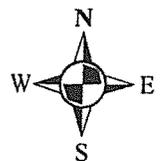
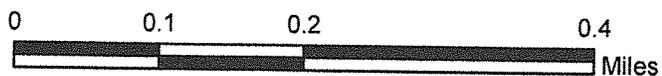
EXHIBIT "A"



City of Sanger "California-Academy
Northwest Reorganization"
LAFCo File No. RO-07-21

Legend

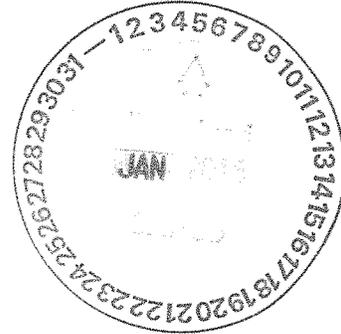
-  City Limits
-  Affected Territory



LENNAR®

December 11, 2014

Mr. David E. Fey, Executive Director
Fresno County LAFCO
2607 Fresno Street, Suite B
Fresno, California 93721



Subject: California-Academy Northwest Reorganization

Dear Mr. Fey,

Lennar Home of California, Inc. hereby requests a one year extension of the approval of the subject reorganization. We have completed the preparation of the final map and improvement plans, which have been submitted to the City of Sanger for review. In addition, the acquisition of the right of way for the necessary offsite sewer and water improvements has been completed.

Unfortunately, due to the current state of the homebuilding economy and the substantial offsite development costs for this project, Lennar has had to make the decision to delay development of this project until the economy improves.

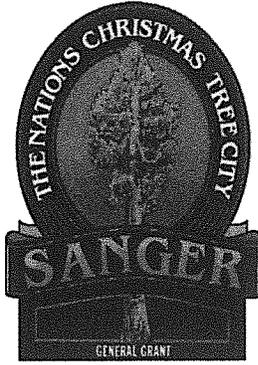
Vesting Tentative Map No. 5385 was approved by the City of Sanger on April 7, 2005 and the approval has been extended. It is our intention to keep this map approval current, with the plan to develop it in the future.

Thank you for your consideration of this matter. Please don't hesitate to contact me if you have any questions or require additional information.

A handwritten signature in black ink that reads "Bill Walls".

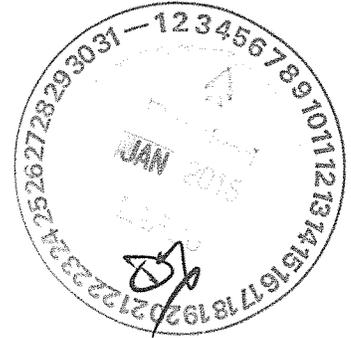
Bill Walls
Land Development Manager





CITY OF SANGER

Planning Division
1700 7th Street
Sanger, California 93657
(559) 876-6300 – XT 1540



December 31, 2014

Mr. David E. Fey, AICP
Fresno LAFCo
2607 Fresno Street, Suite B
Fresno, CA 93721

Subject: California-Academy Northwest Reorganization
Request for One-year Time Extension

Dear Mr. Fey:

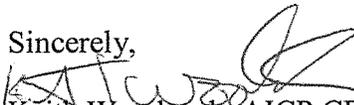
The City of Sanger is in support of Lennar's request for a one-year time extension for the California-Academy Northwest Reorganization Annexation Application. The developers have been active in working with the City of Sanger in pursuing the project and meeting LAFCo's Conditions of Approval as described below:

As required by Condition of Approval No. 1, the Development Agreement is in process. It does include the Right-to-Farm Covenant. The City warrants that the Development Agreement will be recorded with the Final Map.

Lennar has submitted a Final Map and necessary Improvement Plans that are under review by the City. As noted in the attached letter from Lennar, dated December 11, 2014, Lennar has completed acquisition of rights-of-way necessary for offsite sewer and water improvements to serve the project. This was a condition of approval by the City for the Tentative Tract Map.

Please contact me with any questions or comments regarding this process. Thank you for your consideration.

Sincerely,


Keith Woodcock, AICP CEP
City Planner