

**SERVICE DELIVERY PLAN  
CALIFORNIA-ARMSTRONG No. 2 REORGANIZATION  
Detachment from Fresno County Fire Protection District  
Annexation to the City of Fresno Fire Department  
Detach from Kings River Conservation District  
August 2015**

**BACKGROUND**

The California-Armstrong No. 2 Reorganization is a developer sponsored request pursuant to LAFCO policies and statutes. This Service Delivery Plan represents the developer's representation of how the proposed reorganization will be served by the City of Fresno.

The subject application affects two parcels. The subject property is identified as Fresno County APNs 316-160-62 & 63. The property is located in Fresno County on the east side of South Armstrong Avenue between East Church Avenue and East California Avenue. The total acreage of the proposed annexation is 19.6 acres per the APN map.

The subject property is fallow farm land with one residence on each parcel and within the City of Fresno Sphere of Influence. Both parcels have been rezoned from AL 20 to R-1/UGM which is consistent with the City of Fresno General Plan.

The properties in the area are generally occupied rural residences and agricultural land. The contiguous property to the north is the Ivywood single family residential subdivision which is in development.

The owner applicant has submitted the following applications to the City of Fresno for consideration:

- Environmental Assessment No. R-15-006/T-6095 prepared by the City of Fresno consistent with CEQA Guidelines.
- Rezone Application No. R-15-006 proposing to rezone the entirety of the subject properties from AL-20 (Exclusive Agriculture, twenty acre minimum) zone district to Fresno's R-1/UGM (single family residential/Urban Growth Management).
- Vesting Tentative Map No. 6095/UGM proposing to subdivide the subject property into a 93 lot single family subdivision.

The Fresno City Planning Commission, on July 15, 2015, approved the Rezone Application and the related Environmental Assessment subject to approval by the Fresno City Council. The Planning Commission also approved Vesting Tentative Tract map 6095/UGM.

The Fresno City Council, at its July 30, 2015 meeting approved the Environmental Assessment and Rezone Application. The Council also approved applying to the Fresno Local Agency Formation Commission for the detachment of the approximately 19.6 acre subject site from the

Fresno County Fire Protection District and the Kings River Conservation District in order to annex the same territory to the City of Fresno for the proposed California-Armstrong No. 2 Reorganization.

### **CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE**

An environmental assessment initial study was prepared for this project in accordance with the requirements of the California Environmental Quality Act (CEQA) Guidelines. This process included the distribution of requests for comment from other responsible or affected agencies and interested organizations.

Preparation of the EA necessitated a thorough review of the proposed project and relevant environmental issues and considered previously prepared environmental and technical studies pertinent to the Roosevelt Community Plan area, including the Fresno General Plan Master Environmental Impact Report (MEIR SCH No. 2012111015). These environmental and technical studies have examined projected sewage generation rates of planned urban uses; the capacity of existing sanitary sewer collection and treatment facilities' and optimum alternatives for increasing capacities; groundwater aquifer resource conditions; water supply production and distribution system capacities; traffic carrying capacity of the planned major street system; and student generation projections and school facility site location identification.

The proposed Rezone and Tract map have been determined to be a subsequent project that is fully within the scope of the MEIR SCH No. 2012111015 as provided by the CEQA as codified in the Public Resources Code (PRC) Section 21157.1(d) and the CEQA Guideline Section 15177(c). It has been determined that all applicable mitigation measures of SCH No. 2012111015 have been applied to the project as necessary to assure that the project will not cause significant adverse cumulative impacts, growth inducing impacts and irreversible significant effects beyond those identified by SCH No. 2012111015 as provided by CEQA Section 15178(a). In addition, pursuant to Public Resources Code, Section 21157.6(b)(1), staff has determined that no substantial changes have occurred with respect to the circumstances under which the MEIR was certified and that no new information which was not known and could not have been known at the time the MEIR was certified as complete, has become available. Therefore, it has been determined based upon the evidence in the record that the project will not have a significant impact on the environment and that the filing of a finding of conformity is appropriate in accordance with the provisions of CEQA Section 21157.5(a)(2) and CEQA Guidelines Section 15178(b)(1) and(2).

Based upon the environmental assessment and applicable mitigation measures, it has been determined that there is no evidence that the project may have a significant effect on the environment and a finding of conformity for this project has been prepared. A public notice of the finding of conformity for Environmental Assessment Application No. R-15-006 was published on May 29, 2015 with no comments or appeals received.

## **SERVICE DELIVERY ISSUES**

### **Flood Control and Drainage**

The subdivider shall be required to comply with the specific requirements imposed by the Fresno metropolitan Flood Control District (FMFCD) for the subdivision or any amendments or modifications to those requirements which may be granted by the FMFCD Board of Directors, pursuant to Section 13-1307 of the Fresno Municipal Code. These requirements are identified in the Districts letter to the City of Fresno Development and Resource management department dated June 1, 2015 and attached here to.

### **Streets and Right-of-Way**

The Subdivider shall furnish to the City of Fresno acceptable security to guarantee the construction of the off-site street improvements in accordance with all applicable provisions of the FMC and the State Subdivision Map Act.

The subdivider will also comply with all of the requirements included within the attached City of Fresno, Public Works Department, Traffic and Engineering Services memorandum dated June 5, 2015 or any amendments or modifications to those requirements which may be approved by the Department of Public Works Director prior to the recordation of a final map.

### **Sewer Service**

The project will be served by sanitary sewer which is provided by the City of Fresno.

The nearest sanitary sewer main to serve the proposed project is a 12 inch main located in South Armstrong Avenue.

The Developer shall comply with all of the requirements included within the attached Department of Public Works, Planning and Engineering (Sanitary Sewer) memorandum dated June 2, 2015 prior to City providing sewer service to the project.

### **Water Service**

The project will be provided with water by the City of Fresno.

The nearest water main to serve the proposed project is a 14-inch main located in South Armstrong Avenue.

The Developer shall comply with all of the requirements included within the attached Department of Public Works, Planning and Engineering (Water Division) memorandum dated May 7, 2015 prior to City providing water service to the project.

### **Schools**

The project site is currently located within the Sanger Unified School District (SUSD). Per the letter dated April 24, 2015 (attached) from Richard Sepulveda, Chief Operations Officer for SUSD, schools that presently serve the proposed project are Sequoia Elementary School (K-6), Washington Academic Middle School (7-8) and Sanger High School (9-12). Due to the District's increasing enrollment, there is no guarantee that students generated by this project will be served by the listed schools. If a school is overcrowded at one or more grade levels, students who would otherwise attend that school may be transferred to another school.

The proposed project will be required to pay school fees based on the square footage of the new homes constructed. The fees currently being charged are listed in the letter from Mr. Sepulveda.

### **Police Services**

The subject property is currently within the Fresno County Sheriff's Department service area. Upon annexation to the City of Fresno, Police service will be the responsibility of the City of Fresno Police department. The applicant is also responsible for the payment of Police Facilities Impact fees as noted in the Conditions of Approval dated July 15, 2015 for Vesting Tentative Tract Map T-6095/UGM.

### **Fire Services**

The project area is currently served by Fresno County Fire. Upon annexation, fire service will be provided by the City of Fresno Fire Department.

The proposed project will be required to comply with the conditions outlined in the attached Fresno City Fire Department Memorandum dated May 7, 2015.

In addition, it shall be the responsibility of the developer to pay any necessary Fire Transition fees.

### **Solid Waste Disposal**

Solid Waste Service within the tract will be provided as Single Family Residential properties with basic container service (3 containers – solid waste, green waste and recyclable material).

### Parks

The City of Fresno, in its recently approved 2035 General Plan, has made provisions for parks within the general plan area. Upon annexation to the City of Fresno, the demand for parks will be within planned service levels of the City of Fresno Parks Department. Parks facility and Quimby Act fees which provide for the acquisition of new and open space and recreation facilities as well as improvements to existing facilities and programs to provide a broader range of recreation opportunities will be paid by the project developer at the time building permits are obtained. These fees are outlined in the Conditions of Approval dated July 15, 2015 for Vesting Tentative Tract Map No. T-6095/UGM.

### Landscaping, Open Space and Walls

The Department of Public Works, in its attached memorandum, dated May 5, 2015, offered comments regarding developer requirements for landscaping and irrigation, including "Water Efficient Landscape Standards and AB 1881", for street right of ways, landscape easements, outlots and median islands. The developer shall comply with Condition No. 26 of the Conditions of Approval dated July 15, 2015 for Vesting Tentative Tract Map No. T-6095/UGM.

Mike Sanchez, Assistant Director for

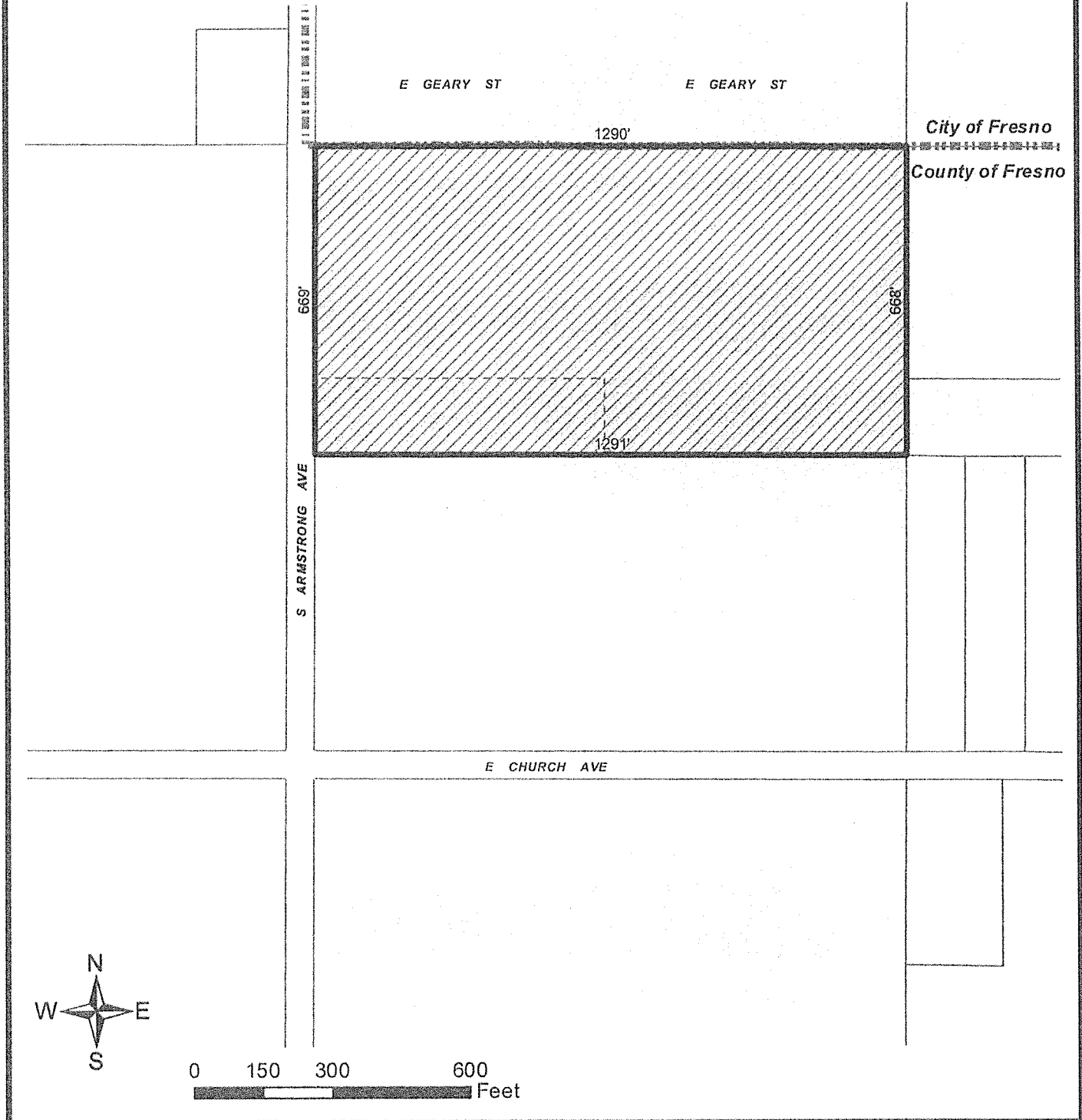
  
Jennifer K. Clark, Director

Development and Resource Management Department

9/13/15

Date

# EXHIBIT A



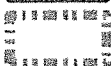
R-15-006

APN: 316-160-62 and 63

1302 South Armstrong Avenue



AL-20 (Fresno County) to R-1/UGM (Fresno City), 19.80 Acres



City Limits

