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

CONSENT AGENDA ITEM No. 5D

DATE: January 14, 2015

TO: Fresno Local Agency Formation Commission

FROM: David E. Fey, AICP, Executive Officer 

SUBJECT: Consider Approval: City of Reedley "Reed-Floral Reorganization, 2014." A proposed reorganization to annex 20.29 acres to the City of Reedley and detach from the Fresno County Fire Protection District and the Kings River Conservation District for territory located at the northeast corner of Reed and Floral Avenues. (LAFCo File No. RO-14-5)

Applicant: City of Reedley

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

City of Reedley*

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 ("CKH").
- C. Assign the distinctive short form designation "Reed-Floral Reorganization, 2014."
- D. Find pursuant to the "CKH" 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.

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

On June 4, 2008, the Commission approved the "Reed-Floral Reorganization, Annexation No. 2004-7" which was to annex 77.26 acres to the City of Reedley for territory located north of E. Floral Avenue, between S. Reed Avenue and S. Franklin Avenues. The City pre-zoned the territory and prepared an Initial Study for the proposal as required by the California Environmental Quality Act (CEQA) to determine and evaluate the potential environmental effects of the project. The City found that no potential significant impacts to the environment would occur as a result of the project. A Notice of Determination was filed by the City on February 15, 2008. On June 4, 2014, the proposal expired after several extensions.

The City of Reedley initiated these proceedings on November 25, 2014, with the adoption of Resolution 2014-75 and filed the application with LAFCo. Resolution No. 2014-097 also affirmed actions taken by the City Council relating to land uses for the "Reed-Floral Reorganization, Annexation No. 2004-7."

Proposal / Land Use

- The territory is within the City of Reedley's Sphere of Influence, adjacent to the city limits on the east side of Reed Avenue, north of Floral Avenue (**Figure 1**).
- The proposal consists of the annexation of 19.01 acres to the City of Reedley and detachment from the Fresno County Fire Protection District and the Kings River Conservation District.
- The subject territory is located at the northeast corner of Reed and Floral Avenues (**Figure 2**). The territory is uninhabited.
- The territory proposed for reorganization is undeveloped, fallow land.
- The City proposes to construct and operate a fire training facility and a recharge/ponding basin.

Environmental Determination

On February 12, 2008, the Reedley City Council adopted an Initial Study & Mitigated Negative Declaration of Environmental Impacts for the "Reed-Floral Reorganization, Annexation No. 2004-7." The Initial Study evaluated annexation of 77.26 acres, a general plan amendment, rezoning, tentative tract map and conditional use permit application related to the Quiring-Crossland "Lakewood" Subdivision Project. A Notice of Determination was filed with the County of Fresno on February 15, 2008 and there were no subsequent legal challenges.

The action of the Reedley City Council at that time was carried forward and incorporated into the recently adopted Reedley General Plan Update 2030 and again analyzed as part of the City Council's (February 25, 2014) certification of the Final Environmental Impact Report (SCH No. 2010031106), which has been prepared for the proposed GPU pursuant to the California Environmental Quality Act (CEQA).

The Reedley City Council determined that the existing environment at the time the original project was approved by the City Council has not significantly changed and no noticeable adverse environmental impacts were identified. It should also be noted that the newly-proposed project would further reduce potential development impact by eliminating the construction of approximately 45 single family dwelling units and 56 multiple family dwelling units.

The Reedley City Council found that no new effect beyond those identified and analyzed in the Program EIR (SCH No. 2010031106) would occur and that no new mitigation measures are required for this project beyond those set forth in the program EIR (SCH No. 2010031106), pursuant to Section 15168(c)(2) and that the new 20.29-acre project will not have a potentially significant effect on the environment. Such Findings were memorialized with the Reedley City Council's adoption of Resolution No. 2014-097 on November 25, 2014. This Resolution was submitted as part of the City's application to LAFCo.

As Responsible Agency, the Commission is required to review and consider the City's environmental documents prior to taking its action (see Environmental Documents on our website at www.fresnolafco.org - CEQA Documents for Upcoming Projects). 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 Proposal is consistent with the amended Reedley General Plan and the amended Reedley Specific Plan that designates the territory for Medium-Density Residential, High-Density Residential, Conservation, and Open Space planned land uses.
- The Proposal has been found to be consistent with the Memorandum of Understanding (Master Tax Sharing Agreement) and the Standards for Annexation between the City of Reedley and County of Fresno (see letter from Mr. John Navarrette, Fresno County CAO, December 5, 2014 - Correspondence and Comments).
- The City of Reedley and the Fresno County Fire Protection District have a transition agreement in place to provide fire protection services to the affected territory.

- The Proposal furthers the County's General Plan policies of directing growth to existing cities where infrastructure and a full-range of municipal services are available to serve urban development.

The Proposal is consistent with the CKH(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:	20.29 acres
Current Land Use:	Vacant
Number of Residences/ Population:	Residences:0 / Population: 0
Registered Voters:	Voters: 1
Assessor Parcel Number(s):	365-181-23

- 2. Proposed Development:** Construction of fire department training facility and ponding/recharge basin.
- 3. Surrounding Territory:** Single-family residential and school to the north, agriculture to the south, east, and west.
- 4. Consistency with Adopted Sphere of Influence (SOI)** - The subject territory is within the LAFCo-approved Sphere of Influence for Reedley.

6. Existing Service Agencies and Proposed Service Changes

Service	Existing Service	Change
Water	None	City of Reedley
Sewer	None	City of Reedley
Fire Protection	Fresno Co. Fire Protection District	City of Reedley
Distance to Station		On-Site

(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
State Center Community College District	Kings Canyon Unified School District
Alta Irrigation District	Central Valley Pest Control District
Consolidated Mosquito Abatement Dist.	Fresno County Library
County of Fresno	Reedley 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 City will provide for the 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)
- John Navarrette, County Administrative Officer
 - Laurel Prysiaczny, County Librarian
 - Janet Gardner, Environmental Health Specialist III, Fresno Co. Dept. of Public Health
 - John Quinto, Assistant Superintendent, Kings Canyon Unified School District
 - State Department of Health Services, Division of Drinking Water
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 was one (1) registered voter in the subject territory.
12. **Compliance with the Requirements of CEQA**
- Lead Agency:** City of Reedley
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
 - Mark Johnson, Chief, Fresno County Fire Protection District
 - Randy Shilling, Deputy District Manager, Kings River Conservation District
 - Nicole Zieba, City Manager, City of Reedley
 - Kevin Fabino, Community Development Director, City of Reedley

Figure 1

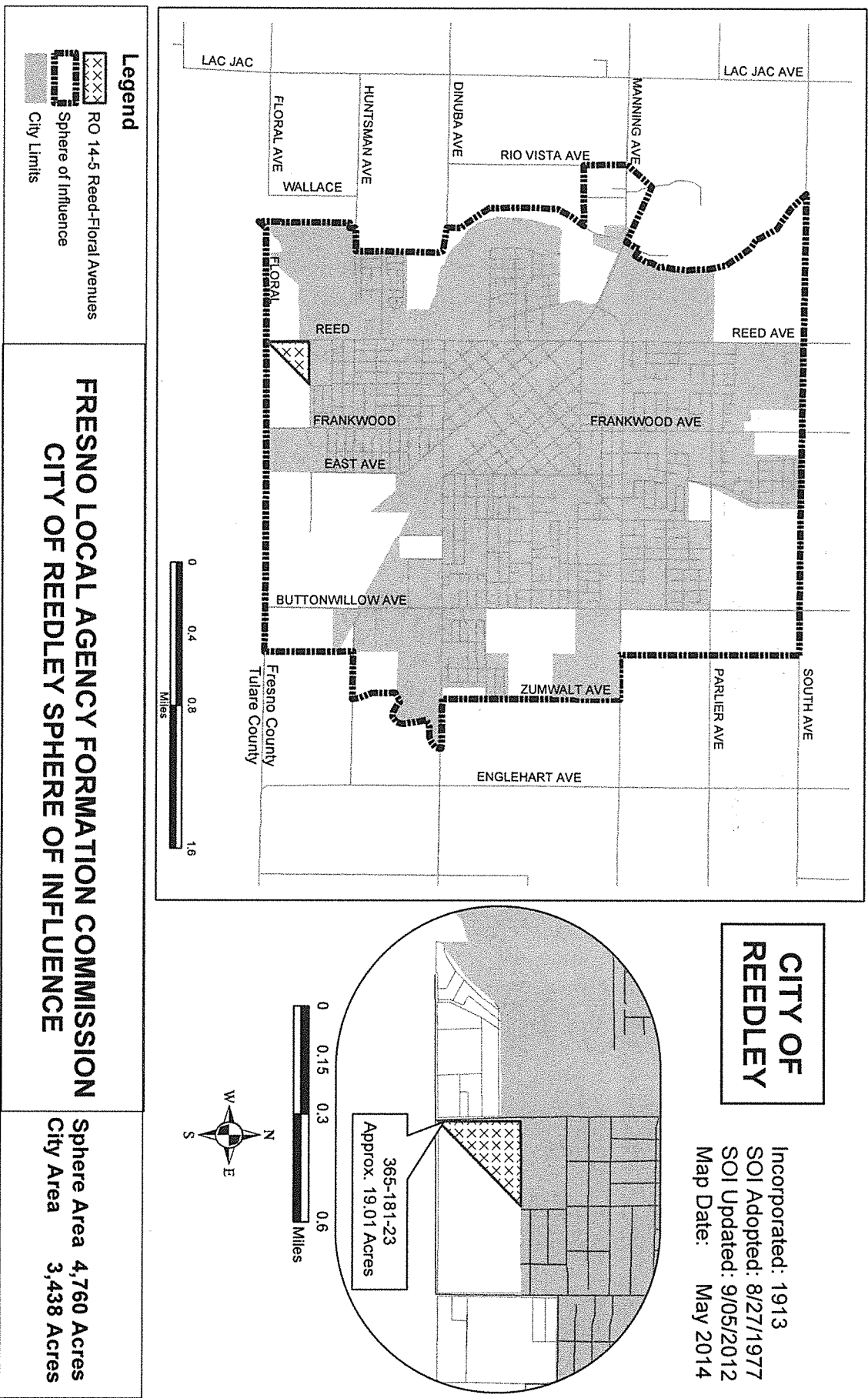
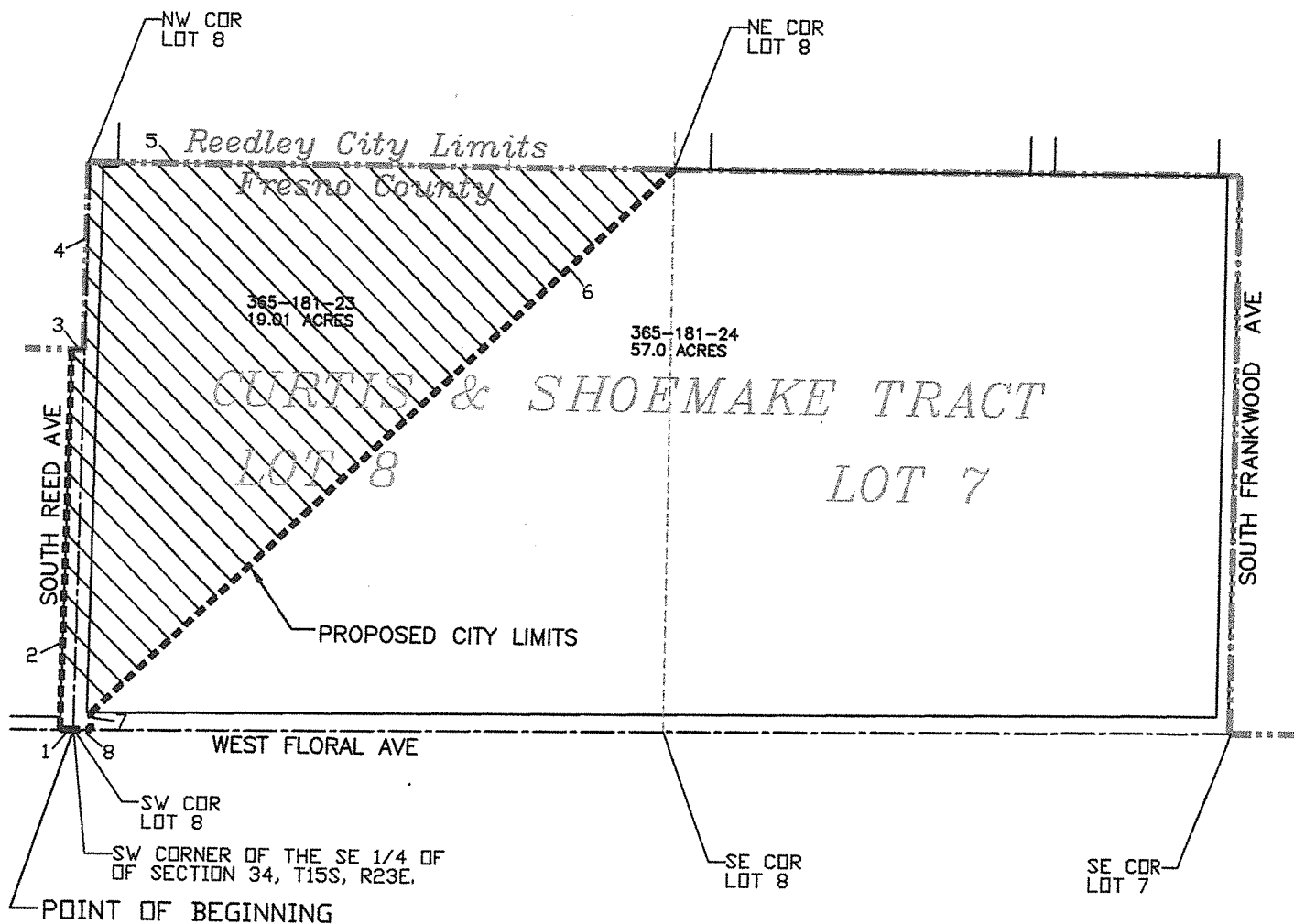


Figure 2



SCALE: 1"=400'
0 100 200 300 400



ANNEXATION
883,632.5 Sq. Feet
20.3 Acres

COURSE	BEARING	DISTANCE
1	N89°30'51"W	30.00 FEET
2	N00°34'51"E	901.05 FEET
3	S89°27'16"E	30.00 FEET
4	N00°34'51"E	407.44 FEET
5	S89°40'10"E	1315.54 FEET
6	S45°47'05"W	1794.66 FEET
7	S00°34'51"W	49.68 FEET
8	N89°27'16"W	42.00 FEET

PREPARED BY:

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FILE NO. _____
ANNEX. NO. 2014-001
ACRES 19.01
DATE 11/18/2014
DRAWN BY KJP
REVISION 12/19/2014
SHEET NO. 1 OF 1

**Reed-Floral Reorganization,
Annexation No. 2014-001**

AREA OF REORGANIZATION

ANNEXATION TO THE CITY OF REEDLEY AND DETACHMENT
FROM THE FRESNO COUNTY FIRE PROTECTION DISTRICT
AND KINGS RIVER CONSERVATION DISTRICT