

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

AGENDA ITEM NO. 5B

DATE: April 13, 2016

TO: Fresno Local Agency Formation Commission

FROM: David E. Fey, AICP, Executive Officer 

SUBJECT: **Consider Approval: City of Clovis "Bullard-Leonard Southeast Reorganization."** A proposed reorganization to annex 130.03 acres to the City of Clovis and detach from the Fresno County Fire Protection District and the Kings River Conservation District for territory located on the southeast corner of Bullard and Leonard Avenues (LAFCo File No. RO-16-2).

Applicant: George Gonzalez, MPA, City of Clovis

Land Owners/Parties of Real Interest (100% consent): City of Clovis, Glenn Millhollin & Darlene Millhollin, C&A Farms (Farid Assemi), Grantor Real Estate Inv. LLC (Kevin Assemi), Grantor Real Estate Inv. LLC (Neema Assemi), John Bonadelle, Antonietta Verni, Nicola Verni, Barbara Brown

RECOMMENDATION: Approve By Taking the Following Actions:

1. 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 Proposal 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.
2. Find that the proposed reorganization is consistent with LAFCo Policies, Standards and Procedures of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH).
3. Assign the distinctive short form designation "Bullard-Leonard Southeast Reorganization" and approve the annexation and detachments subject to the following condition of approval:

Pursuant to Fresno LAFCo policy 103-05, the Executive Officer shall record the approved application if all conditions have been satisfied and once he or she has determined that the facts pertaining to the application during the time of recording are materially similar to those facts considered by the Commission when the application was approved. Facts, as used in the proceeding sentence, is defined to include, but is not limited to, whether or not the proposed project is materially similar to the project described in any application before the Commission.

4. Find pursuant to CKH that:
 - A. The territory is uninhabited; and
 - B. All landowners and affected agencies have consented to the reorganization.
5. Waive further Conducting Authority Proceedings and order the reorganization subject to the requirements of CKH and the 30-day reconsideration period.

This proposed reorganization has been placed on the consent agenda because the territory is uninhabited and all property owners have consented in writing to the annexation.

Executive Summary

On January 11, 2016, the City of Clovis initiated this reorganization with the adoption of Resolution No. 16-09, requesting that the Commission begin proceedings for the “Bullard-Leonard Southeast Reorganization” to annex 130.03 acres to the City of Clovis and detach from the Fresno County Fire Protection District and the Kings River Conservation District.

The Fresno County CAO determined that the proposal is consistent with the Standards of Annexation contained within the City/County Memorandum of Understanding. The proposed development conforms to the City’s General Plan and Loma Vista Specific Plan. The City of Clovis and the Fresno County Fire Protection District have a fire transition agreement in place as required by Commission policy section 102-04.

Proposal

The proposal consists of the annexation of 130.03 acres to the City of Clovis and detachment from the Fresno County Fire Protection District and the Kings River Conservation District for territory located on the southeast corner of Bullard and Leonard Avenues. The Proposal area includes development of Tentative Tract Maps 6082, 6120, and 6127.

Vesting Tentative Tract Map No. 6082

On December 15, 2014, the Clovis City Council adopted Resolution 154-149 approving Tentative Tract Map No. 6082, an 80-lot single-family residential subdivision on approximately 74.84 acres. Ordinance 14-22 adopted by the Clovis City Council on December 15, 2014, rezoned 74.84 acres from County AE-20 Zone District to City R-1 (Single-Family Residential) Zone District for property located on the south side of Bullard Avenue between N. Leonard and La Vona Avenue.

Tentative Tract Map No. 6120

On December 17, 2015, the Clovis City Council adopted Resolution 15-74 approving Tentative Tract Map No. 6120, a 187-lot single-family residential subdivision on approximately 50.25 acres. Ordinance 16-02 adopted by the Clovis City Council on January 11, 2016, rezoned 50.25 acres from the AE-20 Zone District to the R-1 Zone District for property located on the north side of the Barstow Avenue alignment, between Leonard and the Highland Avenue alignment.

Tentative Tract Map No. 6127

On January 11, 2016, the Clovis City Council adopted Resolution 16-08 approving Tentative Tract Map No. 6127, a 102-lot single-family residential subdivision on approximately 19.34 acres. Ordinance 14-22 adopted by the Clovis City Council on December 15, 2014, rezoned the territory from AE-20 Zone District to the R-1 Zone District for property located near the northeast corner of the E. Barstow Avenue Alignment and N. Leonard Avenue.

Ability for the City to Serve Water to the Territory

A water infrastructure Investigation was performed by Provost & Pritchard Consulting Engineers for Tentative Map 6120. The investigation found that based on the information collected during the investigation and the City's adherence to recommendations from prior water supply planning efforts, the existing water system and recommended connections would be adequate to support anticipated demands from the Proposal. The report also stated that in order to comply with the City's two points of connections, the Proposal would need to establish connections in both Bullard and Barstow Avenue and that since the annual demand for the Proposal would be greater than the entitled supply available, the developer would need to pay fees to the City to make up a supply shortfall of about 100 acre feet. The report noted that an option to address this supply deficiency is for the City to allocate a portion of its Boswell Banking facility to the Proposal and that although the Proposal does not have access to Kings River water to fully offset anticipated demands, the City has the ability to provide a source of supply without negatively impacting supply/delivery of water to reasonably foreseeable users within the City. (Full report attached as **Exhibit C.**)

Water studies were not conducted for TM6082 and TM6127. TM6127 is located within the service area of the Fresno Irrigation District (FID) and within the density range outlined by the General Plan; therefore, a water study was not required. TM6082 is not located within the service area of FID, but meets the density requirements of the General Plan. At the time TM6082 was being evaluated for water impacts, the City had a new EIR for the General Plan which was used to evaluate water supply source and demands. However, the City has since changed its policy to require a water study for all projects outside the FID service area.

Relationship to Regional Housing Goals and Policies

The updated Clovis Housing Element was approved by the Clovis Planning Commission on January 28, 2016, and was scheduled for the City Council's consideration on March 7, 2016. The Proposal will not negatively change or impact the City's Housing Element's objectives or needs.

Proposal / Land Use

- The territory is within the City of Clovis' sphere of influence, south and east of the city limits (**Exhibit A**).
- The Proposal consists of the annexation of 130.03 acres to the City of Clovis and detachment from the Fresno County Fire Protection District and the Kings River Conservation District.
- The subject territory is located at the southeast corner of Bullard and Leonard Avenues (**Exhibit B**).

- The territory proposed for annexation covers three tentative tract maps: VTM 6082 proposes an 80-lot single-family residential subdivision; TM 6120 proposes a 187-lot single-family residential subdivision; and TM 6127 proposes a 102-lot single-family residential subdivision.
- The Proposal is currently zoned County AE-20 and is prezoned to R-1 consistent with the Clovis General Plan.
- The territory is uninhabited.
- The proposed development and reorganization conform to the City of Clovis' General Plan and Loma Vista Specific Plan.

Environmental Determination

The City of Clovis as "lead agency" conducted an initial study for Tentative Tract Map No. 6082 and on December 15, 2014, adopted a Mitigated Negative Declaration. The City of Clovis also conducted an initial study for Tentative Tract Map No. 6120 and 6127 and on January 11, 2016, adopted a Mitigated Negative Declaration. (See Environmental Documents on LAFCo's website at www.fresnolafco.org.)

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

- All properties within the Proposal have been prezoned to the Clovis R-1 Zone District and the proposed uses conform to this prezoning.
- 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 Clovis and County of Fresno (see letter from Mr. Jean Rousseau, Fresno County CAO dated February 10, 2016 - Correspondence and Comments).
Note: Will Kettler, Development Services Div. Mgr., Fresno Co. Public Works and Planning, recommended that "the City of Clovis include the full width of right-of-way along Barstow, Leonard, Bullard, La Vona and Browning Avenues." The Proposal as recommended by staff includes full rights-of-way of all but La Vona and Browning Avenues for two reasons: those streets will have no vehicular connection to the Proposal's tentative maps and those streets, if annexed without connection to city streets, would continue to serve unincorporated residences. If these streets are to be annexed, it should be in association with an annexation of the remaining unincorporated portion of the Clovis SOI.
- The City of Clovis and the Fresno County Fire Protection District have a transition agreement in place to provide fire protection services to the affected territory.
- The Proposal is consistent with the CKH and LAFCo Policies, Standards, and Procedures, including, but not limited to, Sections 100 and 200.

APPLICATION INFORMATION

1. Subject Territory

Acreage:	130.03 acres
Current Land Use:	Rural Residential & Agriculture
Number of Residences/ Population:	Residences:16 / Population: 16
Registered Voters:	Voters: 9
Assessor Parcel Number(s):	554-030-21s, 22s, 23s, 24s, 30, 31s, 34s, 49s, 52s

2. **Proposed Development** - The territory proposed for annexation covers three Tentative Tract Maps: VTM 6082 proposes the development of a 80-lot single-family residential subdivision on approximately 74.84 acres; TM 6120 proposes the development of a 187-lot single-family residential subdivision on approximately 50.25 acres; and TM 6127 proposes the development of a 102-lot single-family residential subdivision on approximately 19.34 acres.

3. **Surrounding Territory** - Rural-residential to the east, rural residential and agriculture to the north and south, and urban development and rural residential to the west.

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

5. **Consistency with City and County General and Specific Plans** - The Proposal is consistent with the City of Clovis' General Plan and the Loma Vista Specific Plan. 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.

6. Existing Service Agencies and Proposed Service Changes

Service	Existing Service	Change
Water	Private Well	City of Clovis
Sewer	Private Septic	City of Clovis
Fire Protection	Fresno Co. Fire Protection District	City of Clovis

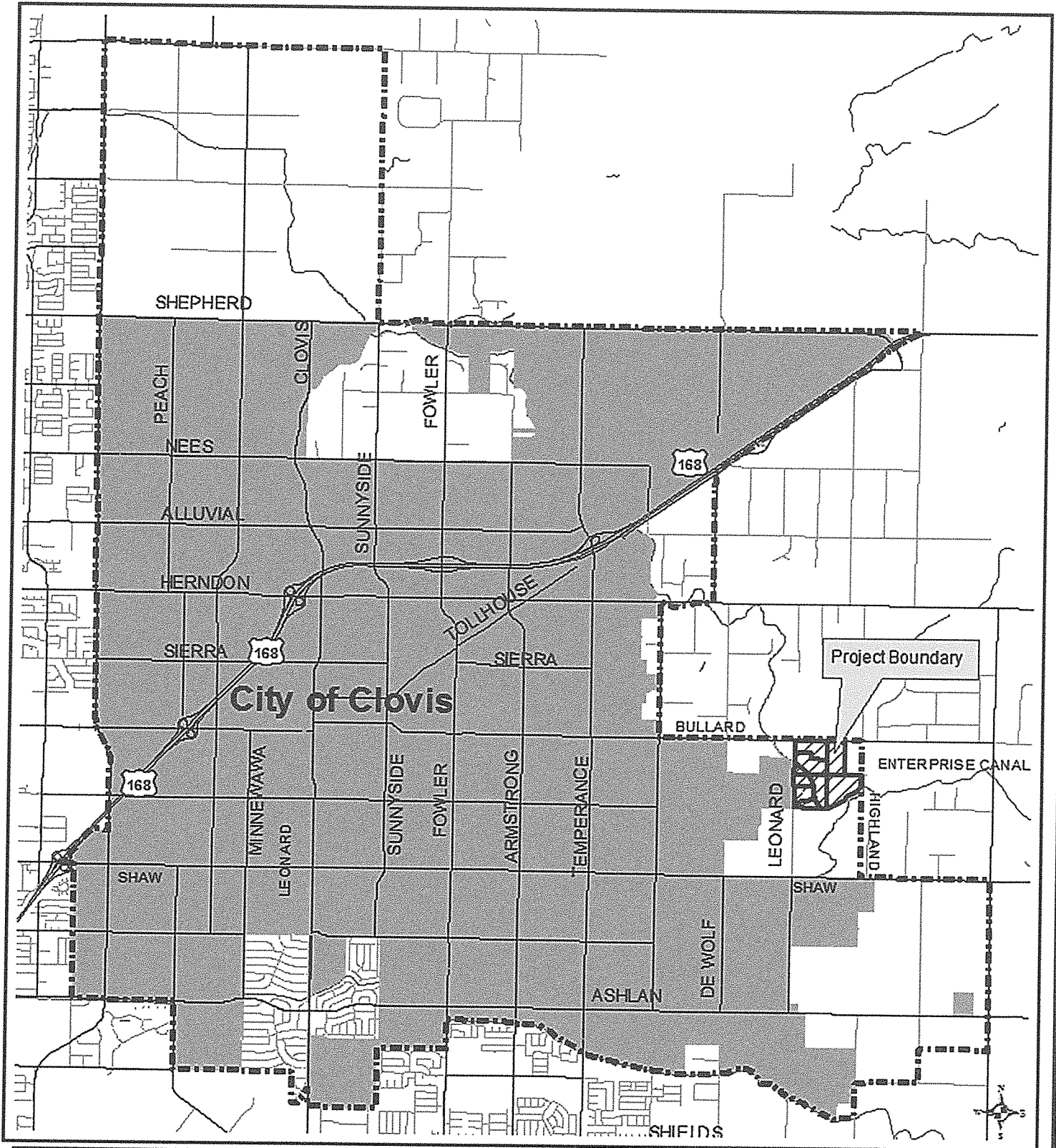
(See Service Plan on our website at www.fresnolafco.org)

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

Kings River Conservation District	Fresno County Fire Protection District
Fresno Co. Fire, Zone 10	Fresno Irrigation District
State Center Community College District	Clovis Unified School District
Clovis Cemetery District	County Service Area No. 35
Fresno Metropolitan Flood Control District	Fresno County Library
County of Fresno	Clovis Memorial District
Consolidated Mosquito Abatement Dist.	West Fresno Co. Red Scale Protect. Dist.

8. **Costs and Other Changes Affecting Residents or Landowners** - The costs of services will not change upon annexation. Residents will not be required to change services at the time of annexation but will have an opportunity to connect to city sewer and water. Existing residents will receive new City of Clovis addresses.
9. **Agencies and Individuals Submitting Comments**
- Jean Rousseau, County Administrative Officer
 - Will Kettler, Manager, Dev. Services Division, Department of Public Works & Planning
 - Janet Gardner, Environmental Health Specialist III, Fresno Co. Dept. of Public Health
 - Chufeng Vang, IT Analyst, Fresno County Elections Department
 - Michael Navarro, Chief, Planning North Branch, Department of Transportation
 - Robert Villalobos, Engineering Technician III, Fresno Metropolitan Flood Control District
 - Laurel Prysiazny, County Librarian
 - Lt. Kathy Curtis, Fresno County Sheriff-Coroner's Office
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 **are not adequate** to file with the State Board of Equalization. Corrected exhibits will be necessary for issuance of a Certificate of Completion if approved by the Commission.
11. **Registered Voter Data** - The County of Fresno Elections Office reported that there were **nine** registered voters in the subject territory.
12. **Compliance with the Requirements of CEQA**
- Lead Agency:** City of Clovis
Level of Analysis: Initial Studies
Finding: Mitigated Negative Declarations (see Environmental Documents at www.fresnolaftco.org under the Hearing and Workshops tab in the April 13, 2016 file)
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
 - Bernard Jimenez, Deputy Director of Fresno Co. Public Works and Planning
 - Will Kettler, Development Services Div. Mgr., Fresno Co. Public Works and Planning
 - Mark Johnson, Chief, Fresno County Fire Protection District
 - Stephen Julian, Fresno County Fire Protection District
 - Paul Peschel, District Manager, Kings River Conservation District
 - George Gonzalez, Associate Planner, City of Clovis
 - Art Lancaster, Bonadelle Neighborhoods
 - Matt Smith, Woodside Homes

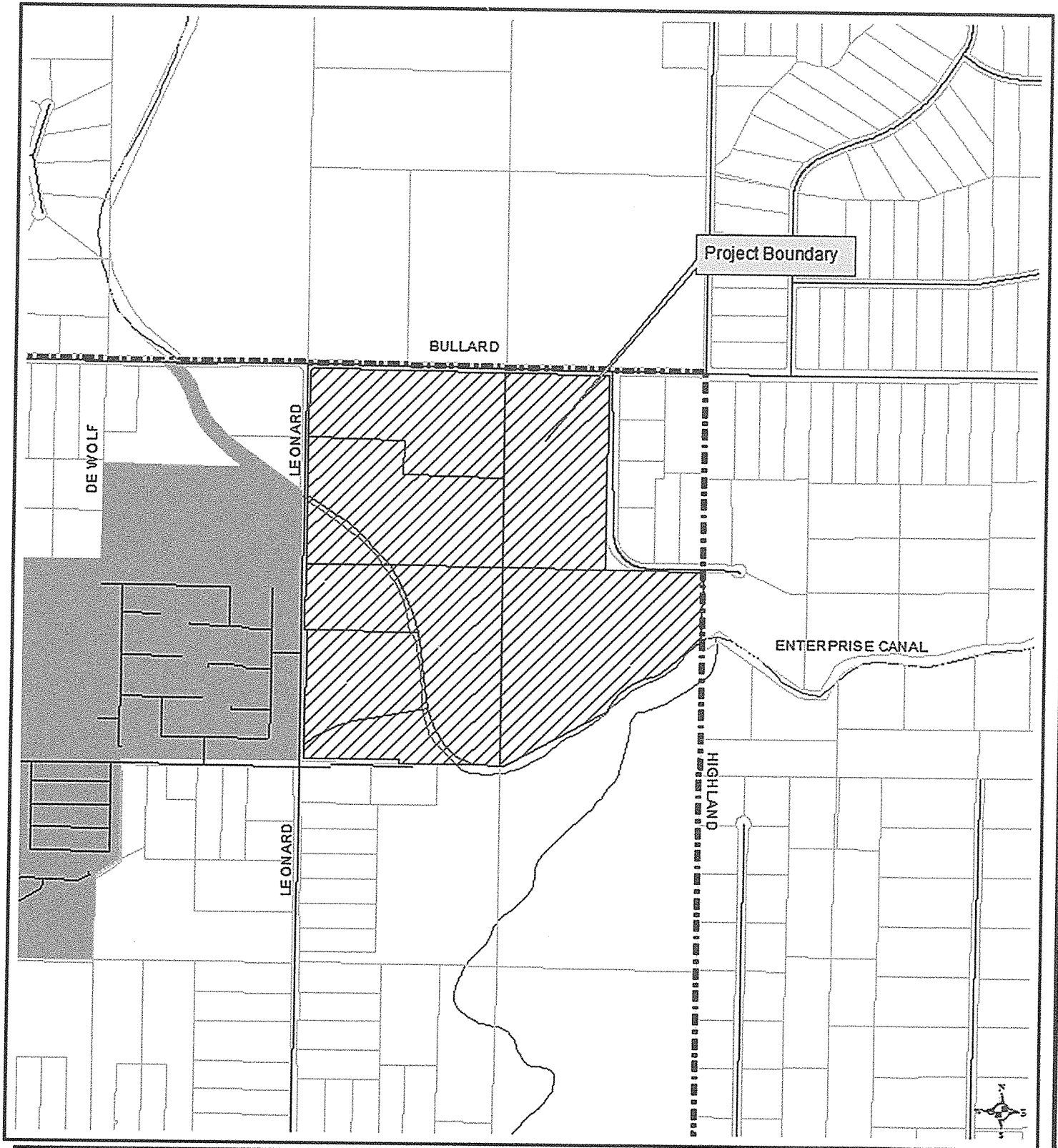
EXHIBIT A



- City Limits, Clovis
- Bullard-Leonard SE Reorganization
- Sphere of Influence, Clovis

**Bullard-Leonard SE Reorganization
City of Clovis**

EXHIBIT B



- City Limits, Clovis
- Bullard-Leonard SE Reorganization
- Sphere of Influence, Clovis

Bullard-Leonard SE Reorganization City of Clovis

Exhibit C

2505 Alluvial Avenue
Clovis, CA 93611-9166
Tel: (559) 326-1100
Fax: (559) 326-1090
www.ppeng.com

November 3, 2015

Mel Gonzalez-Sanchez
City of Clovis
1033 Fifth Street
Clovis, CA 93612

Subject: Water Infrastructure Investigation for Tentative Map 6120 (APNs 554-030-30, 31, and 49)
Located Northeast of the Intersection of Leonard Avenue and Barstow Avenue

Dear Ms. Gonzalez-Sanchez:

Provost and Pritchard Consulting Group ("P&P") has prepared this letter summarizing findings of our investigation into the water system infrastructure required to serve a single family residential development project located northeast of the intersection of Leonard and Barstow Avenues.

Project Information

It is our understanding that the proposed development (Project) will have a land use¹ designation consistent with land uses envisioned in a prior water supply assessment and must comply with the City's two points of connection requirement. The Project covers an area of about 50 acres and encompasses three (3) parcels (APNs 554-030-30, 31, and 49) within the Loma Vista planning area. Only APN 554-030-49 lies within the Kings River service area for FID, which means over 90 percent of the Project is not able to rely upon water from the Kings River as a source of supply. The existing project site consists of one dwelling surrounded by small farming operations; Enterprise Canal separates APN 554-030-49 from the other parcels. The proposed use will consist of 187 single family units, which equates to a dwelling unit density of 3.72 units per acre. Existing water transmission mains (diameters greater than 14 inches) are located in Bullard and Leonard Avenues with a distribution main (12-in diameter) located in Barstow Avenue. Collectively, these facilities convey water from the surface water treatment plant, located less than one (1) mile northwest of the Project, to users in Zone 2 as well as users within the eastern portion of Zone 1.

¹ Properties located east of the Enterprise Canal have a proposed land use designation, low density, which is consistent with a land use designation originally consider in the Southeast Village Water Supply Assessment. The Loma Vista Specific Plan assigned, for the proposed Project limits, a low density land use classification to land east of the Enterprise Canal with a medium density classification for land to the west. In the Water Master Plan Update – Phase II Facilities Plan (Provost & Pritchard, 1999), lands north of Shaw Avenue were classified as agricultural, which meant potable water service would not be provide to these lands.

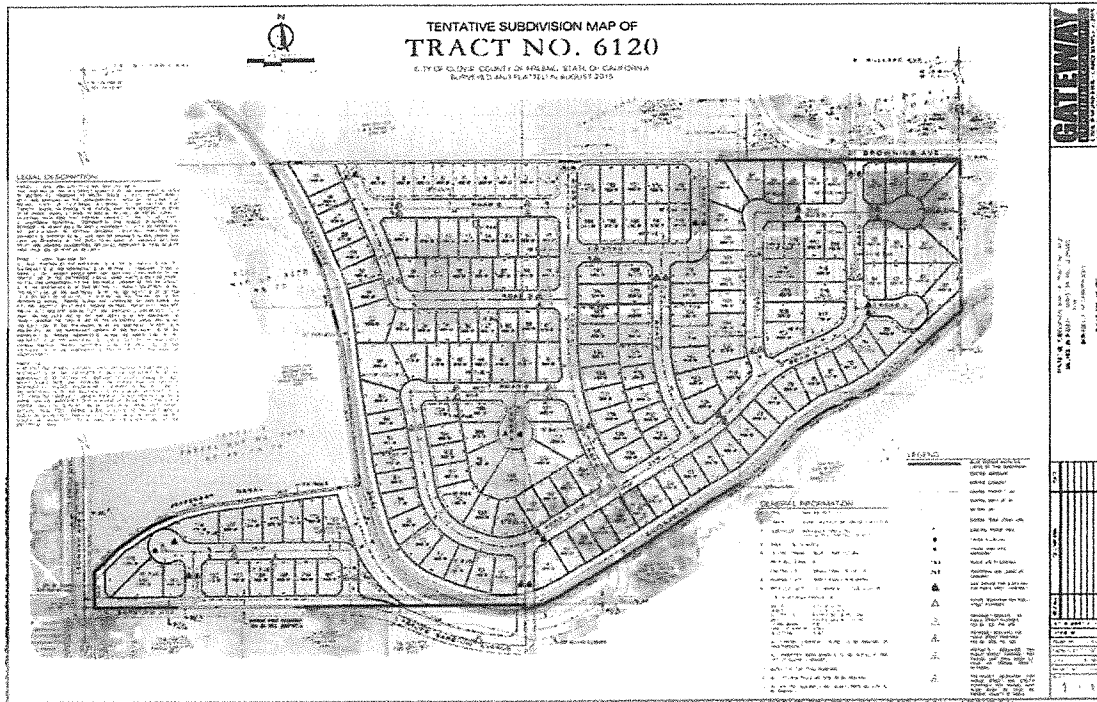


Figure 1: Proposed Tentative Map No. 6120 (source: City of Clovis)

Assumptions:

Below is a list of assumptions that were made for this investigation:

- Proposed development will comply with the City's two points of connection requirement.
- Proposed development will install master planned facilities as recommended in the investigation.
- Developer is responsible for sizing all water mains and other water related infrastructure internal to the Project.
- The Clovis Fire Department requires a fire flow of 1,800 gallons per minute (gpm) and a minimum residual pressure of 35 psi per City direction.
- Water system demands will be based on unit demand from the *Water Master Plan Update Phase II - Facilities Plan* (Provost & Pritchard, 1999) and on 2013 usage.
- Project site has planned density consistent with a land use designation used in the Southeast Village Water Supply Assessment.
- Gross acreage for the development is about 50 acres.
- Recycled water will not be applied to public landscaping surrounding the Project.
- Hydraulic model analysis was not part of this scope of services.

Water Demand

Potable water demands for the Project were estimated using land use based unit water demand factors from the *Water Master Plan Update Phase II – Facilities Plan*. Since the Project consists of 187 single family units on approximately 50 acres its dwelling unit density corresponds to a low density land use classification. During the water master plan update, per capita demand in 2013 was observed to be greater than per capita demand during the 1999 water master plan effort so unit demands were modified to account for this differential. Table 1 summarizes unit demand factors used to estimate demand for typical planning conditions such as annual, maximum day, and peak hour.

Table 1. Summary of Unit Water Demands by Land Use

Land Use	Annual Average (AFY/ac)		Maximum Day (gpm/ac)		Peak Hour (gpm/ac)	
	Low	High	Low	High	Low	High
<u>Existing</u>						
Low Density	2.1	2.4	2.73	3.1	4.17	4.8
Medium Density	2.1	2.4	2.73	3.1	4.17	4.8
<u>Proposed</u>						
Low Density	2.1	2.4	2.73	3.1	4.17	4.8

Notes:

1. Source for "Low" unit water demands values was Table 1-1 in the *Water Master Plan Update Phase II – Facilities Plan*.
2. Abbreviations: AFY = Acre-feet per year, GPM = gallons per minute
3. Values in the column titled "High" correspond to unit demands modified to reflect a change in per capita demand.
4. Land uses for the "Existing" condition were based on a Land Use Plan for the Loma Vista Specific Plan.

Water usage for each demand condition was estimated by multiplying gross acreage of a land use type by its respective unit demand. Refer to Table 2 for a summary of anticipated water demands for Existing land use condition and the current proposal using lower and upper anticipated unit demand values.

Table 2. Summary of Existing and Proposed Water Demands

Land Use	Area (ac)	Annual Average (AFY)		Maximum Day (gpm)		Peak Hour (gpm)	
		Low	High	Low	High	Low	High
<u>Existing</u>							
Low Density	46	97	110	126	143	192	221
Medium Density	4	8	10	11	12	17	19
<u>Proposed</u>							
Low Density	50	106	111	137	156	210	241

Infrastructure

The Project is on three undeveloped parcels surrounded by existing single family residences in the Loma Vista planning area, just northeast of Leonard and Barstow Avenues. There is an existing 30-in water main

along Leonard and Bullard Avenues. The first point of connection to the City's water system will be made to a 12-in water main installed in Barstow Avenue from the intersection of Barstow and Leonard Avenues east to the southern portion, near Lincoln Avenue, of the Project. A second connection will be made to a 12-in water main in Bullard Avenue (see Attachment 1) connecting to another 12-in water main installed in Leonard Avenue from the SWTP to Bullard Avenue. Sizing of water mains internal to Tract 6082 and 6120 is the responsibility of the developer. Since the City is not planning on incorporating lands east of La Vona Avenue then it should consider requiring the developer to install a 12-in main through Tracts 6082 and 6120, joining proposed water mains in Barstow and Bullard Avenues, to create the City's typical 12-in distribution grid.

Water Supply

Urbanization within Clovis occurs both inside and outside the Kings River service area for Fresno Irrigation District (FID), which means not all lands have access to this water source. Lands generally located south of the Enterprise Canal are within the Kings River service area and as such are entitled to an average annual allotment of about 2.1 acre-feet per acre (AF/ac), while those lands to the north do not have a source of surface water supply until they reach Garfield or International Water Districts. Given that some land uses within the City have unit demands greater than the supply available, the City adopted an ordinance requiring new development with demands exceeding water entitlement to pay fees so the City can acquire additional supply to serve a development. New developments located outside the FID boundary are required to pay fees for the entire water supply required to serve the development. Since the majority of the Project is outside the FID service area, the amount of water available to the project is limited, about a deficit of 100 AFY. See Table 3 for summary of reconciliation of supply and demand for existing and proposed land use conditions.

Table 3. Reconciliation of Supply and Demand

Land Use Category	Ave Day Demand (AFY)	FID Entitlement (AFY)	Additional Supply Required (AFY)
<u>Existing General Plan</u>			
Low Density	97	0	(97)
Medium Density	8	9	1
<u>Proposed General Plan</u>			
Low Density	106-111	10	(96-101)

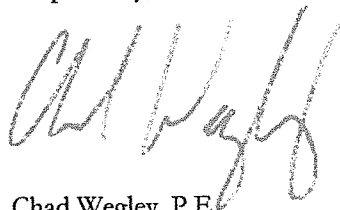
Summary

Based on information collected during this investigation and the City's adherence to recommendations from prior water supply planning efforts, the existing water system and recommended connections would be adequate to support anticipated demands from the Project. In order to comply with the City's two-points of connections, the Project would need to establish connections in both Bullard and Barstow Avenues. Since the annual demand for the Project would be greater than entitled supply available, the Project would need to

Ms. Mel Gonzalez-Sanchez
Subject: Water System Evaluation for Proposed Tract 6120 at Leonard and Barstow Avenues
Page 5 of 5
November 3, 2015

pay fees to the City to make up a supply shortfall of about 100 AF. An option to address this supply deficiency is for the City to allocate a portion of its Boswell Banking facility to the Project. Although the Project does not have access to Kings River water to fully offset anticipated demands, the City has the ability to provide a source of supply without negatively impacting supply/delivery of water to reasonably foreseeable users within the City. However, to understand the cumulative impacts to supplies and other major water infrastructure, the City should be tracking changes in demand as part of the development process in order to determine when projects with greater demand are offset by projects with demand lower than originally planned.

Respectfully,



Chad Wegley, P.E.



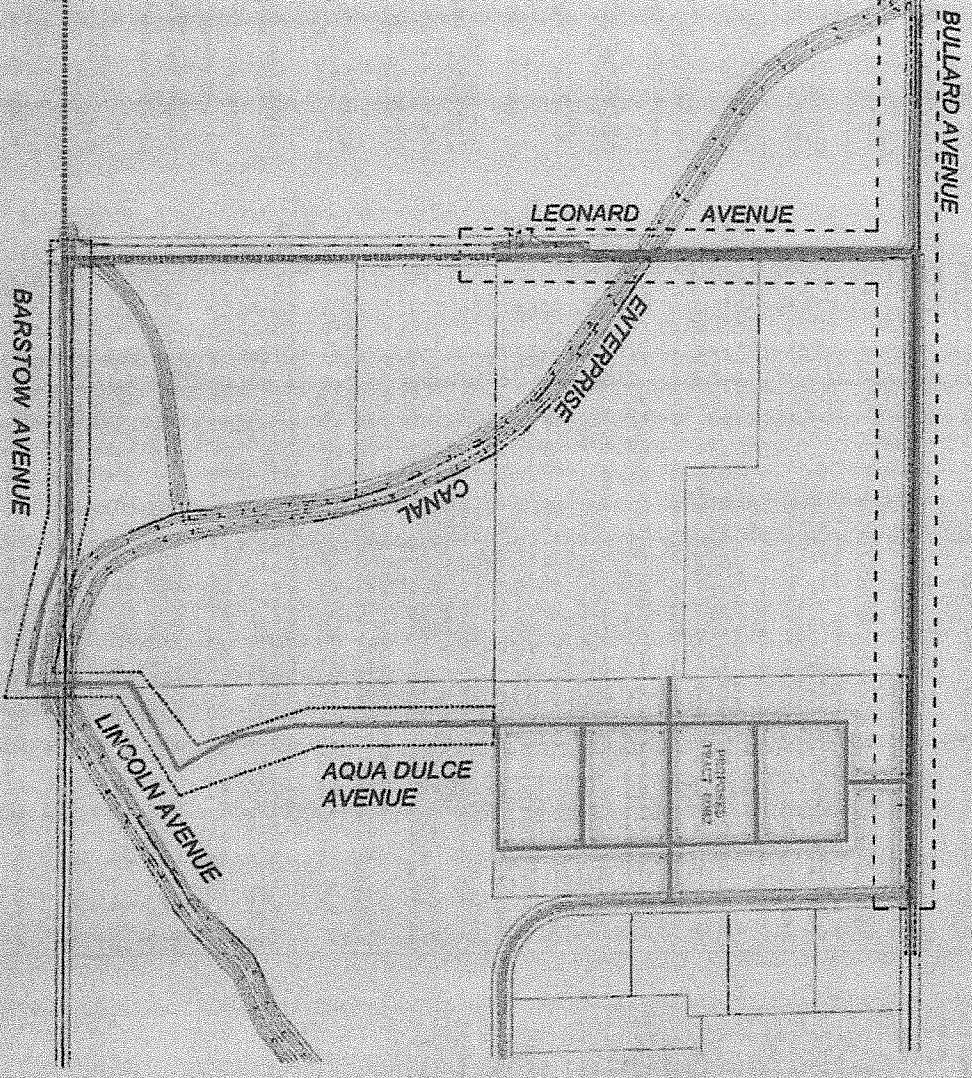
Enclosure: 1- Master Planned Water Pipes

c: File
Alex Collins
Steve White
Mike Harrison

PLANS FOR CONSTRUCTION OF: **TRACT 6082 - OFF-SITE WET UTILITIES** SWC BULLARD AND LA VONA AVENUES

ATTACH

SHEET NUMBER	SHEET TITLE
COVER SHEET	
CONSTRUCTION NOTES	
UTILITY-BULLARD AVE. 10+00.72 - 21+00.00	
UTILITY-BULLARD AVE. 21+00.00 - 32+00.00	
UTILITY-BULLARD AVE. 10+00.00 - 44+00.00	
UTILITY-BULLARD AVE. 44+00.00 - 58+74.52	
UTILITY-LEONARD AVE. 10+05.91 - 20+00.00	
UTILITY-LEONARD AVE. 20+00.00 - 21+20.53	
UTILITY-BARSTOW AVE. 20+05.18 - 20+00.00	
UTILITY-BARSTOW AVE. 20+00.00 - 21+24.04	
UTILITY-AQUA DULCE AVE. 10+12.17 - 12+18.36	
UTILITY-LINCOLN AVE. 10+36.46 - 12+02.75	
UTILITY-AQUA DULCE AVE. 10+14.14 - 20+06.19	
CONSTRUCTION DETAILS	
CONSTRUCTION DETAILS	
CONSTRUCTION DETAILS	
CONSTRUCTION DETAILS	



GATEWAY
 ENGINEERING, INC.



REVISIONS	DATE	BY	APP'D
1	10/1/00	SS	
2	10/1/00	SS	
3	10/1/00	SS	
4	10/1/00	SS	
5	10/1/00	SS	
6	10/1/00	SS	
7	10/1/00	SS	
8	10/1/00	SS	
9	10/1/00	SS	
10	10/1/00	SS	



Correspondence



County of Fresno

COUNTY ADMINISTRATIVE OFFICE

JEAN M. ROUSSEAU

COUNTY ADMINISTRATIVE OFFICER

February 10, 2016

Robert Woolley, City Manager
City of Clovis
1033 Fifth Street
Clovis, CA 93612

SUBJECT: Notice of Intent to File Bullard-Leonard Southeast Reorganization with LAFCo


Dear Mr. Woolley:

In accordance with the Amended and Restated Memorandum of Understanding between the City of Clovis and the County of Fresno, we have reviewed the annexation proposal described in the City's letter, dated January 21, 2016.

We have determined that the proposed Bullard-Leonard Southeast Reorganization involving annexation of the subject approximately 130.03-acre territory is consistent with the Standards of Annexation contained in Exhibit I of the Amended and Restated Memorandum of Understanding between the City of Clovis and the County. The County recommends that the proposed annexation include the 5.70-acre parcel and the 2.11-acre parcel known as Assessor's Parcel Numbers (APNs) 554-030-11 and 12 located south of Bullard, between Leonard and the Enterprise Canal to create a logical boundary. We also recommend that the full-width right-of-way along Bullard, La Vona and Browning Avenues be included in this annexation and that parcels to the southwest of the proposed annexation territory be included in future annexations as well.

If you have any questions, you may contact me at (559) 600-1710 or William Kettler at (559) 600-4497.

Sincerely,


Jean M. Rousseau
County Administrative Officer

c: Alan Weaver, Department of Public Works and Planning
Bernard Jimenez, Department of Public Works and Planning
Will Kettler, Department of Public Works and Planning
Mohammad Khorsand, Department of Public Works and Planning
David Fey, LAFCo
George Gonzalez, City of Clovis



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
BERNARD JIMENEZ, INTERIM DIRECTOR
Received

DATE: February 23, 2016
TO: David E. Fey, AICP, Executive Officer
FROM: William M. Kettler, Manager
Development Services Division
Department of Public Works and Planning

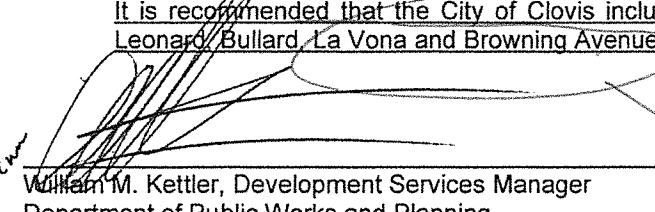
FEB 23 2016

Fresno LAFCo

SUBJECT: City of Clovis, "Bullard-Leonard Southeast Reorganization"; Agency No. RO-16-2

This is in response to your notice dated February 17, 2016, regarding an annexation application submitted by the City of Clovis to LAFCo known as the "Bullard-Leonard Southeast Reorganization"; Agency No. RO-16-2.

1. County plan designation for the area:
The subject territory is designated as Agricultural in the County General Plan.
2. Consistency of the proposal with adopted County General and Community Plans and Policies.
The County's General Plan directs urban type uses to incorporated cities and unincorporated communities where necessary support services are available. Annexation of the subject territory represents a logical expansion of the City of Clovis' boundary. The subject territory is within the City of Clovis' Sphere of Influence (SOI) and abuts the current city boundary. Therefore the proposed annexation is in conformance with the Amended and Restated Memorandum of Understanding (MOU) between the City of Clovis and the County of Fresno.
3. Any pending County plans, projects (i.e. Community Development, roads, etc.) or development permits:
None.
4. Other related comments:
On February 10, 2016, the County issued a consistency determination letter stating that the "Bullard-Leonard Southeast Reorganization" is consistent with the Standards of Annexation contained in Exhibit 1 of the Memorandum of Understanding between the County of Fresno and the City of Clovis.
5. Recommendations:
It is recommended that the City of Clovis include the full width of right-of-way along Barstow, Leonard, Bullard, La Vona and Browning Avenues.


William M. Kettler, Development Services Manager
Department of Public Works and Planning

2/23/16
Date

I don't concur.

JA:pjd

G:\4360Devs&Pln\PLANNING\ANNEXATIONS\Cities & Districts\Clovis\2016\Bullard-Leonard SE RO\LAFCo_Response.doc

Fleming, Candace Lynn

From:	Gardner, Janet	Received
Sent:	Wednesday, February 24, 2016 8:15 AM	
To:	Fey, David; Fleming, Candace Lynn	FEB 24 2016
Cc:	Allen, Glenn; Tsuda, Kevin	
Subject:	LAFCo RO-16-2 Bullard-Leonard SE	Fresno LAFCo

Fresno County Environmental Health (EH) has completed the review of RO-16-2 Bullard-Leonard Southeast Reorganization requesting annexation to the City of Clovis with connections to city sewer and water services. A prior City of Clovis application was routed to EH therefore EH has no further comments.

Sincerely;

Janet Gardner

Environmental Health Specialist III
Environmental Health Division
Fresno County Department of Public Health
Office: (559) 600-3271



Fresno Local Agency Formation Commission

DATE: February 17, 2016
TO: Chufeng Vang and/or Erik Salcedo, Elections Division
FROM: Candie Fleming, Clerk to the Commission *cf*
SUBJECT: Bullard-Leonard Southeast Reorganization"
AGENCY NO.: RO-16-2

The attached application has been filed for processing with the Local Agency Formation Commission (LAFCo) office. In accordance with Government Code Section 56386, we are requesting your agency's assistance in reviewing and commenting on this application. Please provide the following information indicated by an "X":

- A. ☒ Number of registered voters in the area. 9
- B. ☒ For notification purposes, if 12 or more registered voters, please furnish **two** sets of labels that show all registered voters in the affected area along with their address and **one** set of labels for all registered voters residing within 300 feet of the exterior boundary of the property as shown upon the most recent assessment roll being prepared by the County.
- D. _____ What percent of the registered voters in the proposal area does the attached petition represent? _____
- E. ☒ Will the proposal affect precinct boundaries or the conduct of elections? YES, BUT NO CHANGES WILL BE MADE UNTIL ELECTIONS ARE OVER. POSSIBLY DEC. 2016.
- F. _____ Other comments: _____

In order to proceed with the processing of this application, please return your comments to this office by **February 29, 2016**. Your assistance is greatly appreciated. Thank you.

CF

Attachments: Map & Legal description

Chufeng Vang IFA-1
Signature and Title

DEPARTMENT OF TRANSPORTATION

DISTRICT 6

1352 WEST OLIVE AVENUE

P.O. BOX 12616

FRESNO, CA 93778-2616

PHONE (559) 445-5868

FAX (559) 445-5875

TTY 711

www.dot.ca.gov



Received

FEB 22 2016

Fresno LAFCo

*Serious drought.
Help save water!*

February 22, 2016

06-FRE-168-R9.764

Bullard-Leonard Reorganization

RO-16-2

Ms. Candie Fleming
Clerk to the Commission
Fresno LAFCo
2607 Fresno Street, Suite B
Fresno, CA 93721

Dear Ms. Fleming:

We have completed our review of the RO-16-2 application to annex 124.87 acres into the City of Clovis. The purpose of the annexation is to allow construction of 369 single-family residential lots in the Loma Linda Specific Plan area. Caltrans has the following comments:

We previously made comments to the City of Clovis on Subdivision Tract Maps (TM) 6082, TM 6120, and TM 6127 which is associated with the 369 single-family residential units. Our comments still apply in that the City of Clovis should require the developer to pay into the Fresno County's Regional Transportation Impact Fee program to offset potential impacts to State facilities.

If you have any further questions, please contact David Padilla, Associate Transportation Planner, Transportation Planning at (559) 444-2493.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Navarro'.

MICHAEL NAVARRO, Chief
Planning North Branch

Received

FEB 29 2016

Fresno LAFCo



FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

File 170.44
310. "3G", "DO", "DQ"

February 29, 2016

Ms. Candie Fleming, Clerk to the Commission
Fresno Local Agency Formation Commission
2607 Fresno Street, Suite "B"
Fresno, CA 93721

Dear Ms. Fleming,

**LAFCO No. RO-16-2
Bullard-Leonard Southeast Reorganization
Annexation to the City of Clovis
Drainage Areas "3G", "DO", and "DQ"**

The proposed annexation boundary encompasses lands within the Fresno Metropolitan Flood Control District and will be served by the District's Storm Drainage and Flood Control Master Plan. Drainage service through Master Plan facilities does not exist for that portion of the annexation area located north of the Enterprise Canal and south of the Jefferson Canal.

It is our understanding there will be no change in the District's share of the property tax base, nor future property tax increments for the impacted Tax Rate areas.

The District further request its historic growth increment tax applied to this area.

If you have any questions or require further information, please do not hesitate to contact us.

Very truly yours,

A handwritten signature in black ink, appearing to read "Robert Villalobos".

Robert Villalobos
Engineering Technician III

RV/lrl

c: Alan Hofmann, Fresno Metropolitan Flood Control District

k:\letters\annexation letters\clovis\lafco ro-16-02(bullard-leonard)(3g.do.dq)(rv).docx



INTER OFFICE MEMO

Fresno County Public Library

Received

FEB 18 2016

Fresno LAFCo

Date: February 18, 2016

To: Candie Fleming, Clerk to the Commission

From: Laurel Prysiazny, County Librarian

Subject: Bullard-Leonard Southeast Reorganization File Number: RO-16-2RE:

Annexation from Fresno to Clovis. Possible new housing tract in future plans.

Property at Township 13 Range 21 Section 11 and 12, once owned by Fresno pioneer Joseph Davidson Reyburn. Don't know if there was ever a house built there.

Resources:

Thompson, Thos. H., 1891, Atlas of Fresno County California.

Coffey, Jean, 1987, Biographical Index of Fresno and Madera Counties from Selected sources in the Roy J. Woodward Memorial Library of Californiana Guinn, James Miller, 1905, History of the State of California and Biographical Record of the San Joaquin Valley, California.

**According to Heritage Fresno Homes and People, by the American Association of University Women, Fresno Branch: J. Reyburn built a house at 4538 North DeWolf Clovis and had a house on Barstow Avenue, until it was torn down.

**If upon construction and digging there are any archaeological findings, they should not be disturbed until the right authorities are contacted.

Pre-Application Review No. PA-14-4 Annexation of 40.3 Acres to the City of Clovis. (Southwest Corner of Barstow and DeWolf Avenues)

According to Google Maps there is a house there, but cannot tell if it's the original.

Fleming, Candace Lynn

From: Curtice, Kathy <Kathy.Curtice@fresnosheriff.org>
Sent: Wednesday, February 17, 2016 3:40 PM
To: Fleming, Candace Lynn
Cc: Gularte, Greg
Subject: FW: "Bullard-Leonard Southeast Reorganization"
Attachments: doc01758220160217082229.pdf

Received
FEB 17 2016
Fresno LAFCo

Hi Candie,

I have reviewed the attached proposal. The annexation of that area from County to City services will have a negligible effect on Fresno County Sheriff's law enforcement operations.

Lt. Kathy Curtice
Fresno County Sheriff's Office
Area 2 Patrol Commander
Search and Rescue
Mounted Patrol Unit
559-600-8039

-----Original Message-----

From: Gularte, Greg
Sent: Wednesday, February 17, 2016 9:42 AM
To: Curtice, Kathy; Hernandez, Louis; Hushaw, Ryan; Reynolds, John
Subject: FW: "Bullard-Leonard Southeast Reorganization"

Kathy,

Please review and provide appropriate comments/recommendations for LAFCO

G.

-----Original Message-----

From: Fleming, Candace Lynn [<mailto:cfleming@co.fresno.ca.us>]
Sent: Wednesday, February 17, 2016 8:44 AM
To: Jimenez, Bernard (cof); Khorsand, Mohammad (cof); Sopp, Steven (cof); Gularte, Greg; Prysiazny, Laurel C.
Subject: FW: "Bullard-Leonard Southeast Reorganization"

For your review,

Candie @ LAFCo