

# Attachment A

## PROPOSAL INFORMATION

1. Affected Territory

<b>Acreage:</b>	20.47
<b>Current Land Use:</b>	AE-20 (Exclusive Agricultural)
<b>Number of Residences/ Population:</b>	Residents: 0 / Population: 0 estimated
<b>Registered Voters:</b>	Voters: 7
<b>Assessor Parcel Number(s):</b>	363-070-49

2. Proposed Development - The affected territory will be developed in a series of phases. Phase I consisting of a 19,985 square foot single story medical clinic on the northeast corner of east Manning Avenue and the South Buttonwillow Avenue intersections. Proposed building and parking for the clinic will be 4 acres on the southwest corner of the parcel. Phase II consisting of the development of approximately 80,600 square feet of Commercial uses and 17,000 square feet of Residential/Commercial mixed uses development.

3. Surrounding Territory – Agricultural to the north, Agricultural and Rural Residential to the east, Commercial and Light Industrial to the south and Commercial to the west.

4. Existing Service Agencies and Proposed Service Changes

<b>Service</b>	<b>Existing Service</b>	<b>Change</b>
Water	Wells/ Groundwater	City of Reedley
Sewer	Private Septic	City of Reedley
Fire Protection	Fresno County Fire Protection District	Reedley Fire Department

(See Service Plan on our website at [www.fresnolafco.org](http://www.fresnolafco.org))

5. Cities and Districts Included Wholly or Partially Within the Affected Territory

Fresno County	Fresno County Library
Reedley Cemetery	Fresno County Fire
County Service Area No. 35	Central Valley Pest Control District
Kings River Conservation Dist.	Consolidated Mosquito Abatement
Sierra-Kings Hospital District	Co. School Service
Kings Canyon Unified School District	Alta Irrigation
State Center Community College	