



## County of Fresno

COUNTY ADMINISTRATIVE OFFICE

**JOHN NAVARRETTE**

COUNTY ADMINISTRATIVE OFFICER

June 5, 2015



Deborah Sultan, Acting City Manager  
City of Sanger  
1700 7th Street  
Sanger, CA 93657

SUBJECT: Notice of Intent to File Annexation / Reorganization No. 2014-01 with LAFCo

Dear Ms. Sultan:

In accordance with the Amended and Restated Memorandum of Understanding between the City of Sanger and the County of Fresno, we have reviewed the annexation proposal described in the City's letter dated May 12, 2015.

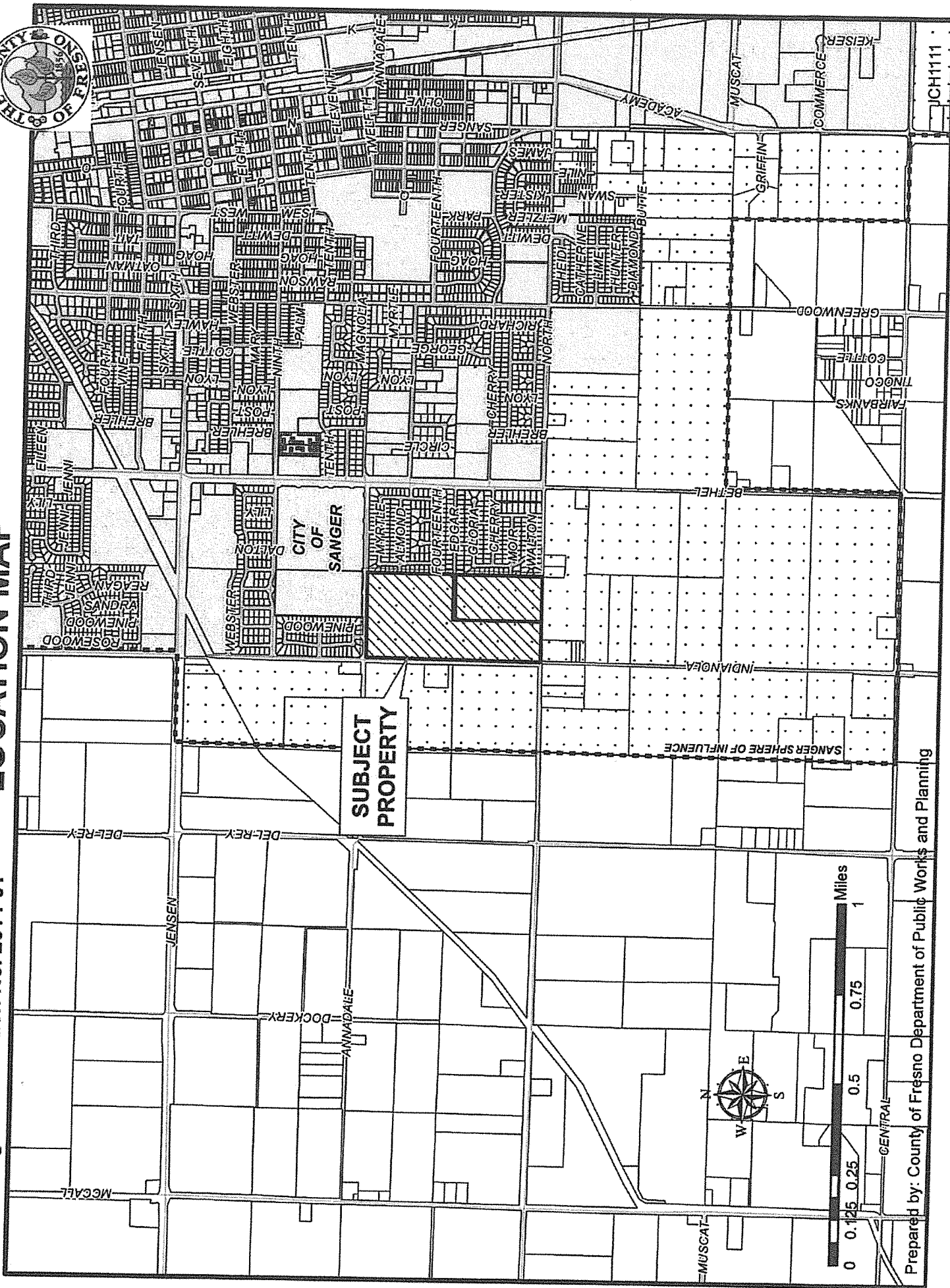
We have determined that the proposed Reorganization involving annexation of the subject 80-acre territory is consistent with the Standards of Annexation contained in Exhibit I of the Amended and Restated Memorandum of Understanding between the City of Sanger and the County. We recommend that the full-width right-of-way along Annadale and North Avenues be included in this annexation as well.

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

Sincerely,

John Navarrette  
County Administrative Officer

- c: Alan Weaver, Director, Department of Public Works and Planning  
Bernard Jimenez, Deputy Director, 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





## County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING

ALAN WEAVER

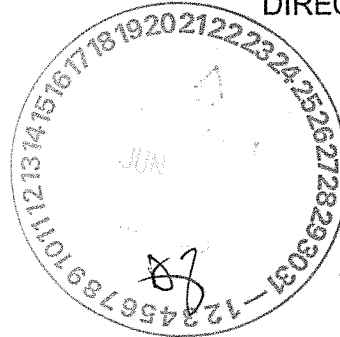
DIRECTOR

DATE: June 22, 2015

TO: David E. Fey, AICP, Executive Officer

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

SUBJECT: City of Sanger, "Indianola-North Reorganization".



This is in response to your notice dated June 15, 2015, regarding an annexation application submitted by the City of Sanger to LAFCO known as the "Indianola-North Reorganization"; Agency No. RO-15-4.

1. County plan designation for the area:  
The subject territory is designated as Agriculture 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 Sanger's boundary. The subject territory is within the City of Sanger's Sphere of Influence (SOI) and abuts the current city boundary to the north and east. Therefore, the proposed annexation is in conformance with the Standards of Annexation contained in Exhibit 1 of the Amended and Restated Memorandum of Understanding (MOU) between the City of Sanger 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 June 5, 2015, the County issued a consistency determination letter stating that the "Indianola-North Reorganization" is consistent with the Standards of Annexation contained in Exhibit 1 of the Amended and Restated Memorandum of Understanding between the County of Fresno and the City of Sanger.
5. Recommendations:  
It is recommended that full-width road right-of-way along Annadale and North Avenues be included in the annexation as well.

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

6/22/15  
Date

G:\4360Devs\Pln\PLANNING\ANNEXATIONS\Cities & Districts\Sanger\2015\Sanger Annexation No. 2014-01\LAFCo\_Response.docx

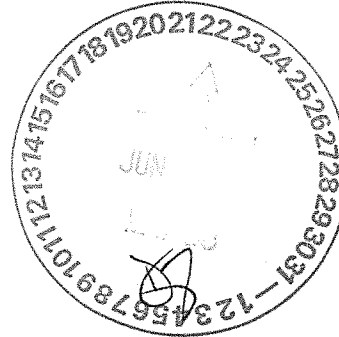
### DEVELOPMENT SERVICES DIVISION

2220 Tulare Street, Sixth Floor / Fresno, California 93721 / Phone (559) 600-4497 / 600-4540 / 600-4022 / FAX 600-4200  
Equal Employment Opportunity • Affirmative Action • Disabled Employer



## INTER OFFICE MEMO

Fresno County Public Library



Date: June 22, 2015

To: Dave E. Fey, AICP, and Executive Officer

From: Laurel Prysiazny, County Librarian *kwf*

Subject: "Indianola-North Reorganization"

Township 14 South, Range 22 East, Section 28. Annexation with the possibility of future development. There is more parcels than I can research given the time and geographic locations.

The following people listed in a "Biographical Index of Fresno & Madera Counties", by Jean Coffey, 1987 lived in the vicinity of township and range mentioned.

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

Dean, Marcus L

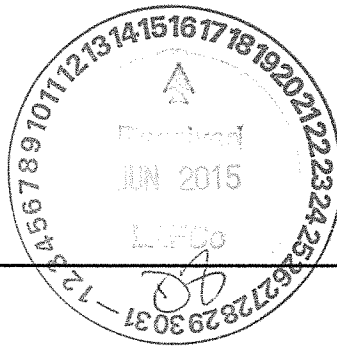
Gries, Henry

McKenzie, William

Higgins, E.R.

**\*\*Back in those days it was not unheard of to bury trash on their property.**

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



**County of Fresno**  
**DEPARTMENT OF PUBLIC HEALTH**  
**DAVID POMAVILLE, DIRECTOR**

June 16, 2015

LU0018087  
2620

Mr. David E. Fey  
Local Agency Formation Commission  
2607 Fresno Street, Suite B  
Fresno, CA 93721

Dear Mr. Fey:

PROJECT NO: RO-15-4  
SUBJECT: Indianola-North Reorganization

1. Adequacy and availability of existing and proposed community water and sewer systems:
2. Need for services other than those proposed:
3. Effect of project on air or water quality:
4. Related County plans or projects:
5. Other comments:

Environmental Health records indicate the destruction of five water wells on the property.

The location of the proposed residential neighborhood is adjacent to the Sanger High School athletic fields.

- Appropriate measures should be incorporated into the project to minimize potentially significant noise impacts to the proposed residential project from High School events and activities.
- Appropriate measures should be incorporated into the project to minimize potentially significant noise impacts to neighboring noise sensitive receivers during construction activities.
- If any underground petroleum storage tank(s) are discovered during the project, the applicant/property owner shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Certified Unified Program Agency at (559) 600-3271 for more information.


If I can be of more assistance, please contact me at (559) 600-3271.

Sincerely,

Janet Gardner, R.E.H.S., M.P.H.  
Environmental Health Specialist III  
Environmental Health Division



## Fresno Local Agency Formation Commission

DATE: June 15, 2015  
TO: Ryan Lopez, Elections Division  
FROM: David E. Fey, AICP, Executive Officer   
SUBJECT: "Indianola-North Reorganization"

AGENCY NO.: RO-15-4

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.   X   Number of registered voters in the area.   0
- 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.   X   Will the proposal adversely affect precinct boundaries or the conduct of elections?   No
- F.        Other comments:

In order to proceed with the processing of this application, please return your comments to this office by **June 26, 2015**. Your assistance is greatly appreciated. Thank you.

DEF:cf

Attachments: Map, Legal description

**Ryan Lopez**

Digitally signed by Ryan Lopez  
DN: cn=Ryan Lopez, o=Fresno County Clerk/  
Registrar of Voters, ou=Information Technology  
Unit, email=rylopez@co.fresno.ca.us, c=US  
Date: 2015.06.30 08:22:20 -07'00'

Signature and Title

# EXHIBIT "A"

RO-15-4 INDIANOLA-NORTH REORGANIZATION  
CONTAINS 83.96± ACRES  
MAY 18, 2015

ANNEXATION TO  
THE CITY OF SANGER

DETACHMENT FROM THE FRESNO COUNTY  
FIRE PROTECTION  
DISTRICT AND THE KINGS RIVER  
CONSERVATION DISTRICT & CID

RAD S16°58'24"W

POINT OF COMMENCEMENT  
C 1/4 COR. SEC. 21  
T14S, R22E

S0°03'39"W  
30.00'

106.69' 1205.89'

TRUE POINT  
OF BEGINNING

DETAIL  
N.T.S.

EAST 1/4  
COR. SEC. 21,  
T14S, R22E

## LINE TABLE

LINE	LENGTH	DIRECTION
L1	30.00'	S0°03'39"W
L2	30.00'	S0°01'41"E
L3	32.00'	N89°04'59"E

## LEGEND

- EXISTING LIMITS OF  
CITY OF SANGER
- INDICATES AREA TO BE ANNEXED TO CITY OF  
SANGER

SCALE 1" = 500'

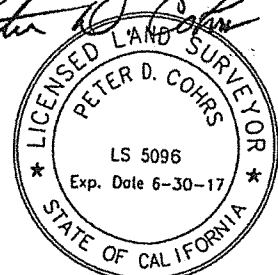


**PRECISION**  
CIVIL ENGINEERING, INC.

EXHIBIT  
DESCRIPTION:  
ANNEXATION MAP-EXHIBIT

PROJECT NAME:  
INDIANOLA-NORTH REORGANIZATION  
06-23-15 13-084

FIGURE  
1  
REV. 6-24-15



C:\Users\pcohrs\Documents\Projects\13-084\Survey\Map\Map\Map-Exhibit.DWG 6/24/2015 9:20:31 AM

**State Water Resources Control Board**  
Division of Drinking Water

June 25, 2015

David E. Fey, AICP, Executive Officer  
2607 Fresno Street, Suite B  
Fresno, CA 93721



RE: City of Sanger – Public Water System No. 1010029  
Indianola-North Reconfiguration

Dear Mr. Fey:

The State Water Resources Control Board – Division of Drinking Water (Division) has received a request for review and comment on the proposed Indianola-North Reorganization for the City of Sanger (City). The Division understands that the proposed reorganization is intended, in part, to extend municipal services from the City to a proposed 312 lot subdivision. The Division has evaluated the City's water production records and available source capacity information and determined that the City lacks adequate source capacity to serve the proposed subdivision.

The City utilizes eight active groundwater wells to meet its water demands: Well 02A, Well 06, Well 07A, Well 09, Well 11, Well 12, Well 14, and Well 25. The tables below present the City's water demands and source capacity, calculated from production records reported to the Division and information provided by the City's public works staff.

**City of Sanger Water Demands**

Demands	2009-2013 Five Year Average	2014, forecasted with an additional 312 connections
Average Day Demand	3,650 gallons per minute	3,960 gallons per minute
Max. Day Demand	7,100 gallons per minute	8,000 gallons per minute
Peak Hour Demand	10,653 gallons per minute	11,980 gallons per minute

**City of Sanger Source Capacities**

Active Capacity	7000 gallons per minute
with largest source off-line	5850 gallons per minute

The California Waterworks Standards requires that the City be able to meet four hours of peak hour demand with its sources and storage capacity. The total capacity of the City's active sources is approximately 7,000 gallons per minute (gpm); the City's source capacity is approximately 5,850



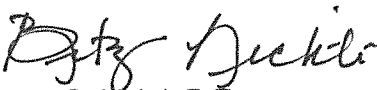
gpm in the case where the largest producing source would be off-line. The City is unable to meet peak hour or maximum day demands, based on a five year average, with a deficit capacity of approximately 100 gpm. The source capacity deficit is substantially greater in the case where the largest producing source is off-line. The City maintains approximately 135,000 gallons of storage capacity in two elevated tanks. The storage capacity along with the active wells would be able to meet current peak hourly demands for 37 or 28 minutes, with the largest producing well on-line or off-line, respectively. The City's current source capacity does not satisfy the requirement for meeting its current peak hourly demands.

The Division has further evaluated the City's water production records and available source capacity information with an additional 312 service connections as proposed for the reorganization. With the added service connections, the City's storage capacity and active wells would be able to meet theoretical peak hourly demands for 27 or 2 minutes, with the largest producing well on-line or off-line, respectively. The City's current source capacity does not satisfy the requirement for meeting its theoretical peak hourly demands with an additional 312 service connections. Further, the City's theoretical maximum day demand would be approximately 8,000 gpm, which is less than the City's source capacity of approximately 5,850 gpm in the case where the largest producing source would be off-line.

In a 2012 Sanitary Survey Inspection Report of the City's water system, the Division noted that the geographic spacing of the sources, in addition to the City's lack of booster stations or significant storage capacity, further stretches the City's source capacity.

The Division concludes that the City of Sanger lacks adequate source and storage capacity to meet its current peak hourly demands and maximum day demands, as required by the California Waterworks Standards. As such, the Division strongly opposes and recommends that the proposed reorganization be denied until such a time that the City can demonstrate adequate source capacity. The Division is available to meet with you and City personnel to discuss this matter further. If you have any questions regarding this matter, please contact me at (559) 447-3300.

Sincerely,



Betsy S. Lichti, P.E.

Senior Sanitary Engineer, Fresno District  
SOUTHERN CALIFORNIA BRANCH  
DRINKING WATER FIELD OPERATIONS

BSL/PD

Cc: Keith Woodcock, City Manager, 1700 7th Street, Sanger, CA 93657



# Fresno Local Agency Formation Commission

RECEIVED

Date: June 15, 2015

To: State Department of Health Services

From: David E. Fey, AICP, Executive Officer

Subject: "Indianola-North Reorganization"

JUN 17 2015

SWRCB - DDW  
FRESNO FOB

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. At this time we are requesting information on the following particular factors:

1. Adequacy and availability of existing and proposed community water systems:

*see letter dated 6/25/15*

2. Need for services other than those proposed:

3. Effect of project on water quality:

4. Related State or County plans or projects:

5. Other comments:

In order to proceed with the processing of this application, please return your comments to this office by **June 26, 2015**. Your assistance is greatly appreciated. Thank you.

*[Signature]*  
Signature and Title

*6/25/15*  
Date

DEF:cf

Attachment: Application, Map, Legal Description, Service Plan, Resolution