

For this particular project, staff has filed a negative declaration because the project meets the criteria of the NKSP. The negative declaration is a finding that the project will have no significant impacts on the environment.

SERVICE DELIVERY ISSUES

Flood Control

The applicant will pay for a Master Storm Drainage Plan amendment that will identify proper drainage conveyance and storage facilities for the project. Applicant will then direct drainage to master plan facilities

The engineer for the City of Kingsburg has reviewed the proposed project and has determined the project will not result in any additional impacts or demands for service upon City of Kingsburg.

Transportation

An 84-foot half width right of way shall be provided along Mendocino (18th Ave.) frontage.

Developer shall construct frontage improvements along Mendocino Ave. (18th Ave.) including but not limited to curb, gutter, sidewalk, pave-out, landscaping and street lights in accordance with City of Kingsburg Standards

The engineer for the City of Kingsburg has reviewed the proposed project and has determined the project will not result in any additional impacts or demands for service upon City of Kingsburg.

Sewer Service

The subject property will be served by sanitary sewer which is provided by the Selma-Kingsburg-Fowler County Sanitation District.

The District has reviewed the proposed project and has determined that the proposed annexation will not result in a change in the level of service to the property or create additional demands upon the SKF Sanitation District to provide such service. A Will-Serve letter from the District is attached.

Water Service

The project will be provided with water by the City of Kingsburg. The City's water system is composed of six wells that pull water from 500 to 800 feet. According to Peters Engineering (the city engineer), the City has ample water capacity to serve the additional single family lots. A will-serve letter from the City of Kingsburg is attached.

Schools

The project site is currently located within the Kingsburg Elementary Charter School District (K thru 8) and the Kingsburg Joint Union High School District (9 thru 12). Upon annexation, no changes are anticipated to either school district or to the schools serving the proposed project.

The proposed project will be required to pay school fees based on the square footage of the new homes constructed.

Police Services

The subject property is currently within the Fresno County Sheriff's Department service area. Since the proposed project is currently a county island surrounded by the City of Kingsburg, the City of Kingsburg Police Department is the first responder. No change in police protection responsibilities or services will occur as a result of this annexation.

Fire Services

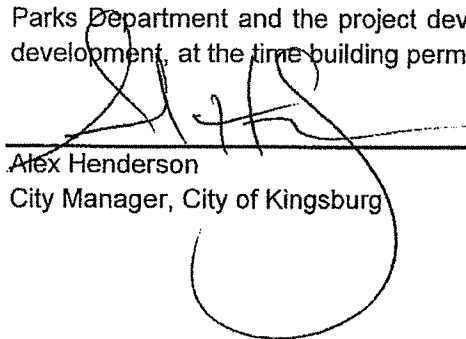
The project area is currently served by Fresno County Fire. Since the proposed project is currently a county island surrounded by the City of Kingsburg, the City of Kingsburg Fire Department is the first responder. No change in fire protection responsibilities or services will occur as a result of this annexation.

Solid Waste Disposal

At the present time, the subject property is served by a private waste hauler, Mid Valley Disposal. Upon annexation to the City of Kingsburg, the subject property will continue to be served by Mid Valley Disposal.

Parks

The City of Kingsburg. In its North Kingsburg Specific Plan, has made provisions for parks within the NKSP plan area. Parks facility and Quinby 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. Upon annexation to the City of Kingsburg, the demand for parks will be within planned service levels of the City of Kingsburg Parks Department and the project developer will pay any required impact fees, for future park development, at the time building permits are obtained.



Alex Henderson
City Manager, City of Kingsburg