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

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AGENDA ITEM No.   4  

**DATE:** February 10, 2021

**TO:** Fresno Local Agency Formation Commission

**FROM:** David E. Fey, Executive Officer 

**BY:** Juan Lara, LAFCo Analyst II

**SUBJECT:** Consider Approval: Selma-Kingsburg-Fowler County Sanitation District "Anderson Village Annexation." A proposal to annex 47.2 acres to the Selma-Kingsburg-Fowler County Sanitation District for the territory located in Tulare County at the northwest corner of Avenue 396 and Road 16.  
(LAFCo File No. AD-20-02)

**Applicant:** Selma-Kingsburg-Fowler County Sanitation District

**Landowners/Parties of Real Interest:** view spread sheet attached (Attachment D).

**RECOMMENDATION: Approve by Taking the Following Actions:**

**Action 1:**

- 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 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.

**Action 2:**

- B. Find that the proposed reorganization is consistent with LAFCo Policies and the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 ("CKH").
- C. Find pursuant to CKH and information in the record that:
  - a. The territory is inhabited; and
  - b. Not landowners and affected agencies have consented to the reorganization.
- D. Assign the distinctive short form designation "Anderson Village Annexation" and approve the annexation subject to the following conditions of approval:

- a. 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.
  - b. Submittal of corrected legal description and map.
- E. Waive further Conducting Authority proceedings and order the reorganization subject to the requirements of CKH.

### **Executive Summary**

On March 14, 2019, the Selma-Kingsburg-Fowler County Sanitation District adopted Resolution No. 2019-08, requesting that the Commission to begin proceedings for the "Anderson Village Annexation" to annex approximately 47.2 acres located in Tulare County at the northwest corner of Avenue 396 and Road 16.

The annexation will memorialize the District's service area with sewer services that are being provided through an extra territorial agreement (services extension) approved by Tulare County LAFCo.

### **Proposal/Land Use**

- The Proposal consists of the annexation of approximately 47.2 acres located in Tulare County at the northwest corner of Avenue 396 and Road 16 to the Selma-Kingsburg-Fowler County Sanitation District.
- Information related to the Proposal's affected territory, land use, proposed development, special districts, surrounding areas, and existing/proposed services can be found on **Attachment A**.
- The affected territory is within the Selma-Kingsburg-Fowler County Sanitation District sphere of influence (**Attachment B**) and is contiguous to the District's service area (**Attachment C**).
- The affected territory was zoned A-1 (Agricultural) and has been rezoned to the Tulare County Anderson Village Specific Plan Area by the Tulare County Change of Zone PZC 16-004.
- The Proposal is inhabited.
- The Proposal is consistent with the Anderson Village Specific Plan adopted by Tulare County in 2018.

### **Annexation into Tulare County**

Pursuant to the County Sanitation District Act, California Health and Safety Code 4700 *et seq.* Article 7 County Sanitation Districts may annex territory, whether situated within the same or

another county and whether incorporated or unincorporated, which is not included in any other county sanitation district or other district formed for similar purposes, may be annexed to a county sanitation district if the directors find and determine that the additional territory will be benefited by annexation.

### **Sustainable Groundwater Management Act**

California's Sustainable Groundwater Management Act ("SGMA") was signed into law by former Governor Edmund G. Brown Jr. on September 16, 2014. This three-part legislation requires local agencies to develop groundwater sustainability plans that are compatible with their regional economic and environmental needs. SGMA creates a framework for sustainable local groundwater management for the first time in California's history.

SGMA requires local agencies to form Groundwater Sustainability Agencies (GSA's) in local groundwater basins by June 2017 and requires the adoption of Groundwater Sustainability Plans (GSP's) for groundwater basins deemed high priority by year 2020.

After development Water and General Services will be provided by the City of Kingsburg through a revenue/tax sharing agreement with the Tulare County.

### **Environmental Determination**

The County of Tulare, acting as "Lead Agency" under CEQA, adopted a File Environmental Impact for the Hash Farms (Anderson Village) Development project SCH No. 2016091017 file with the Tulare County Clerk on consistent with the requirements of CEQA.

As "A Responsible Agency," the Commission is required to review and consider the Lead Agency'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.

### **Costs and Other Changes Affecting Residents or Landowners**

Monthly service charge.

### **Agencies and Individuals Submitting Comments**

- Jorge Mora-Martin Tulare County Assessor's Office
- Sue Copeland, Chief Accountant, Tulare County Property Tax Division Auditor/Controller-Treasurer/Tax Collector
- Stephanie Hill, Systems & Procedures Analyst II, Tulare County Registrar of Voters
- Bryant VanderVelde, Cadastral Tech III, Fresno County Assessor-Recorder

### **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.

Staff recommends that the Commission consider a condition of approval that a satisfactory map and legal description prior to the execution of a certificate of completion.

### **Registered Voter Data**

The office of County of Tulare Elections reported that there are **73** registered voters in the affected territory.

### **Compliance with the Requirements of CEQA (Original Proposal)**

**Lead Agency:** County of Tulare

**Level of Analysis:** Environmental Impact Report

**Finding:** Environmental Impact Report (see Environmental Documents at [www.fresnolafco.org](http://www.fresnolafco.org) under the Hearing and Workshops tab in the February 10, 2021 file)

### **Individuals and Agencies Receiving this Report**

- Ken Price, LAFCo Counsel
- Bernard Jimenez, Deputy Director of Fresno Co. Public Works and Planning
- Veronica Cazares, District Engineer, Selma-Kingsburg-Fowler County Sanitation District
- Tulare County Planning
- Ben Giuliani, Tulare County LAFCo
- Alex Henderson, City Manager City of Kingsburg

# Attachment A

## PROPOSAL INFORMATION

1. Affected Territory

<b>Acreage:</b>	47.2
<b>previous Land Use:</b>	Agricultural
<b>Number of Residences/ Population:</b>	38/112
<b>Registered Voters:</b>	34
<b>Assessor Parcel Number(s):</b>	028-140-008,028-140-012,028-140-022(Tulare County)

2. Proposed Development – The affected territory is currently subdivided into single-family residential lots as part of the Anderson Village development.

3. Surrounding Territory – Residential to the north, Agricultural to the east, and south. Residential to the west.

4. Existing Service Agencies and Proposed Service Changes

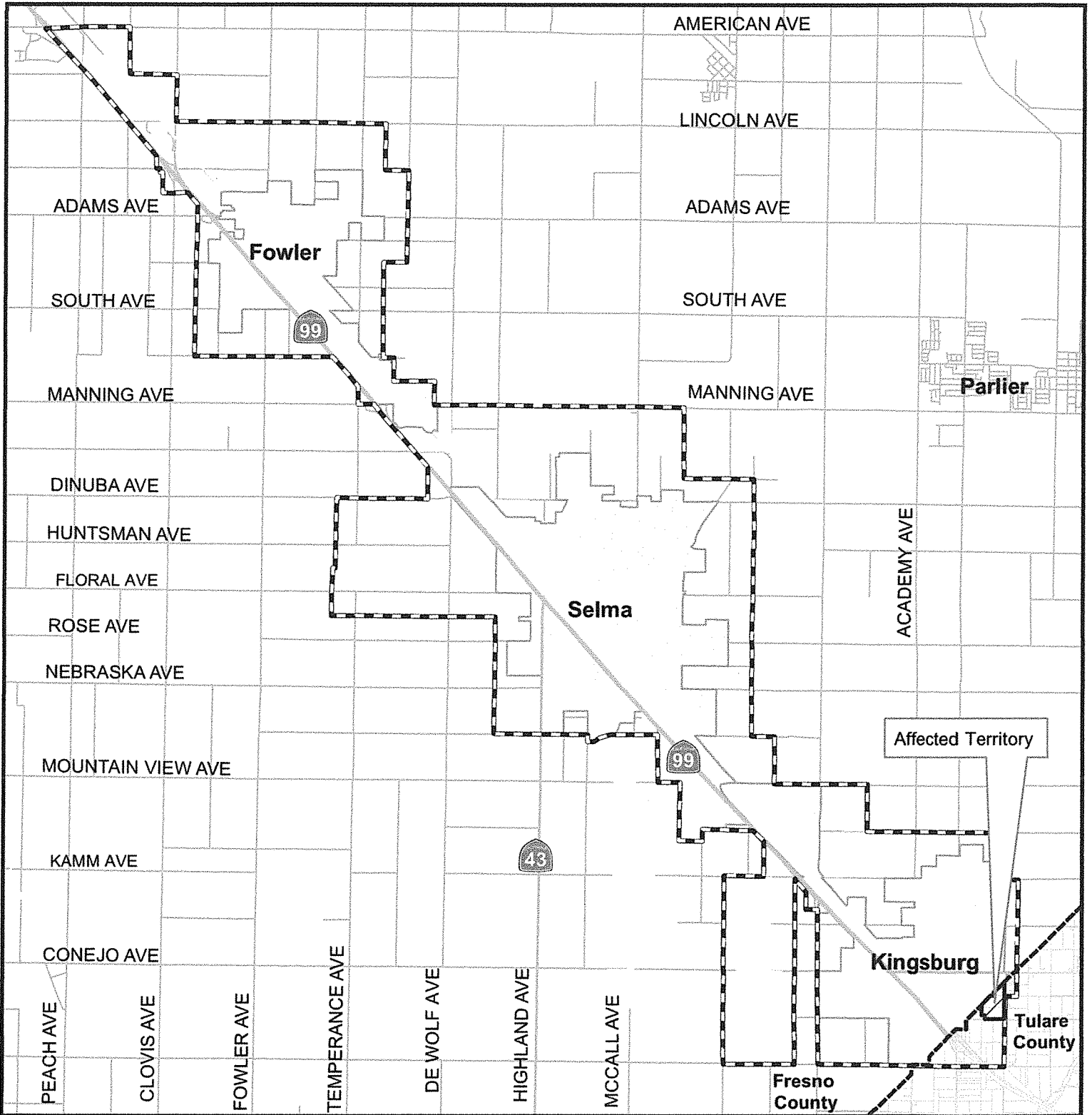
<b>Service</b>	<b>Existing Service</b>	<b>Change</b>
Water	City of Kingsburg	City of Kingsburg
Sewer	SKF County Sanitation District	SKF County Sanitation District
Fire Protection	Tulare County	City of Kingsburg

(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	Kingsburg Unified School District
Fresno County Library	State Center Community College District
Kings River Conservation District	County School Service
Consolidated Mosquito Abatement Dist.	Consolidated irrigation District
City of Kingsburg	

# ATTACHMENT B



## Fresno Local Agency Formation Commission

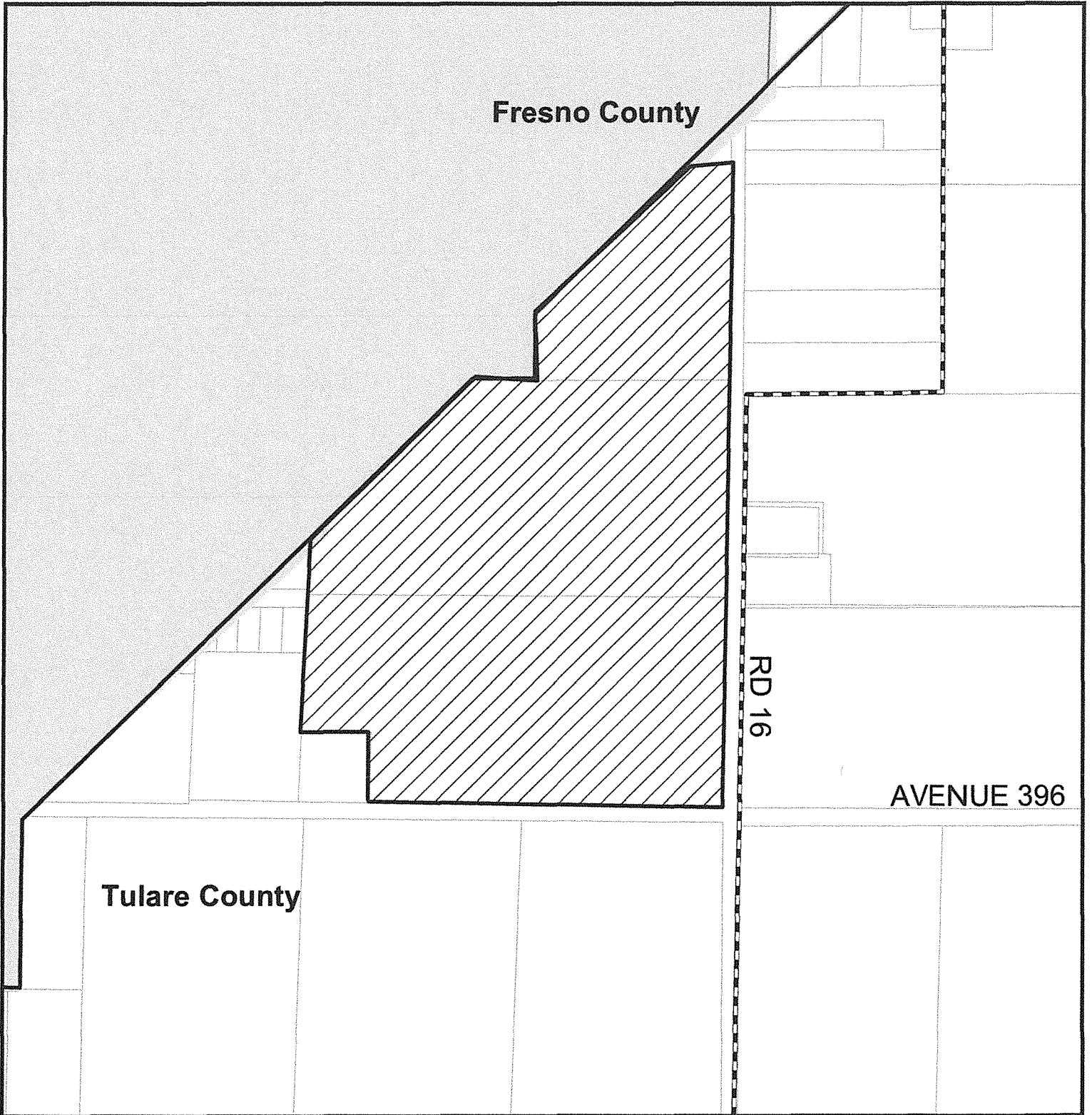


District SOI



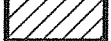
District service area



# ATTACHMENT C



## Fresno Local Agency Formation Commission

-  District SOI
-  District service area
-  Affected territory



## ATTACHMENT D

APN	Landowner	Mailing Address
028-140-034	HASH STEVEN CECIL(TR HASH/SHAFER REV TR)	PO BOX 551270, SOUTH LAKE TAHOE CA 96155
028-450-001	HASH STEVEN CECIL(TR HASH/SHAFER REV TR)	PO BOX 551270, SOUTH LAKE TAHOE CA 96155
028-450-002	HASH STEVEN CECIL(TR HASH/SHAFER REV TR)	PO BOX 551270, SOUTH LAKE TAHOE CA 96155
028-450-003	HASH STEVEN CECIL(TR HASH/SHAFER REV TR)	PO BOX 551270, SOUTH LAKE TAHOE CA 96155
028-450-004	HASH STEVEN CECIL(TR HASH/SHAFER REV TR)	PO BOX 551270, SOUTH LAKE TAHOE CA 96155
028-450-005	HASH STEVEN CECIL(TR HASH/SHAFER REV TR)	PO BOX 551270, SOUTH LAKE TAHOE CA 96155
028-450-006	HASH STEVEN CECIL(TR HASH/SHAFER REV TR)	PO BOX 551270, SOUTH LAKE TAHOE CA 96155
028-450-007	PRESIDIO JJR SUMMERLIN 123 LLC	5607 AVENIDA DE LOS ROBLES, VISALIA CA 93291
028-450-008	PRESIDIO JJR SUMMERLIN 123 LLC	5607 AVENIDA DE LOS ROBLES, VISALIA CA 93291
028-450-009	PRESIDIO JJR SUMMERLIN 123 LLC	5607 AVENIDA DE LOS ROBLES, VISALIA CA 93291
028-450-010	PRESIDIO JJR SUMMERLIN 123 LLC	5607 AVENIDA DE LOS ROBLES, VISALIA CA 93291
028-450-011	PRESIDIO JJR SUMMERLIN 123 LLC	5607 AVENIDA DE LOS ROBLES, VISALIA CA 93291
028-450-012	PRESIDIO JJR SUMMERLIN 123 LLC	5607 AVENIDA DE LOS ROBLES, VISALIA CA 93291
028-450-013	PRESIDIO JJR SUMMERLIN 123 LLC	5607 AVENIDA DE LOS ROBLES, VISALIA CA 93291
028-450-014	PRESIDIO JJR SUMMERLIN 123 LLC	5607 AVENIDA DE LOS ROBLES, VISALIA CA 93291
028-450-015	PRESIDIO JJR SUMMERLIN 123 LLC	5607 AVENIDA DE LOS ROBLES, VISALIA CA 93291
028-450-016	PRESIDIO JJR SUMMERLIN 123 LLC	5607 AVENIDA DE LOS ROBLES, VISALIA CA 93291
028-450-017	BARRIENTOS BIANCA	2254 MARIPOSA ST, KINGSBURG CA 93631-9148
028-450-018	DEAN KELLEY & JOHN	2300 MARIPOSA ST, KINGABURG CA 93631-9149
028-450-019	ZARAGOZA MARIA & RICARDO	2304 MARIPOSA ST, KINGSBURG CA 93631-9149
028-450-020	BADILLA GILBERT H & LYNETTE	2352 MARIPOSA ST, KINGSBURG CA 93631-9149
028-450-021	BRANCH RODNEY SCOTT & LINDA M	2458 MARIPOSA ST, KINGSBURG CA 93631-9149
028-450-022	RUIZ JOHN & STEPHANIE	2462 MARIPOSA ST, KINGSBURG CA 93631-9149
028-450-023	FURLONG STEVEN KNOTT	2466 MARIPOSA ST, KINGSBURG CA 93631-9150
028-450-024	MIKULESKU SERGEY	2512 MARIPOSA ST, KINGSBURG CA 93631-9150
028-450-025	RUIZ DIEGO	2511 MARIPOSA ST, KINGSBURG CA 93631
028-450-026	YANES KATIE L	2465 MARIPOSA ST, KINGSBURG CA 93631
028-450-027	SCOTT VALERIE	1518 MARIPOSA ST, KINGSBURG CA 93631
028-450-028	RUIZ MICHAEL & MEAGAN	2337 MARIPOSA ST, KINGSBURG CA 93631
028-450-029	FLORES ESPERANZA	2303 MARIPOSA ST, KINGSBURG CA 93631-9149
028-450-030	AULAKH JUSTIN & BONNIE	2255 MARIPOSA ST, KINGSBURG CA 93631



028-450-031	LACEY PERCY LOUIS JR	2253 MARIPOSA ST, KINGSBURG CA 93631
028-450-032	KORMAN MICHELLE	2241 MARIPOSA ST, KINGSBURG CA 93631-9148
028-450-033	NAJAR MARBELIN	2237 MARIPOSA ST, KINGSBURG CA 93631
028-450-034	RIOS MICHAEL I	1266 22ND AVE, KINGSBURG CA 93631-9144
028-450-035	OLVEDA DANIEL E & JESSICA RAMOS	1298 22ND AVE, KINGSBURG CA 93631-9144
028-450-036	LANGDON JODIE DEE & STEVEN BERNEL	1303 22ND AVE, KINGSBURG CA 93631-2077
028-450-037	MARTINEZ LUIS	1295 22ND AVE, KINGSBURG CA 93631-2059
028-450-038	MACIAS HENRY	1257 22ND AVE, KINGSBURG CA 93631-2059
028-450-040	GADEA JESSE	2204 MARIPOSA CT, KINGSBURG CA 93631-9148
028-450-041	MAGDON ALFREDO AMADOR	2206 MARIPOSA CT, KINGSBURG CA 93631-9148
028-450-043	GILL RAY A & MONICA N	1247 23RD AVE, KINGSBURG CA 93631-9147
028-450-044	GONZALEZ AUSTIN	1243 23RD AVE, KINGSBURG CA 93631-9147
028-450-045	BERNAY BRIAN LANCE & FRANKIE LYNN	1241 23RD AVE, KINGSBURG CA 93631-9147
028-450-047	PERESCHICA YSAIAH EFRAIN	2215 LAKE CT, KINGSBURG CA 93631-9143
028-450-048	MAULDIN ERIC	2203 LAKE CT, KINGSBURG CA 93631-9143
028-450-051	AGUIRRE PATRICK LEBRON & DANIKA RACHELLE	2206 LAKE CT, KINGSBURG CA 93631-9143
028-450-052	BERNAL EDUARDO	2208 LAKE CT, KINGSBURG CA 93631-9143
028-450-053	FRANKMORE JOSEPH & KRISTEN	2234 LAKE CT, KINGSBURG CA 93631-9143
028-450-054	ALVARADO ALICIA	2238 LAKE CT, KINGSBURG CA 93631-9143
028-450-055	RUELAS JUAN	2240 LAKE CT, KINGSBURG CA 93631-9143
028-450-056	ARCHULETA VALERIE	2246 LAKE CT, KINGSBURG CA 93631-9145
028-450-057	LOPEZ EDUARDO	2258 LAKE CT, KINGSBURG CA 93631-9145
028-450-058	PRESIDIO JJR SUMMERLIN 123 LLC	5607 AVENIDA DE LOS ROBLES, VISALIA CA 93291
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028-450-063	PRESIDIO JJR SUMMERLIN 123 LLC	5607 AVENIDA DE LOS ROBLES, VISALIA CA 93291
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028-450-078	TORRES JUAN A JR & KASONDRA C	1249 22ND AVE, KINGSBURG CA 93631-2059
028-450-079	TRAHAN HEATHER	2201 LAKE CT, KINGSBURG CA 93631-9143
028-450-080	JORGE LARRY M & ELLEN L (TRS)(REV LIV TR)	2238 LAKE CT, KINGSBURG CA 93631
028-450-081	WIGGS JACOB B & LINDA J	2233 LAKE CT, KINGSBURG CA 93631
028-450-082	TRAHAN EMILY & SEAN	2202 LAKE CT, KINGSBURG CA 93631
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028-460-042	TULARE COUNTY OF	COUNTY CIVIC CTR, VISALIA CA 93291
028-460-043	ALVAREZ ERIC	1304 22ND AVE, KINGSBURG CA 93631-9144
028-460-044	SHIMOIDE NICHOLAS & MANDY	1338 22ND AVE, KINGSBURG CA 93631-2077
028-460-045	GALLARDO ELVIRA CERVANTES	1364 22ND AVE, KINGSBURG CA 93631-2077