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

CONSENT AGENDA ITEM No. 6B-D

DATE: February 27, 2013

TO: Local Agency Formation Commission

FROM: Jeff Witte, Executive Officer

SUBJECT: Consider Approval – Request for One-Year Extensions to Complete Proceedings for the following:

- B. City of Fresno “McKinley-Blythe No. 1 Reorganization” (fifth request).
- C. City of Parlier “Reorganization No. 11-01 (South Foothill)” (first request).
- D. City of Reedley “Reed-Beechwood Reorganization, Annexation 2005-1” (sixth request).

Recommendation: Approve Requests for One-Year Extensions.

Background: The above proposals were previously approved by the Commission, but have not been completed. State law requires that all reorganization and annexation proceedings shall be completed within one year of approval unless the Commission grants an extension of time prior to the expiration date. Failure to grant an extension will terminate the proceedings. LAFCo Policies, Standards, and Procedures Section 315-03 allows extensions of time to be granted when the imminent need for the proposal still exists, the project is still viable, and progress is being made toward completion.

B. City of Fresno “McKinley-Blythe No. 1 Reorganization” (LAFCo File No. RO-08-2).

Parties of Interest:

Daryl and Vicki Nicholson	Robert Ketelsen
Innovative Development LLC	Vic-Nic VI LLC
George and June Streese Trustees	William and Audrey McCarty
Jacques Juan and Denise Ricardo	David and Margaret Franchi
Robert and Cheryl Brown	Marisa Pimentel
DN Associates	Rodney and Marcella Deluca Trust
Joseph and Yvonne Deluca	Elliot and Agnes Chielpegian
Allen and Virginia Greulich	

Summary: This reorganization was approved by the Commission on March 5, 2008. David Combs, the developer, has requested a one-year extension of time. This is the fifth request for an extension of time for this application.

Project Description: This reorganization consists of annexation of 40.89 acres to the City of Fresno and detachment from the North Central Fire Protection District and the Kings River Conservation District. The affected territory is located at the northeast corner of W.

McKinley and N. Blythe Avenues (see attached map). An 80-lot single-family residential subdivision is proposed on the easterly 20-acre portion of the affected territory.

Reasons for Request and Actions Taken to Date: The developer has stated that they purchased the property two years ago and current economic and housing market conditions have delayed them from moving forward with construction. They indicate that they still plan to develop the property and have tentative map approval by the City and have done substantial work towards completion of the final map.

Mark Scott, City Manager, City of Fresno indicated that the city supports the extensions and stated that the General Plan Housing Element and regional population forecasts continue to indicate the need for the completion of these types of approved housing developments. Tentative Tract Map No. 5598 and the affiliated zoning approvals are scheduled to remain in effect until May 17, 2015.

C. City of Parlier “Reorganization No. 11-01 (South Foothill)” (LAFCo File No. RO-12-1).

Parties of Interest:

MV Parlier LLC	Highlands Diversified Inc. (Doug Scheidt)
City of Parlier	

Summary: This reorganization was approved by the Commission on March 7, 2012. Bruce O’Neal, contract planner for the City, has requested a one-year extension of time. This is the first request for an extension of time for this application.

Project Description: This reorganization consists of an annexation of 30.58 acres to the City of Parlier and detachment from the Fresno County Fire Protection District, the Kings River Conservation District, and the Consolidated Irrigation District for territory located on the south side of South Avenue between Academy and Mendocino Avenues.

Reasons for Request and Actions Taken to Date: Mr. O’Neal’s letter states that the developer anticipates recording the final map in March, given that the City of Parlier has already held the review process and anticipates completing the proposal by April. The letter also states the applicant continues to work with City staff and that circumstances in the vicinity of the project have not changed. Tentative Tract Map No. 5607 will expire on December 7, 2013, unless an extension is approved by the City.

D. City of Reedley “Reed-Beechwood Reorganization, Annexation 2005-1” (LAFCo File No. RO-07-6).

Parties of Interest:

Floyd Barsoom, Barsoom Bros. Co.	Bob Dowds, Mangano Homes
Joseph R. Cusenza, Reynen Bardis Communities	Jason Pausma, Reynen Bardis Communities
Mathew Ainley, Quad Knopf	Michael & Magdalene Crivelli
Ann Reynolds	Peter Crivelli
David Crivelli	Gabriel Crivelli
Celeste Crivelli	Melanie Reynolds
Mark Reynolds	Jeffrey Reynolds
Susan Reynolds	

Summary: This reorganization was approved by the Commission on March 14, 2007. The Developer, Todd Barsoom, General Partner for Barsoom Bros. Co., submitted a written request for a one-year extension. This is the sixth requested extension of time for this proposal.

Project Description: The affected territory is located west of Reed Avenue and both north and south of the Beechwood Avenue Alignment. The approved reorganization consists of the annexation of 94.4 acres to the City of Reedley and detachment from the Fresno County Fire Protection District and the Kings River Conservation District. The Reedley City Council approved Vesting Tentative Tract Map No. 5767 to allow a 196-lot single-family residential development within the affected territory.

Reasons for Request and Actions Taken to Date: Mr. Barsoom's letter states that the residential housing market has remained stagnant over the past year; however, they are currently marketing the project with a person specializing in residential development properties and noted a renewed interest in the project. The Kingswood Commons Tentative Tract Map No. 5767 will not expire until October 24, 2015.

Kevin Fabino, Community Development Director for the City of Reedley, indicated that the City supports the extension and that Mr. Barsoom is diligently working to develop the property in accordance with the approved Tentative Tract Map.

Staff Analysis: Based on this information, it does appear that circumstances beyond the control of the Cities and developers have delayed these reorganizations. Staff supports the one-year extensions for each of the above proposals.

The Following Have Received Copies of This Report:

- LAFCo Commissioners and Alternates
- Ken Price, LAFCo Counsel, Baker, Manock, and Jensen
- Will Kettler, Fresno County Public Works and Planning
- Chief Keith Larkin, Fresno County Fire Protection District
- Brian Newlin, Fresno County Fire Protection District
- Ray Franklin, Fresno County Fire Protection District
- Joe Barcellos, North Central Fire Protection District
- David Orth, Kings River Conservation District
- Phil Desatoff, Consolidated Irrigation District
- Craig Agabashian, Administrative Manager, City of Fresno
- Mark Scott, City Manager, City of Fresno
- Keith Bergthold, Assistant Director, City of Fresno
- Daryl Nicholson
- David Combs
- Bruce O'Neal, Contract Planner, City of Parlier
- Shun Patlan, Director, Community Development Department, City of Parlier
- Todd M. Barsoom, General Partner, Barsoom Bros. Co.
- Kevin Fabino, Community Development Director, City of Reedley

February 8, 2013

Ms. Candy Fleming
Fresno Local Agency Formation Commission
2607 Fresno Street, Suite B
Fresno, CA 93721

Subject: McKinley-Blythe No. 1 Reorganization, Tract Map TM5598

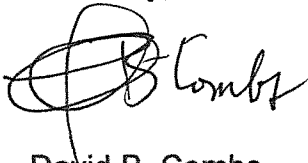
Dear Candy,

Please except this request to extend the above mentioned reorganization for one year. To date, the following efforts have been made towards the reorganization effort:

1. Tentative map approval by the City of Fresno.
2. Substantial work towards completion of the final map.

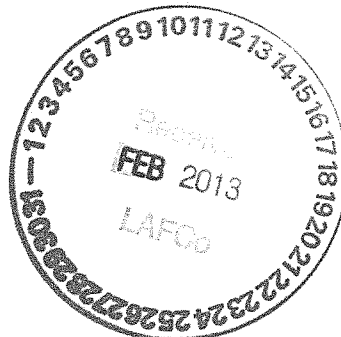
My partner, Daryl Nicholson (the current owner of record), purchased the property approximately two years ago from the original applicant. Weak economic and market conditions have slowed further progress on the project. As you well know, the economic climate has substantially reduced building in our area and we are no exception. Nonetheless, our intention is to move towards completion of this project. We are enclosing the \$750.00 fee for the requested extension and respectfully request the board to approve our extension.

Sincerely,



David B. Combs

Cc: Daryl Nicholson





Development and Resource Management Department

2600 Fresno Street, Third Floor, Room 3065
Fresno, California 93721-3604
(559) 621-8003, FAX (559) 498-1012

Mark Scott
Interim Director

February 7, 2013

Mr. Jeff Witte
Executive Officer
Fresno Local Agency Formation Commission (LAFCo)
2115 Kern Street, Suite 310
Fresno, CA 93721

SUBJECT: EXTENSION OF MCKINLEY- BLYTHE NO. 1 REORGANIZATION

Dear Mr. Witte:

This is in response to your letter, dated January 9, 2013, which provided the City notification of the approaching expiration of approved McKinley-Blythe No. 1 Reorganization. The City of Fresno supports an extension of the McKinley-Blythe No. 1 Reorganization by the Fresno Local Agency Formation Commission (LAFCo).

Although continuing economic recession conditions have prevented many approved housing developments from commencing construction, the City of Fresno's General Plan Housing Element and regional population forecasts continue to indicate the need for the completion of these approved housing developments.

City of Fresno development entitlements dependent upon the annexation include conditionally approved Tentative Tract Map No. 5598 and affiliated zoning approval (Rezone Application No. R-05-070). These approvals are scheduled to remain in effect until May 17, 2015 via several discretionary and statutory extensions. Another entitlement dependent upon the annexation is the pre-zoning of twelve existing rural residential properties (Rezone application No. R-07-47). Given the approved tentative tract map and associated zoning actions are considered to be active and General Plan documents and forecasts continue to indicate the need for completion of these types of housing developments, the City of Fresno supports an extension of the approved McKinley-Blythe No. 1 Reorganization.

Please contact Craig Agabashian, Administrative Manager, at 621-8005 or Keith Bergthold, Assistant Director, at 621-8003 with any questions you may have.

Sincerely,

A handwritten signature in cursive script that reads "Mark Scott".



Mark Scott
City Manager / Interim Director

Cc. Craig Agabashian

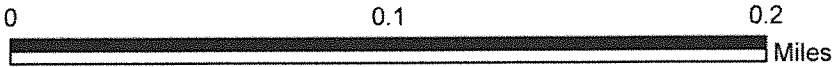
EXHIBIT "A"



Legend

-  City Limits
-  Affected Territory

City of Fresno "McKinley-Blythe
No. 1 Reorganization"
LAFCo File No. RO-08-2





January 18, 2013

Mr. Jeff Witte, Executive Officer
Fresno LAFCO
2607 Fresno Street, Suite B
Fresno, CA 93721

SUBJECT: City of Parlier Reorganization No. 11-01 (South Foothill)

Mr. Witte:

On behalf of the City of Parlier and the developer, MV Parlier LLC, I am requesting a one-year extension for Reorganization No. 11-01 and have attached a check for \$750. Following are responses to the information request from your January 9, 2013 letter:

1. ***Progress that has been made toward compliance during the past year.*** The Developer anticipates recording the final map in March, 2013, a date derived from the review process already held with the City. Given that final map acceptance is nearly concluded, the extension is a safeguard against unforeseen changes that may push approval and recording of the final map beyond March, 2013.
2. ***Any circumstances that have changed in the vicinity of the project since the proposal was approved that could affect its suitability for annexation.*** There are no changes that affect annexation suitability. This parcel remains the most logical area for annexation given its proximity to public services and new residential development to the west.
3. ***Actions taken by the proponent to ensure that the conducting authority proceedings can be completed within the requested extension period.*** The developer is anxious to move ahead and has expended considerable time and effort on the project. With acceptance of the final map, staff will prepare information required to complete the reorganization proceedings which should be completed by April, 2013.
4. ***If a condition of approval required acceptance of a final tract map, include the tentative tract map number and date it will expire.*** Tentative Tract Map No. 5607 was approved on December 7, 2011, and will expire on December 7, 2013, unless an extension is approved by the City.
5. ***If the proponent has been unable to satisfy a condition subsequent to the Commission's approval due to adversarial market and/or economic conditions, such conditions shall be identified and supporting documentation provided.*** Not applicable.

Please call if you have questions.

The City of Parlier

Bruce O'Neal, Contract Planner
Cc Shun Patlan
Jesus Gonzalez

EXHIBIT "A"



Legend



Sphere of Influence

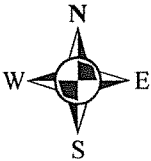
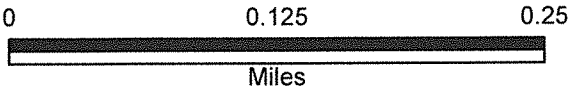


City Limits



Affected Territory

City of Parlier "Reorganization
No. 11-1 (South Foothill)"
LAFCo File No. RO-12-1





February 4, 2013

Mr. Kevin Fabino, Director
Community Development Department
City of Reedley
1733 9th Street
Reedley, CA 93654

Kevin,

This letter is to request an extension from LAFCO for the Kingswood Commons Project Tract No. 5767, approved by the City of Reedley on October 24, 2006 and approved an extension until October 24, 2015. As you are aware, the residential housing market has remained stagnant over this past year. We are currently marketing the project with a person specializing in residential development properties. We feel that it is very important to extend the LAFCO approval in order to successfully market this project and move toward completion of Tract No. 5767. Even in these difficult times, we are noting a renewed interest in this project and are looking forward to working with the City of Reedley and LAFCO to get this project moving forward.

Sincerely,

Todd M. Barsoom
General Partner

Hendricks, Samantha

From: Fabino, Kevin <Kevin.Fabino@reedley.ca.gov>
Sent: Thursday, February 14, 2013 8:49 AM
To: Hendricks, Samantha
Subject: RE: Reed-Beechwood

Samantha,

The City of Reedley is in support of the request to extend the Reed-Beechwood Reorganization, Annexation No. 2005-1. We have recently met with Mr. Barsoom and believe he is diligently working to develop the property in accordance with the approved Tentative Tract Map. Thanks you for your consideration, and please let me know if you have any questions or need additional information.

Sincerely,

Kevin Fabino, Director
City of Reedley, Community Development Dept.
1733 9th Street
Reedley, CA 93654
(559) 637-4200 ext. 286
E-mail: Kevin.Fabino@Reedley.ca.gov

From: Hendricks, Samantha [<mailto:SHendricks@co.fresno.ca.us>]
Sent: Thursday, February 14, 2013 8:05 AM
To: Fabino, Kevin
Subject: Reed-Beechwood

Good Morning Kevin,

We have received the extension request from Barsoom Bros. and I was wondering if we could get something from the City saying if you agree to the extension or not?

THANK YOU,

SAMANTHA HENDRICKS

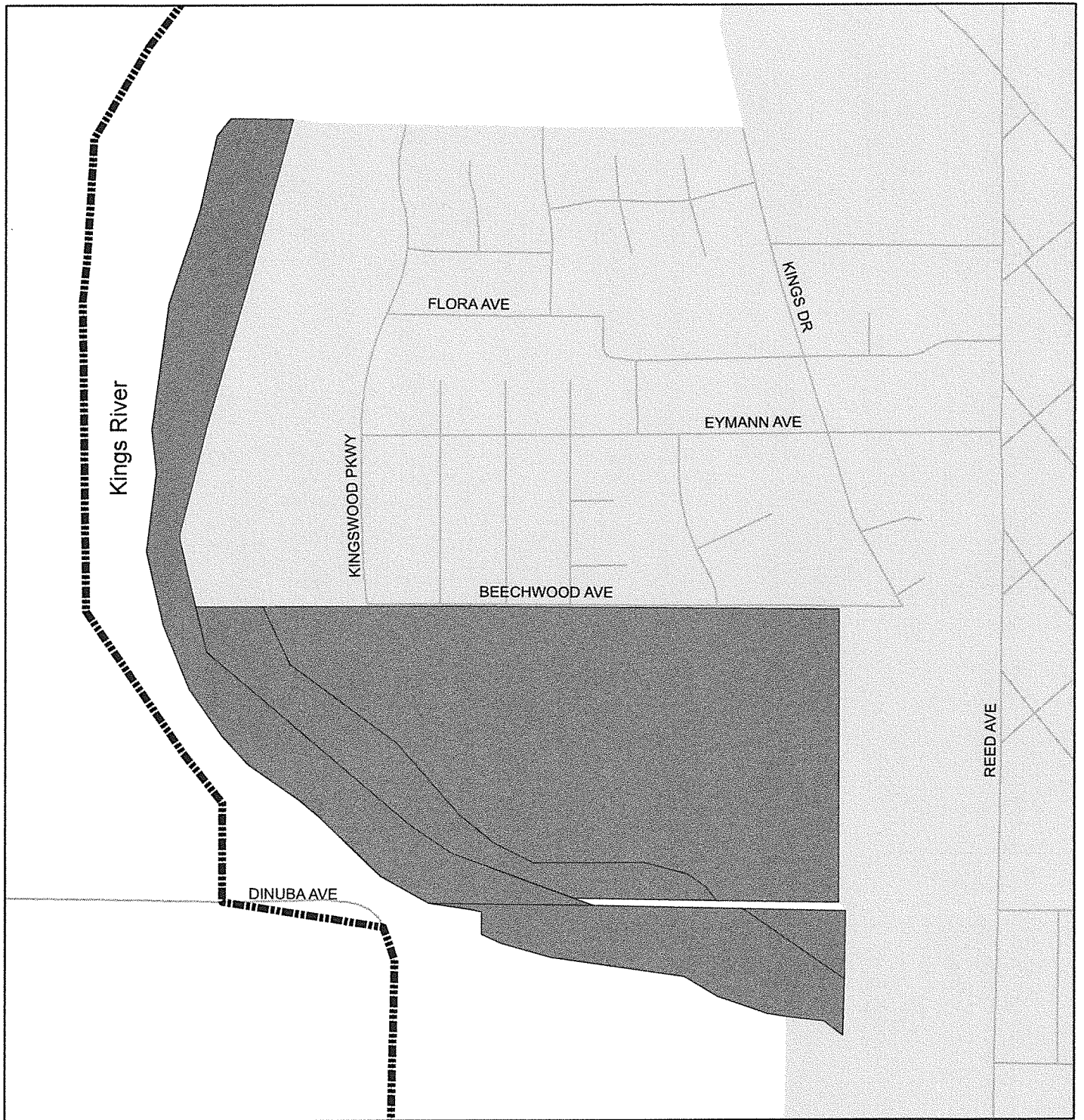
LAFCD TECHNICIAN II

(559) 600-0604




FAX (559) 495-0655

WWW.FRESNOLAFCD.ORG

EXHIBIT "A"



Legend

-  Sphere of Influence
-  City Limits
-  Affected Territory

City of Reedley "Reed-Beechwood
Reorganization, Annexation 2005-1"
LAFCo File No. RO-07-6

