

CITY OF FRESNO
SERVICES AND IMPROVEMENT PLAN
NORTH-CERRY NO. 2 REORGANIZATION
OCTOBER 2015

A. INTRODUCTION

A plan for providing services and improvements to land being annexed to cities is required by the Local Agency Formation Commission (LAFCO).

1. It provides assurance to LAFCO that newly annexed territory to a city will be properly served as urban territory.
2. It provides a basis for determining the impact of an annexation when a determination is made pursuant to the California Environmental Quality Act (CEQA).
3. It provides information to property owners, districts and interested individuals who may have other plans or proposals underway in the immediate vicinity of a proposed annexation, reorganization or boundary change. A service plan indicates the City of Fresno's intentions for providing service for a particular project.

B. SERVICES EXISTING OR PROPOSED TO BE EXTENDED TO THE NORTH-CHEERY NO. 2 REORGANIZATION:

1. COMMUNITY WATER SERVICE:
The subject territory is already being served by Fresno City water.
2. SANITARY SEWERS:
The subject territory is already being serviced by Fresno City sewer.
3. SOLID WASTE COLLECTION:
The City of Fresno will service this project's solid waste disposal and recycling needs.
4. POLICE AND FIRE PROTECTION:
The subject property is currently provided service by the Fresno County Sheriff's Department. Upon annexation, services would be provided by the City of Fresno Police Department. The City of Fresno Police Department presently provides service to adjacent development to the north and east.

The subject property is presently receiving fire protection services from the Fresno County Fire Protection District. Upon annexation, fire protection services will be provided to the subject property by City of Fresno Fire Station No. 7 located at 2564 South Cherry Avenue, about 1.3 miles north of the subject territory.

5. STREET LIGHTING:
The Pacific, Gas and Electric Company currently provides service to the area. Street lighting shall be provided by the City in accordance with the City of Fresno Standards. The lighting shall be maintained by the City of Fresno.

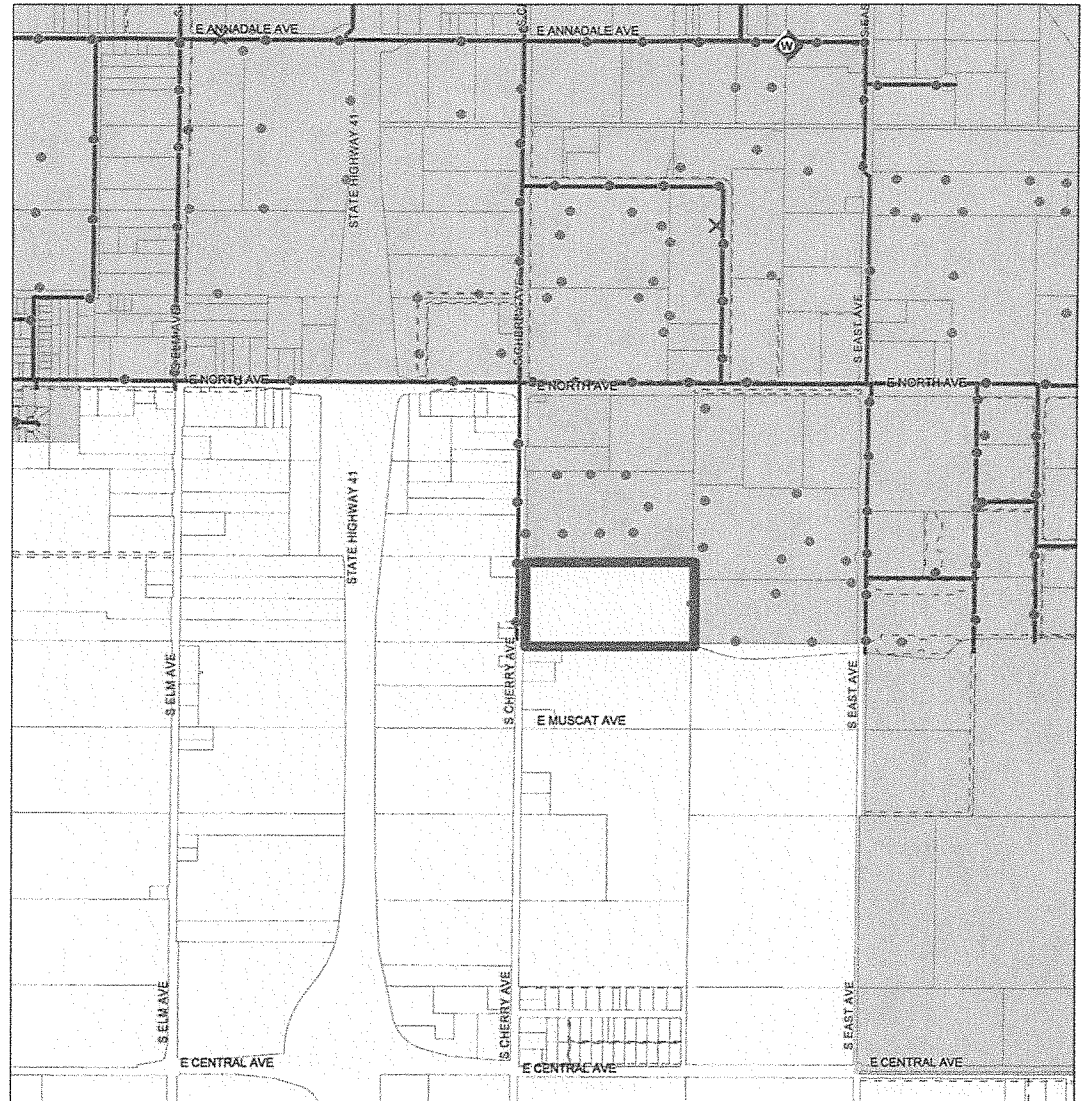
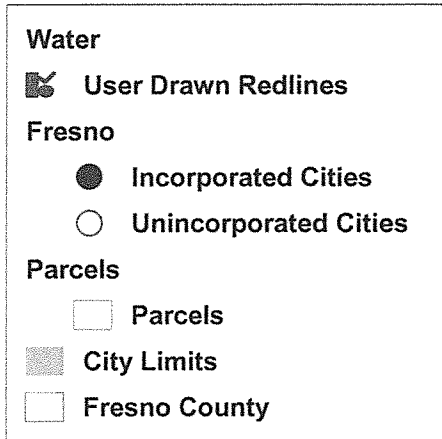
6. **PARKS AND RECREATION:**
The City of Fresno's General Plan constitutes an update of the City's Master Parks Plan. The provision of neighborhood and community parks is guided and ensured by a specific planning and funding process directed toward meeting community needs for parks and related recreational programs. The demands for recreational service impacts are mitigated through the payment of Park Fees for parks and recreation facilities.
7. **TRANSIT SERVICES:**
The subject property is NOT serviced by Fresno Area Express. For commuting outside of the Fresno Area, Greyhound and Amtrak services are available.
8. **AMBULANCE SERVICE:**
The nearest hospital to the area is Fresno Community Medical Center located at Fresno and "R" Streets. American Ambulance has ambulance service for emergency purposes.
9. **STORM DRAINAGE:**
The Fresno Metropolitan Flood Control District provides storm drainage service to the area. The proposed site for annexation will receive drainage service through the District's Drainage Area AW2. A 24" flood control pipeline is already installed at the rear of the subject property and drains to north to Basin AW2. Storm drainage fees paid to the District contribute to the construction of these facilities.
10. **EXTENSION OF CITY SERVICES:**
All City services will be extended to the area.
11. **UPGRADING OF PUBLIC FACILITIES AND IMPROVEMENTS:**
A primary reason for annexation of the property is that the property owner must annex to the City in order to build proposed warehouse. Large warehouses, such as the one being proposed, are not allowed to be built in County's A-L 20 (Agriculture-Limited, 20 acre) zone district. The development of the project site will require the developer to make all necessary major street dedications and improvements as well as any required sewer, water and storm drain improvements.
12. **SCHOOLS:**
The subject territory is within the enrollment area of the Orange Center School District. Currently students within this reorganization would attend Orange Center Elementary School which serves about 325 students from kindergarten to 8th grade. Because of the growth occurring within the district boundaries, the school district has adopted developer fees in accordance with current state law, which will require the developer of the property within the district to pay a fee for school facilities per the adopted schedule of fees.
13. **OTHER SERVICES:**
Animal control services will be provided by the City of Fresno.

C. FINANCING OF SERVICES AND FACILITIES:

1. Property tax
2. Fees: The following development impact fees are required: parks, fire, police, water, sewer, street improvements, traffic signalization, and storm drainage. City permit and license fees are also collected.
3. Sales tax
4. State funds, i.e., gas tax, motor vehicle in lieu tax, are utilized by the City for street work and supporting the transit system.
5. Federal funds, i.e., Community Development Block Grant Funds.
6. Bonds and/or assessment districts as needed.

D. COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)
A Finding of Conformity to the Fresno General Plan Master Environmental Impact Report (MEIR No. 10130) has been prepared for this project in compliance with the California Environmental Quality Act. The findings were noticed as required by CEQA and were circulated to affected agencies.

City of Fresno



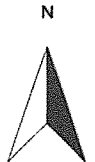
SCALE 1 : 17,630



12" Water Line

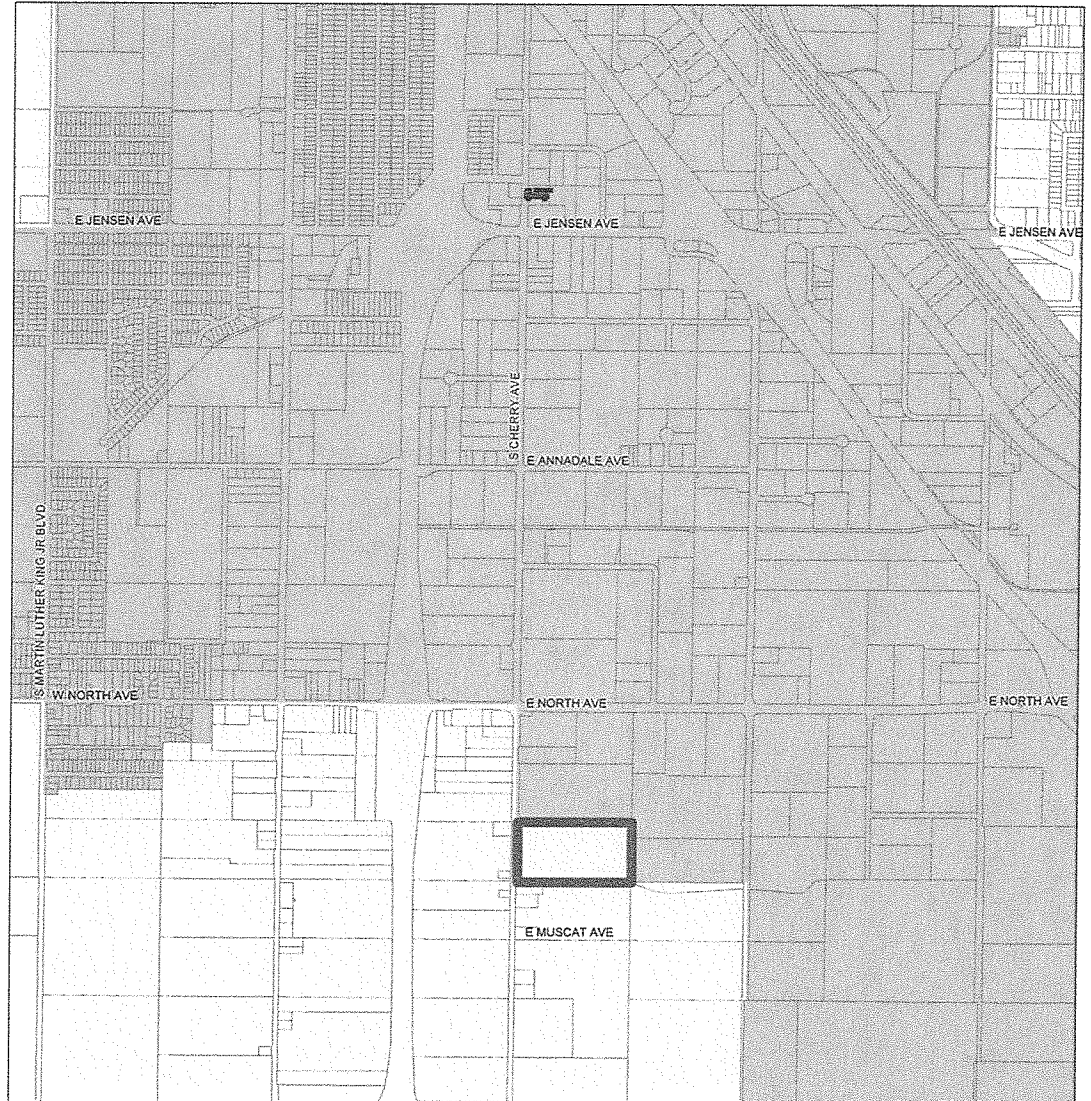
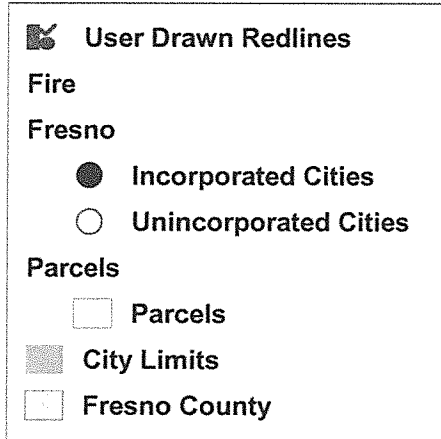


The map displays a section of the City of Ann Arbor, Michigan, with a grid of streets. The streets shown include E Annadale Ave, E North Ave, E Muscat Ave, E Central Ave, S Elm Ave, S Cherry Ave, and S East Ave. State Highway 41 is also shown. A specific area is highlighted with a thick black border, indicating the location of the proposed development. The map includes street names, highway numbers, and a scale bar.



36" Sewer Line

City of Fresno

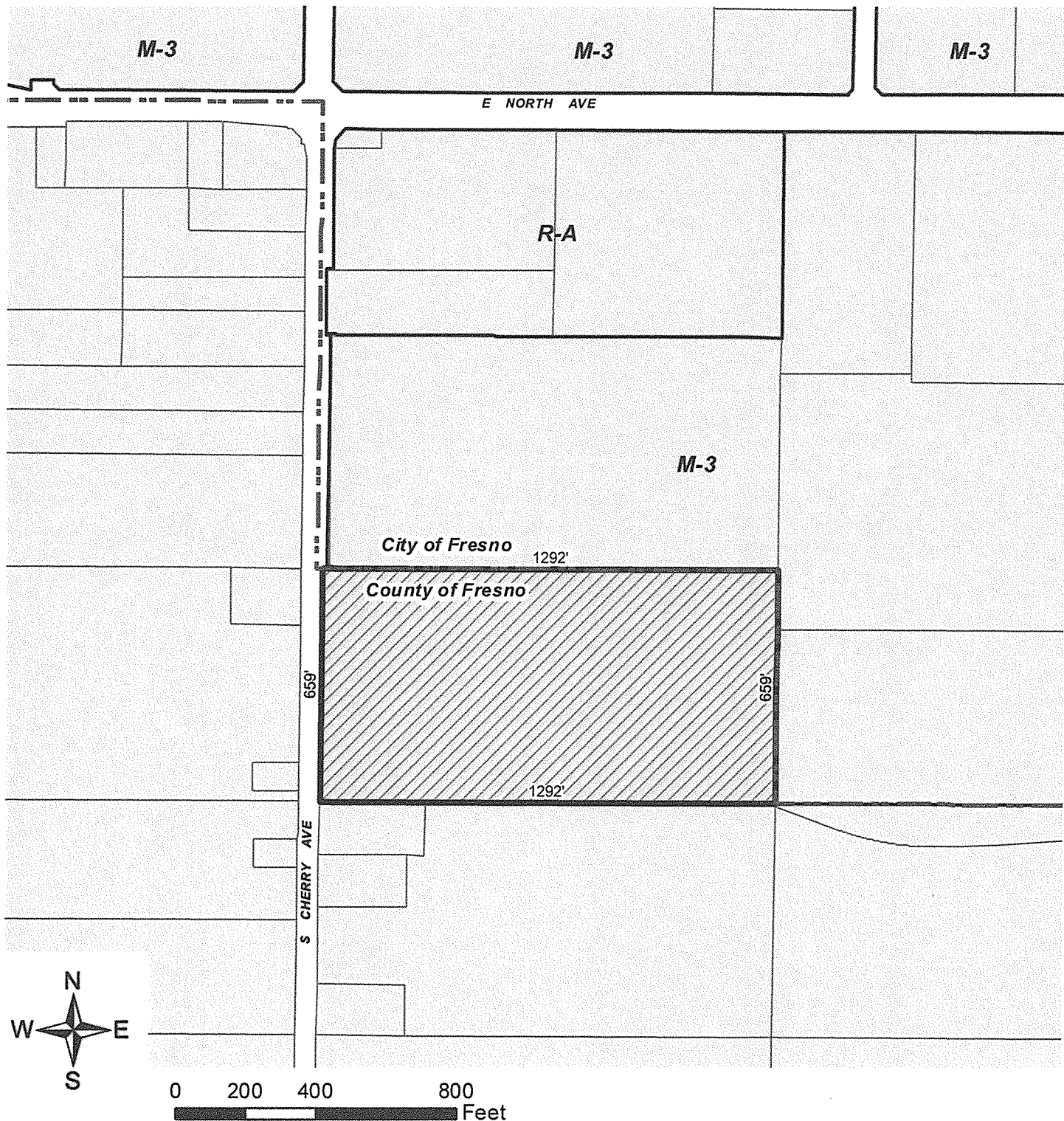


SCALE 1 : 25,788



City Fire Station #7

EXHIBIT A

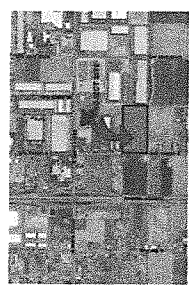
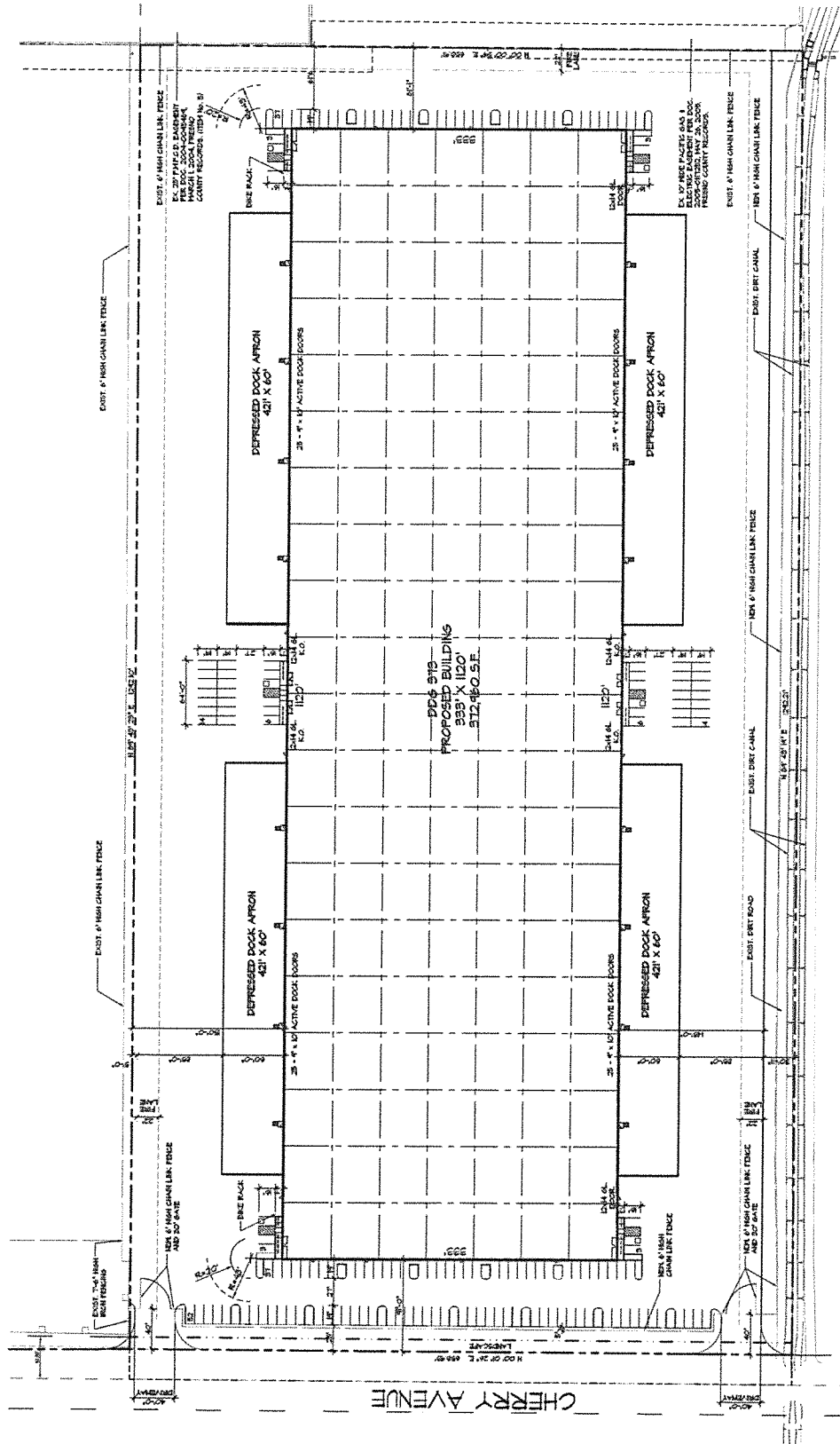


R-15-008
Site Plan Review S-15-068
Annexation ANX-15-001
APN: 329-011-07
3264 South Cherry Avenue

--- City Limits



AL-20 (County) to M-3/UGM, 19.54 Acres



VICINITY MAP
NOT TO SCALE

NOTE:
PHOTO COLLECTION TO BE FILED BY THE LOADING DOCK AT
PORT BOUNTY LOCATIONS TO BE DETERMINED.

PROPOSED SITE PLAN
1" = 50'

LANDSCAPE DATA

PARCEL

BUILDING DATA

BUILDING DATA

LANDSCAPE DATA
LANDSCAPE REQUIRED AND PROVIDED
FOLLOWED PER SET OF PLANS

PARCEL
SITE AREA: 20.24 ACRES
COVERAGE: 45.5%

BUILDING DATA
BUILDING AREA: 533' X 120'
PAVED AREA: 3047'S SF
LANDSCAPE AREA: 4200 SF

PARKING DATA

PARKING REQUIRED: 100
PARKING PROVIDED: 100
TO PARKING SPACES INCLUDING PROVIDED
PARKING & ACCESSIBLE PARKING SPACES

DDG 373 - 3206 South Cherry Ave., Fresno CA

JBB DEVELOPMENT INC

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FRESNO, CA 93727
PH (509) 273-4841

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