

CITY OF FRESNO  
SERVICES AND IMPROVEMENT PLAN  
NORTH-CHERRY NO. 3 REORGANIZATION  
NOVEMBER 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-CHERRY NO. 3 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 1.1 miles north of the subject property.
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. However, Bus Route #32 is located less than half a mile west of the subject property. 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 subject property is located within the Fresno Metropolitan Flood Control District Drainage Area AV. Permanent drainage service will not be available; therefore the applicant is proposing a temporary ponding basin on-site until permanent service is available. Storm drainage fees paid to the District contribute to the future construction of pipelines and basins.

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 the proposed office/storage buildings. 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 8<sup>th</sup> 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 SCH No. 2012111015) has been prepared for this project in compliance with the CEQA. The findings were noticed as required by CEQA.

K:\Annexations, FresnoCo referrals, & LAFCO\North-Cherry No. 3\North-Cherry No 3 Service Delivery.doc

# Water Map



# Sewer Map

STATE HIGHWAY 41

36 inch sewer pipe



E SAMSON AVE

S ROSE AVE

S CHERRY AVE

E NORTH AVE

SANGUS ST

66 inch sewer pipe



12 inch sewer pipe



STATE HIGHWAY 41





