



County of Fresno

COUNTY ADMINISTRATIVE OFFICE

JOHN NAVARRETTE

COUNTY ADMINISTRATIVE OFFICER

May 11, 2015



David Fey, Executive Officer
Fresno LAFCo
2607 Fresno Street, Suite B
Fresno, CA 93721

SUBJECT: Proposed Locan-Fedora Northeast Reorganization (Landowner Petition- John Bonadelle)

Dear Mr. Fey:

In accordance with the Restated Memorandum of Understanding between the City of Fresno and the County of Fresno, we have reviewed the annexation proposal described above that was submitted on behalf of John Bonadelle on April 15, 2015.

We have determined that the proposed Locan-Fedora Northeast Reorganization involving annexation of the subject 24.6-acre territory is consistent with the Standards of Annexation contained in Exhibit I of the Restated Memorandum of Understanding between the City of Fresno and the County. We recommend that the full-width right-of-way along Locan Avenue from the Gould Canal to the terminus (southern boundary) of the annexation be included in this annexation as well as the pursuit by the City of Fresno of the widening of the Locan bridge over the Gould Canal.

If you have any questions, you may contact me at (559) 600-1710 or William Kettler at (559) 600-4497.

Sincerely,

John Navarrette
County Administrative Officer

c: Alan Weaver, Department of Public Works and Planning
Bernard Jimenez, Department of Public Works and Planning
Will Kettler, Department of Public Works and Planning
Mohammad Khorsand, Department of Public Works and Planning
Bruce Rudd, City of Fresno



BRUCE RUDD
City Manager

February 11, 2014

Mr. John Navarrette
Chief Administrative Officer
County of Fresno
2281 Tulare Street, Suite 304
Fresno, California 93721

SUBJECT: RELEASE OF PROPERTIES TO THE CITY OF FRESNO, BONADELLE
HOMES (A.P.N. 310-270-10, 11, & 12)

Dear Mr. Navarrette:

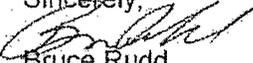
As you are aware, Bonadelle Homes filed entitlement applications (General Plan Amendment and Rezone Application) with the City of Fresno regarding 24 acres of property located on the southeast corner of North Locan Avenue and East Dakota Avenues (see attached map). The proposed project is within the SEGA Growth Area, as depicted in the 2025 Fresno General Plan, but currently remains under the jurisdiction of Fresno County.

Bonadelle Homes and its representatives have discussed the proposed project with both City and County officials. Upon conclusion of these discussions, the City of Fresno has determined that this project should be processed under the City's jurisdiction. The City of Fresno is respectfully requesting that the County of Fresno formally release the subject properties for processing and development with the City of Fresno.

It should be noted that the future annexation of the subject site is being initiated by this developer and not the City of Fresno. Therefore, the developer shall bear all costs related to this annexation and any other fees that may result from incorporation to the City of Fresno.

If you have any further questions, please contact me or Mr. Mike Sanchez, Planning Manager at (559)-621-8040

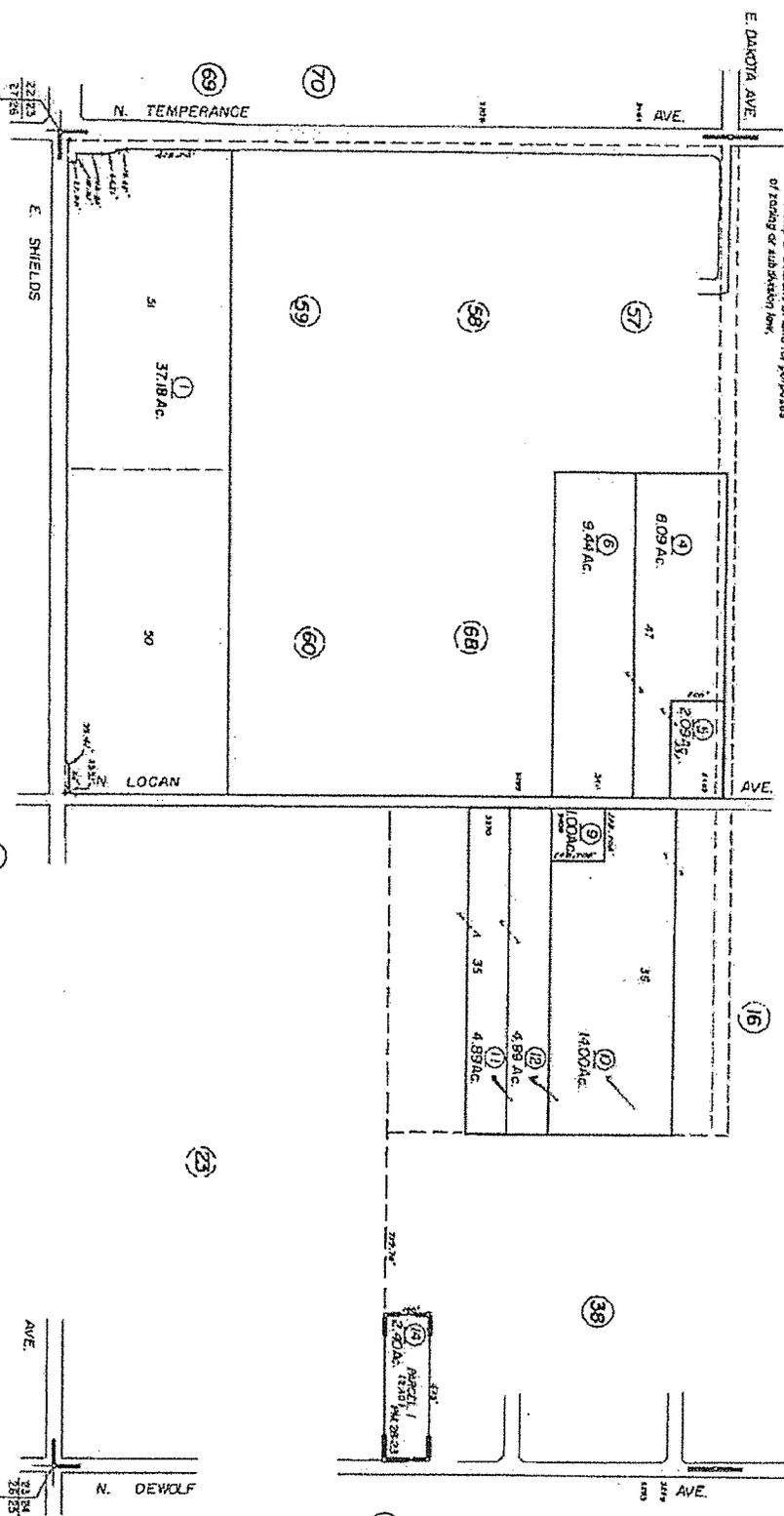
Sincerely,


Bruce Rudd
City Manager

c: John Bonadelle

SUBDIVIDED LAND IN PQR. SEC. 23, T.13 S., R.21 E., M. D. B. & M.

NOTE—
This map is for assessment purposes only.
It is not to be construed as porting legal
ownership or division of land for purposes
of zoning or subdivision law.



Top Right Area
5-42
16-61E
15-01D

310-27

Eggers Colony - Plat Bk. 4, Pg. 60
Parcel Map No. 4205 - Bk. 28, Pg. 23

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk. 310 - Pg. 27
County of Fresno, Calif.



Development and Resource Management Department

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

Jennifer K. Clark
Director

June 11, 2015



Please reply to:
Mike Sanchez
(559) 621-8040

Mr. David Fey, Executive Officer
Fresno Local Agency Formation Commission
2607 Fresno Street, Suite B
Fresno, California 93721

Dear Mr. Fey:

SUBJECT: Locan-Fedora Northeast Reorganization Service Delivery Plan

This letter serves as the City of Fresno's review and acceptance of the attached Service Delivery Plan document dated June 4, 2015, entitled "Locan-Fedora Northeast Reorganization Service Delivery Plan". Please be advised that the proposed project is still subject to other document submittals to the City of Fresno prior to commencement of any grading or construction occurring on the subject property.

These items include but not limited to a covenant to ensure compliance with conditions of zoning; side letter with the City of Fresno and County of Fresno regarding the MOU (Memorandum of Understanding) prior to annexation; and approval of a final map for Tract No. T-6067.

Please let me know if you need any further information from the City.

Sincerely,

Development Services Division

Mike Sanchez
Assistant Director
Development and Resource Management Department



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
ALAN WEAVER
DIRECTOR

DATE: June 2, 2015
TO: David E. Fey, AICP, Executive Officer
FROM: William M. Kettler, Manager
Development Services Division
Department of Public Works and Planning
SUBJECT: City of Fresno, "Locan-Fedora Northeast Reorganization".



This is in response to your notice dated May 20, 2015, regarding a landowner petition for annexation submitted by John Bonadelle to LAFCo known as the "Locan-Fedora Northeast Reorganization".

1. County plan designation for the area:
The subject territory is designated for Agriculture within the County adopted General Plan.
2. Consistency of the proposal with adopted County General and Community Plans and Policies.
The County's General Plan directs urban type uses to incorporated cities and unincorporated communities where necessary support services are available. Annexation of the subject territory represents a logical expansion of the City of Fresno's boundary. The subject territory is within the City of Fresno's Sphere of Influence (SOI) and abuts the current city boundary. Therefore, the proposed annexation is in conformance with the Amended and Restated Memorandum of Understanding (MOU) between the City of Fresno and the County of Fresno.
3. Any pending County plans, projects (i.e. Community Development, roads, etc.) or development permits:
None
4. Other related comments:
On May 11, 2015, the County issued a consistency determination letter stating that the "Locan-Fedora Northeast Reorganization" is consistent with the Standards of Annexation contained in Exhibit 1 of the Restated Memorandum of Understanding between the County of Fresno and the City of Fresno.
5. Recommendations:
It is recommended that full-width road right-of-way along Locan Avenue from the Gould Canal to the Terminus (southern boundary) of the annexation be included in the annexation as well as the pursuit by the City of Fresno of the widening of the Locan bridge over the Gould Canal.

William M. Kettler, Development Services Manager
Department of Public Works and Planning

6/2/15
Date

G:\4360Devs&PIn\PLANNING\ANNEXATIONS\Cities & Districts\Fresno\2015\Locan-Fedora Northeast RO\LAFCo_Response.docx

DEVELOPMENT SERVICES DIVISION

2220 Tulare Street, Sixth Floor / Fresno, California 93721 / Phone (559) 600-4497 / 600-4540 / 600-4022 / FAX 600-4200
Equal Employment Opportunity • Affirmative Action • Disabled Employer



INTER OFFICE MEMO

Fresno County Public Library



Date: June 2, 2015
To: David E. Fey, AICP, Executive Officer
From: Laurel Prysiazny, County Librarian
Subject: "Locan-Fedora Northeast Reorganization" 

Annexation Fresno County to Fresno City with the expectation to build.

Property owned by Fresno Pioneer Eggers of Eggers Colony.

I have included references for further reference.

Thompson, Thos. H. 1891, *Atlas of Fresno County California*.

Harvey, William Sr., 1907, *Atlas of Fresno County California*.

Progressive Map Service, 1935, *Progressive Atlas of Fresno County*.

**If upon construction and digging there are any archaeological findings, they should not be disturbed.

FRE-180-65.550+/-

LAFCo Fresno Local Agency Formation Commission

DATE: May 20, 2015

TO: Kenneth Price, LAFCo Counsel
County of Fresno
Greg Gularte, Captain, Sheriff's Department
Laurel Prysiazny, Librarian, Fresno County Library
Historical Landmarks and Records Commission (HLRC)
Michael Navarro, Chief, Planning North, Caltrans
Clovis Memorial District
Consolidated Mosquito Abatement District
Fresno Irrigation District
Fresno Metropolitan Flood Control District
Sierra Resource Conservation District
West Fresno County Red Scale Protective District



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

SUBJECT: "Locan-Fedora Northeast Reorganization"

The Local Agency Formation Commission (LAFCo) is in receipt of a petition of application initiating proceedings for the attached proposal. In accordance with Government Code Section 56386, your agency has been identified as an affected and/or interested agency and we are requesting your assistance in reviewing and commenting on this application.

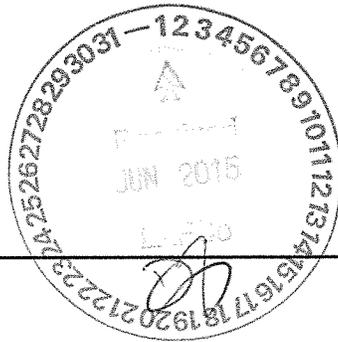
In accordance with Section 56662 (a) the Commission may make determinations upon the proposal without notice and hearing and may waive protest proceedings entirely if the territory is uninhabited and no affected agency has submitted a written demand for notice.

Please return any comments you have regarding this proposed reorganization by **June 1, 2015**. Your assistance is greatly appreciated. Thank you.

DEF:cf

Attachments: Application, Map, Legal Description, Petition

No Comment
Jenny [Signature]
5/27/15



County of Fresno
DEPARTMENT OF PUBLIC HEALTH
DAVID POMAVILLE, DIRECTOR

June 1, 2015

LU0018063
2620

Mr. David E. Fey
Local Agency Formation Commission
2607 Fresno Street, Suite B
Fresno, CA 93721

Dear Mr. Fey:

PROJECT NO:
SUBJECT: Locan-Fedora Northeast Reorganization

1. Adequacy and availability of existing and proposed community water and sewer systems:
2. Need for services other than those proposed:
3. Effect of project on air or water quality:
4. Related County plans or projects:
5. Other comments:

Drinking water, which meets state quality standards for public water systems, is a precious commodity that must be protected. Existing standards for water well construction and destruction are designed to protect groundwater quality, thereby protecting the public health. The expense associated with proper destruction of a well is infinitesimally small in comparison to the expense of cleaning up contaminated groundwater.

The Fresno County Department of Public Health is concerned that abandoned water wells are not being properly destroyed, particularly with respect to new development projects, such as the proposed school site. As city boundaries expand, community services are provided to areas originally served only by individual domestic and agricultural wells. Improper abandonment of such wells presents a significant risk of contaminating the city's community water supply. For this reason, when development occurs, it is extremely important to ensure the safe and proper destruction of all abandoned water wells.

- As a measure to protect groundwater, all water wells and septic systems within the property shall be properly destroyed by an appropriately licensed contractor.
- If any underground storage tank(s) are discovered during the project, the applicant/property owner shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Certified Unified Program Agency at (559) 600-3271 for more information.
- Appropriate measures should be incorporated into the project to minimize potentially significant noise impacts to neighboring noise sensitive receivers during construction activities.

David E. Fey
Locan-Fedora NE Reorg
June 1, 2015
Page 2 of 2

If I can be of more assistance, please contact me at (559) 600-3271.

Sincerely,

A handwritten signature in cursive script, appearing to read "Janet Gardner".

Janet Gardner, R.E.H.S., M.P.H.
Environmental Health Specialist III
Environmental Health Division

Fey, David

From: Devins, Frances <Frances.Devins@fresnosheriff.org>
Sent: Monday, June 29, 2015 8:55 AM 
To: Fey, David
Cc: Gularte, Greg
Subject: FW: Lafco
Attachments: LAFCO.pdf

Mr. Fey,

On behalf of the Fresno County Sheriff's Office I would like to submit the following comments on this application proposal.

It appears there is a large city development to the immediate west (Bonadelle) with agriculture grounds immediately north of that development and northwest of the proposed development, which is county. There is also several developed lots north, east and south of the proposed development that appear to be county. Development of this 98 single-family residential will cause inefficiencies in the service to the community as two different law enforcement agencies will be providing service to different portions of the same neighborhood. This will be caused as we will have to crisscross each other's territory on our way to provide service to our respective and adjoined areas. Additionally, we will often have delays in providing service as there will be confusion when citizens in the county are calling for service expecting "County" service instead of "City" service.

While this area may be ready for development in the future, the fact there are no current plans for the development of this area and the current focus of the City of Fresno General Plan is for urban growth and infill of properties within the city of Fresno Sphere of Influence, I would not recommend this proposal be adopted at this time.

Sincerely,

Frances

Lieutenant Frances Devins
Area 2 and Area 4 Commander
HEAT/PTO/Explorers/OHV
Fresno County Sheriff-Coroner's Office
Area 2 Headquarters
5717 E. Shields
Fresno, CA 93727
(559) 600-8039
frances.devins@fresnosheriff.org



COUNTY OF FRESNO
COUNTY CLERK / REGISTRAR OF VOTERS
BRANDI L. ORTH

March 24, 2015

To whom it may concern:

Currently at the address 3450 N Locan Avenue, Fresno, there are no registered voters.

Thank You,

Victoria M. Najera
Program Tech II
2221 Kern Street
Fresno, CA 93721
559-600-3020 Desk
559-488-3279 Fax
vnajera@co.fresno.ca.us

