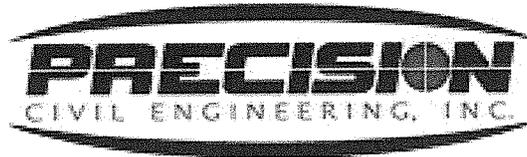


TRACT 6093

CITY OF SANGER
Municipal Service Plan

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Prepared for:

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America's Builder



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1.0 INTRODUCTION

Like most communities in the Central Valley, the City of Sanger (City) has experienced growth in recent years, and the City expects future growth that will require the annexation of unincorporated portions of Fresno County. Due to this growth, as well as the need to review its development standards, the City prepared a comprehensive update of its General Plan which included a proposed Sphere of Influence (SOI) expansion. The General Plan update was adopted and the associated Final Environmental Impact Report certified by the City Council of the City of Sanger on November 6, 2003.

An SOI is a boundary outside of a city's corporate limits that designates the agency's probable future service area and is generally considered a 20-year growth boundary. In this case, however, the Sanger General Plan has a growth horizon to 2025 and the City's proposed SOI is tied to the 2025 date. SOIs provide for efficient services while discouraging urban sprawl and the premature conversion of agricultural and open space lands. SOI boundaries prevent overlapping jurisdictional boundaries and the duplication of services. The Fresno County Local Agency Formation Commission (LAFCO) is given the authority and responsibility to determine spheres of influence for all local governmental agencies in Fresno County (Government Code Section 56425).

1.1 Background and Proposed Project Description

The City of Sanger is located in Fresno County (Appendix B). Approximately six miles west of Sanger are the city limits of Fresno, the San Joaquin Valley's largest city and the State's sixth largest community. The Sierra Nevada is located to the east, and Highway 180 is about two miles north of Sanger. The city contains approximately 3,200 acres (5 square miles) within its incorporated boundary and a population of 18,931 residents in 2000. The current SOI contains 4,393 acres. The adopted General Plan indicates the SOI can be expanded by 2,100 acres to include lands north of the California Road to Kings Canyon Road and a portion southwest of the City limits, bringing total lands in the SOI to approximately 6,500 acres. The population is expected to increase to 30,000 residents over the course of the 20 year planning period.

The proposed Tract 6093 falls within the City's SOI and southwest of the current City limits. Tract 6093 consists of approximately 72 acres in land and 312 residential lots, recreational parks, roads, and facilities improvements into the City of Sanger through annexation. Therefore, the City will provide general government services to Tract 6093.

This Municipal Service Plan has been prepared in accordance with the requirements of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, as a means of identifying and evaluating public services for the City and possible changes to the City's SOI. The City will be able to provide services to Tract 6093 within the updated SOI and continue to provide services to existing residents provided that the policies and standards contained in the General Plan and capital improvement program are implemented when considering annexations and development projects. Development within the proposed SOI expansion area is not expected to create a burden on City services and could generate a modest surplus of revenue over costs.

2.0 CITY OF SANGER GENERAL GOVERNMENT

The City of Sanger was incorporated in 1911 and is a general law city. The City of Sanger is located in Central Fresno County approximately four miles east of the City of Fresno and 11 miles east of SR 99. The City Council is made up of five council members representing the City at large. The mayor is elected by the seated City Council members and traditionally serves a two- year term. Regular Council meetings are the first and third Thursday of each month. The City Council is responsible for formulating the broad policies of the municipal corporation and approving major action of the City Manager, through whom the operation of the city is carried out. The City Council sets policy, approves the City's budget, and approves land use policies. The Council also acts on the recommendation of the City Manager, who is appointed by the Council to implement the plans and policies of the Council.

The City Manager is responsible for administering all operations, finances, activities, and project consistent with City Council Policy directives and applicable municipal, state, and federal laws. The City Manager reports to the City Council, is responsible for the day-to-day operation of the City and provides the Council with recommendations for policies. The City Manager administers the policies developed by the Council and works with each department to ensure that the policies are implemented. The City Manager appoints and removes all employees on the recommendation of the various department heads and/or dismisses department heads on his own evaluation. The City Manager coordinates the development and provides administrative control over the annual city budget and monthly expenditures. Among the City Manger's direct responsibilities is Personnel, which is managed by the by the Executive Assistant to the Council.

Under the direction of the City Manager, the Assistant City Manager assumes the responsibilities of the economic development, grant writing, research, and follow-up among departments. The Assistant City Manager provides policy analysis and administrative oversight of all city departments in support of the City Manager. In addition, the Assistant City manager has direct oversight responsibility for growth management and development services. The City Manager also serves as the Director of the Community and Economic Development Department designed to improve the economic vitality of the community and Director of the Successor Agency (formerly, Redevelopment Agency) whose role is to unwind obligations of the former RDA.

The City Manager's Office is a cost control center for general city administration. The City Manager utilizes the tools of management audits to evaluate various departments and city services, looking for ways to reduce the cost of service and ways to improve the delivery of those services which might result in cost reduction or other efficiencies. The City Manager's Office also manages and promotes community and economic development efforts. These efforts increase the community's tax base, create jobs for Sanger's unemployed and future employment opportunities for the children growing up in the community, and enhance the economic viability and vitality of the older areas of Sanger through redevelopment. The City Manager's Office also provides administrative

support to the City Council, Public Works, Community and Economic Development and the Graffiti Hotline.

The City Clerk is the local official administering democratic processes such as elections, access to city records, and all legislative actions ensuring transparency to the public. The City Clerk acts as a compliance office for federal, state and local statutes including the Political Reform Act. The City Clerk manages public inquiries and relationships and arranges for ceremonial and other functions. The City clerk assists in the administration of risk exposure reduction and participates on the Central Valley Risk Management Authority (CSJVRMA) Board of directors as an alternate board member.

2.1 Citizen Participation and Reorganization

Becoming a resident of the Sanger community offers citizens a number of advantages. Annexation to the City of Sanger provides an opportunity to share existing, efficient public services as well as allowing for a more extensive involvement in City and community affairs. Residents will find that all city service departments are responsive to their requests for both information and service.

Citizens are encouraged to attend regular City Council and Planning Commission meetings held at the City's centrally located Civic Center. These meetings are designed to allow every citizen in the community the opportunity to be involved in important issues and a chance to speak up and be heard by municipal leaders. After reorganization, property owners and residents continue to be represented by the Fresno County Board of Supervisors. In addition, they gain local representation through the Sanger City Council.

Annexations are subject to legal procedures and policy guidelines established to ensure orderly City growth and the efficient provision of services to new Sanger residents and to remaining Fresno County Residents. Proposals for reorganization are subject to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, and a review by the Fresno County Local Agency Formation Commission (LAFCO). A LAFCO has been established in each county of California to serve as an impartial body responsible for overseeing the formation and boundary changes of cities and special districts. LAFCO is required by state law to review and make a determination of approval or denial of all annexations or other changes of organization to cities and special districts.

2.2 Development Responsibility

All services related to the development of the newly annexed areas will be the responsibility of the City of Sanger. It is the policy of the City to zone all newly annexed areas R-A, unless pre-zoned. Uses that are currently permitted by County code will be permitted upon incorporation to the City. Undeveloped areas will be zoned according to the City's General Plan.

2.3 Bonded Indebtedness/ Debt Obligations

The City's budget contains a section describing the status of long term debt owed by the City. Major sources of the City's long term debt include Tax Allocation Bonds, Water Bonds, Wastewater Revenue Bonds, Lease Revenue Bonds and DBCP Loans. At the present time, there is no outstanding general obligation bond debt.

The City utilizes long-term debt to fund its capital needs. It is City Policy to undertake long-term debt to fund capital assets (including infrastructure) when those assets will be a benefit over several budget years and there is a need to conserve liquid assets. The City has been able to finance various projects with very attractive rates due to the city's favorable credit rating.

General obligation bonds are direct obligations of the City, are backed by the full faith and credit of the City, requiring voter approval, and may have a tax rate set to cover payment. General obligation debt is also subject to a legal debt limitation. Future projects that may use general obligation debt include parkland acquisition and improvements.

Tract 6093's future residents will provide tax revenues and service charges to aid the City in continuing and maintaining the general government services, including paying down any bonded indebtedness.

2.4 Financial Policies for Provision of Current and Future Municipal Services

The City Council has established fiscal Budget and Finance policies that govern the city's financial administration and are designed to safeguard the city's assets, ensure that adequate accounting data are compiled, and serve as a guideline for operational and strategic decision-making related to financial matters. These accounting data allow for the preparation of various accounting reports such as fiscal budget and annual year-end financial report. Following are the financial policies that provide the basis for financial direction of the city.

- **Financial Plan Objectives:** The City will link resources to identify community needs for services, organize the programs required to provide these services, establish program policies and goals which define the nature and level of program services required, identify activities performed in delivery of program services, propose objectives for improving the delivery of program services, identify and appropriate the resources required to perform program activities and accomplish program objectives, and set standards to measure and evaluate activities and programs.
- **Operating Budget:** A budget resolution will be adopted by the City Council annually by June 30th which describes the budget amendment process and also specifies budget amendment authority.
- **Mid Year Budget Review:** As necessary, the City Council will formally review

the City's fiscal condition and appropriations six months after the beginning of each fiscal year.

- Annual Reporting: The City will prepare annual financial statements as follow:
 - Contract with a qualified independent certified public account.
 - Use generally accepted accounting principles in preparing its annual financial statements and will strive to meet the requirements for the GFOA's Award for Excellence in Financial Reporting program.
 - Issue audited financial statements within 180 days after year end.
- Interim Reporting: The City will prepare and issue monthly budget reports to the City Council comparing actual and budgeted revenue and expense.
- Budget Administration: The City Council may amend or supplement the budget at any time after its adoption by a majority vote of the Council members. The City Manager has the authority to make administrative adjustments to the budget as long as those changes will not have a significant policy impact nor affect budget year-end fund balance.
- Revenue Management: The City will estimate annual revenues using an objective, analytical process. Budgeted revenues will be estimated conservatively using accepted standards and estimate provided by the state, other governmental agencies, consultants and/or reliable economic forecasters when available.
- Appropriations: The City shall, to the extent possible pay for current year expenditures with current year revenues.
- Appropriations Limit: The Council will annually adopt a resolution establishing the City's appropriation limit calculated in accordance with Article XIII-B of the Constitution of the State of California, Section 7900 of the State of California Government Code and any other voter approved amendments or state legislation that affect the City's appropriation limit.
- Capital Improvement Plan (CIP) Management: The purpose of the CIP is to systematically plan, schedule and finance capital projects to ensure cost-effectiveness as well as conformance with established policies. The CIP is a plan organized into the same functional grouping used for the operating programs.
- Internal Service Funds: The City will allocate the operating costs of the administrative support departments among all operating departments.
- Grant Management: The City shall actively pursue federal, state and other grant opportunities when deemed appropriate. Before accepting any grant, the City shall thoroughly consider the implications in terms of on-going obligations that will be required in connection with acceptance of said grant.

The fiscal and financial policies stated above will help ensure that the City will be able to continue to provide and maintain long term general government services, utilities services, public safety, and recreation services needed by Tract 6093.

2.5 Long-Range Goals

The vision statement developed at the last Citizens' Summit in consultation with the City Council provides guidance for city policy-making and operations. The purpose of the statement is to articulate the most desirable qualities that will prevail in the City of Sanger of the future, building on the City's current values and opportunities, and inspiring its citizens to achieve the community's potential. The Vision for Sanger:

"The statement is intended to serve as a guide for future design of the city and its services to make sure decisions are made that will perpetuate community values and further enhance the quality of living."

The City Council periodically conducts goal-setting and strategic planning workshops to develop a blueprint of goal and target actions. Goals express the expectation for direction and achievement for the next five-year period or longer, and target actions are those programs and projects to be addressed with the budget cycle to help achieve the goals. These are reviewed and updated annually.

3.0 COMMUNITY & ECONOMIC DEVELOPMENT

The Community & Economic Development Department (CEDD) is responsible for all land use planning for the future of Sanger and for adherence to city, state, and federal codes. CEDD is also responsible for preparing and ultimately implementing the comprehensive General Plan for the City. Current and future funding for the Planning and Development Services will come from the General Fund, users' fees, permit fees, and entitlement fees.

3.1 Planning Division

The Planning Division is responsible for both long-range planning activities and current planning that entails the review of residential subdivisions, apartment projects, conditional use permits and variances to the zoning ordinance among other types of applications. The Planning Division also provides professional advice for ordinance amendments and for environmental review and processing services for other City departments. The Planning Division provides enforcement measures for the zoning portion of the municipal code.

3.2 Building Division

The Building Division is created under Chapter 14, Article II of the Sanger Municipal Code with further authority provided by State of California building statutes and applicable federal codes. The adoption of the Division's Building Code prescribes

regulations for the protection of the public health, safety, and welfare in governing the construction, alteration, moving, demolition, repair, maintenance, and use of any building or structure within the City.

3.3 Code Enforcement Division

The Code Enforcement Division investigates and responds to complaints, code violations and neighborhood revitalization. In addition, City of Sanger's Code Enforcement operates in compliance with hundreds of written codes that are designed to maintain a health, safe and clean environment and preserve the quality of life standards.

4.0 PUBLIC SAFETY

Public safety services will be provided by the City's Police and Fire Departments. Tract 6093's future residents will provide tax revenues to support general government services and public safety.

4.1 Police Department

The responsibility of the Police Department is to perform patrols in the community with the goal to prevent and deter crime. They enforce local, state and federal laws; respond to crimes in progress and other public safety concerns and emergencies; identify and arrest violators; perform professional investigations of all crime and deliver high quality services to residents of the community.

The Department's mission is to, in partnership with the community, create cooperation and trust. This partnership will promote an environment that ensures safety and peace, while treating all persons with respect and dignity. Currently, the Police Department has 41 sworn officers and is located on the corner of West Avenue and 7th Street.

Police protection to the unincorporated areas is provided by the Fresno County Sheriff and California Highway Patrol. The City has a mutual aid assistance agreement with both agencies. Continued development and annexation will affect services, but the City has proposed future facilities to accommodate growth. The operations of the Police Department, now and as the City grows will be funded through the General Fund, Community Facilities District (CFD) fund, and grants.

4.2 Fire and Emergency Medical Services

The Fire Department's purpose is to provide rapid mitigation of fire rescue and medical emergencies with compassion, integrity and respect towards their customers. The Fire Department will maintain a safe community with quality public education a comprehensive fire prevention program and through the professional development of the personnel. Currently the Fire Department staffs 25 firefighters. City of Sanger's Fire Department provides service on the city fringe and unincorporated area in the City's sphere of influence.

The Fire Department operates out of one fire station equipped and staffed 24-hours a day. The Fire Department is located at 601 West Avenue at the southwest corner of Jensen and West Avenues.

The Fire Department provides certain services to the City of Sanger, which includes the suppression of fires through the utilization of modern fire fighting. The Department provides the highest level of emergency medical services by maintaining Advance Life Support (ALS) operations through the use of ALS ambulances and fire engines. The Fire Department is responsible for enforcing both state and local codes and ordinances through comprehensive inspections of commercial, educational and public assembly facilities. It is also the Fire Department's responsibility to provide administrative direction, coordination and information for all Fire Department programs and operations. The Fire Department is also in charge of determining the cause and origin of all fires and provide investigative follow-up utilizing modern and innovative techniques to arrive at a reasonable conclusion. It is the responsibility of the Fire Department to maintain the equipment and keep it in optimum condition for all response efforts.

5.0 PUBLIC WORKS DEPARTMENT

The Public Works Department (PWD) is a service and maintenance organization whose principal duties are to provide essential municipal services through the following divisions: administration, engineering, water, sewer, solid waste handling, street cleaning, and maintenance of the City's streets and parks. PWD plays a leading role in water and wastewater planning to ensure that these essential services are available when needed. PWD also coordinates development from the first plan review to the final sign-off of finished construction. PWD's mission is to guide the physical development of the City in a manner that will foster positive social and economic growth that is consistent with the goals of the General Plan.

Utilities and services such as: water, sewer, street sweeping, disposal, green-waste, and recycling are and will continue to be supported by user fees, development fees, enterprise funds, community facilities districts, and capital facilities financing through a greater tax base.

Annexation into the City will allow the future residents of Tract 6093 to take advantage of existing utility services at the lowest cost available. The future residents of Tract 6093 will pay for and contribute towards the cost of maintenance and operation of the utility services through payment of utility service charges.

5.1 Engineering, Streets, Water, and Sewer Divisions

5.1.1 Administration Division

The Administration Division is responsible for the day-to-day operation of the Agency. The General Administration Division also coordinates with other City departments and provides professional and technical expertise on redevelopments plans to the Agency Board. The Administration also has the responsibility to ensure the needs and concerns of the community and the City organization are properly addressed to assure Sanger is a good place to live and conduct business.

5.1.2 Engineering

The Engineering Division provides two major services, among others, that are vital to the community. The Division's first major responsibility is to ensure that private development activities meet all City conditions and standards when developing within the City. The Division's second primary responsibility is to implement the City's capital improvement program, thereby enhancing the safety and security of the community through construction of new infrastructure and the maintenance and repair of existing infrastructure. The Engineering Division is also responsible for the design and inspection of various City-sponsored projects to improve traffic circulation. The Division prepares traffic and accident studies of city streets, performs field inspections of City infrastructure, and recommends maintenance practices for streets, highways, bridges, and other municipal improvements.

5.1.3 Streets Division

Street Maintenance Division provides preventive and corrective maintenance on all City street and alleys. The unit also maintains all lane striping, pavement markings and legends, and all street regulatory, warning, and information signs, as well as all street name signs. In addition, Street Division Maintenance staff performs maintenance and repairs for City-owned Streetlights and City-owned traffic signals and pays the cost of PG&E energy and/or materials. As cost to fund street light maintenance will continue to increase due to the ever-increase number of lights that are installed with new development, as well as increase PG&E energy and maintenance cost, it will be prudent for the City to evaluate and potentially create a funding source through a City-wide assessment district or other alternative to pay for street light maintenance and energy.

5.1.4 Sewer Services

Sewer Division operates and maintains the City's sewer collection system consisting of sewer pipelines, lift stations, and a regional wastewater treatment facility.

As part of the Tract 6093 subdivision improvements, 8-inch sanitary sewer lines and services will be installed throughout the subdivision. An existing 18-inch sewer main on North Avenue exists, which will be used to collect all sanitary flows generated by the Tract 6093's 312 residential lots and convey it to the City's Wastewater Treatment Plant. A new 24-inch trunk line, approximately 1.5 miles will be installed from the intersection

of Muscat and Academy Avenues to near the intersection of Bethel and North Avenues. A sanitary lift station will be constructed to accommodate the change in pipe flow-line elevation near the intersection of Muscat and Academy Avenues. The lift station will be installed outside future road right of way.

Sewer facilities for newly developed area will be financed by development fees, assessment districts, and capital facilities funding. The division's Sewer Enterprise Fund provides a means to account for revenue derived from sewer users within the City. All personnel and expenses for maintaining and operating the sewer facilities are incorporated in the Sewer Enterprise Fund. Rates for sewer services have been set within the City limits. If and when the City ultimately assumes jurisdiction of areas in the Sphere of Influence, the City would then set the standard rates and fees in these incorporated areas for sewer services provided by the City.

5.1.5 Water Division

The Water Division is responsible for the operations and maintenance of the City's water facilities, through a network of water mains and wells, and maintains treatment and/or disinfection facilities on a number of wells, ensuring the water system meets safe drinking water standards and minimum supply demand. The Water Division also conducts groundwater recharge programs, rate analysis, and master planning.

As part of the Tract 6093 improvements, a water lot will be dedicated to the City for a future well site to supplement for the water demand needs of the subdivision, which will improve the overall water system pressure and reliability. A production domestic well capable of meeting the water demand shall be installed and plumbed to serve the newly subdivision through a series of 8-inch water distribution lines and services. The proposed water lot will be located on the northeast area of the development.

Water facilities for newly developed areas will be financed by development fees, assessment districts, user fees, and capital facilities funding. The department's Water Enterprise Fund Account provides a means to account for revenue derived from water users within the City. All personnel and expenses for maintaining and operating the water facilities are incorporated in the Water Enterprise Fund. Rates for water services have been set within the City limits. If and when the City ultimately assumes jurisdiction of areas in the Sphere of Influence, the City would then set the standard rates and fees in these incorporated areas for water services provided by the City's Water Division.

5.2 Parks and Recreation, and Disposal Divisions

5.2.1 Parks and Recreation Division

Parks and Recreation Division provide maintenance to City parks, trails, street landscaping, City trees, and numerous recreational facilities, including playgrounds and picnic sites. The Division also provides support for civic activities such as hanging banners and decorating for holiday affairs. The Community Facility District provides funding for maintenance of certain parks, trails, street landscaping, streetlights, and

neighborhood architectural enhancement features to conserve, restore, enhance and promote the benefits of the City's natural resources to current and future generations.

As part of the Tract 6093 improvements, paseos/pedestrian trails, two neighborhood parks and a small recreational area consisting of a total of approximately 5 acres, will be dedicated in order to continue enhancement of the City's parklands and open space. Rates for maintenance of parks have been set within the City limits. If and when the City ultimately assumes jurisdiction of areas in the Sphere of Influence, the City would then set the standard rates and fees in these incorporated areas to maintain and enhance parks, and other natural resources provided by the City.

5.2.2 Disposal Division

The Public Works Department's Disposal Division oversees the collection and disposal of solid waste generated by residential and commercial customers located within the City limits. The City contracts with Mid Valley Disposal Company, a private carrier, for collection of solid waste from select commercial customers and recyclables and yard wastes from residential customers. The solid waste services provided by Mid Valley includes a three cart system (solid waste, recycling, and yard waste) weekly curbside or alley collection of household, commercial and industrial solid waste. The City's website provides information on pick-up days, and customer service contacts for solid waste and recycle information/service requests.

The Tract 6093 residents will benefit from the services of the City's Disposal Division by providing courteous and dependable service to ensure that all garbage is properly picked-up and disposed. In addition, the Disposal Division will provide curbside pick-up services for green waste, institute programs for recycling, and implement hazardous household waste collection site. Rates for disposal services have been set within the City limits. If and when the City ultimately assumes jurisdiction of areas in the Sphere of Influence, the City would then set the standard rates and fees in these incorporated areas for disposal services.

5.2.3 County Landfill Operations

Fresno County operates the landfill or solid waste disposal sites. The City collects solid waste at curbside and the waste is transported to the USA Transfer Station. Waste is then transported to the American Avenue landfill operated by Fresno County. The American Avenue landfill has capacity to accommodate Fresno County solid waste, which includes Tract 6093, through year 2035.

5.2.4 Disposal Contract Services

Disposal Contracts provide disposal-related services to the community through contracts with Mid Valley Disposal. The Disposal Division assures that the contracted provider safely and efficiently collect residential and commercial solid waste and disposes of it at their transfer station.

5.2.5 Street Sweeping Division

The Street Sweeping Division provides routine sweeping for all City streets to remove dirt and debris. Residential areas are swept twice per month and downtown (commercial) areas twice per month per week. The street cleaning operation contributes greatly towards reducing the particulate matter and hence improves air quality, storm water quality and the overall quality of life for the residents of Sanger. The City contracts with Clean Street Company for the street sweeping operations.

5.3 Drainage

The City's storm drainage infrastructure was evaluated as part of the *Storm Drainage Master Plan* (SDMP) New Growth Areas (Yamabe & Horn Engineering, Inc., 2005), to identify the future construction of the storm drain facilities in the City of Sanger's growth areas, and as part of the City's 2025 General Plan. The City's storm drain system consists of a combination of surface runoff to streets (curbs and gutters) and entry into subsurface pipelines that terminate at pump stations discharging to surface ditches or at small retention basins.

The City is responsible for the operation and maintenance of all drainage facilities. The City is also responsible for all surface flooding in streets and other areas where storm water cannot reach inlets and pipes quickly enough.

The City's General Plan encourages that undeveloped areas (proposed for future development) provide project design that minimizes drainage concentrations and impervious coverage and maintains, to the extent feasible, natural site drainage conditions. The SDMP indicates an overall plan for the collection and disposal of storm water.

The City is committed to a program of drainage system improvements and it is not anticipated that significant storm drainage problems will exist in the future. As part of the Tract 6093 a temporary storm basin will be constructed on the southeast area of the development. The basin will be designed per Fresno Metropolitan Flood Control District's standards. All offsite storm drainage infrastructures (inlets, manholes, pipes, etc.) along North and Indianola Avenues will also be constructed, as part of Tract 6093. The developer shall also be responsible for the installation of the on-site drainage facilities, including the temporary basin. The developer will be responsible for maintaining the temporary basin. Once the master planned ponding basin on the south side of North Avenue is constructed, the temporary facilities and ponding basin can be abandoned and backfilled. The drainage will be redirected to the future master planned basin.

5.4 Water Facilities and Master Plan

The City's water supply is derived from six active deep underground water wells, which have a total maximum production of approximately 11.4 million gallons per day (MGD), or approximately 7,900 gallons per minute (gpm), to provide for the water needs

of its residents. An additional well has also been placed on stand-by capable of producing up to 1,000 gpm. Some of these wells have wellhead treatment facilities to treat water exceeding the State Safe Drinking Water limitation requirements. The City's water system also includes two elevated storage tanks with a total storage capacity of 0.13 MGD.

The Water Master Plan, completed in 2004, by Yamabe & Horn Engineering, Inc. was prepared to analyze existing water system operating performance and generates an updated Water System Master Plan that will serve the entire City of Sanger's 2025 Sphere of Influence, as well as examine the feasibility of continued growth on the greater Sanger area from a water resource standpoint. This includes a review of existing and future demands for groundwater. The study area corresponds with the General Plan planning area.

A map showing the master planned water facilities is included in Appendix B. The entire Water Master Plan update is available from the Public Utilities department.

5.5 Wastewater Facilities and Master Plan

The City provides sanitary sewer collection, treatment, and disposal services to residents in the community. The sanitary sewer collection system consists of gravity collection pipes, manholes, service laterals, pump stations, and trunk sewer mains. The City owns and maintains all of its sewer lines within the City Sphere of Influence. However, the City does not have sewer collection facilities constructed for the entire current Sphere of Influence at this time, but all areas have been master planned. The City operates the Sanger Wastewater Treatment Plant (WWTP) located southeast of the community on a 300-acre site. The WWTP was expanded in early 2000 to accommodate additional domestic and industrial capacity.

The City's WWTP has a capacity of 3.0 million gallons per day (mgd). It is currently operating at about 1.7 mgd or 57% of capacity. The City currently treats and disposes domestic wastewater in infiltration basins and percolates into the soil to recharge the groundwater table. The City's industrial wastewater is treated and disposed on agriculture land where it is used to irrigate crops. At this time, a Reclamation Program has not been prepared, since it was evaluated as not feasible; this was addressed in the Wastewater Reclamation Evaluation report, prepared by HDR in 1992.

The proposed wastewater flows from Tract 6093 were included and assumed as part of the City of Sanger's Sphere of Influence and Wastewater Master Plan (WMP), completed in 2005 by Yamabe & Horn Engineering, Inc. The WMP provided the City with a course of action with respect to wastewater service needs through the year 2040, which is in keeping with the City of Sanger General Plan.

A map showing the wastewater service boundaries is included in Appendix B. The Wastewater Master Plan Update is available from the Public Utilities Department.

6.0 GENERAL CITY SERVICES

6.1 City Manager Office

The City Manager's Office is responsible for providing internal services to City departments and offices. Internal services provided by the City General Services include public services by City Clerk Office, City Manager's Office, overall management of City equipment and facilities, central purchasing and procurement of goods and services, and risk management services. The City Manager's Office will continue to be supported by the General Fund as the City grows, from and expanding tax base.

6.2 Human Resources/Risk Management Department

The Human Resources/Risk Management Department is responsible for administering all aspects of personnel work for the City. This includes: administration of the City's Personnel Ordinance, employee recruitment, employee training, benefits administration, personnel records management, and labor relations. The Division also administers the City's risk management function, which includes: procurement of various insurance coverage, processing of liability claims, coordination of the City's workers' compensation program, and development of employee safety/loss control programs.

6.3 Finance Department

The Finance Department provides highest quality Management Information Service, Financial Management, and a variety of support services for City Officials, the public, and other departments. The Department's mission and day to day activities cover a wide range of functions for the City. In addition the Department is responsible for the City's Budget preparation and compliance, provides purchasing support to all City Departments, prepares a fiscally sustainable budget and submit to Government Finance Officers Association for Distinguished Budget Presentation Award, customer service to the public, and other financial administration support.

The Finance Department also received the Government Finance Officers Association for the "Excellence in Reporting" Award for the 2012-2013 Comprehensive Annual Financial Report. The certificate recognizes meritorious achievement in operational budgeting and reflects a highly professional budget document and the underlying budgeting process through which the budget is implemented. The receipt of this award is an indication of the Department's implementation of appropriate financing/funding practices.

6.4 Community Center Services

The Community Center Services, under Parks and Recreation Division focus on creating a community, fostering human development and providing memorable recreation experiences. The Division administers various activities and programs featuring family-oriented sports, games and recreational activities to the Sanger Community and surrounding area from age 12 months to Senior Citizens throughout the year. Recreation services will continue to be financed by user fees and the General Fund as the city grows.

6.5 Fleet Maintenance

Fleet Maintenance maintains the City's fleet of vehicles and equipment.

6.6 Fleet Acquisition

Fleet Acquisition acquires vehicles and equipment and administers the fleet depreciation account.

7.0 RECOMMENDED ACTIONS

7.1 Reorganization

The City of Sanger plans to develop according to its "vision" for the community outlined in the 2003 General Plan, which includes Tract 6093 project limits. The City of Sanger Vision Statement is:

"To provide vision for the future and enhance the quality of life for the community."

The City plans to keep its small town image through comprehensive and conscientious planning. Despite rapid growth occurring around Sanger, the community has expressed a desire to maintain Sanger's small-town atmosphere. Development will be predicated on the ability to provide adequate water supply, sewer and storm water infrastructure; public services and transportation system connections, and will be planned in further detail under Specific Plan approval.

Municipal facilities such as fire stations, community centers, and police satellite facilities will be planned into each urban village area, as needs arise.

It is recommended that Tract 6093 be annexed into City of Sanger, to allow the project to utilize the existing general government services, utilities, public safety and recreational services at the lowest cost.

Appendix A

Other Affected or Interested Agencies

Consolidated Irrigation District

Consolidated Irrigation District (CID) overlaps the City of Sanger and the agricultural areas within the City. The District provides irrigation services to agricultural land, and water not consumed by the crops, percolates and recharges the groundwater basins. No District detachment occurs with annexation because of this arrangement.

School Districts

The City of Sanger and its sphere of influence lies primarily within the Sanger Unified School District (SUSD). SUSD's boundary reaches beyond Sanger's city limits and encompasses a large portion of southeastern Fresno County. SUSD is affected by residential growth in the Sanger area. SUSD is managing the growth by financing new facilities through bonds, development fees, and state schools funding. The area of the City serviced by SUSD is nearing built-out and future development within the City's sphere of influence will not affect the district.

Fresno County Free Library

Library services are provided by Fresno County and funded by the County General Fund and countywide sales tax override. A branch library is located at 1812 7th Street at the northeast corner of 7th Street and Hoag Avenue.

Utility Services

Pacific Gas and Electric (PG&E) provides gas and electrical services to the City of Sanger, its sphere of influence, and Fresno County. Electrical service is supplied by underground and overhead lines routed through three substations in the greater Sanger area. The hierarchy of establishing electrical power lines from generation stations to customers is as follows: transmission distribution; sub-transmission; and service. PG&E provides gas to customers through plastic and steel underground lines. Residents not serviced by PG&E use propane or butane fuel.

Appendix B- Supplemental Maps

- Current City Boundaries
- Current Sphere of Influence
- General Plan Land Use Map
- Police and Fire Stations Location Map
- Master Planned Water Facilities
- Wastewater Service Area Boundaries
- Storm Water Master Plan

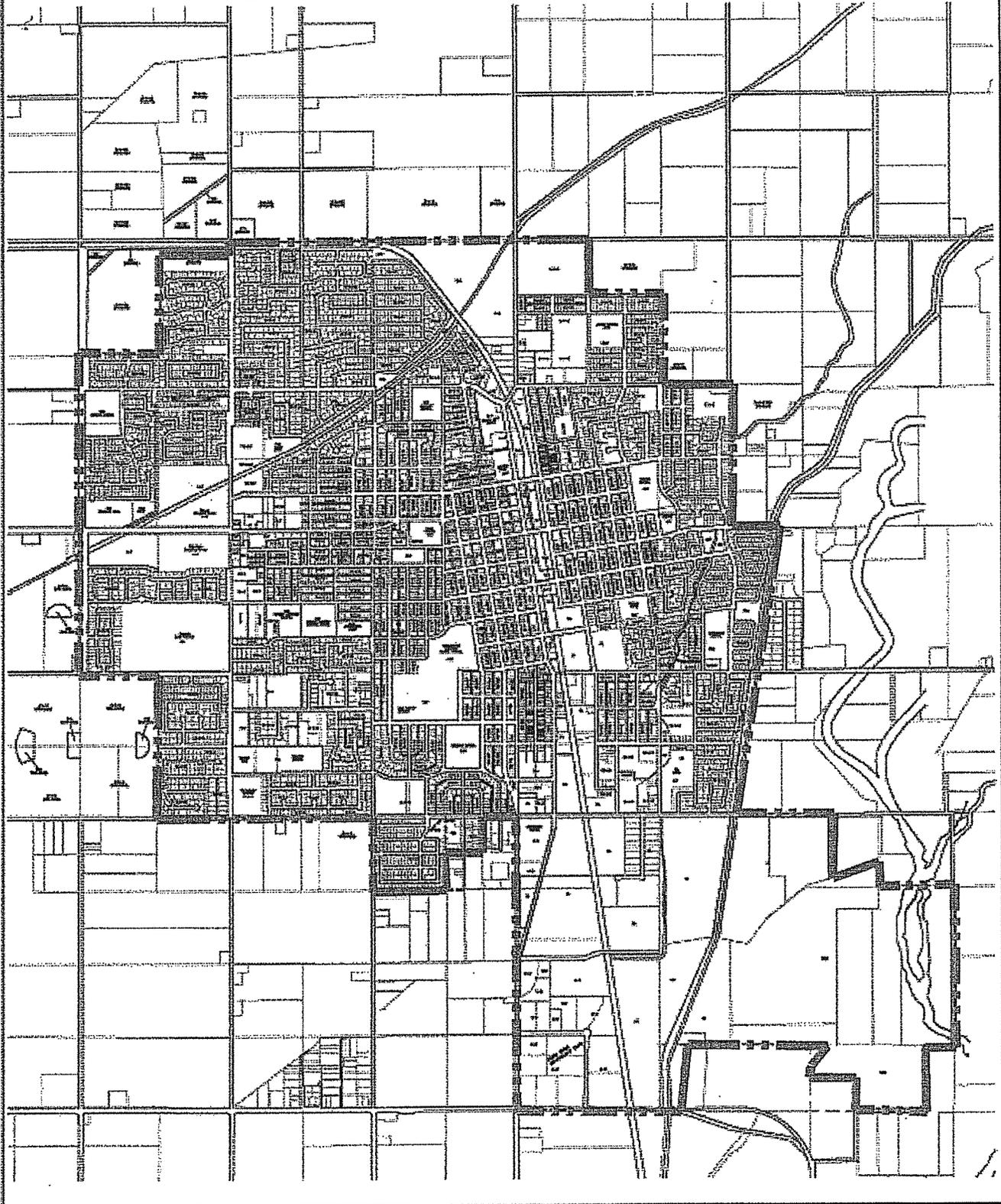
CITY OF SANGER

OFFICIAL ZONE MAP

CITY OF SANGER
CALIFORNIA

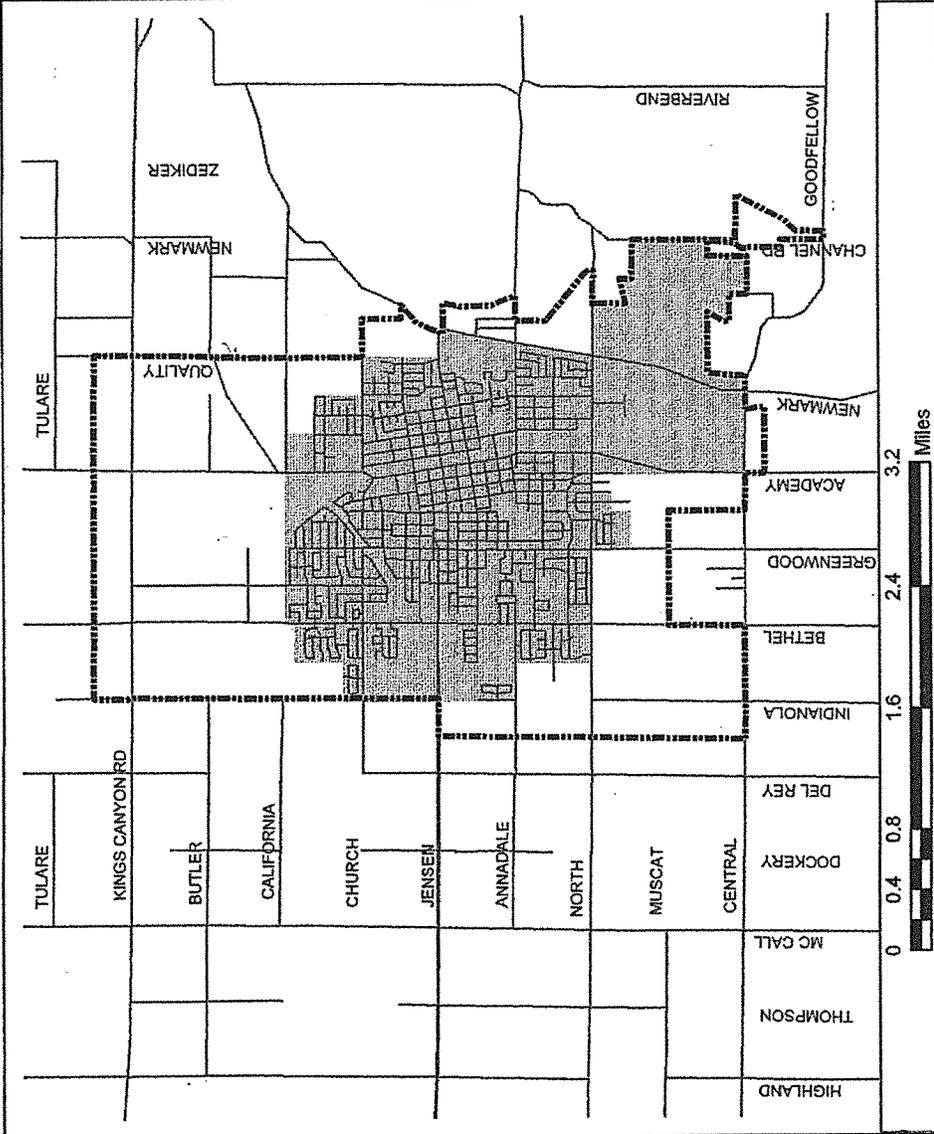
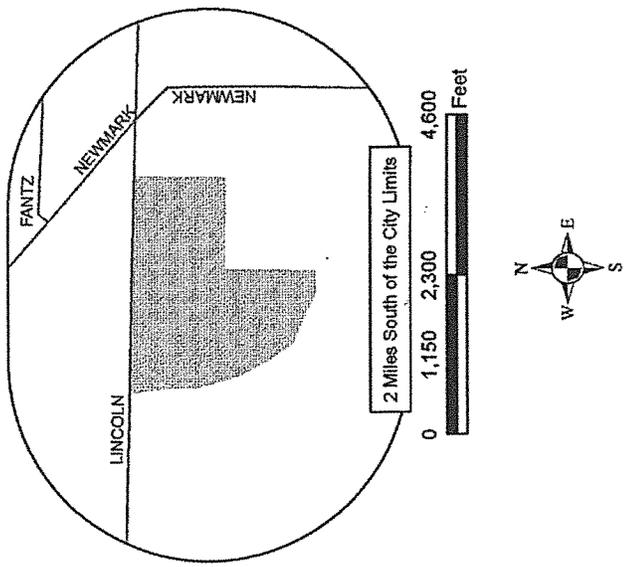
LEGEND	
RS-1	RECREATION, SCHOOL AND CONSERVATION
RS-2	URBAN RESERVE
RS-3	SINGLE FAMILY RESIDENTIAL - AGRICULTURAL
RS-1-LS	SINGLE FAMILY RESIDENTIAL
RS-1-S	SINGLE FAMILY RESIDENTIAL
RS-2-S	LOW DENSITY MULTIPLE FAMILY RESIDENTIAL
RS-2-LS	LOW DENSITY MULTIPLE FAMILY - ONE STORY
RS-2-S	MEDIUM DENSITY MULTIPLE FAMILY RESIDENTIAL
RS-1-LS	MEDIUM DENSITY MULTIPLE FAMILY - ONE STORY
RS-1-S	HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL
(C)	CONVENTIONAL ZONING
CP-1	TOURIST PARK
CP-2	ADMINISTRATIVE AND PROFESSIONAL OFFICE
CP-3	NEIGHBORHOOD COMMERCIAL
CP-4	COMMUNITY COMMERCIAL
CP-5	CENTRAL COMMERCIAL
CP-6	GENERAL COMMERCIAL
CP-7	SEMI-INDUSTRIAL AND LIGHT MANUFACTURING
CP-8	LIGHT MANUFACTURING
CP-9	HEAVY MANUFACTURING

CITY LIMITS: _____



CITY OF SANGER

Adopted: August 28, 1974
 Updated: August 18, 2004
 Map Date: June 2007



Legend



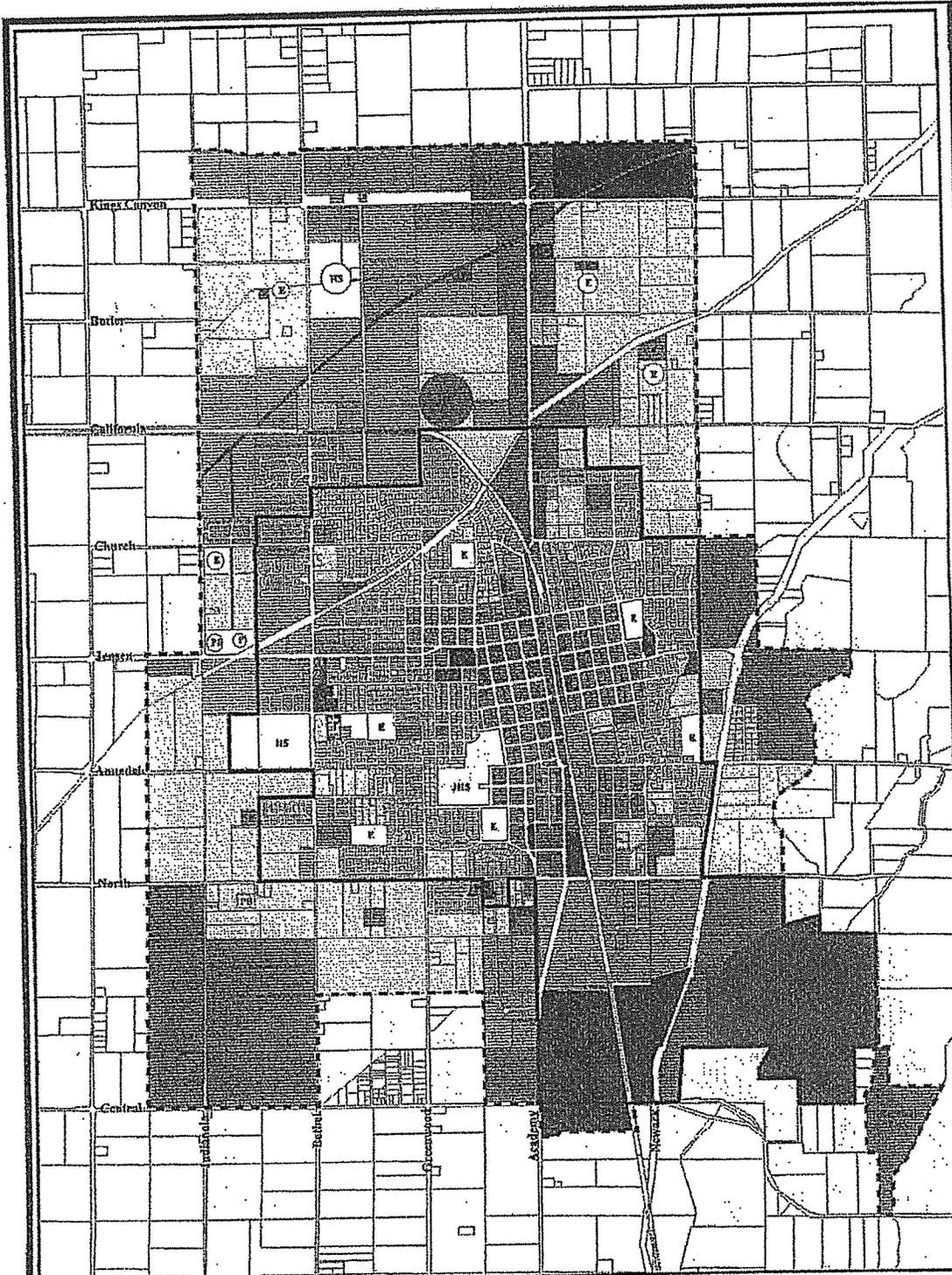
Sphere of Influence
 City Limits

FRESNO LOCAL AGENCY FORMATION COMMISSION CITY OF SANGER SPHERE OF INFLUENCE

City Date (6/07)

Note: Areas are digitized acreages and do not reflect actual legal values

Sphere Area 6,873 Acres
 City Area 3,650 Acres



General Plan Land Use Map

Residential

- Low
- Medium Low
- Medium
- Medium High
- High

Commercial

- Neighborhood
- Community
- General
- Central
- Office
- Mixed Use

Industrial

- Light
- Heavy

Other

- Agriculture
- Parks/Open Space
- Public Facilities
- E IHS IHS Schools
- PB Permanent Pending Basin
- P Park
- Floating Zone Designation

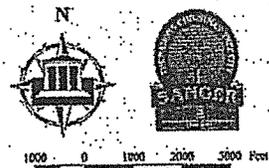
- Parcels
- City Limits
- Sphere of Influence

MAP 10
47

This map prepared by Pamela Gray,
Checked/Edited by
Deborah A. Taylor - Pam Urbanick,
Per City Council, Planning and Zoning Commission.

City of Sanger

General Plan Land Use Map

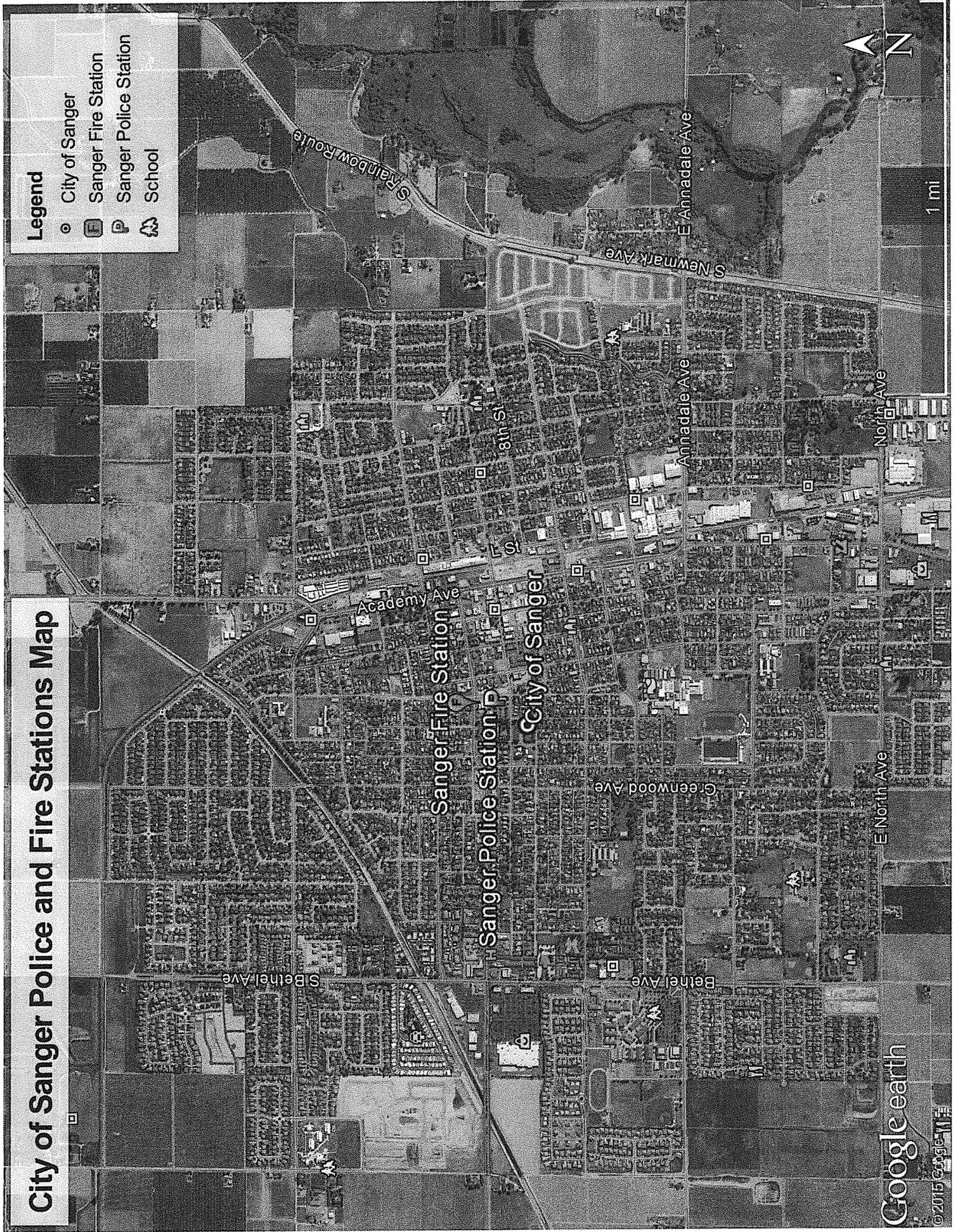


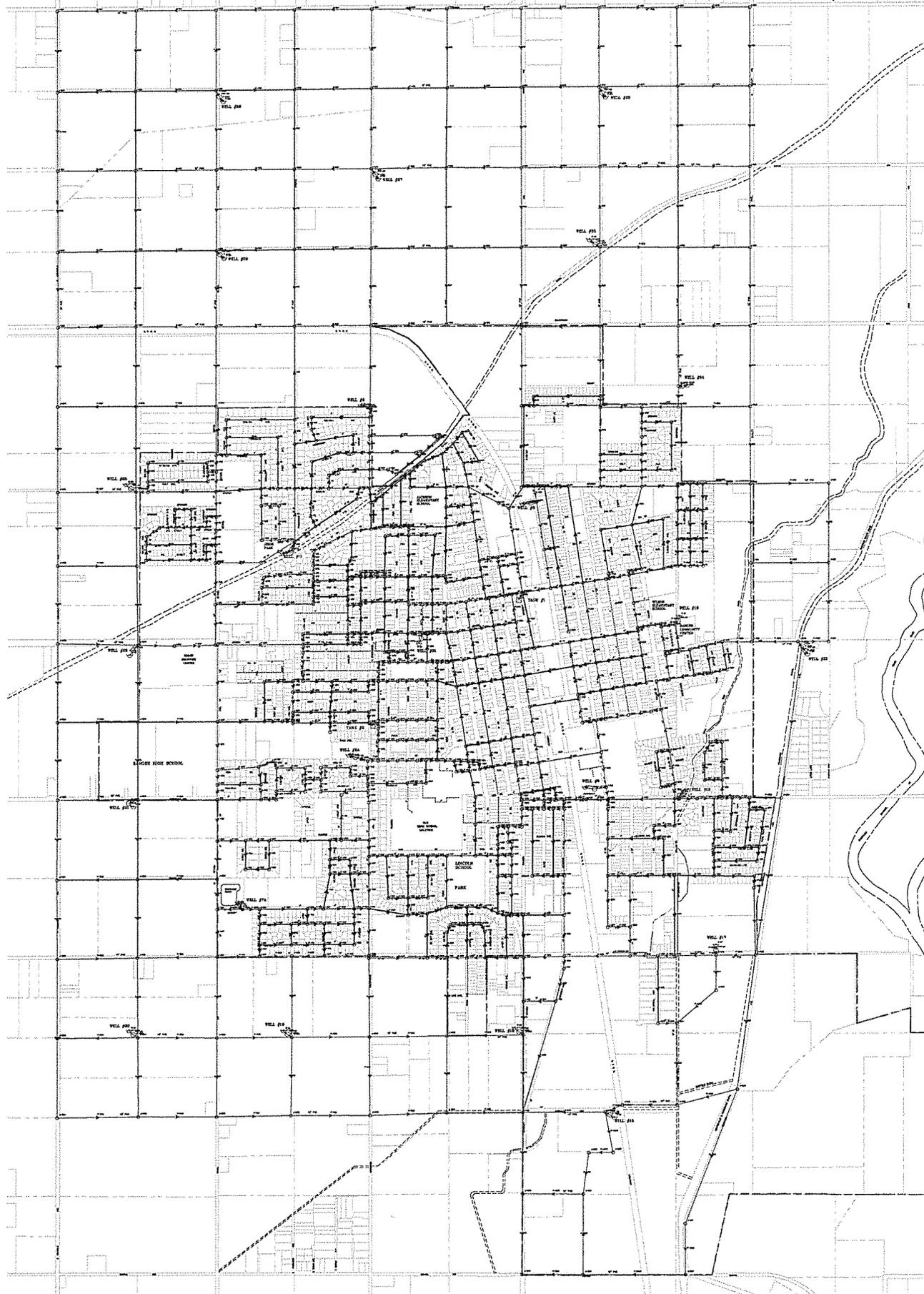
Collins & Schwabert
PLANNING CONSULTANTS
104 W. 4th St. • Sanger, CA • 95229

City of Sanger Police and Fire Stations Map

Legend

- City of Sanger
- Sanger Fire Station
- Sanger Police Station
- School





CITY OF SANGER
MASTER WATER MODEL

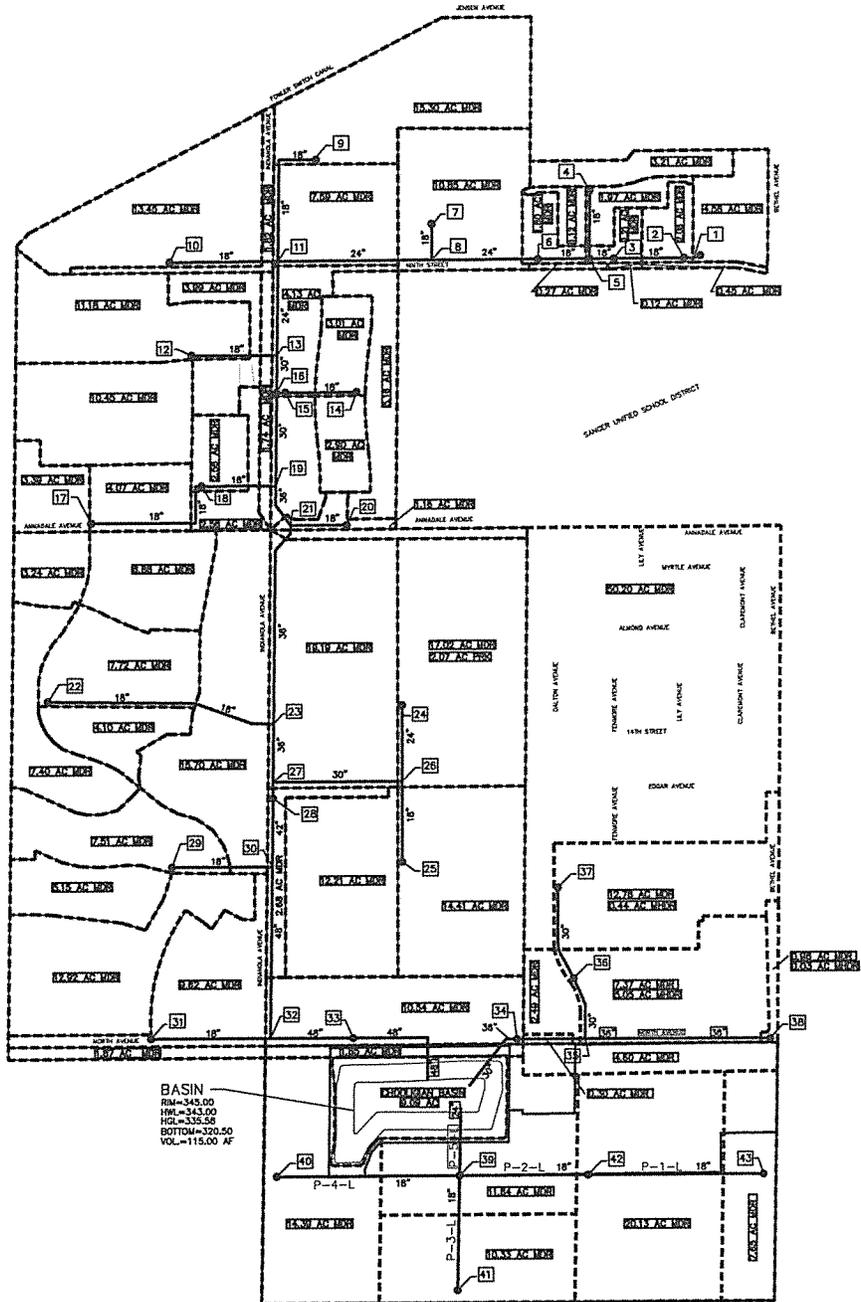
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- W 4-10 ANCHOR AND NUMBER
- P 4-10 PIPE NUMBER
- A 4-10 ANCHOR AND CONNECTING PIPE
- 4-10 DIRECTION OF FLOW
- EXISTING FIRE HYDRANT / 4-10-FIRE DEPT. TEST No.

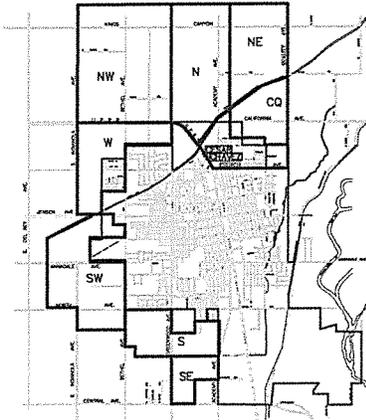


DRAWING No. 2





BASIN
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 HWL=343.00
 HGL=335.58
 BOTTOM=320.50
 VOL=115.00 AF



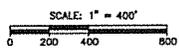
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 ---P--- PROPOSED SD MAIN,
 DIA.
 - - - - - INLET DRAINAGE AREA
 [Symbol] PROPOSED JUNCTION & NO.

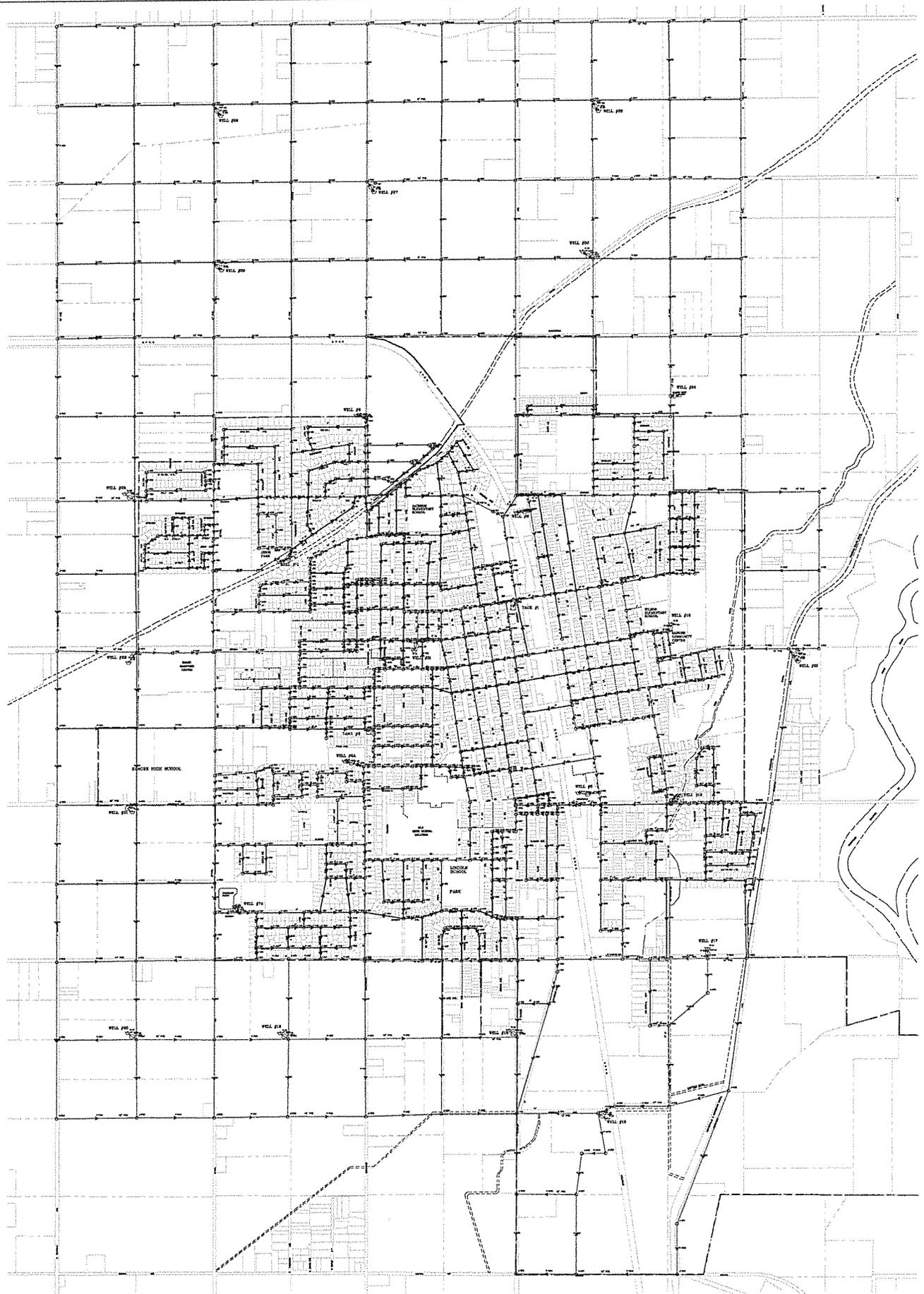
- LDR == LOW DENSITY RESIDENTIAL
- MLDR == MEDIUM LOW DENSITY RESIDENTIAL
- MDR == MEDIUM DENSITY RESIDENTIAL
- MHDR == MEDIUM HIGH DENSITY RESIDENTIAL
- HDR == HIGH DENSITY RESIDENTIAL
- PRK == PARK
- GENERAL == GENERAL COMMERCIAL
- NEIGH == NEIGHBORHOOD COMMERCIAL
- ES == ELEMENTARY SCHOOL
- HS == HIGH SCHOOL
- IND. == INDUSTRIAL

CITY OF SANGER

STORM DRAIN MASTER PLAN

SOUTHWEST AREA





CITY OF SANGER
MASTER WATER MODEL

LEGEND

<ul style="list-style-type: none"> ① J-10 ② J-11 ③ J-12 ④ J-13 ⑤ J-14 ⑥ J-15 ⑦ J-16 ⑧ J-17 ⑨ J-18 ⑩ J-19 ⑪ J-20 	<ul style="list-style-type: none"> — JUNCTION AND NUMBER — PIPE NUMBER — JUNCTION AND CONNECTING PIPE — EXISTING FIRE HYDRANT / 4000-PSI DEPT. TEST NO.
--	---



DRAWING No. 2

SCALE: 1" = 500'
 0 50 100
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