



Fresno Local Agency Formation Commission

DATE: February 14, 2014
TO: Morgan Barnett, Elections Division
FROM: David E. Fey, AICP, Executive Officer *DF*
SUBJECT: "Shields-Grantland No. 1 (Westlake) Reorganization"



AGENCY NO.: RO-13-1

The attached application has been received for processing with the Local Agency Formation Commission (LAFCo) office. In accordance with Government Code Section 56386, your agency's assistance in reviewing and commenting on this application is requested. At this time we are requesting the following information indicated by an "X":

- A. _____ Please furnish a list of all registered voters along with their address as shown upon the most recent assessment roll being prepared by the County within 300 feet of the exterior boundary of the property.
- B. X Number of registered voters in the area. 1
- C. X If more than 11 registered voters, for notification purposes please furnish a list of all registered voters along with their address as shown upon the most recent assessment roll being prepared by the County. Also please furnish a list of registered voters along with their addresses for the territory within 300 feet of the exterior boundary of the property.
- D. _____ What percent of the registered voters in the proposal area does the attached petition represent? _____
- E. X Will the proposal adversely affect precinct boundaries or the conduct of elections? NO
- F. _____ Other comments:

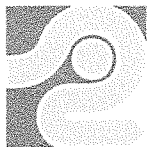
In order to proceed with the processing of this application, your comments need to be returned to this office by **February 28, 2014**. Your assistance is greatly appreciated. Thank you.

DEF:sh

Attachments: Map, Legal description

Morgan J. Barnett ITA
Signature and Title

2/28/14
Date



FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

File 170.44

January 24, 2014

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



Dear Mr. Fey,

**Westlake Annexation Proposal
Drainage Area "CD"**

The proposed annexation boundary encompasses lands owned and within the Fresno Metropolitan Flood Control District and will be served by the District's Storm Drainage and Flood Control Master Plan. Drainage service by the Master Plan does not exist for the annexation area at this time.

It is our understanding there will be no change in the District's share of the property tax base, nor future property tax increments for the impacted Tax Rate areas.

The District further request its historic growth increment tax applied to this area.

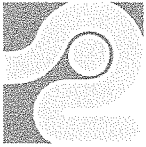
If you have any questions or require further information, please do not hesitate to contact us.

Very truly yours,

Bob Van Wyk
General Manager-Secretary

BVW/ems

bvw\letters\2014\lafco-ltr



FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

File 170.44
310. "CD"

February 19, 2014



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

Dear Mr. Fey,

LAFCo File No. RO-13-1
Shields-Grantland No. 1 (Westlake) Reorganization
Drainage Area "CD"

The proposed annexation boundary encompasses lands within the Fresno Metropolitan Flood Control District and will be served by the District's Storm Drainage and Flood Control Master Plan. Drainage service by the Master Plan does not exist for the annexation at this time.

It is our understanding there will be no change in the District's share of the property tax base, nor future property tax increments for the impacted Tax Rate areas.

The District further requests its historic growth increment tax be applied to this area.

If you have any questions or require further information, please do not hesitate to contact us.

Sincerely,

Mark Will
Engineer III, RCE

MW/lrl

c: Bob Van Wyk, Fresno Metropolitan Flood Control District

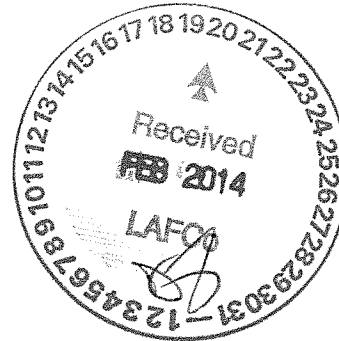
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County of Fresno
DEPARTMENT OF PUBLIC HEALTH
DAVID POMAVILLE, M.B.A., R.E.H.S.
DIRECTOR

February 20, 2014

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



LU0017579
2620

Dear Mr. Fey:

PROJECT NO: RO-13-1

SUBJECT: "Shields-Grantland No. 1 (Westlake) Reorganization"

1. Adequacy and availability of existing and proposed community water and sewer systems:
 - Construction permits for development should be subject to assurance of sewer capacity of the Regional Wastewater Treatment Facility. Concurrence should be obtained from the California Regional Water Quality Control Board (RWQCB). For more information, contact staff at (559) 445-5116.
 - Construction permits for the development should be subject to assurance that the City of Fresno community water system has the capacity and quality to serve this project. Concurrence should be obtained from the State Department of Health Services, Division of Drinking Water and Environmental Management (DDWEM). For more information call (559) 447-3300.
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:
 - As a measure to protect groundwater, any water wells and/or septic systems that have been abandoned within the project area shall be properly destroyed by an appropriately licensed contractor. At such time when the existing properties

Dedicated to Public Health

connect to community water and/or sewer, the individual onsite systems shall be properly destroyed under permit and inspection with the appropriate agency.

Prior to destruction of agricultural wells, a sample of the upper most fluid in the water well column should be sampled for lubricating oil. The presence of oil staining around the water well may indicate the use of lubricating oil to maintain the well pump. Should lubricating oil be found in the well, the oil should be removed from the well prior to placement of fill material for destruction. The "oily water" removed from the well must be handled in accordance with federal, state and local government requirements. Transportation of these materials on public roadways may require special permits and licensure.

- Should any underground storage tank(s) be found during the project, the applicant 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 short-term localized noise impacts to noise sensitive receivers caused by the operation of construction equipment. Construction specifications for the project should require that all construction equipment be maintained according to the manufacturers' specifications, and that noise generating construction equipment be equipped with mufflers. In addition, consideration should be given to limiting noise-generating construction activities to daytime hours as specified in the City's Municipal Code.

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

Sincerely,

Kevin Tsuda

Digitally signed by Kevin Tsuda
DN: cn=Kevin Tsuda, o=Fresno
County EH,
email=ksuda@co.fresno.ca.us, c=US
Date: 2014.02.20 11:37:12 -08'00'

Kevin Tsuda, R.E.H.S.
Environmental Health Specialist II
Environmental Health Division

kt

cc Betsy Lichti, California Department of Public Health
Dale Harvey, Regional Water Quality Control Board
Jeff Roberts, Applicant (jroberts@gvhomes.com)



D
INTER OFFICE MEMO

Fresno County Public Library



Date: March 3, 2014

To: David Fey, AICP, Executive Officer

From: Laurel Prysiazny, County Librarian

Subject: "Shields-Grantland No. 1 (Westlake) Reorganization"

No impact on any historic properties within the affected area. Using the following resources:

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 until the right authorities are contacted.

**CITY OF FRESNO
SERVICES & IMPROVEMENT PLAN
SHIELDS-GRANTLAND NO. 1 WESTLAKE REORGANIZATION NO. R-13-01
JANUARY 2014**



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 best intentions, assuming that no major financial crisis or disaster

B. SERVES EXISTING OR PROPOSED TO BE EXTENDED TO THE SHIELDS-GRANTLAND NO. 1 REORGANIZATION AREA (R-13-01)

1. Community Water Service

The subject property is currently served by several domestic wells. Once annexed to the City of Fresno, new development will require the extension of water mains or the development of municipal water wells, or both. The upgraded facilities will have to be installed in accordance with Rule 15 of the State Public Utilities Commission Rules and Regulations.

2. Sanitary Sewer

A 66-inch sewer trunk line lies beneath Grantland Avenue. This facility was designed to accommodate the projected sewer flows from the area that is the subject of this reorganization. Lateral sewer collection lines will be installed to accommodate the subject development as needed.

3. Solid Waste Collection

The City of Fresno will provide solid waste pick up and disposal services upon annexation.

4. Police and Fire Protection

The subject territory is currently provided police services by the Fresno County Sheriff's Department. Upon annexation, the property will then be served by the City of Fresno Police Department.

The subject property is currently served for fire protection by the North Central Fire Protection District, which is operated by the City of Fresno. The District has "instant aid" agreements with the City.

Upon annexation, the territory will be served by the City of Fresno. Two existing stations serve the area: A temporary facility at Bullard and Grantland (approximately 2 miles north of the site) and a permanent station about 2-1/2 miles east at Ashlan and Cornelia Avenues. Also, an existing North Central Fire Station (now used for paramedic services) is located across the street from the affected territory on the south side of West Shields Avenue.

It should be noted that fire sprinklers are required in all new construction. The entire area to be annexed will be affected by this fairly new State law.

5. Street Lighting

The area will be developed with a required street lighting system after annexation. The developer(s) of the site will be required to install the facilities. The street lights will be owned and operated by the City of Fresno and the developer may have to provide a Community Facilities District (CFD) for the funding of their ongoing maintenance.

6. Parks and Recreation

The City of Fresno requires that new development pay park impact fees for the development of park space in the City. Also, the City sometimes requires that the developer of the property install park space in lieu of payment of fees. The City does require that development install/pay for park space at a 3 acres/1,000 population. All public parks are owned and operated by the City of Fresno Parks and Recreation Department.

7. Transit Services

The City of Fresno owns and operates Fresno Area Express (FAX). Numerous routes transverse through and around the City. Currently, there is no bus service to the proposed annexation area.

8. Ambulance Service

The City of Fresno provides paramedic service at many of the existing fire stations. In addition (see No. 4 above), the City and North Central Fire Protection District have "instant aid" agreements and the North Central Fire Protection District owns and operates a paramedic station south of and across the street from the affected territory.

9. Storm Drainage

The affected territory lies wholly within the Fresno Metropolitan Flood Control District. The District will provide all of the necessary storm water collection/impoundment/recharge functions for this area when it develops. The District's service responsibility is not dependent upon annexation to the City of Fresno.

10. Extension of City Services

The necessary City of Fresno services will be extended as development occurs. The developer of the land will be responsible for the extensions.

11. Schools

The site proposed for annexation lies completely within the Central Unified School District (CUSD). The District provides K-12 service to this area. A new elementary school is

planned within the area to be annexed. CUSD has commented on the proposed project and the associated EIR and can provide service to the affected area.

12. Other City Services

The City of Fresno will also provide planning, public works and other vital services to the affected area. The distance to City Hall from the affected site is approximately 10 miles.

13. San Joaquin Valley Air Pollution Control District (SJVAPCD)

The affected site lies within the 8-county boundary of the SJVAPCD. This district provides permits and collects fees for commercial, industrial and residential (ISR) projects on an as-needed basis.

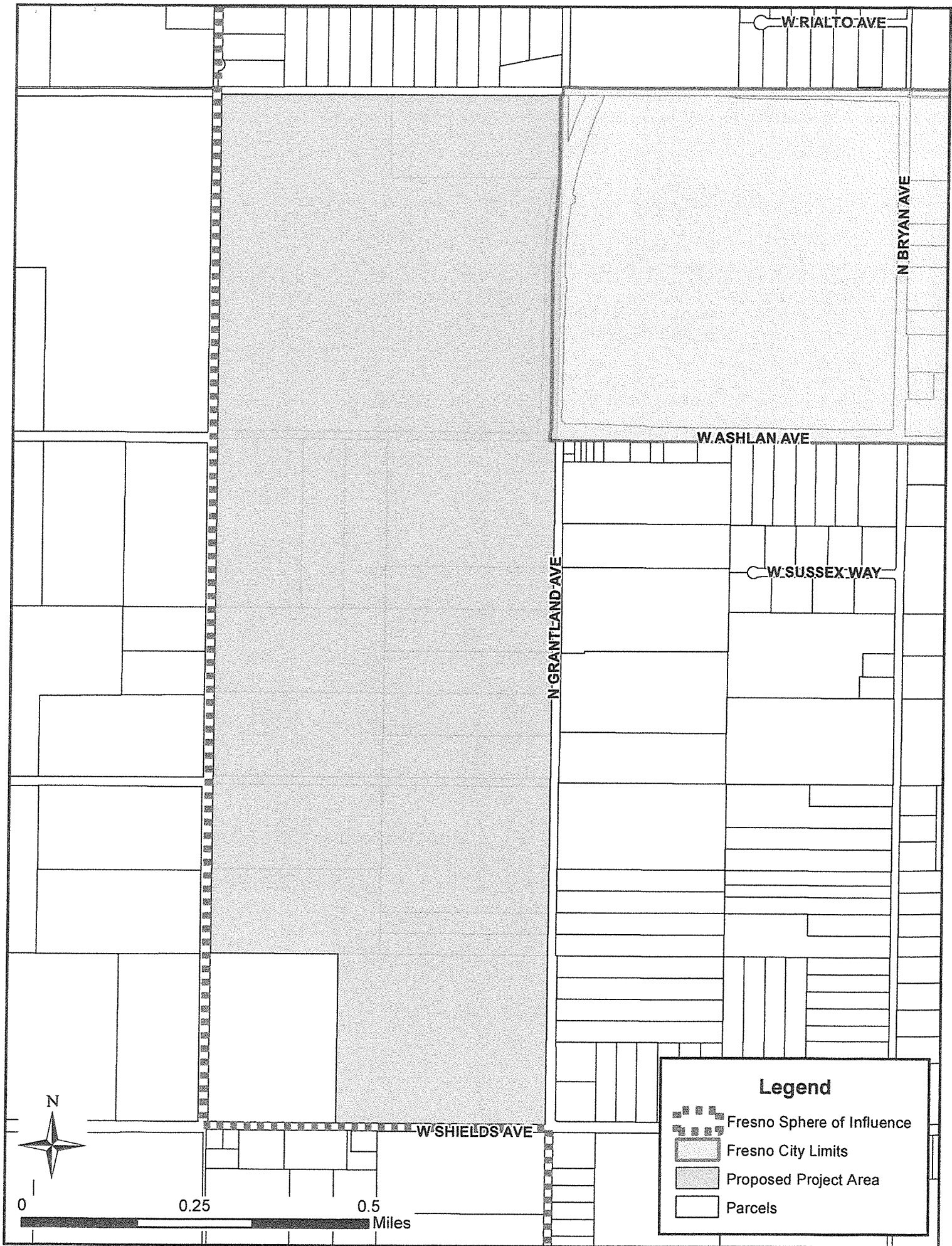
C. FINANCING OF SERVICES AND FACILITIES

All services are financed by one, or a combination, of the following methods:

1. Property tax.
2. Fees: Development Impact fees are enforced for parks, sewers, traffic signalization, storm drainage, city facilities fees are collected and fees for various business licenses and activities are collected.
3. State tax (extremely high source of funds due to nature and quality of business activity).
4. Developer installed Community Facilities District (CFD)/Benefit Assessment District (BAD).
5. State funds, i.e., gas tax, motor vehicle in lieu tax, are utilized by the City for street work and supporting the transit system.
6. Federal funds, i.e., Fresno-Madera Area Agency on Aging, Community Development Block Grant Funds.
7. Bonds and/or assessment districts as needed.

D. COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

An EIR has been prepared and certified by the City of Fresno in compliance with the California Environmental Quality Act, as amended. The findings were posted as required by CEQA and were circulated to affected agencies.



W RIALTO AVE

N BRYAN AVE





W ASHLAN AVE

W SUSSEX WAY

N GRANTLAND AVE

W SHIELDS AVE

Legend

-  Fresno Sphere of Influence
-  Fresno City Limits
-  Proposed Project Area
-  Parcels



0 0.25 0.5 Miles

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt # E201310000326

Lead Agency: CITY OF FRESNO Date: 12/20/2013

County Agency of Filing: FRESNO COUNTY CLERK Document No: E201310000326

Project Title: WESTLAKE DEVELOPMENT PROJECT

Project Applicant Name: CITY OF FRESNO-MIKE SANCHEZ Phone Number: (559) 621-4040

Project Applicant Address: 2600 FRESNO STREET THIRD FLOOR, FRESNO, CA 93721

Project Applicant: LOCAL PUBLIC AGENCY

ADMINISTRATION FEE	\$	50.00
ENVIR. IMPACT REPORT	\$	2995.25
Total Received	\$	3045.25

Signature and title of person receiving payment: _____

Jamie McDermogh

E201310000326

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research

U.S. Mail:

Street Address:

P.O. Box 3044

1400 Tenth St., Rm 113

Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ County Clerk

County of: Fresno

Address: 2221 Kern Street

Fresno, CA 93721

From:

Public Agency: City of Fresno, Dev. & Res. Mgmt.

Address: 2600 Fresno Street, Third Floor

Fresno, CA 93721

Contact: Mike Sanchez, Planning Manager

Phone: (559) 621-4040

Lead Agency (if different from above): DEC 20 2013

Address:

FRESNO COUNTY CLERK

Contact:

Phone:

By

Jana McLaughlin
DEPUTY**SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

State Clearinghouse Number (if submitted to State Clearinghouse): 2007121033

Project Title: Westlake Development Project

Project Applicant: Westlake Development Company, Inc.

Project Location (include county): City of Fresno, Fresno County. X-streets: Gettysburg/Shields/Garfield/Grantland

Project Description:

Granville at Westlake, Inc. (the project Applicant) is proposing to develop a master planned 460 acre project with residential and commercial uses developed around a 55 acre man-made private lake. The project consisted of Plan Amendment No. A-07-012, Rezone Application No. R-07-08. The plan amendment application involved amending residential, commercial, public facility and open space planned land uses and circulation element of the 2025 Fresno General Plan and West Area Community Plan. The rezone application consisted of changing the zoning of several existing agriculture, residential, commercial zoned properties to various residential and commercial zoned districts. ☒

This is to advise that the City Council of the City of Fresno has approved the above
(☒ Lead Agency or ☐ Responsible Agency)

described project on 12/19/2013 and has made the following determinations regarding the above
(date)
described project.

1. The project ☒ will ☐ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan ☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations ☒ was ☐ was not] adopted for this project.
6. Findings ☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of Fresno Development & Resource Management Department, 2600 Fresno St., 3rd Floor, Fresno, CA 93721

Signature (Public Agency):

Mike H.

Title:

Planning Manager

Date:

12-20-13

Date Received for filing at OPR: