



County of Fresno

COUNTY ADMINISTRATIVE OFFICE

JEAN M. ROUSSEAU

COUNTY ADMINISTRATIVE OFFICER

July 13, 2018

Wilma Quan-Schechter, City Manager
City of Fresno
2600 Fresno Street
Fresno, CA 93721-3601

SUBJECT: Notice of Intent to file the Gettysburg-Bryan No. 1 Reorganization

Dear Ms. Quan-Schechter:

In accordance with Article II, Section 2.2 of the Amended and Restated Memorandum of Understanding (MOU) between the City of Fresno and the County of Fresno, we have reviewed the Notice of Intent (NOI) to file an annexation application with the Local Agency Formation Commission (LAFCo) to annex an approximately 158-acre territory to the City of Fresno, as shown on the attached Exhibit "A".

We have determined that the proposed annexation is consistent with the Standards of Annexation contained in Article II, Section 2.2 of the Amended and Restated Memorandum of Understanding (MOU) between the City and County of Fresno.

The proposed annexation must include the full-width right-of-way along Bryan, Hayes and Shaw Avenues frontage of the subject 158-acre territory.

If you have any questions, you may contact me at (559) 600-1710 or Bernard Jimenez, Assistant Director, Department of Public Works and Planning at (559) 600-4234.

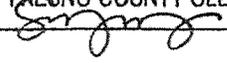
Sincerely,

Jean M. Rousseau
County Administrative Officer

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Enclosure

cc. Steven E. White, Public Works and Planning
Bernard Jimenez, Public Works and Planning
William M. Kettler, Development Services and Capital Projects
Mohammad Khorsand, Development Services and Capital Projects
David Fey, LAFCo
Mike Sanchez, City of Fresno

<p align="center">CITY OF FRESNO</p> <p align="center">NOTICE OF INTENT TO ADOPT A FINDING OF CONFORMITY</p>	<p>Filed with: FRESNO COUNTY CLERK 2220 Tulare Street, Fresno, CA 93721</p>
<p align="center">PROJECT TITLE & ENVIRONMENTAL ASSESSMENT</p> <p align="center">EA No. ANX-18-001/R-18-001 for Annexation Application No. ANX-18-001 and Rezone "Pre-zone" Application No. R-18-001</p>	<p align="center">FILED</p> <p align="center">MAR 29 2018 <small>TIME</small> 1:10 pm</p>
<p>APPLICANT: Dennis M. Gaab BMCH California, LLC; c/o Century Communities, Inc. 7815 North Palm Avenue, Suite 101 Fresno, CA 93711</p>	<p align="center">FRESNO COUNTY CLERK By  DEPUTY</p>
<p>PROJECT LOCATION: Property bounded between West Shaw and West Gettysburg Avenues and between North Bryan and North Haynes Avenues in the County of Fresno, California.</p> <p>Assessor's Parcel Number(s): 512-030-07, -27, -30, -39, -40, -43, -45, -46, -49, -51, -53, -54, -55, -56, -57, -75, -78, -87, -97, -98</p> <p>36° 48' 14.4" N Latitude, -119° 54' 10.8" W Longitude</p> <p>North half of Section 16, Township 13 South, Range 19 East, Mount Diablo Base and Meridian</p>	
<p>PROJECT DESCRIPTION: Annexation Application No. ANX-18-001 and Rezone (Pre-Zone) Application No. R-18-001 was filed by Dennis M. Gaab of BMCH California, LLC; c/o Century Communities, Inc. ANX-18-001 proposes annexation of the approximate 158 acres of property to the City of Fresno planned for Medium Density Residential, Urban Neighborhood Residential, High Density Residential, and Open Space. R-18-001 proposes to amend the Official Zone Map to pre-zone the property from the RR (<i>Rural Residential—Fresno County</i>) zone district to the City of Fresno RS-5/UGM (<i>Single Family Residential, Medium Density/Urban Growth Management</i>), RM-2/UGM (<i>Urban Neighborhood/Urban Growth Management</i>), RM-3/UGM (<i>Multi-Family Residential, High Density/Urban Growth Management</i>), and OS (<i>Open Space</i>) zone districts. The Annexed Rural Residential Transitional (ANX) Overlay District will be applied to those properties that will continue the Rural Residential land use within the subject property. The ANX Overlay District allows rural residential use of properties upon annexation to the city continuing until such time as the properties are further developed consistent with the Base District.</p>	

The Fresno General Plan planned land use designation of the subject properties are Medium Density Residential, Urban Neighborhood Residential, High Density Residential, and Open Space. The proposed pre-zone is consistent with the planned land use designation.

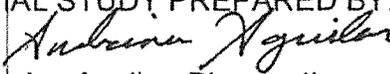
The City of Fresno has conducted an initial study of the above-described project and it has been determined to be a subsequent project that is within the scope of the Master Environmental Impact Report (MEIR) SCH No. 2012111015 prepared for the Fresno General Plan adopted by the Fresno City Council on December 18, 2014. Therefore, the Development and Resource Management Department proposes to adopt a Finding of Conformity for this project.

With the mitigation imposed, there is no substantial evidence in the record that this project may have additional significant, direct, indirect or cumulative effects on the environment that are significant and that were not identified and analyzed in the MEIR. After conducting a review of the adequacy of the MEIR pursuant to Public Resources Code, Section 21157.6(b)(1), the Development and Resource Management Department, as lead agency, finds that no substantial changes have occurred with respect to the circumstances under which the MEIR was certified and that no new information, which was not known and could not have been known at the time that the MEIR was certified as complete has become available. The project is not located on a site which is included on any of the lists enumerated under Section 65962.5 of the Government Code including, but not limited to, lists of hazardous waste facilities, land designated as hazardous waste property, hazardous waste disposal sites and others, and the information in the Hazardous Waste and Substances Statement required under subdivision (f) of that Section.

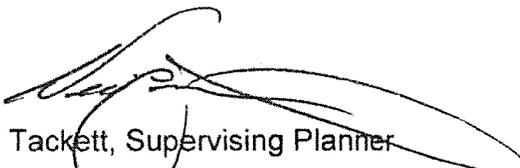
Additional information on the proposed project, including the proposed environmental Finding of Conformity, initial study and all documents and technical studies referenced in the initial study, as well as electronic copies of documents, may be obtained from the Development and Resource Management Department, Fresno City Hall, 2600 Fresno Street, Third Floor, Room 3043, Fresno, California 93721-3604. Please contact Chris Lang at (559) 621-8023 for more information.

ANY INTERESTED PERSON may comment on the proposed environmental finding. Comments must be in writing and must state (1) the commentor's name and address; (2) the commentor's interest in, or relationship to, the project; (3) the environmental determination being commented upon; and (4) the specific reason(s) why the proposed environmental determination should or should not be made. Comments may be submitted at any time between the publication date of this notice and close of business on April 30, 2018. Please direct all comments to Andreina Aguilar, City of Fresno Development and Resource Management Department, City Hall, 2600 Fresno Street, Third Floor, Room 3043, Fresno, California, 93721-3604; or by email Andreina.Aguilar@fresno.com; or by facsimile, (559) 498-1026. Para información en español, comuníquese con Andreina Aguilar al teléfono (559) 621-8075.

INITIAL STUDY PREPARED BY:

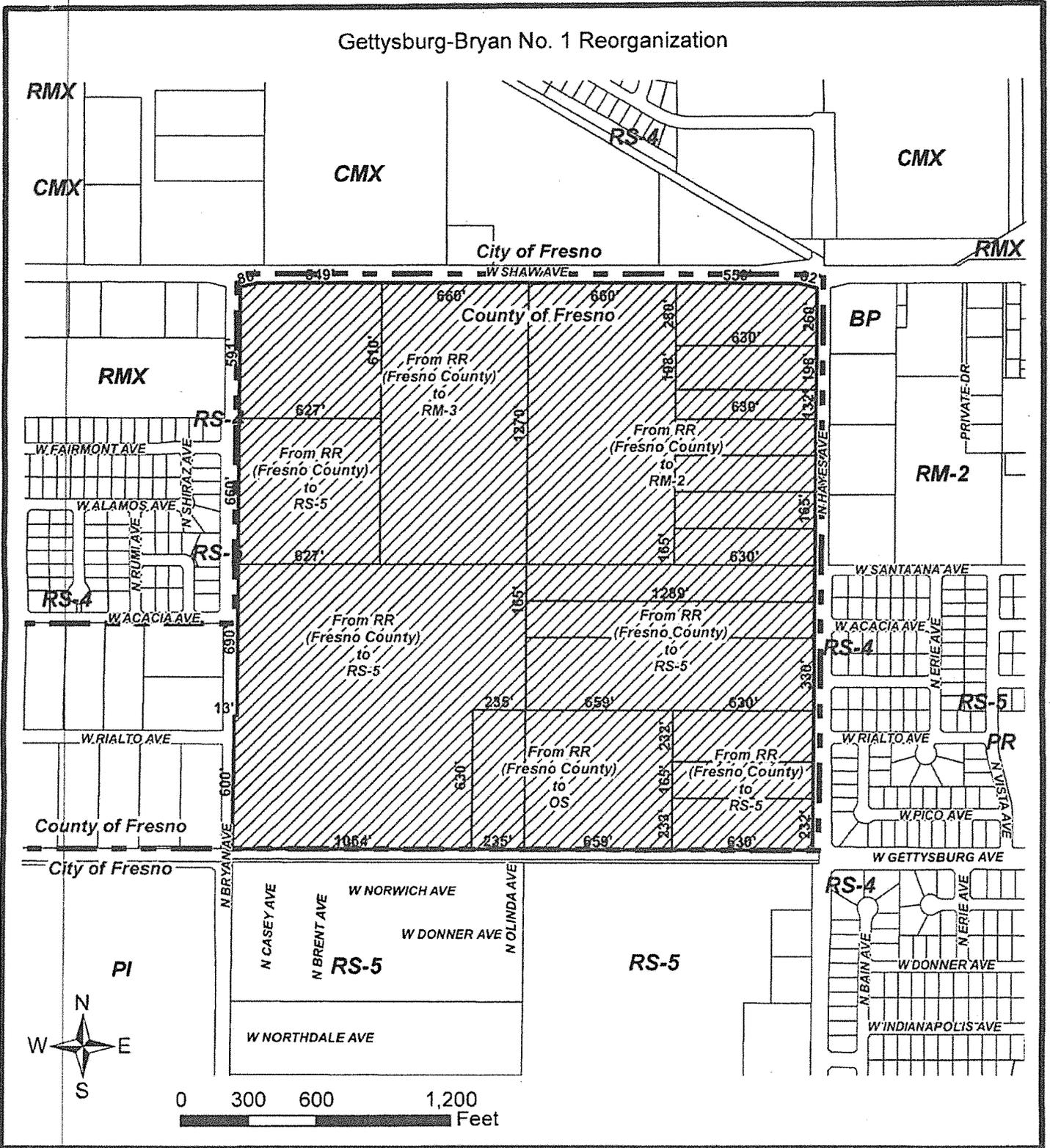

Andreina Aguilar, Planner II

SUBMITTED BY:


Will Tackett, Supervising Planner
CITY OF FRESNO DEVELOPMENT &
RESOURCE MANAGEMENT DEPT

DATE: March 30, 2018

Gettysburg-Bryan No. 1 Reorganization



R-18-001
 APN: 512-030-97, 98, 87, 30, 27, 43, 39, 40, 45, 46, 55, 56, 54, 53, 07, 75, 57, 51, 49T, & 78T
 ADDRESS: 6277, 6934, & 6149 West Shaw Avenue; 4650 North Bryan Avenue; 4935, 4909, 4861, 4813, 4799, 4767, 4755, 4705, 4665, 4633, 4585, 4543, & 4509 North Hayes

City Limits
 Proposes to amend the Official Zone Map to pre-zone the property from the RR (Rural Residential—Fresno County) zone district to the City of Fresno RS-5 (Medium Density Residential), RM-3 (High Density Residential), RM-2 (Urban Neighborhood), and OS (Open Space) zone districts consistent with the Fresno General Plan planned land uses

**CITY OF FRESNO – ENVIRONMENTAL ASSESSMENT
FINDING OF CONFORMITY / MEIR SCH No. 2012111015**

<p>Pursuant to Section 21157.1 of the California Public Resource Code (California Environmental Quality Act) the project described below is determined to be within the scope of the Master Environmental Impact Report (MEIR) SCH No. 2012111015 prepared for the Fresno General Plan adopted by the Fresno City Council on December 18, 2014.</p>	<p align="center">DATE RECEIVED FOR FILING:</p> <p align="center">Filed with the Fresno County Clerk's office on March 29, 2018</p>
<p>Applicant: Dennis M. Gaab BMCH California, LLC; c/o Century Communities, Inc. 7815 North Palm Avenue, Suite 101 Fresno, CA 93711</p>	<p>Initial Study Prepared By: Andreina Aguilar, Planner II March 29, 2018</p>
<p>Environmental Assessment Number: ANX-18-001/R-18-001</p>	<p>Project Location (including APN): Property bounded between West Shaw and West Gettysburg Avenues and between North Bryan and North Haynes Avenues in the County of Fresno, California <u>Assessor's Parcel Number(s):</u> 512-030-07, -27, -30, -39, -40, -43, -45, -46, -49, -51, -53, -54, -55, -56, -57, -75, -78, -87, -97, -98 36° 48' 14.4" N Latitude, -119° 54' 10.8" W Longitude North half of Section 16, Township 13 South, Range 19 East, Mount Diablo Base and Meridian</p>

Project Description: Annexation Application No. ANX-18-001 and Rezone (Pre-Zone) Application No. R-18-001 was filed by Dennis M. Gaab of BMCH California, LLC; c/o Century Communities, Inc. **ANX-18-001** proposes annexation of the approximate 158 acres of property to the City of Fresno planned for Medium Density Residential, Urban Neighborhood Residential, High Density Residential, and Open Space. **R-18-001** proposes to amend the Official Zone Map to pre-zone the property from the RR (*Rural Residential—Fresno County*) zone district to the City of Fresno RS-5/UGM (*Single Family Residential, Medium Density/Urban Growth Management*), RM-2/UGM (*Urban Neighborhood/Urban Growth Management*), RM-3/UGM (*Multi-Family Residential, High Density/Urban Growth Management*), and OS (Open Space) zone districts. The Annexed Rural Residential Transitional (ANX) Overlay District will be applied to those properties that will continue the Rural Residential land use within the subject property. The ANX Overlay District allows rural residential use of properties upon annexation to the city continuing until such time as the properties are further developed consistent with the Base District.

The Fresno General Plan planned land use designation of the subject properties are Medium Density Residential, Urban Neighborhood Residential, High Density Residential, and Open Space. The proposed pre-zone is consistent with the planned land use designation.

Conformance to Master Environmental Impact Report (MEIR) SCH No. 2012111015 prepared for the Fresno General Plan adopted by the Fresno City Council on December 18, 2014:

The subject site is planned for Public Facilities by the Fresno General Plan and the West Area Community Plan. The proposed project is consistent with the planned land use.

The Development and Resource Management Department staff has prepared an Initial Study (See Attached "Appendix G To Analyze Subsequent Project Identified In MEIR No. SCH No. 2012111015/Initial Study") to evaluate the proposed application in accordance with the land use and environmental policies and provisions of lead agency City of Fresno's General Plan adopted by the Fresno City Council on December 18, 2014 and the related MEIR SCH No. 2012111015. The proposed application will not facilitate an additional intensification of uses beyond that which would be allowed by the above-noted planned land use designation. Moreover, it is not expected that the future development will adversely impact existing city service systems or the traffic circulation system that serves the subject property. These infrastructure findings have been verified by the Public Works and Public Utilities Departments. It has been further determined that all applicable mitigation measures of the MEIR have been applied to the project necessary to assure that the project will not cause significant adverse cumulative impacts, growth inducing impacts, and irreversible significant effects beyond those identified by the MEIR as provided by CEQA Guidelines Section 15177(b)(3).

Pursuant to Section 21157.1 of the California Public Resources Code (California Environmental Quality Act), it may be determined that a subsequent project falls within the scope of the MEIR, provided that the project does not cause additional significant impacts on the environment that were not previously examined by the MEIR. Relative to this specific project proposal, the environmental impacts noted in the MEIR, pursuant to the Fresno General Plan land use designation, include impacts associated with the above mentioned planned land use designation specified for the subject site. Based on this Initial Study, the following findings are made: (1) The proposed project was identified as a Subsequent Project in the MEIR because its, location, land use designation and permissible densities and intensities are set forth in Figure LU-1 of the Fresno General Plan; (2) The proposed project is fully within the scope of the MEIR because it will not generate additional significant effects on the environment not previously examined and analyzed by the MEIR for the reasons set forth in the Initial Study; and (3) other than identified below, there are no new or additional mitigation measures or alternatives required.

In addition, after conducting a review of the adequacy of the MEIR pursuant to Public Resources Code Section 21157.6(b)(1), the Development and Resource Management Department, as lead agency, finds that no substantial changes have occurred with respect to the circumstances under which the MEIR was certified and that no new information, which was not known and could not have been known at the time that the MEIR was certified as complete, has become available. Moreover, as lead agency for this project, the Development and Resource Management Department, per Section 15177(d) of the CEQA Guidelines, has determined that all feasible mitigation measures from the MEIR shall be applied to the project as conditions of approval as set forth in the attached MEIR Mitigation Measure Monitoring Checklist (See "Master Environmental Impact Report (MEIR) SCH No. 2012111015 for the General Plan, Mitigation Monitoring Checklist".)

Public notice has been provided regarding staff's finding in the manner prescribed by Section 15177(d) of the CEQA Guidelines and by Section 21092 of the California Public Resources Code (CEQA provisions).

March 29, 2018
Date



Will Tackett, Supervising Planner
Development and Resources Management Department
City of Fresno

- Attachments:
- Notice of Intent to Adopt a Finding of Conformity
 - Appendix G To Analyze Subsequent Project Identified In MEIR No. SCH No. 2012111015/Initial Study for Environmental Assessment No. ANX-18-001/R-18-001
 - MEIR Mitigation Measure Monitoring Checklist for Environmental Assessment No. ANX-18-001/R-18-001

CITY OF FRESNO
SERVICES AND IMPROVEMENT PLAN
GETTYSBURG-BRYAN NO. 1 REORGANIZATION
JUNE 2018

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 GETTYSBURG-BRYAN NO. 1 REORGANIZATION:

1. COMMUNITY WATER SERVICE:

The subject territory will be provided with water by the City of Fresno. The nearest water mains to serve the proposed project are 14-inch water mains located in North Bryan Avenue, West Shaw Avenue, and North Hayes Avenue and a 16-inch water main in West Gettysburg Avenue Alignment.

The Developer shall comply with all of the requirements included within the attached Department of Public Utilities, Planning and Engineering (Water Division) memorandum dated March 14, 2018 prior to City providing water service to the project

2. SANITARY SEWERS:

The subject territory will be served by sanitary sewer which is provided by the City of Fresno. The nearest sanitary sewer main to serve proposed project are a 12-inch sewer main located in West Shaw Avenue, an 8 inch sewer main located in North Bryan Avenue, a 10-inch located in North Hayes Avenue, and a 15-inch located in West Gettysburg Avenue Alignment.

The Developer shall comply with all of the requirements included within the attached Department of Public Utilities, Planning and Engineering (Sanitary Sewer Division) memorandum dated March 7, 2018 prior to City providing water services to the project.

3. SOLID WASTE COLLECTION:

The City of Fresno or a private hauler will service this project's solid waste disposal and recycling needs.

4. **POLICE AND FIRE PROTECTION:**

The subject properties are currently provided service by the Fresno County Sheriff's Department. Upon annexation, services would be provided by the City of Fresno Police Department.

The subject properties are presently receiving fire protection services from the North Central Fire Protection District. Upon annexation, the subject territory will be entirely in the primary service area of City of Fresno Fire Station No. 18 temporary location at 5938 North La Ventana Avenue, near the intersection of West Bullard Avenue and North Grantland Avenue, approximately one mile northwest of the subject territory. The permanent location for Fire Station No. 18 is at 6605 W Shaw Avenue, near the intersection of West Shaw Avenue and North Bryan Avenue, approximately 340 feet west of the subject territory.
5. **STREET LIGHTING:**

The Pacific, Gas and Electric Company currently provides service to the area. Street lighting, when funds are available, 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, in its recently approved 2035 General Plan, has made provisions for parks within the general plan area. Upon annexation to the City of Fresno, the demand for parks will be within planned service levels of the City of Fresno Parks Department. Parks facility and Quimby Act fees which provide for the acquisition of new and open space and recreation facilities as well as improvements to existing facilities and programs to provide a broader range of recreation opportunities will be paid by the project developer at the time building permits are obtained.
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 territory 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. Upon development of Vested Tentative Tract Map No. 5493, the subdivider shall be required to comply with the requirements imposed by the Fresno metropolitan Flood Control District (FMFCD) for the subdivision or any amendments or modifications to those requirements which may be granted by the FMFCD Board of Directors, pursuant to Section 13-1307 of the Fresno Municipal Code. These requirements are identified in the District's letter to the City of Fresno Development and Resource management department dated January 10, 2018.
10. **EXTENSION OF CITY SERVICES:**

City services will be extended to the area.
11. **UPGRADING OF PUBLIC FACILITIES AND IMPROVEMENTS:**

The applicant will be required to construct public facilities consistent with the existing improvements in the immediate area, including, curb and gutter and street paving. The applicant will be required to pay Sewer Connection Charges, Water Connection Charges, Development Impact fees including Fire Facilities Impact fees, Park Impact fees, Police Impact fees and Traffic Signal charges. Flood fees will be required to be paid to the Fresno Metropolitan Flood Control Board. The required public improvements along with the payment of the required fees noted above will insure that all public facilities and improvements will be made.

12. SCHOOLS:

The subject territory is within the enrollment area of the Central Unified School District. The school district has adopted developer fees in accordance with current state law, which will require the city to pay a fee for school facilities per the adopted schedule of fees.

13. OTHER SERVICES:

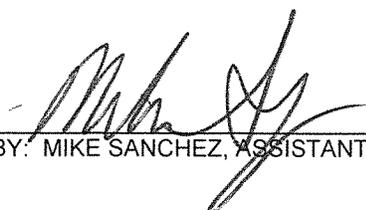
Animal control services will be provided by the City of Fresno.

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 (SCH No. 2012111015) 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.


BY: MIKE SANCHEZ, ASSISTANT DIRECTOR