

AGENDA

FRESNO LOCAL AGENCY FORMATION COMMISSION (LAFCo)

August 9, 2023 – 1:30 P.M.

Hall of Records, Room 301, 2281 Tulare Street, Fresno, California

COMMISSION MEMBERS

Gary Yep, Chair
Buddy Mendes, Chair Pro Tem
Nathan Magsig
Daniel Parra
Mario Santoyo

ALTERNATE MEMBERS

Michael Lopez
Scott Robertson
Vacant

LAFCo STAFF

Brian Spaunhurst, Executive Officer
Amanda Olivas, Clerk to the Commission
Jessica Gibson, LAFCo Analyst
Juan Lara, LAFCo Analyst
Jessica Johnson, LAFCo Counsel

LAFCo Office: 1401 Fulton Street, Suite 900, Fresno, CA - 93721 - (559) 600-0604
Staff reports prepared for each item listed in this agenda may be viewed at www.fresnolafco.org.

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- 1. Call to Order and Roll Call**
 - 2. Pledge of Allegiance**
 - 3. Comments from the Public:** Any person wishing to address the Commission on a subject not listed on the agenda may do so at this time. (State your name and address and please keep your comments to three (3) minutes.)
 - 4. Potential Conflict of Interest:** Any Commission member who has a potential conflict of interest shall now identify the item and recuse themselves from discussing and voting on the matter pursuant to Govt. Code sec 84308.

CONSENT AGENDA

All consent agenda items are considered routine in nature and will be enacted by one motion; there will be no individual discussion of these items unless requested by a member of the Commission or the public. Any item pulled from the consent agenda for discussion will be set aside until after approval of the consent agenda. Prior to taking any action the public will be given the opportunity to comment on any consent item. The consent agenda will be considered on or about 1:30 p.m.

- 5. Recommendation:** Approve 5A-5B by taking the following actions:
 - A. Consider Approval:** Minutes from the LAFCo meeting of June 14, 2023.
 - B. Consider Approval:** Biennial Conflict of Interest Code Review.

REGULAR AGENDA ITEMS

- 6. Consider Approval:** City of Clovis "Shepherd-Willow Northeast Reorganization." A proposed reorganization to annex approximately 560.9 acres to the City of Clovis and detach from the Fresno County Fire Protection District and the Kings River Conservation

District for properties located at the northeast corner of Shepherd and Willow Avenues.
(LAFCo File No. RO-23-03)

Recommendation: Approve.

7. **Consider Approval:** Report by the Executive Officer Compensation Committee recommending an Amendment of the Executive Officer's Employment Agreement (Compensation).

Recommendation: Approve.

8. Adjournment

THE NEXT LAFCO MEETING will be held on September 13, 2023, at 1:30 p.m. in the Board of Supervisors' Chamber – Hall of Records, Room 301, Fresno, California.

PLEASE NOTE:

(1) If you are an applicant for, or a participant in, any proceeding on the agenda for a **land use entitlement** and have made **campaign contributions** totaling more than \$250.00 to any member or alternative member of the Commission **within twelve (12) months prior to the Commission considering your application**, please immediately inform the Commission of your contribution. State law **disqualifies** each Commissioner and alternative Commissioner from participating in and voting on land use entitlement decisions (which include changes of organization and reorganizations) if the Commissioner or alternative Commissioner has received campaign contributions from (i) an applicant for a land use entitlement, (ii) someone who lobbies the Commission or LAFCo staff regarding an application for land use entitlement, (iii) someone who testifies in person before the Commission regarding an application for land use entitlement, or (iv) someone who otherwise acts to influence the outcome of an application for land use entitlement. State law also prohibits applicants and participants from making campaign contributions to a Commissioner or alternate Commissioner within three (3) months **after** the Commission's action. If you have any questions regarding these requirements (which are contained in the **California Political Reform Act** Government Code Section 84308 *et seq.*), please feel free to contact LAFCo staff at (559) 600-0604.

(2) In compliance with the Americans with Disabilities Act (**ADA**), if you need special assistance to participate at this meeting, please contact Ms. Amanda Olivas, Clerk to the Commission at 559-600-0604. Notification provided a minimum of 48 hours prior to the meeting will enable the Clerk to make reasonable arrangements to ensure accessibility to this meeting. Pursuant to the ADA, the meeting room is accessible to the physically disabled.



Fresno Local Agency Formation Commission
1401 Fulton Street, Suite 900, Fresno, CA 93721, (559) 600-0604

CONSENT AGENDA ITEM NO. 5A

FRESNO LOCAL AGENCY FORMATION COMMISSION (LAFCo)

MEETING MINUTES

June 14, 2023

Members Present: Commissioners Magsig, Mendes, Parra, Santoyo, Yep

Members Absent: None

Staff Present: Brian Spaunhurst, LAFCo Executive Officer
Jessica Gibson, LAFCo Analyst
Juan Lara, LAFCo Analyst
Ken Price, LAFCo Counsel

1. Call to Order and Roll Call

Chair Yep called the meeting to order at 1:30 p.m.

2. Pledge of Allegiance

Chair Yep asked Commissioner Parra to lead the Pledge of Allegiance.

3. Comments from the Public

There were no comments from the public.

4. Potential Conflicts of Interest

There were no conflicts of interest.

CONSENT AGENDA

5. A. Minutes from the LAFCo Meeting of May 10, 2023.

B. Destruction of LAFCo Records Pursuant to Gov. Code Sec. 56382.

Motion: Approve Item 5A-5B

Moved: Commissioner Mendes

Second: Commissioner Magsig

Ayes: Commissioners Mendes, Magsig, Parra, Santoyo, Yep

Noes: 0

Absent: None

Passed: 5-0

REGULAR AGENDA ITEMS

6. Final Budget and Work Plan for Fiscal Year 2023-2024.

Motion: Approve Item 6
Moved: Commissioner Parra
Second: Commissioner Mendes
Ayes: Commissioners Parra, Mendes, Magsig, Santoyo, Yep
Noes: 0
Absent: None
Passed: 5-0

7. Consideration of an update of the Fresno LAFCo Policy Manual and LAFCo Application to Reflect the 2023 Levine Act Disclosure Requirements.

Motion: Approve Item 7
Moved: Commissioner Mendes
Second: Commissioner Santoyo
Ayes: Commissioners Mendes, Santoyo, Magsig, Parra, Yep
Noes: 0
Absent: None
Passed: 5-0

8. Executive Officer Comments.

LAFCo Executive Officer Brian Spaunhurst provided comments; the July LAFCo hearing will be cancelled, projects projected to be discussed at the August hearing include the June Minutes and City of Clovis Annexation. Discussion on the CALAFCO AB 1753 included the minor language changes to allow resolutions to be “transmitted” instead of “mailed” and the language that clarifies that in the absence of a tax sharing agreement or a 99b agreement, applications shall not be accepted nor deemed complete. Extension of Services have been completed for the City of Fresno. Fresno LAFCo’s new website is now available to the public.

9. Commission Comments/Reports.

LAFCo Legal Counsel Ken Price congratulated LAFCo Legal Counsel Jessica Johnson on the birth of her baby boy.

**10. Closed Session
Public Employee Performance Evaluation
Title: Executive Officer**

Returned from Closed Session at 2:07 p.m.

11. Adjournment

Moved: Commissioner Parra
Second: Commissioner Santoyo
The meeting adjourned at 2:08 p.m.


Amanda Olivas
Clerk to the Commission

**FRESNO LOCAL AGENCY FORMATION COMMISSION (LAFCo)
EXECUTIVE OFFICER'S REPORT**

CONSENT AGENDA ITEM NO. 5B

DATE: August 9, 2023

TO: Fresno Local Agency Formation Commission

FROM: Brian Spaunhurst, Executive Officer 

BY: Amanda Olivas, Clerk to the Commission

SUBJECT: Consider Approval: Biennial Conflict of Interest Code Review

RECOMMENDATION: Review and Adopt Amendments to the Conflict-of-Interest Code, Section 525 of LAFCo's Policies.

Summary

Recommended amendments to Fresno LAFCo's Conflict of Interest ("COI") Code are necessary to bring the adopted COI Code into legal compliance.

Discussion

Government Code Section 87306.5 of the Political Reform Act requires each local government agency to review its conflict-of-interest code biennially and to either amend the code if necessary, or report to its code reviewing body that the code is not in need of amendment.

The Fresno County Board of Supervisors is the "code reviewing body" for local agencies' conflict of interest code. For the current review cycle, the report for LAFCo must be made to the Fresno County Board of Supervisors. Once approved, the amended code will be forwarded to the Clerk to the Board of Supervisors. No amendments to the Conflict-of-Interest Code shall be effective until after the "code reviewing body" has approved the code.

Since the Commission last reviewed its Conflict-of-Interest Code, Clerk to the Board of Supervisors and Legal Counsel recommends the minor changes.

Attachment A: Current Policy

Attachment B: Recommended Amendments

Attachment A (Current Policy)

CONFLICT OF INTEREST CODE FOR THE FRESNO LOCAL AGENCY FORMATION COMMISSION

SECTION – 525

The Political Reform Act (Government Code Section 81000, et seq.) requires state and local government agencies to adopt and promulgate conflict-of-interest codes. The Fair Political Practices Commission has adopted a regulation (2 Cal. Code of Regs. Section 18730) that contains the terms of a standard conflict-of-interest code and may be incorporated by reference in an agency's code. After public notice and hearing, the standard code may be amended by the Fair Political Practices Commission to conform to amendments in the Political Reform Act. Therefore, the terms of 2 California Code of Regulations Section 18730 and any amendments duly adopted by the Fair Political Practices Commission are hereby incorporated by reference. This regulation and the attached Appendices A designating positions and B establishing disclosure requirements shall constitute the conflict-of-interest code of the Fresno Local Agency Formation Commission ("LAFCo").

The Form 700s for designated positions, other than LAFCo Commissioners along with any alternates ("Commissioners") and Executive Officer, shall be filed with LAFCo. The Commissioners and Executive Officer are to file their original Form 700s directly with the Clerk of the Board for the Fresno County Board of Supervisors using the electronic filing system. If the Form 700s are not filed electronically, the paper Form 700 and waiver shall be filed with LAFCo and, upon receipt of these paper Form 700s with waivers, LAFCo shall make and retain a copy and forward the original to the Clerk of the Board of Supervisors.

LAFCo shall retain a copy of all electronically filed Form 700s, a copy of all paper Form 700s with waivers and the original Form 700s of designated positions not required to file electronically. LAFCo shall make the Form 700s available for public review, inspection, and reproduction. (Gov. Code section 81008.)

The provisions of all Conflict of Interest Codes and amendments thereto previously adopted by LAFCo are hereby superseded.

Reference: August 26, 1998; August 23, 2000; September 13, 2006; August 8, 2012; September 5, 2018

Attachment B (Proposed Code)

CONFLICT-OF-INTEREST CODE FOR

Fresno Local Agency Formation Commission

The Political Reform Act (Government Code Section 81000, et seq.) requires state and local government agencies to adopt and promulgate conflict-of-interest codes. The Fair Political Practices Commission has adopted a regulation (2 Cal. Code of Regs. Section 18730) that contains the terms of a standard conflict-of-interest code and may be incorporated by reference in an agency's code. After public notice and hearing, the standard code may be amended by the Fair Political Practices Commission to conform to amendments in the Political Reform Act. Therefore, the terms of 2 California Code of Regulations Section 18730 and any amendments to it duly adopted by the Fair Political Practices Commission are hereby incorporated by reference. This regulation and the attached Appendices designating positions and establishing disclosure requirements shall constitute the conflict-of-interest code of the Fresno Local Agency Formation Commission (Fresno LAFCo).

The Form 700s for designated positions, other than Fresno LAFCo's Commissioners, Alternate Commissioners, and Executive Officer, shall be filed with Fresno LAFCo. Fresno LAFCo's Commissioners, Alternate Commissioners, and Executive Officer are to file their original Form 700s directly with the Clerk of the Board for the Fresno County Board of Supervisors using the electronic filing system. If the Form 700s are not filed electronically, the paper Form 700 and waiver shall be filed with LAFCo and, upon receipt of these paper Form 700s with waivers, Fresno LAFCo shall make and retain a copy and forward the original to the Clerk of the Board of Supervisors.

Fresno LAFCo shall retain a copy of all electronically filed Form 700s, a copy of all paper Form 700s with waivers and the original Form 700s of designated positions and shall make the Form 700s available for public review, inspection, and reproduction. (Gov. Code section 81008.)

The provisions of all Conflict-of-Interest Codes and amendments thereto previously adopted by Fresno LAFCo are hereby superseded.

APPENDIX A

Public Officials Who Manage Public Investments

It has been determined that positions listed below manage public investments **and will file a statement of economic interests pursuant to Government Code Section 87200**. These positions are listed for informational purposes only:

- Commissioners
- Alternate Commissioners
- Executive Officer

An individual holding one of the above-listed positions may contact the Fair Political Practices Commission for assistance or written advice regarding their filing obligations if they believe that their position has been categorized incorrectly. The Fair Political Practices Commission makes the final determination whether a position is covered by Government Code Section 87200.

DESIGNATED POSITIONS

Designated Positions

Disclosure Categories

- | | |
|-----------------------------|---|
| • Senior Staff Analyst | 1 |
| • General Counsel | 1 |
| • Consultants/New Positions | * |

Note: the position of General Counsel is filled by an outside consultant, but acts in a staff capacity for Fresno LAFCo.

* Consultants/New Positions are included in the list of designated positions and shall disclose pursuant to the disclosure requirements in this code subject to the following limitation:

The Executive Officer may determine in writing that a particular consultant or new position, although a "designated position," is hired to perform a range of duties that is limited in scope and thus is not required to comply fully with the disclosure requirements in this section. Such written determination shall include a description of the consultant's or new position's duties and, based upon that description, a statement of the extent of disclosure requirements. The Executive Officer's determination is a public record and shall be retained for public inspection in the same manner and location as this conflict-of-interest code. (Gov. Code Sec. 81008.)

APPENDIX B DISCLOSURE CATEGORIES

Individuals holding designated positions must report their interests according to their assigned disclosure category(ies).

Disclosure Category 1

Interests in real property located within the jurisdiction or within two miles of the boundaries of the jurisdiction or within two miles of any land owned or used by the agency; and investments and business positions in business entities, and income, including loans, gifts, and travel payments, from all sources.

Disclosure Category 2

Interests in real property located within the jurisdiction or within two miles of the boundaries of the jurisdiction or within two miles of any land owned or used by the agency.

Disclosure Category 3

Investments and business positions in business entities, and income, including loans, gifts, and travel payments, from sources, that provide services, supplies, materials, machinery, or equipment of the type utilized by the agency.

Disclosure Category 4

Investments and business positions in business entities, and income, including loans, gifts, and travel payments, from sources, that provide services, supplies, materials, machinery, or equipment of the type utilized by the designated position's division or department.

Disclosure Category 5

Investments and business positions in business entities, and income, including loans, gifts, and travel payments, from sources, that filed a claim against the agency during the previous two years, or have a claim pending.

Disclosure Category 6

Investments and business positions in business entities, and income, including loans, gifts, and travel payments, from sources of the type to request an entitlement to use agency property or facilities, including, but not limited to:


- a license
- utility permit
- station vendor permit

**FRESNO LOCAL AGENCY FORMATION COMMISSION (LAFCo)
EXECUTIVE OFFICER'S REPORT**

AGENDA ITEM No. 6

DATE: August 9, 2023

TO: Fresno Local Agency Formation Commission

FROM: Brian Spaunhurst, Executive Officer 

BY: Juan Lara, LAFCo Analyst III

SUBJECT: **Consider Approval - City of Clovis "Shepherd-Willow Northeast Reorganization."** A proposed reorganization to annex approximately 560.9 acres to the City of Clovis and detach from the Fresno County Fire Protection District and the Kings River Conservation District for properties located at the northeast corner of Shepherd and Willow Avenues. (LAFCo File No. RO-23-03)

Applicant: City of Clovis

Landowners/Parties of Real Interest : City of Clovis, EastBak LP, George Stanley C Trustee, DIMAR, Lacey Jon D, California Development CO LLC FBO, Smittcamp William S & Linda L TRS, Groom Kendall Trustee, Continental Title Company, Palomate Packing CO INC, Herbold Jeannette L, Behymer/Minnewawa LLC, Main Street Promenade LLC, Ricchiuti Vincent Anthony TRS, De Prima Nancy Trustee, International Church of The Four Square Gospel, Lewellen Robert Henry & Pearl E TRS, P R Farms INC, Rudd Patricia L TRS, Clovis Hills Community Church of Clovis CA

RECOMMENDATION: Approve by Taking the Following Actions:

Action 1:

- A. Acting as Responsible Agency pursuant to California Environmental Quality Act ("CEQA") Guidelines, find that prior to approving the proposed reorganization, the environmental effects of the Proposal as shown in the CEQA documents prepared, adopted, and submitted by the Lead Agency, were reviewed and considered, and determine these documents to be adequate pursuant to CEQA Guidelines section 15096.

Action 2:

- B. Find that the proposed annexation is consistent with LAFCo Policies and the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH).
- C. Find pursuant to CKH and information in the record that:

- a. The territory is inhabited; and
 - b. Not all landowners or registered voters have consented to the reorganization.
- D. Assign the distinctive short form designation “Shepherd-Willow Northeast Reorganization” and approve the annexation subject to the following conditions of approval:
- a. Pursuant to Fresno LAFCo Policy 103-05, the Executive Officer shall record the approved application if all conditions have been satisfied and once, he or she has determined that the facts pertaining to the application during the time of recording are materially similar to those facts considered by the Commission when the application was approved. Facts, as used in the proceeding sentence, is defined to include, but is not limited to, whether or not the proposed project is materially similar to the project described in any application before the Commission.
 - b. Submittal of corrected legal description and map.
- E. Find that pursuant to CKH the territory is inhabited and not all registered voters have consented to the annexation.
- F. Find that the notice mailed on July 19, 2023, was given to all landowners and registered voters within the affected territory, as well as within 300 feet of the affected territory, disclosed that there is potential for the extension or continuation of any previously authorized charge, fee, assessment, or tax by the local agency in the affected territory, and that the Commission intends to waive protest proceedings pursuant to section 56663(a)(b)(c) unless written opposition is received before the conclusion of the Commission proceedings.
- G. Find that no written opposition to the proposal was received prior to the conclusion of the hearing and approve the proposal subject to the requirements of the CKH, the 30-day reconsideration period, and compliance with all of the above conditions, and waive further conduction Authority Proceedings.
- Or-
- H. If written opposition to the proposal was received prior to the conclusion of the hearing, approve the proposal subject to the requirements of the CKH, the 30-day reconsideration period, and compliance with all of the above conditions, and direct staff to set a protest hearing pursuant to the requirements of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code section 57000 et seq.).

Executive Summary

On May 15, 2023, the City of Clovis adopted Resolution No. 22-109 requesting the Commission to begin proceedings for the “Shepherd-Willow Northeast Reorganization” to detach approximately 560.9 from the Fresno County Fire Protection District and the Kings River Conservation District and annex it to the City of Clovis.

Proposal/Land Use

- The proposal consists of the detachment of approximately 560.9 from the Fresno County Fire Protection District and the Kings River Conservation District and annexation to the City of Clovis.
- Information related to the proposals affected territory, land use, proposed development, special districts, surrounding areas, and existing/proposed services can be found on **Attachment A**.
- The affected territory is within the City of Clovis' sphere of influence (**Attachment B**) and is contiguous to the Clovis' city limits (**Attachment C**).
- The proposal is currently zoned AE-20 (Exclusive Agricultural) and has been rezoned to the Clovis R-2 (Multifamily Medium-High Density), R-3 (Multifamily High Density), U-C (Urban Center), and P-F (Public Facility) zone districts and modifying rezoning classifications on approximately 35 acres from MU-V (Mixed Use Village) to U-C (Urban Center) by Pre-zone City Ordinance No 19-08 and No. 23-03.
- The territory is inhabited.
- The proposal is consistent with the Clovis General Plan Land Use Diagram.

Consistency with LAFCo Policies, Standards and Procedures

- The County has determined that the proposal is consistent with the Memorandum of Understanding (Master Tax Sharing Agreement) and the Standards for Annexation between the City of Clovis and County of Fresno.
- The proposal is subject to the 10-year property tax allocation agreement between the City of Clovis and the Fresno County Fire Protection District set to expire in 2029.
- The proposal is consistent with the CKH and LAFCo Policies, Standards, and Procedures, including, but not limited to, sections 100 and 200.
- All properties within the proposal have been rezoned to the R-2 (Multifamily Medium-High Density), R-3 (Multifamily High Density), U-C (Urban Center), and P-F (Public Facility) zone districts and modifying rezoning classifications on approximately 35 acres from MU-V (Mixed Use Village) to U-C (Urban Center) by Pre-zone City Ordinance No 19-08 and No. 23-03
- The City of Clovis is within the North Kings GSA and has a Groundwater Recharge Plan in place.

Revenue & Tax Code

Fresno County has determined that proposed Shepherd-Willow Northeast Reorganization involving the annexation of approximately 560.9 acres is consistent with the standards of annexation contained in exhibit I of the Amended and Restated Memorandum of Understanding between the City of Clovis and County of Fresno therefore no further tax negotiations are necessary pursuant to Revenue and Tax Code section 99b.

Relationship to Regional Housing Goals and Policies

The City's Draft Housing Element identifies parcels within the proposed annexation boundary having the potential to accommodate approximately 1500 dwelling units for low and very-low-income residents. These parcels must be annexed into the city limits by the end of 2023 to be counted in the City's RHNA inventory. The proposed development assist in implementing Policy 1.2 of the General Plan Housing Element which is to facilitate development of new housing for all economic segments of the community.

Sustainable Groundwater Management Act

California's Sustainable Groundwater Management Act ("SGMA") was signed into law by former Governor Edmund G. Brown Jr. on September 16, 2014. This three-part legislation requires local agencies to develop groundwater sustainability plans that are compatible with their regional economic and environmental needs. SGMA creates a framework for sustainable local groundwater management for the first time in California's history.

SGMA requires local agencies to form Groundwater Sustainability Agencies ("GSAs") in local groundwater basins by June 2017 and requires the adoption of Groundwater Sustainability Plans ("GSPs") for groundwater basins deemed high priority by year 2020. The North Kings GSA will represent the City of Clovis.

The affected territory is within the Fresno Irrigation District and the Garfield Water District service area. After annexation, the water allocation entitlements within the service area of the Fresno Irrigation district will be managed by the City of Clovis. Three parcels comprising approximately 50 acres of the annexation boundary are located north of the Enterprise Canal, placing them within the Garfield Water District. Two of these parcels (totaling about 10 acres) are designated for future City parks and trails and one parcel (about 40 acres) is currently developed as the home of Clovis Hills Church. The Clovis Hills Church property has been receiving City water service through an extraterritorial service agreement since 2020. The City's water supply requirements dictate the transfer of the properties within the Garfield Water District water allocation to the City in conjunction with development. However, such a transfer has thus far not been confirmed by the Garfield Water District. Absent the transfer of Garfield's water allocation, the City will need to acquire an additional source of water as a replacement, at a cost which is currently unknown. In conjunction with the proposed annexation, the City established conditions requiring that the terms of the existing extraterritorial agreement with Clovis Hills Church be satisfied prior to annexation and that future development within the Garfield Water District be subject to a water service agreement.

Environmental Determination

The Lead Agency has found the project to be in substantial conformance with the environmental impact report (EIR) performed for the Clovis General Plan. Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162, when an EIR has been adopted for a project no subsequent EIR shall be prepared for that project unless the lead agency determined that there have been substantial changes to the project. The Project is to identify zone districts that implement the current City of Clovis General Plan land use designations. The Project is also consistent with the Heritage Grove Specific Plan and is exempt from further environmental

review pursuant to Section 15182 of the CEQA Guidelines. The City of Clovis, acting as “Lead Agency” under CEQA filed an exemption for the Willow-Shepherd Northeast Prezone (R2023-003) and Annexation (RO309) filed with the Fresno County Clerk’s office on May 18, 2023, Document No. E202310000142 consistent with the requirements of CEQA.

As “Responsible Agency”, the Commission is required to review and consider the City’s environmental documents prior to taking its action. If the Commission determines that these documents are adequate, pursuant to CEQA, it may make the required findings provided under “Recommendations” above.

Pursuant to CEQA Guidelines section 15096(i), if the Commission determines that these documents are adequate, a Notice of Determination will be prepared and filed with the County of Fresno Clerk’s office in compliance with section 21152 of the Public Resources Code.

Costs and Other Changes Affecting Residents or Landowners

None reported by the City of Clovis staff.

Agencies and Individuals Submitting Comments

- Paul Nerland, County Administrative Officer
- Isavel Papa, IT Analyst, Fresno County Elections Department
- Sal Landeros, Cadastral, Fresno County Assessor-Recorder Office
- Karen Coletti, Executive Secretary, Fresno County Public Library
- David Padilla, Branch Chief, Transportation Planning – North, Caltrans
- Andrew Nabors, Coordinator, Administrative Service, Clovis Unified School District
- Kevin Tsuda, Environmental Health Specialist II, Fresno County Environmental Health Division

Territory Boundaries

The boundaries of the proposed annexation **are** definite and certain, and the County Assessor has determined that the map and legal description **is adequate** to file with the State Board of Equalization.

Registered Voter Data

The County of Fresno Elections Office reported that there were **43** registered voters in the affected territory.

Compliance with the Requirements of CEQA

Lead Agency: City of Clovis

Level of Analysis: Exemption

Finding: Exemption (See Environmental Documents at www.fresnolaftco.org under the Hearing and Workshops tab in the August 9, 2023 file).

Individuals and Agencies Receiving this Report

- LAFCo Counsel
- Bernard Jimenez, Deputy Director of Fresno Co. Public Works and Planning
- Kings River Conservation District
- Fresno County Fire Protection District
- Liz Salazar, Assistant Planner, City of Clovis

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Attachment A

PROPOSAL INFORMATION

1. Affected Territory

Acreage:	560.9
Current Land Use:	AE-20 (Exclusive Agricultural)
Number of Residences/ Population:	Residents: 47/ Population: 47 estimated
Registered Voters:	Voters: 43
Assessor Parcel Number(s):	556-010-17,556-010-32,33,34,36,37,39,41, 580-071- 03,01,05,12,16,17,18,19,20,25,26,32,34,40, 42,

2. Proposed Development - The affected territory will be developed with a Master Planned Community

3. Surrounding Territory – Rural Residential to the north and east. Public Facilities, Commercial, Residential to the south and west.

4. Existing Service Agencies and Proposed Service Changes

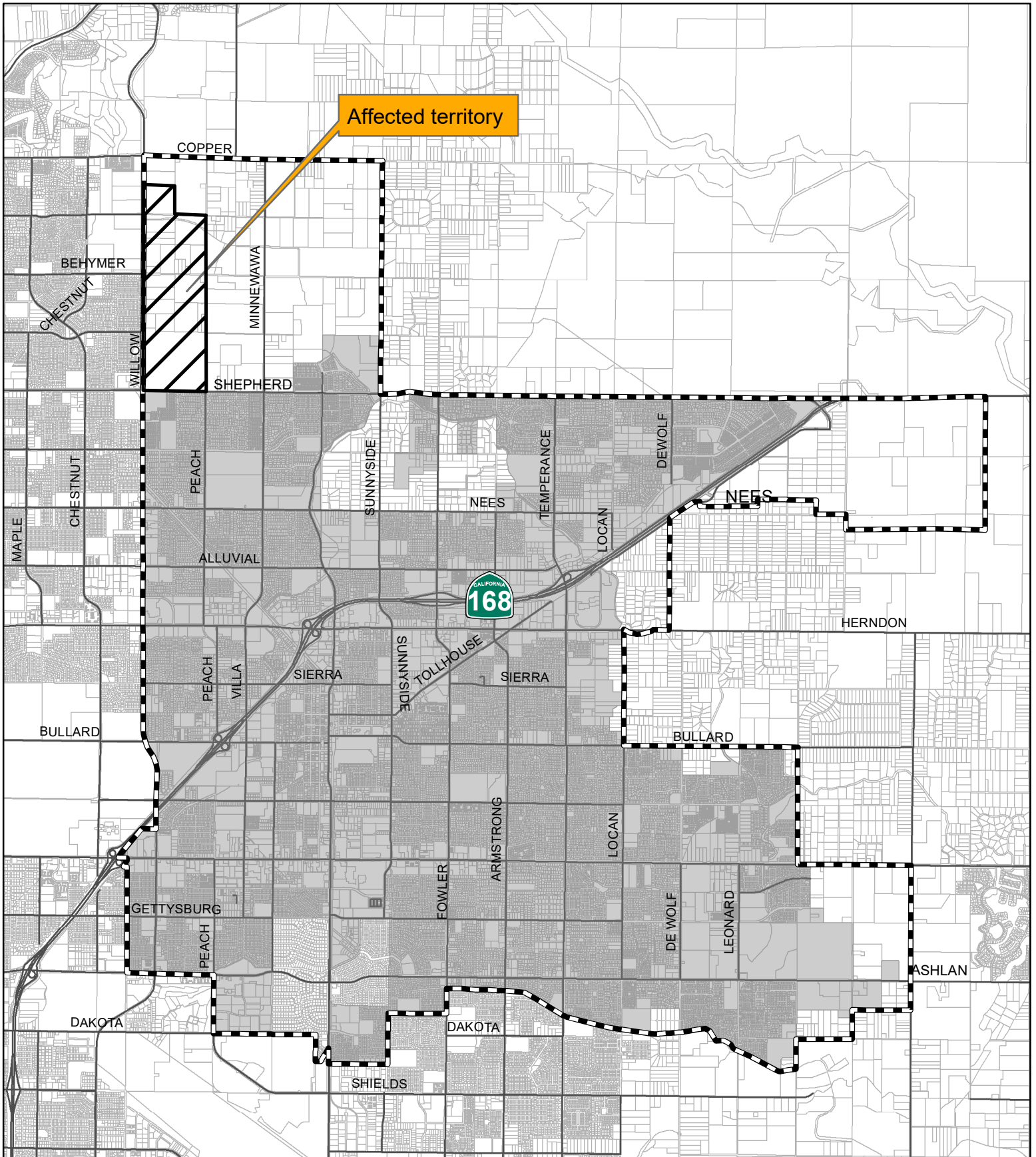
Service	Existing Service	Change
Water	Wells/ Groundwater	City of Clovis
Sewer	Private Septic	City of Clovis
Fire Protection	Fresno County Fire Protection District	Clovis Fire Department

(See Service Plan on our website at www.fresnolaftco.org)



5. Cities and Districts Included Wholly or Partially Within the Affected Territory

Fresno County	Fresno County Library
Clovis Cemetery District	Fresno County Fire Protection District
County Service Area No. 35	Fresno Metropolitan Flood Control District
Kings River Conservation District	Consolidated Mosquito Abatement District
Clovis Memorial District	County School Service
Clovis Unified School District	Fresno Irrigation District
State Center Community College District	West Fresno Red Scale Pest Control District
	Garfield Water District

ATTACHMENT B

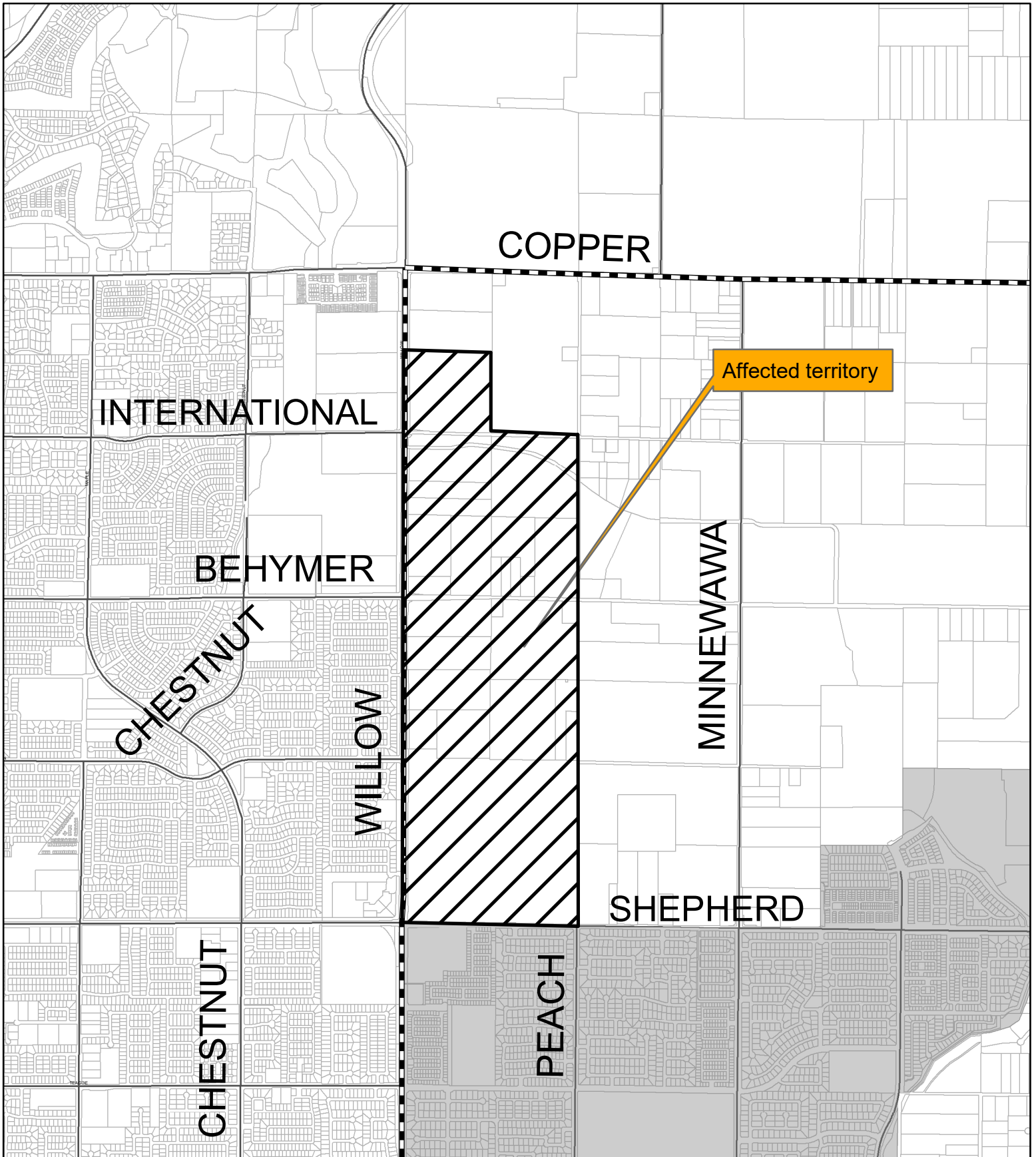


Fresno Local Agency Formation Commission



-  Clovis city limits
-  Clovis SOI



ATTACHMENT C



Fresno Local Agency Formation Commission

-  Clovis city limits
-  Clovis SOI

