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Jennifer K. Clark AICP
Director

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

January 14, 2014

SUBJECT: EXTENSION OF SHIELDS – LOCAN NO. 3 REORGANIZATION

Dear Mr. Fey:


This is in response to your letter, dated November 4, 2013, which provided the City notification of the approaching expiration of approved Shields-Locan No. 3 Reorganization. The City of Fresno supports an extension of the Shields-Locan No. 3 Reorganization by the Fresno Local Agency Formation Commission (LAFCo).

City of Fresno development entitlements dependent upon the annexation include conditionally approved Tentative Tract Map No. 5341 and affiliated zoning approval (Rezone Application No. R-04-44). These approvals are scheduled to remain in effect until May 16, 2016 via several discretionary and statutory extensions. Other City of Fresno development entitlements dependent upon the annexation include conditionally approved Tentative Tract Map No. 5592 and affiliated zoning approvals (Rezone Application No. R-05-61 and Conditional Use Permit No. C-05-187). These approvals are scheduled to remain in effect until February 22, 2017 via several discretionary and statutory extensions. Another entitlement dependent upon the annexation is the pre-zoning of eight existing rural residential properties (Rezone application No. R-07-55).

The requesting Developer, United Community Partners (UCP), has indicated: 1) Clovis Unified School District is negotiating with UCP to purchase a portion of the underlying property within UCP's Tentative Tract Map No. 5341, and 2) UCP is in escrow in its purchase of the other Map (Tentative Tract Map No. 5592) within this annexation; both of which indicate the annexation continues to be viable. Given: 1) the viability of the annexation, 2) approved tentative tract maps and associated zoning actions are considered to be active, and 3) General Plan documents and forecasts continue to indicate the need for completion of these types of housing developments; the City of Fresno supports an extension of the approved Shields-Locan No. 3 Reorganization.

Please contact Craig Agabashian, Administrative Manager, at 621-8005 or Keith Bergthold, Assistant Director, at 621-8021 with any questions you may have.

Sincerely,



Jennifer K. Clark, AICP
Director

C. Bruce Rudd