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

AGENDA ITEM No. 7

DATE: April 8, 2020

TO: Fresno Local Agency Formation Commission

FROM: David E. Fey, Executive Officer 

BY: Juan Lara, LAFCo Analyst II

SUBJECT: **Consider Approval - City of Reedley "Frankwood-South Reorganization."** A proposed reorganization consisting of the annexation of 41.2 acres to the City of Reedley and detachment from the Fresno County Fire Protection District and the Kings River Conservation District for territory located on the northeast corner of East South and South Frankwood Avenues. (LAFCo File No. RO-19-7)

Applicant: City of Reedley

Landowners/Parties of Real Interest (100% Consent): City of Reedley, Shannon Ford LLC.

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 annexation, 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 reorganization is consistent with LAFCo Policies, Standards, and Procedures 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 uninhabited; and
 - b. All landowners and affected agencies have consented to the reorganization.

- D. Assign the distinctive short form designation “Frankwood-South Reorganization” and approve the annexation and detachments 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 and map.
 - c. Satisfactory verification that the City has accepted a final map shall be submitted to the Executive Officer prior to completion (recordation) of the annexation.
- E. Waive further Conducting Authority Proceedings and order the reorganization subject to the requirements of CKH.

Executive Summary

On January 29, 2019, the City of Reedley adopted Resolution No. 2019-004 requesting the Commission to begin proceedings for the “Frankwood-South Reorganization.” A proposed reorganization consisting of the annexation of 41.2 acres to the City of Reedley and detachment from the Fresno County Fire Protection District and the Kings River Conservation District for territory located on the northeast corner of East South and South Frankwood Avenues.

On September 6, 2019 the City of Reedley submitted the “Frankwood-South Reorganization” and the “Frankwood-South SOI Update” Applications (LAFCo File No. RSOI-195) to be processed concurrently.

Proposal/Land Use

- The proposal consists of the annexation of 41.2 acres to the City of Reedley and detachment from the Fresno County Fire Protection District and the Kings River Conservation District.
- 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 Reedley sphere of influence (**Attachment B**) and is contiguous to city limits (**Attachment C**).
- The proposal is currently zoned AE-20 (Exclusive Agricultural) and has been rezoned to the Reedley R-1-6 (Single Family Residential) and CN (Neighborhood Commercial) zone districts by Pre-zone Application No. 2017-1, City Ordinance No. 2019-001.
- The territory is uninhabited.
- The proposal is consistent with the 2030 Reedley General Plan Update.

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 Reedley and County of Fresno. (See letter from Mr. Jean Rousseau.)
- The City of Reedley and the Fresno County Fire Protection District have a transition agreement in place to provide fire protection services to the affected territory.
- 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 City of Reedley R-1-6 (Single Family Residential) and CN (Neighborhood Commercial) zone districts by Pre-zone Application No. 2017-1, City Ordinance No. 2019-001.
- The City of Reedley is within the Kings River East GSA.

Relationship to Regional Housing Goals and Policies

This proposal will assist the City of Reedley in achieving its fair share of regional housing needs because the proposal is a single-family residential project that is anticipated to add 150 housing units to the City's housing inventory.

Sustainable Groundwater Management Act

Former Governor Edmund G. Brown Jr. signed the California's Sustainable Groundwater Management Act ("SGMA") into law 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 Kings River East GSA will represent the City of Reedley.

The affected territory is within the Alta Irrigation District service area. After annexation, the surface water entitlement within the affected territory will be reassessed and managed by the City of Reedley. According to the City Engineer, the City has sufficient water supply to accommodate the water needs of the proposed development and has provided a "will-serve" letter.

Environmental Determination

The City of Reedley, acting as "Lead Agency" under CEQA, adopted a Mitigated Negative Declaration for Environmental Assessment No. 2017-1 Annexation Application No. 2017-1, Change of Zone Application No. 2017-1, General Plan Amendment Application 2017-1 and Tentative Subdivision Map No. 6178 (Frankwood Commons) filed with the Fresno County Clerk Office on January 1, 2019 consistent with the requirements of CEQA. The Mitigated Negative

Declaration determined the project would not have a significant impact on the environment including impact on matters such as air quality, water consumption, loss of agricultural and city service/infrastructure therefore the preparation of an Environmental Impact Report is not required.

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.

Costs and Other Changes Affecting Residents or Landowners

None reported by the City of Reedley staff.

Agencies and Individuals Submitting Comments

- Jean Rousseau, County Administrative Officer
- Chufeng Vang, IT Analyst, Fresno County Elections Department
- Kevin Tsuda, Environmental Health Specialist II, Fresno County Environmental Health Division
- Fresno County Public Library
- Bryant VanderVelde, Cadastral Tech II, Fresno County Assessor-Recorder Office
- Caitlin Juarez, Engineer, State Water Recourse Control Board

Territory Boundaries

The boundaries of the proposed annexation **are not** definite and certain and the County Assessor has determined that the map and legal description **are not adequate** to file with the State Board of Equalization.

Registered Voter Data

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

Compliance with the Requirements of CEQA

Lead Agency: City of Reedley

Level of Analysis: Initial Study

Finding: Mitigated Negative Declaration. (See Environmental Documents at www.fresnolafco.org under the Hearing and Workshops tab in the April 8, 2020 file).

Individuals and Agencies Receiving this Report

- Ken Price, LAFCo Counsel
- Bernard Jimenez, Deputy Director of Fresno Co. Public Works and Planning

- Paul Peschel, District Manager, Kings River Conservation District
- Chief Mark Johnson, Fresno County Fire Protection District
- Rob Terry, Community Development Director, City of Reedley
- Ellen Moore, Associate Planner, City of Reedley

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