

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

CONSENT AGENDA ITEM NO. 5-C

DATE: January 12, 2021
TO: Fresno Local Agency Formation Commission
FROM: David E. Fey, Executive Officer 
BY: Amanda Castro, LAFCo Analyst I
SUBJECT: Consider Approval - City of Parlier "Mendocino-South Southwest Reorganization," a proposed reorganization consisting of the detachment of approximately 61.1 acres from the Kings River Conservation District and the Consolidated Irrigation District, and annexation of this territory to the City of Parlier.
(LAFCo File No. RO-21-09)

Applicant: City of Parlier

Landowners/Parties of Real Interest (100% consent): City of Parlier, CM Wheel LLC, Craig & Michelle Sorensen

(This proposed reorganization has been placed on the consent agenda without notice pursuant to Govt. Code sec. 56662(a) because the territory is uninhabited, no affected local agency has submitted a written demand for notice and hearing, and all property owners have consented in writing to the annexation.)

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 reorganization 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 uninhabited; and
 - b. All landowners and affected agencies have consented to the reorganization.

- D. Assign the distinctive short form designation “Mendocino-South Southwest Reorganization ” and approve the reorganization subject to the following conditions of approval:
 - a. Ownership of land permitting, the annexation shall include the full-width right-of-way along South Mendocino between Mendocino Avenue and Academy Avenue and must be contiguous to the proposed annexation.
 - b. 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.

- F. 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.

Executive Summary

On August 19, 2021 The City of Parlier adopted Resolution No. 2021-50 requesting the Commission to begin proceedings for the “Mendocino-South Southwest Reorganization” to detach approximately 61.10 acres from the Kings River Conservation District and the Consolidated Irrigation District and annex this territory to the City of Parlier.

Proposal/Land Use

- The proposal consists of the detachment of approximately 61.1 acres from the Kings River Conservation District and the Consolidated Irrigation District and annexation of this territory to the City of Parlier.
- 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 Parlier sphere of influence (**Attachment B**) and is contiguous to the Parlier city limits (**Attachment C**).
- The proposal is currently zoned as Exclusive Agriculture (AE-20) and has been rezoned to the Parlier Single-Family Residential (R-1)
- The territory is uninhabited.

- The proposal is consistent with the Parlier General Plan.

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 Parlier and County of Fresno.
- The proposal is consistent with the CKH and LAFCo Policies, Standards, and Procedures, including, but not limited to, Sections 100 and 200.

Revenue & Tax Code

Fresno County has determined that proposed Mendocino-South Southwest Reorganization is consistent with the Amended and Restated Memorandum of Understanding (Master Tax Sharing Agreement) and the Standards for Annexation between the City of Parlier and County of Fresno therefore no further tax negotiations are necessary pursuant to Revenue and Tax Code Section 99b.

In addition to the Master Tax Sharing Agreement, the City has an established payment of property taxes in lieu of vehicle license fees with the Fresno County Fire Protection District.

Relationship to Regional Housing Goals and Policies

The proposal will facilitate construction of a 300-unit single-family residential subdivision. The project is consistent with the Parlier General Plan and city zoning designations.

Sustainable Groundwater Management Act

California's Sustainable Groundwater Management Act ("SGMA") was signed into law by 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 affected territory is within the Consolidated Irrigation District and is in the Central Kings GSA. After annexation the City of Parlier will take action to amend the GSA to include this territory in the South Kings GSA.

Environmental Determination

The City of Parlier, acting as "Lead Agency" under CEQA, adopted a Mitigated Negative Declaration for the associated planning applications and filed with the Fresno County Clerk's office on August 25, 2021 Document No. E202110000187 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.

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 Parlier staff.

Agencies and Individuals Submitting Comments

- Bernard Jimenez, Planning & Resource Management Officer, Fresno County
- Chufeng Vang, IT Analyst, Fresno County Elections Department
- Kevin Tsuda, R.E.H.S., Environmental Health Specialist II
- Caesar Gonzalez, Cadastral Tech, Fresno County Assessor’s Office
- Jean M. Rousseau, County Administrative Officer

Territory Boundaries

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

Registered Voter Data

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

Compliance with the Requirements of CEQA

Lead Agency: City of Parlier

Level of Analysis: Initial Study

Finding: Mitigated Negative Declaration (See Environmental Documents at www.fresnolaftco.org under the Hearing and Workshops tab in the January 12, 2022 file).

Individuals and Agencies Receiving this Report

- Ken Price, LAFCo Counsel
- Bernard Jimenez, Planning & Resource Management Officer, Fresno County
- Kings River Conservation District
- Consolidated Irrigation District
- Fresno County Fire Protection District
- Jeff O' Neal, AICP, City of Parlier

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Attachment A

PROPOSAL INFORMATION

1. Affected Territory

Acreeage:	61.10
Current Land Use:	AE-20 (Exclusive Agricultural)
Number of Residences/ Population:	Residents: 2
Registered Voters:	Voters: 2
Assessor Parcel Number(s):	355-021-06, 355-021-07

2. Proposed Development - The affected territory will be developed with 311 single-family residential lots.

3. Surrounding Territory – Agriculture to the north, residential / park to the east, residential to the south and west

4. Existing Service Agencies and Proposed Service Changes

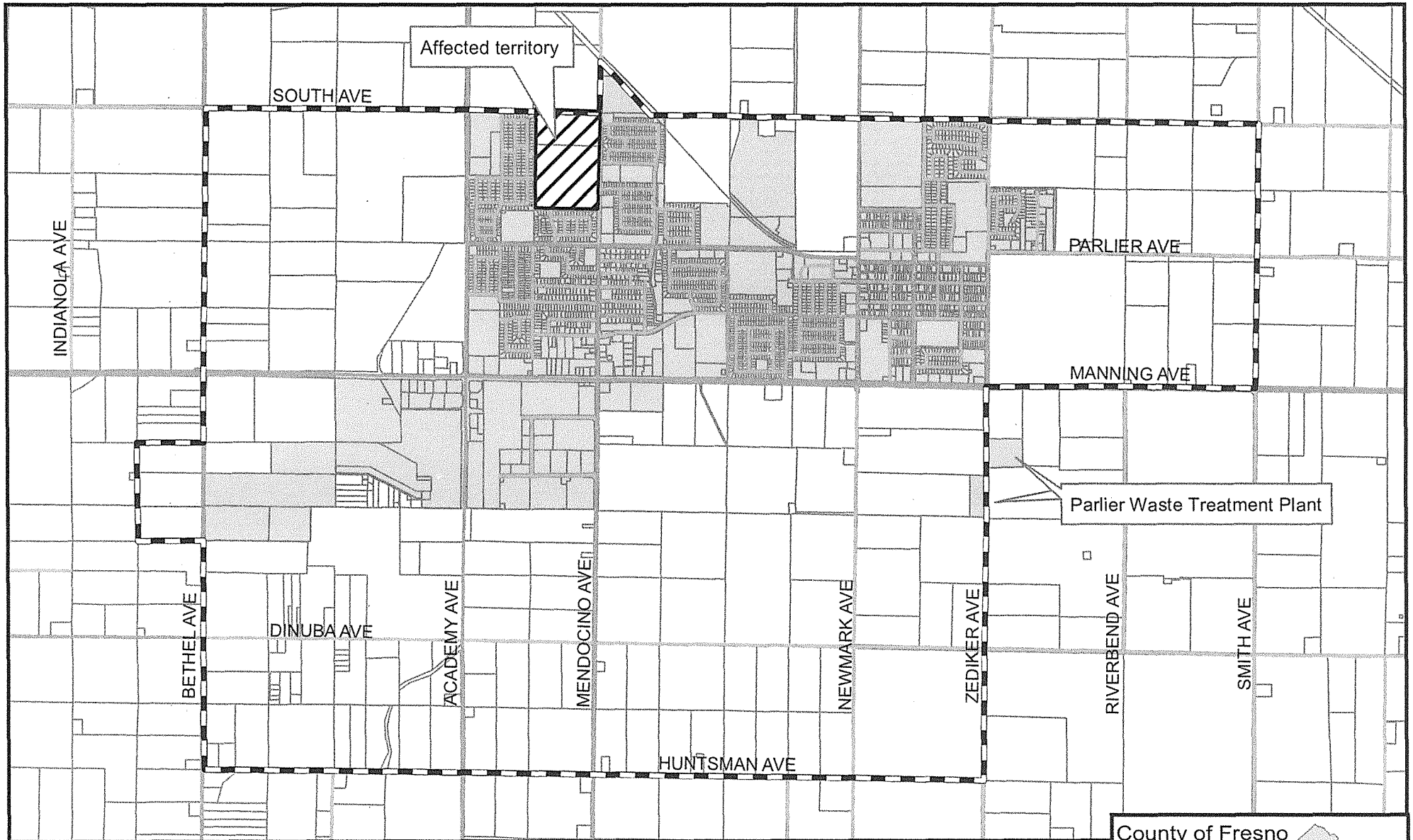
Service	Existing Service	Change
Water	Private wells	City of Parlier
Sewer	Private Septic	City of Parlier
Fire Protection	Fresno County Fire Protection District	Fresno County Fire Protection District

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




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

Fresno County	Fresno County Library District
Parlier Cemetery District	Fresno County Fire Protection District
County Service Area No. 35	Kings River Conservation District
Sierra-Kings Health Care District	Consolidated Mosquito Abatement Dist.
Parlier Unified School District	Coounty School Service
State Center Community College	

Attachment B



Fresno Local Agency Formation Commission

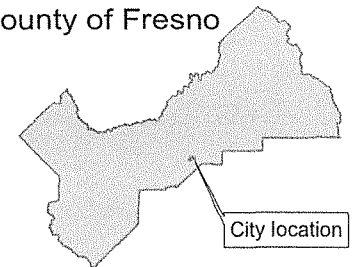
-  Sphere of influence
-  City limits
-  Affected territory



Incorporated: 1921
 Sphere updated: 8/24/2011
 City limits: 1,547 Acres
 Sphere area: 5,516 Acres

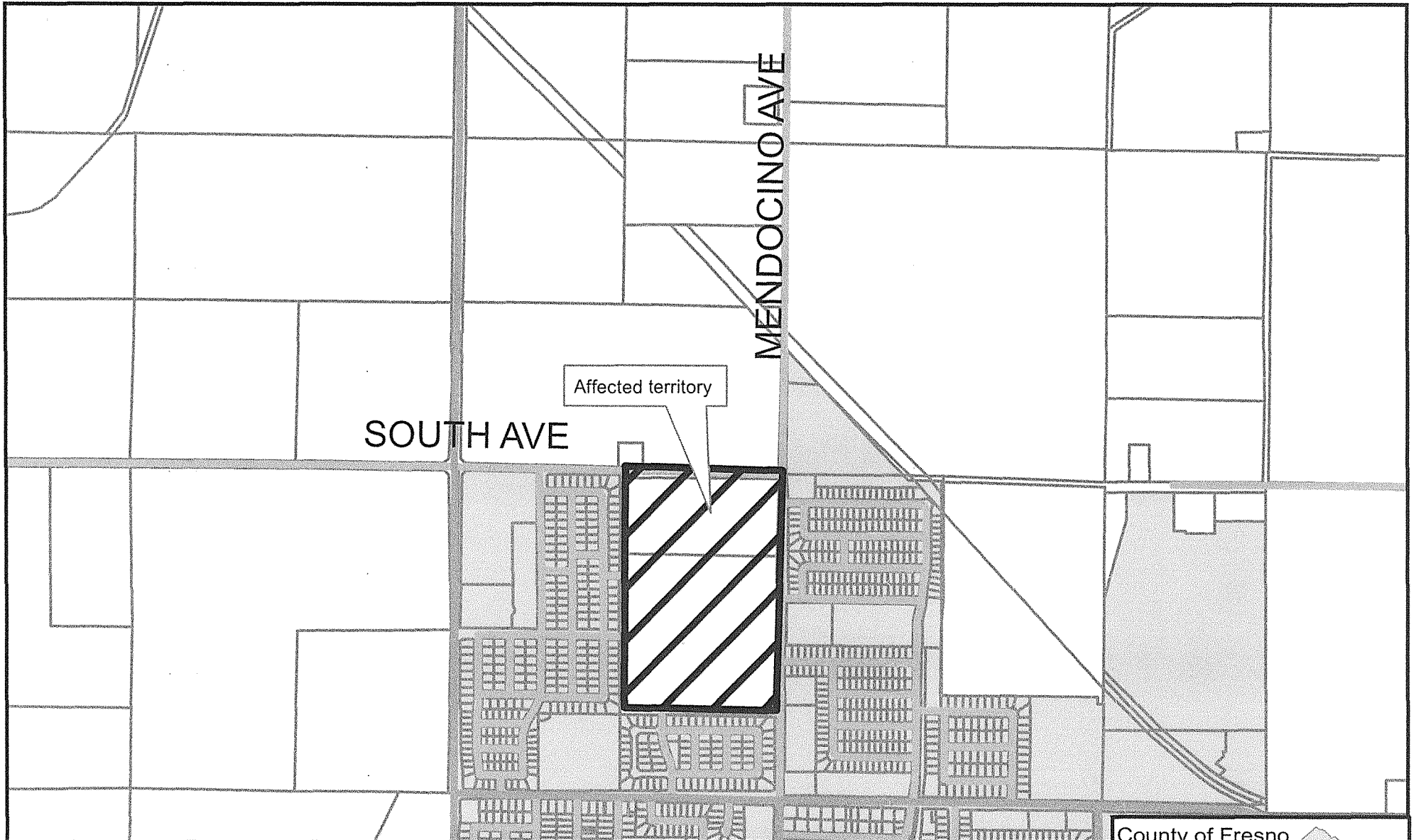
Map prepared: 01/05/2022

County of Fresno





City location

Attachment C



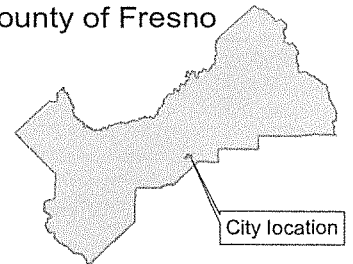
Fresno Local Agency Formation Commission

-  City limits
-  Affected territory



Map prepared: 01/05/2022

County of Fresno



City location