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

AGENDA ITEM No. 13-C

DATE: **October 10, 2007**

TO: **Fresno Local Agency Formation Commission**

FROM: **Rick Ballantyne, Executive Officer
Darrel Schmidt, Deputy Executive Officer**

SUBJECT: **Consider Adoption – Municipal Service Review and Sphere of
Influence Update Prepared for the City of Sanger**

Summary / Background

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 requires LAFCo to review and update, as necessary, city and special district Spheres of Influence (SOI) before January 1, 2008, and every five years thereafter. Prior to, or in conjunction with an agency's SOI update, LAFCo is required to conduct a *Municipal Service Review (MSR)* for each agency.

On December 13, 2006, the Commission directed staff to enter into a contract with Braitman & Associates to prepare MSRs and SOI Updates for numerous cities and special districts. The attached MSR and SOI Update have been prepared for the City of Sanger.

Municipal Service Reviews provide a comprehensive review of the services provided by a city or district and present recommendations with regard to the condition and adequacy of these services and whether or not any modifications to a city or district's SOI are necessary. MSRs can be used as informational tools by LAFCo and local agencies in evaluating the efficiencies of current district operations and may suggest changes in order to better serve the public.

SOI updates may involve an affirmation of the existing SOI boundary or recommend modifications to the SOI boundary. LAFCo is not required to initiate changes to an SOI based on findings and recommendations of the service review, although it does have the power to do so. Such updates are required by State law to be conducted every five years. MSRs are required to be prepared prior to or in conjunction with SOI updates.

State law requires that the Commission in its consideration of the MSRs adopt written determinations for each of the following nine criteria:

1. Infrastructure needs or deficiencies
2. Growth and population projections for the affected area
3. Financing constraints and opportunities
4. Cost avoidance opportunities
5. Opportunities for rate restructuring
6. Opportunities for shared facilities
7. Government structure options, including advantages and disadvantages of the consolidation or reorganization of service providers
8. Evaluation of management efficiencies
9. Local accountability and governance

As part of the SOI update, the Commission is required to consider the following four criteria and make appropriate determinations in relationship to each of the following:

1. The present and planned land uses in the area, including agricultural and open-space lands.
2. The present and probable need for public facilities and services in the area.
3. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.
4. The existence of any social or economic communities of interest in the area if the Commission determines that they are relevant to the agency.

Environmental Determination

The California Environmental Quality Act ("CEQA") requires that the Commission undertake and review an environmental analysis before granting approval of a project, as defined by CEQA. The MSR is categorically exempt from the preparation of environmental documentation under a classification related to information gathering (Class 6 - Regulation Section 15306), which states: "Class 6 consists of basic data collection, research, experimental management, and resource evaluation activities which do not result in a serious or major disturbance to an environmental resource. These may be strictly for information gathering purposes, or as part of a study leading to an action which a public agency has not yet approved, adopted, or funded." Indeed, this MSR collects data for the purpose of evaluating municipal services provided by the agency. There is no land use change or environmental impact created by such a study.

Furthermore, the MSR qualifies for a general exemption from environmental review based upon CEQA Regulation Section 15061(b)(3), which states: "The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Additionally, the SOI update qualifies for the same general exemption from environmental review based upon CEQA Regulation Section 15061(b)(3).

There is no possibility that this MSR or SOI update may have a significant effect on the environment because there are no land use changes associated with either document. If the Commission approves and adopts the MSR and SOI update and determines that the project is exempt from CEQA, staff will prepare and file a notice of exemption with the County of Fresno, as required by CEQA Regulation Section 15062.

Discussion & Summary of Determinations

The City of Sanger is located in central Fresno County approximately four miles east of the City of Fresno and 11 miles east of SR 99. The City encompasses 3,614 acres (5.6 square miles). Its SOI encompasses approximately 6,872 acres (10.7 square miles).

The City's current population is estimated to be 24,877 (California Department of Finance Data). Sanger has grown approximately 31% since 2000 when the City was estimated to have a population of 18,931 and is projected to grow another 53% by 2030. This estimate, as provided by the Fresno County Council of Governments is based on the assumption that the City will maintain the same share of the County's overall population in 2030 as it has in 2007.

The City is governed by a five-member City Council who are elected at large. The City is administered by a City Manager and has 131 full-time and 100 part-time employees.

The City provides a wide range of services including, but not limited to: police and fire protection, land use planning, public parks and recreation programs, water, wastewater, and solid waste collection services, street maintenance, and storm drainage.

Community facilities include City Hall, police and fire stations, a community center with a senior center, a number of parks, water, and wastewater related infrastructure, and drainage basins.

The City of Sanger utilizes groundwater as its source of water supply. This is a vital, but finite resource for the City and the region as a whole. While it is acknowledged that individual agencies each have their own interests, which sometimes compete with the interests of others for this limited resource, it must be noted that groundwater overdraft has been occurring in the area for many years.

The recently completed *Upper Kings Basin Integrated Regional Water Management Plan* (July 2007) prepared for the Upper Kings Basin Water Forum and Kings River Conservation District in coordination with the California Department of Water Resources and Engineering Studies/Urban Impact Fees prepared by Summers Engineering, Inc. for the Consolidated Irrigation District (CID) document the gradual decline of groundwater resources over previous decades in the upper Kings River basin which includes the City of Sanger and the Cities of Fowler, Kingsburg, Parlier, and Selma, all of which are located within CID's boundaries.

LAFCo encourages the Cities of Sanger, Fowler, Kingsburg, Parlier, and Selma, the Consolidated Irrigation District, the County of Fresno, and other affected local governmental agencies to:

- As per State law, address and mitigate as required, groundwater overdraft impacts during the mandated environmental review process for all "projects" as defined by CEQA, that would result in new or increased demands on water resources and/or intensification of urban uses; and
- Work together to collectively identify and implement feasible strategies to eliminate groundwater overdraft in the area served by Consolidated Irrigation District, including territories that may be the subject of future applications to LAFCo for a change of organization and reorganization.

The provision of a dependable water supply for municipal use (i.e. residential, commercial, and industrial) will be a significant issue LAFCo will carefully consider when reviewing proposed Sphere of Influence and boundary changes.

Further, recognizing the historic nature of groundwater overdraft, LAFCo encourages the City of Sanger, Fresno County, and other concerned public agencies, including, but not limited to the Cities of Fowler, Kingsburg, Parlier, and Selma and the Consolidated Irrigation District, to cooperatively investigate and implement strategies, to the extent feasible, that will result in a net increase in groundwater in the area served by the Consolidated Irrigation District.

The City's FY 2006-07 Budget projected General Fund revenues of \$11,256,133. General Fund revenues provide such services as police and fire, public works, community services, and City Council and administrative services. Other FY 2006-07 Budget revenues totaled \$18,362,140 and include such funds as Enterprise Funds, Special Revenues, Internal Service Funds, Redevelopment Agency Funds. Expenditures included more than \$5,000,000 for capital projects.

The MSR did not identify any obvious opportunities for shared facilities.

The City periodically adjusts its fees and charges for service to recover City expenses. In order to avoid costs the City administration operates on a 4-day/10-hour work week. The City plans for a bio-diesel plant to provide low-cost fuel for City fleet operations.

Staff notes that the Cities of Sanger and Fresno, at their closest points are approximately 4 miles apart and that their respective SOIs are approximately 2 ¼ miles apart. In an effort to maintain each of the Cities' respective identities and to avoid the appearance of urban sprawl extending from the western boundary of Fresno to the eastern boundary of Sanger, staff believes it would be appropriate for the two Cities to consider creating "greenbelt" land use buffers between the two cities in their future planning efforts. Fresno COG and its member agencies are currently working on a *Valley Blueprint* which may include recommendations for appropriate land use buffers between the various cities in Fresno County and may be a good source of information for the Cities of Sanger and Fresno when considering appropriate land use buffers.

The City indicates that its boundaries should be adjusted to eliminate irregular land use patterns and identify logical long-term growth areas. A formal application to revise the City's SOI or boundary has not been submitted for LAFCo's consideration, however.

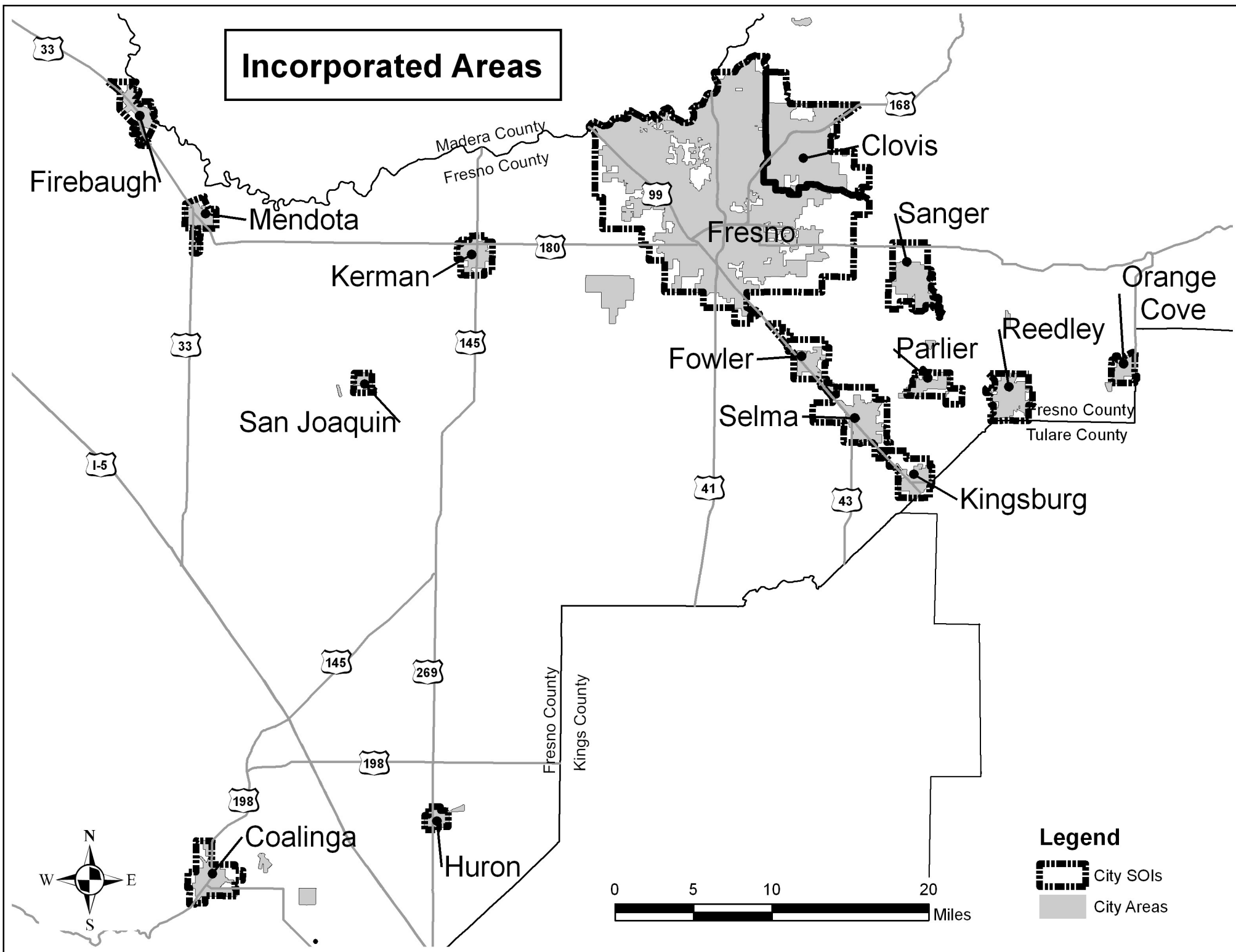
Staff recommends approval of the MSR and SOI Update determinations listed in the MSR and SOI Update documents and affirm the City of Sanger's current Sphere of Influence.

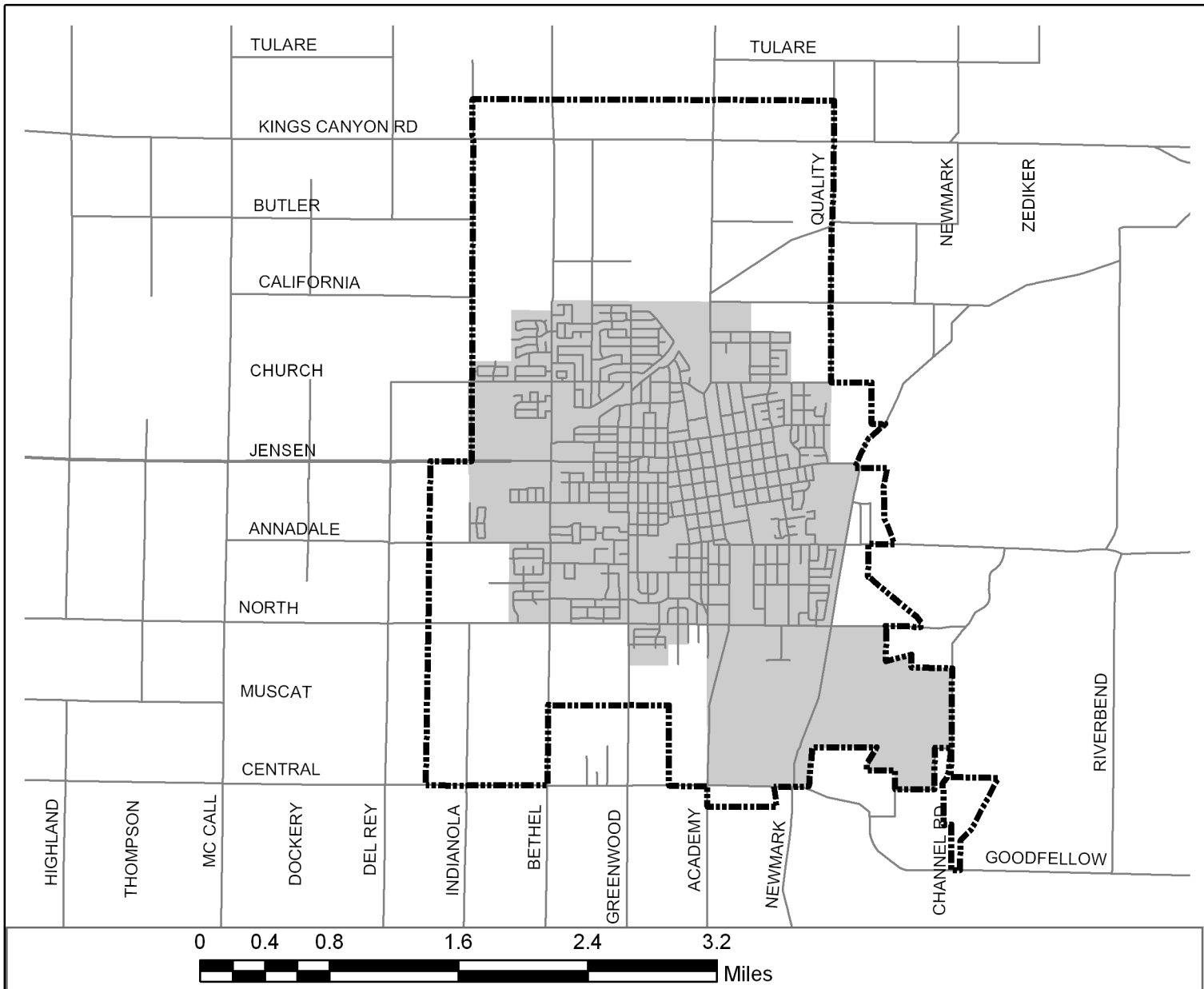
Recommendations:

- A. Acting as Lead Agency pursuant to California Environmental Quality Act (CEQA) Guidelines, find that prior to adopting the written determinations, the Municipal Service Review and Sphere of Influence determinations under consideration are Categorical Exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15306, "Information Collection" and the general exemption from environmental review, CEQA Regulation Section 15061(b)(3), and find that the SOI Updates qualify for the same general exemption from environmental review based upon CEQA Regulation Section 15061(b)(3).
- B. Find the Municipal Service Review and Sphere of Influence Update prepared for the City of Sanger are complete and satisfactory.
- C. Find that the written determinations within the Municipal Service Review and Sphere of Influence Update satisfy State Law.
- D. Pursuant to Government Code Sections 56425 and 56430 make the required determinations for the Municipal Service Review and Sphere of Influence Update, adopt the Municipal Service Review prepared for the City of Sanger and update the Sphere of Influence for said City by reaffirming its current boundary.
- E. LAFCo encourages the City of Sanger and the Cities of Fowler, Kingsburg, Parlier, and Selma, the County of Fresno, the Consolidated Irrigation District, and other appropriate local governmental agencies to:
 - As required by State law, consider and mitigate groundwater overdraft during the CEQA mandated environmental review process for all "projects" as defined by CEQA, which would result in new development and/or intensification of urban uses; and

- Work together to collectively identify and implement feasible strategies to eliminate groundwater overdraft in the area served by Consolidated Irrigation District, including territories that may be the subject of future applications to LAFCo for a change of organization and reorganization.
- F. LAFCO encourages affected agencies, including but not limited to the City of Sanger, the Cities of Fowler, Kingsburg, Parlier, and Selma, and the Consolidated Irrigation District to cooperatively investigate and implement strategies that, to the extent feasible, will result in a net increase in groundwater in the area served by the Consolidated Irrigation District.
- G. Direct Fresno LAFCo staff to participate via the Council of Fresno County Government's *Valley Blueprint* Planning efforts to work with the COG and its member agencies in creating land use buffers where determined appropriate. Consider *Valley Blueprint* recommended actions once they are available.
- H. Request the Cities of Fresno and Sanger to consider the issue of land use buffers in their planning processes to be given consideration at the time of Sphere of Influence revision or amendment.

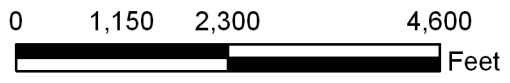
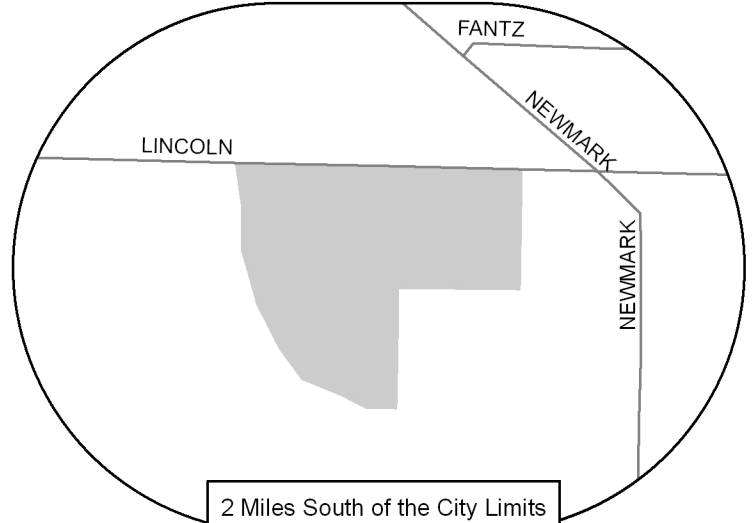
Incorporated Areas







CITY OF SANGER

Adopted: August 28, 1974
 Updated: August 18, 2004
 Map Date: June 2007



Legend

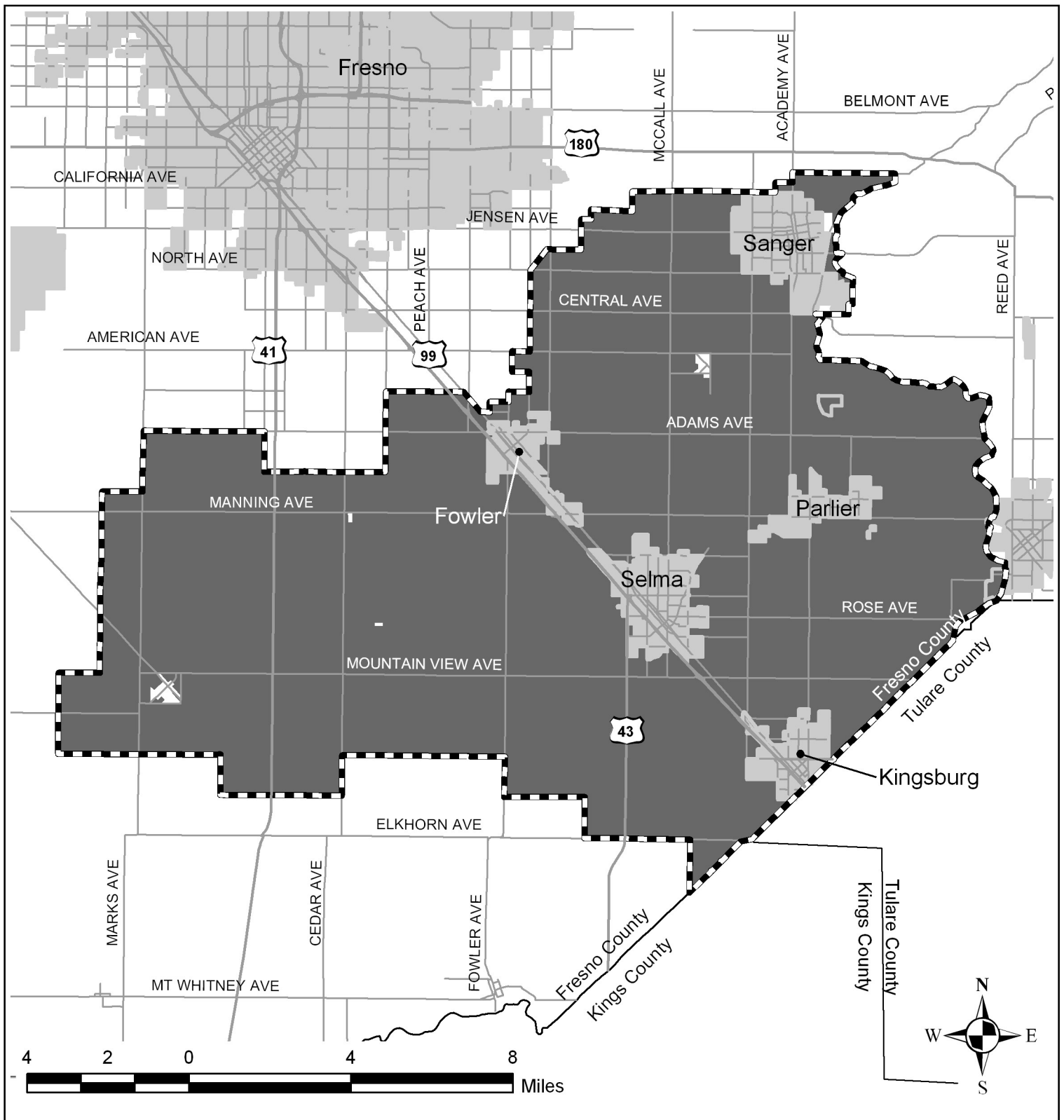
-  Sphere of Influence
-  City Limits

**FRESNO LOCAL AGENCY FORMATION COMMISSION
 CITY OF SANGER SPHERE OF INFLUENCE**

City Date (6/07)

Note: Areas are digitized acreages and do not reflect actual legal values

Sphere Area 6,873 Acres
City Area 3,650 Acres



Fresno Local Agency Formation Commission Consolidated Irrigation District

Note: Portion of District Also Located in
Kings and Tulare Counties Not Shown

Legend

- District SOI
- District Area
- City Areas

District Formed: 1921
 SOI Adopted: January 21, 1976
 SOI Updated: November 24, 1976

Map Date: September 2007
 District Area: 138,535 Acres
 Sphere Area: 155,810 Acres

RESOLUTION NO. MSR-07-30

**FRESNO LOCAL AGENCY FORMATION COMMISSION
FRESNO COUNTY, CALIFORNIA**

In the Matter of

LAFCo Determination

RESOLUTION MAKING DETERMINATIONS AND ADOPTING MUNICIPAL SERVICE REVIEW; AND MAKING DETERMINATIONS AND UPDATING SPHERE OF INFLUENCE FOR THE CITY OF SANGER)	MAKE DETERMINATIONS AND ADOPT MUNICIPAL SERVICE REVIEW; AND MAKE DETERMINATIONS AND UPDATE SPHERE OF INFLUENCE FOR THE CITY OF SANGER
--	---	--

WHEREAS, pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code Section 56425 et. Seq.) not less than once every five years, the Fresno Local Agency Formation Commission is required to review and update, as necessary, Spheres of Influence of local agencies; and

WHEREAS, Government Code Section 56430 directs the Commission to conduct a review of municipal services not later than the time it considers an action to establish or update a Sphere of Influence (SOI); and

WHEREAS, the Executive Officer prepared a Municipal Service Review and Sphere of Influence Update Report (MSR) for the City of Sanger; and

WHEREAS, notice of this Commission's public hearing to consider adoption of the MSR was duly given in a publication of general circulation as required by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 and State Law, and for the time and in the form and manner provided by State Law; and

WHEREAS, on October 10, 2007, the Commission held a public hearing and received, considered and discussed all testimony and evidence given at the public hearing, including but not limited to the Executive Officer's *Municipal Service Review and Sphere of Influence Update Report for the City of Sanger*, environmental documentation, applicable land use plans and all correspondence and exhibits received during the public hearing, all of which are incorporated herein by this reference; and

WHEREAS, based upon all of the above, this Commission makes the following findings and determinations and adopts the following resolution:

NOW, THEREFORE, BE IT RESOLVED that the Local Agency Formation Commission of the County of Fresno does **HEREBY STATE, FIND, RESOLVE, DETERMINE, AND ORDER** as follows:

Section #1. Acting as Lead Agency pursuant to California Environmental Quality Act (CEQA) Guidelines, this Commission finds that prior to adopting the written determinations, the Municipal Service Review and Sphere of Influence determinations under consideration are Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15306, "Information Collection" and the general exemption from environmental

review, CEQA Regulation Section 15061(b)(3), and find that the SOI Update qualifies for the same general exemption from environmental review based upon CEQA Regulation Section 15061(b)(3).

Section #2. This Commission finds the Municipal Service Review and Sphere of Influence Update prepared for the City of Sanger are complete and satisfactory.

Section #3. This Commission finds that the written determinations within the Municipal Service Review and Sphere of Influence Update satisfy State Law.

Section #4. This Commission, pursuant to Government Code Sections 56425 and 56430, makes the required determinations for the Municipal Service Review and Sphere of Influence Update, adopts the Municipal Service Review prepared for the City of Sanger and updates the Sphere of Influence for said City by reaffirming its current boundary.

Section #5. LAFCo encourages the City of Sanger and the Cities of Fowler, Kingsburg, Parlier, and Selma, the County of Fresno, the Consolidated Irrigation District, and other appropriate local governmental agencies to:

- As required by State law, consider and mitigate groundwater overdraft during the CEQA mandated environmental review process for all "projects" as defined by CEQA, which would result in new development and/or intensification of urban uses; and
- Work together to collectively identify and implement feasible strategies to eliminate groundwater overdraft in the area served by Consolidated Irrigation District, including territories that may be the subject of future applications to LAFCo for a change of organization and reorganization.

Section #6. LAFCO encourages affected agencies, including but not limited to the City of Sanger, the Cities of Fowler, Kingsburg, Parlier, and Selma, and the Consolidated Irrigation District to cooperatively investigate and implement strategies that, to the extent feasible, will result in a net increase in groundwater in the area served by the Consolidated Irrigation District.

Section #7. This Commission directs Fresno LAFCo staff to participate via the Council of Fresno County Government's *Valley Blueprint* Planning efforts to work with the Council of Governments and its member agencies in creating land use buffers where determined appropriate. Consider *Valley Blueprint* recommended actions once they are available.

Section #8. This Commission requests the Cities of Fresno and Sanger to consider the issue of land use buffers in their planning processes to be given consideration at the time of Sphere of Influence revision or amendment.

Section #9. The Executive Officer is hereby authorized and directed to mail certified copies of this resolution as provided in Government Code Section 56882 and to file, as appropriate, in the office of the Fresno County Clerk all environmental documents, if any, pertaining to the Municipal Service Review, as required by State law.

ADOPTED THIS 10th DAY OF OCTOBER, 2007, BY THE FOLLOWING VOTE:

AYES: Commissioners Anderson, Rodriguez, Fortune, Larson, Lopez


NOES: None

ABSENT: None

**STATE OF CALIFORNIA)
COUNTY OF FRESNO)**

CERTIFICATION

I, Victor Lopez, Chairman of the Fresno Local Agency Formation Commission (LAFCo), Fresno County, State of California, hereby certify that the foregoing resolution was adopted by the Commission on the 10th day of October, 2007.



**Victor Lopez, Chairman
Fresno Local Agency Formation Commission**

CITY OF SANGER

MUNICIPAL SERVICE REVIEW AND SPHERE OF INFLUENCE UPDATE

Report to the
Fresno Local Agency Formation Commission

Prepared By:

Braitman & Associates
8277 Cheshire St.
Ventura, CA 93004

October 2007

1. MUNICIPAL SERVICE REVIEW

Description of City

The City of Sanger was incorporated in 1911 and is one of 15 cities in Fresno County. It is a general law city operating pursuant to laws of the State of California (Government Code, Section 34000 et seq.).

The City encompasses approximately 3,614 acres (5.6 square miles). The City's estimated population as of January 1, 2007 is 24,877 (California Department of Finance).

The City is in an agricultural area of Fresno County approximately eleven miles east of SR 99, four miles east of the City of Fresno, about two miles south of SR 180.

The City's boundaries and Sphere of Influence are not coterminous. As shown on the attached map, the Sphere extends beyond the City primarily to the north and southwest. The Sphere of Influence encompasses approximately 6,872 acres (10.7 square miles).

The City is governed by a five-member council with members elected at large. The City Council meets regularly twice a month. Agendas are posted at the City Hall, Library and School District office.

The City utilizes a city manager form of government. It has 131 full-time and 100 part-time employees.

City Services

The City provides the following array of municipal services:

- Police protection, including traffic law enforcement
- Fire protection and emergency medical response
- Land use planning and building regulation
- Public parks, open space and recreation programs
- Wholesale and retail water delivery and water conservation
- Wastewater collection, treatment and disposal
- Refuse collection and recycling
- Street maintenance (including bridges and culverts)
- Street lighting
- Flood control, drainage and storm water disposal

INFRASTRUCTURE AND SERVICE PROVISIONS

City Infrastructure

Community facilities include the Sanger City Hall, Sanger Police Station, fire station, and Community Center with a Senior Center, swimming pool, water slide, and skateboard park.

Recreation facilities include the Civic Center Park and bandstand and several parks, some of which have ponding basins for water runoff control. Parks include: Kings River Regional, Arbor Day, Brechler, Caesar Chavez, Greenwood, Guerteriz, Jeni, Kelly, John F. Kennedy, Medrano, Rotary Field, and Walnut Grove, a linear greenbelt and joint-use parks adjacent to elementary schools

Municipal utilities include the water system (i.e. water wells, treatment facility, and distribution lines); the wastewater system (i.e. collection lines, treatment and disposal facilities); public streets and related facilities; and ponding basins for drainage purposes.

City Finances

The FY 2005-06 and 2006-07 Budgets and audit performed for the year ending June 30, 2005 are available in the LAFCO office. Sufficient revenues are projected for the appropriations.

The City General Fund for FY 2006-07 is projected at \$11,256,133 and includes sufficient funding for the City Council and City Administration and; Sanger Police, Fire, Public Works and Community Services Departments.

Other funding totals \$18,362,140 that covers Enterprise Funds (\$9,436,595); Special Revenues (\$3,026,775); Internal Service funds (\$3,279,838); Redevelopment Agency funding (\$1,057,300); Public Finance Authority funding (\$1,320,377); and Debt Service (\$241,255).

2. SERVICE REVIEW DETERMINATIONS

Infrastructure Needs and Deficiencies

The City has extensive infrastructure to provide municipal services. From the budget it appears that infrastructure plans relate to current and projected public service needs. The City in FY 2006-07 has budgeted \$5,371,595 for capital projects.

Water is a vital, but finite resource for the entire Fresno County region. It is acknowledged that individual agencies each have their own interests, which sometimes compete with the interests of others for this limited resource. The five city area comprised of Sanger, Fowler, Kingsburg, Parlier, and Selma, among other areas

of the County, has been experiencing groundwater overdraft for many years. A significant amount of study of this resource issue is already underway.

LAFCO should encourage the Cities of Sanger, Fowler, Kingsburg, Parlier, and Selma, Consolidated Irrigation District, the County of Fresno and other affected local governmental agencies to:

- As required by State law, consider and mitigate groundwater overdraft during the mandated environmental review process for all “projects” as defined by CEQA, that would result in new or increased demands on water resources and/or intensification of urban uses; and
- Work together to collectively identify and implement feasible strategies to eliminate groundwater overdraft in the area served by the Consolidated Irrigation District, including territories that may be the subject of future applications to LAFCo for a change of organization and reorganization.

The provision of a dependable water supply for municipal use (i.e. residential, commercial, and industrial) will be a significant issue LAFCO will carefully consider when reviewing proposed Sphere of Influence and boundary changes.

Further, recognizing the historic nature of groundwater overdraft, LAFCO should encourage the City of Sanger, Fresno County, and other concerned public agencies, including, but not limited to the Cities of Fowler, Kingsburg, Parlier, and Selma and the Consolidated Irrigation District, to cooperatively investigate and implement strategies, to the extent feasible, that will result in a net increase in groundwater in the area served by the Consolidated Irrigation District..

Growth and Population

The City’s current population is estimated to be 24,877. The City’s population has grown approximately 31% since 2000 when the City was estimated to have a population of 18,931 and 5,420 housing units (2000 U.S. Census).

The City is projected to have a 2030 population of approximately 37,957, an increase of approximately 53% (Fresno Council of Governments data). This figure assumes the City will maintain the same share of the County’s population in 2030 as it has in 2007.

Financing Constraints

As a California municipality, City finances are dependent on State statutes including formulas governing the distribution of certain types of revenues and local policies and decisions regarding growth of the community and the variety of services proffered.

No significant financing constraints are evident other than the fact that municipalities in California find themselves increasingly dependent on the State legislature for local government funding formulas such as the recent exchanges between sales taxes and motor vehicle in lieu fees.

Opportunities for Shared Facilities

There are no obvious opportunities for shared facilities in current City operations.

Government Structure Options

There are no obvious opportunities for governmental structure options.

Cost Avoidance Opportunities

The City administration operates on a 4/10 work week. There are plans for a bio-diesel plant to provide low cost fuel for city fleet operations.

Opportunities for Rate Restructuring

The City periodically adjusts fees and charges for services to recover City expenses.

Evaluation of Management Efficiencies

The City exhibits characteristics of an agency that is operating efficiently.

Local Accountability and Local Government

The City is locally accountable and has significant public notice protocols. City Council notices and agendas are posted at City Hall, the library and at the school district office. The City maintains a website www.ci.sanger.ca.us.

The City periodically distributes newsletters to its constituents.

3. SPHERE OF INFLUENCE REVIEW AND UPDATE

Government Code Section 56076 defines Sphere of Influence as “A plan for the probable physical boundaries and service area of a local agency” as determined by LAFCO.

Description of Current Sphere of Influence

The City’s boundaries and Sphere of Influence are not coterminous. The Sphere extends beyond the City primarily to the north and southwest. A map of the City and its Sphere is attached.

Desired Sphere Changes

The City indicates its boundaries should be adjusted to eliminate irregular land use patterns and identify logical long term growth areas. It is looking at potential growth in all directions to “better address the long-range smart growth plans for the Sanger community.”

Until a formal application is received it is not possible for LAFCO to consider amending the Sphere since it lacks the necessary information and compliance with CEQA.

The Cities of Sanger and Fresno, at their closest points, are approximately four miles apart. Their Spheres of Influence, at their closest points, are approximately two and one-fourth miles apart. Maintaining open space between developing communities to avoid urban sprawl and promote community identity is a consideration. We have included a recommendation to authorize the staff to work with the Cities regarding the creation of “greenbelt” separators between the communities.

Sphere of Influence Recommendation and Determinations

It is recommended the Commission approve the following determinations and affirm the current Sphere of Influence as depicted on the map.

1. Present and planned land uses in the area, including agriculture and open-space.

Present and planned land uses within the Sphere are a combination of residential, commercial, industrial, public, agricultural and open spaces uses.

2. Present and probable need for public facilities and services in the area.

The present and probable need for public facilities and services within the City and its Sphere are described in the Municipal Service Review. Urban uses within the City require a range of services such as water, sewer, law enforcement and fire protection.

3. Present capacity of public facilities and adequacy of public service that the agency provides or is authorized to provide.

The City indicates it is able to provide adequate facilities and services for existing and planned land uses within the City boundaries and adopted Sphere area.

4. Existence of any social or economic communities of interest in the area if the Commission determines that they are relevant to the agency.

The community of Sanger represents a social and economic community.

4. ACKNOWLEDGEMENTS & REFERENCES

This draft Municipal Service Review was prepared by Braitman & Associates working at the direction of the Fresno LAFCO staff. Responsibility for any errors or omissions rests with those who prepared the report.

The City of Sanger provided information on which the evaluation is based. Senior City Planner Ralph Kachadourian was instrumental in providing data.

Available Documentation

The “Request for Information for Municipal Service Reviews” submitted by the City and supporting documents referred to therein are available in the LAFCO office.

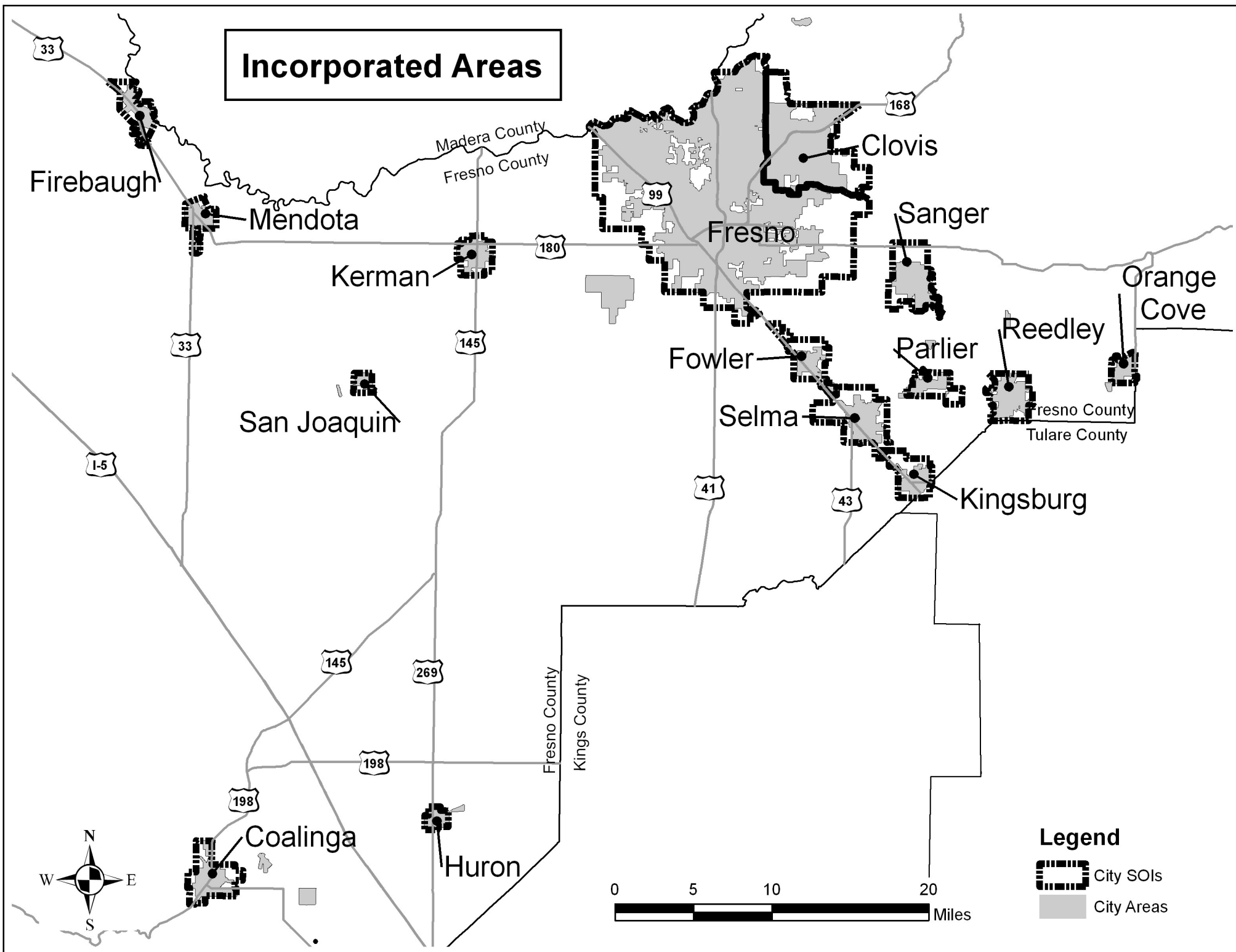
5. RECOMMENDATIONS

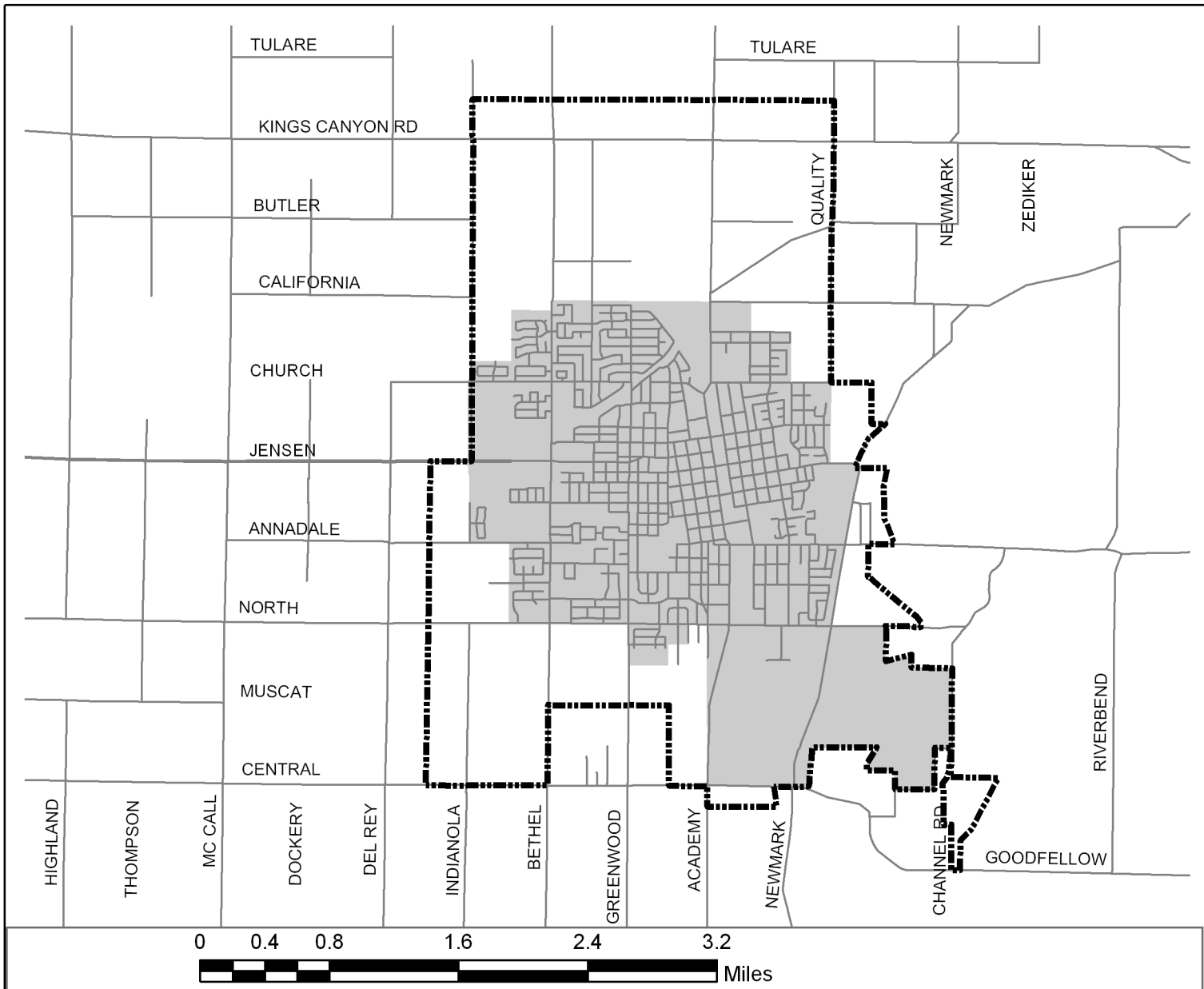
In consideration of information gathered and evaluated during the Municipal Service Review it is recommended the Commission:

1. Accept public testimony regarding the proposed Municipal Service Review.
2. Approve the recommended Municipal Service Review determinations, together with any changes deemed appropriate.
3. Approve the recommended Sphere of Influence determinations and affirm the current Sphere of Influence.
4. Authorize the staff to confer with the Cities of Fresno and Sanger and the County of Fresno regarding the possibility of creating “greenbelts” to separate urban development between these municipalities.
5. LAFCo recognizes that water is a vital, but limited resource for the entire Fresno region. Further, the Commission acknowledges that local agencies each have their own interests, which sometimes compete with others for this limited resource. The service area of the Consolidated Irrigation District, among other areas of the County, has been experiencing groundwater overdraft for many years. Therefore, LAFCo encourages the City of Sanger, the County of Fresno, and other appropriate local governmental agencies to:
 - Consider and mitigate impacts related to groundwater overdraft during the CEQA mandated environmental review process for all “projects” as defined by CEQA, which would result in new development and/or intensification of urban uses; and
 - Work together to collectively identify and implement feasible strategies to eliminate groundwater overdraft in the area served by the Consolidated

Irrigation District, including territories that may be the subject of future applications to LAFCo for a change of organization and reorganization.

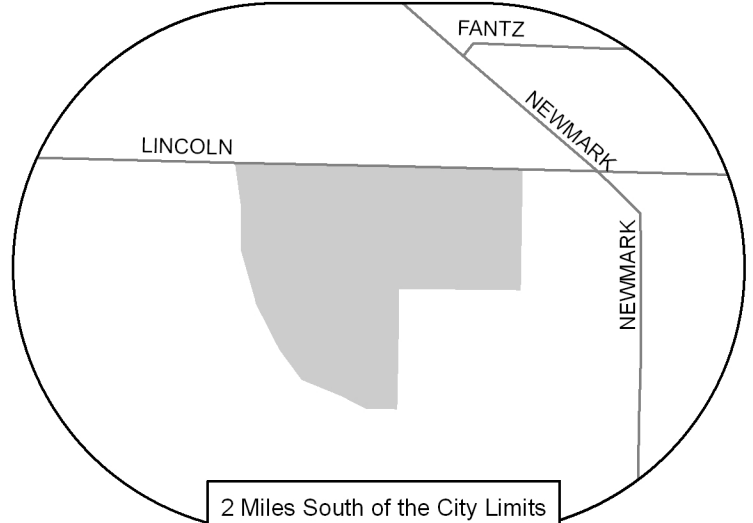
Incorporated Areas







CITY OF SANGER

Adopted: August 28, 1974
 Updated: August 18, 2004
 Map Date: June 2007



Legend

-  Sphere of Influence
-  City Limits

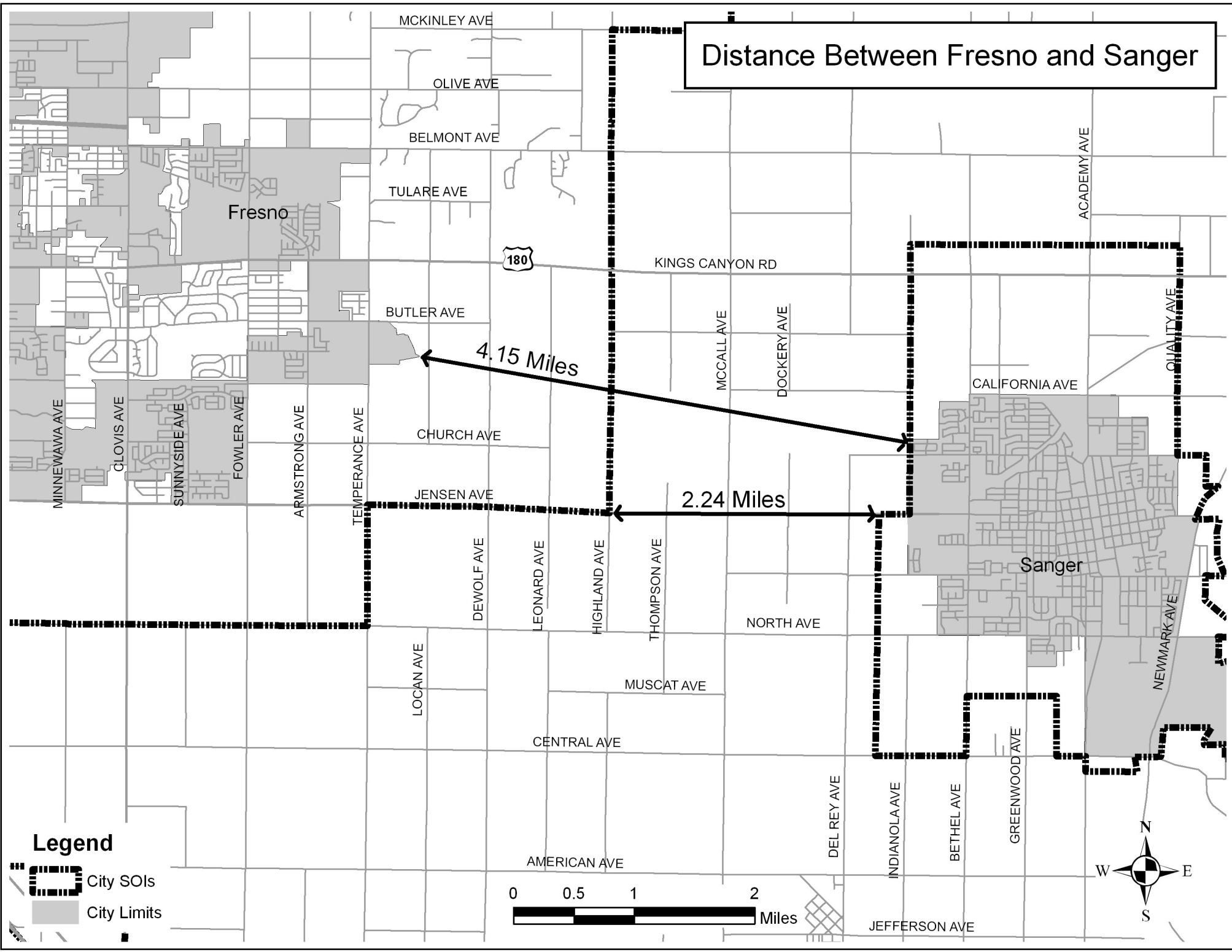
FRESNO LOCAL AGENCY FORMATION COMMISSION
CITY OF SANGER SPHERE OF INFLUENCE

City Date (6/07)

Note: Areas are digitized acreages and do not reflect actual legal values

Sphere Area 6,873 Acres
City Area 3,650 Acres

Distance Between Fresno and Sanger

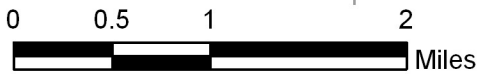


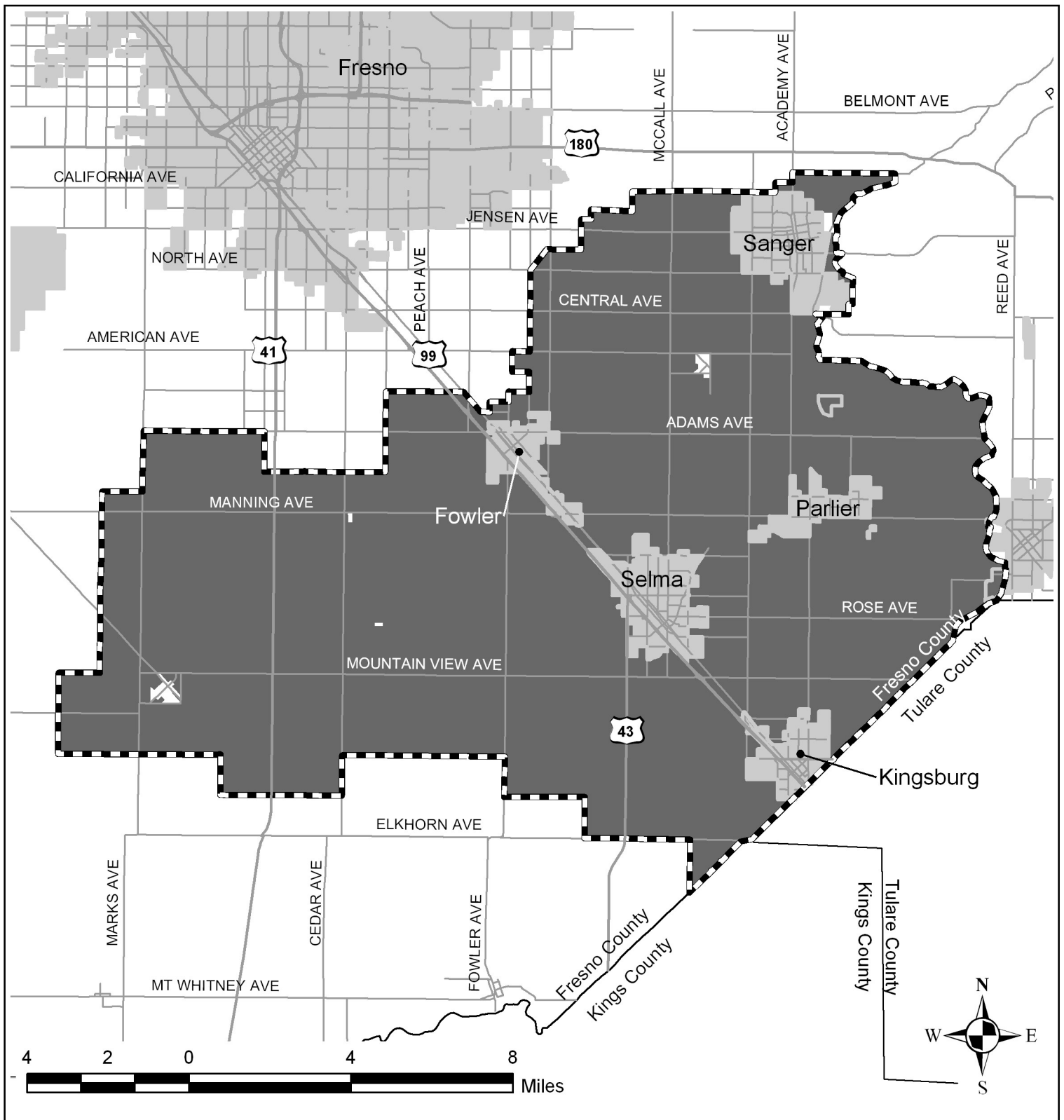
4.15 Miles

2.24 Miles

Legend

-  City SOIs
-  City Limits





Fresno Local Agency Formation Commission Consolidated Irrigation District

Note: Portion of District Also Located in
Kings and Tulare Counties Not Shown

Legend

- District SOI
- District Area
- City Areas

District Formed: 1921
 SOI Adopted: January 21, 1976
 SOI Updated: November 24, 1976

Map Date: September 2007
 District Area: 138,535 Acres
 Sphere Area: 155,810 Acres