

ATTACHMENT A

CITY OF SELMA SERVICES & IMPROVEMENT PLAN HIGHLAND-ROSE REORGANIZATION NO. 2002-0018 APRIL 2002

A. INTRODUCTION:

A plan for providing services and improvements to land being annexed to cities is required by the Local Agency Formation Commission (LAFCO).

1. It provides assurance to LAFCO that newly annexed territory to a city will be properly served as urban territory.
2. It provides a basis for determining the impact of an annexation when a determination is made pursuant to the California Environmental Quality Act (CEQA).
3. It provides information to property owners, districts and interested individuals who may have other plans of proposals underway in the immediate vicinity of a proposed annexation, reorganization or boundary change. A service plan indicates the City of Selma's best intentions, assuming that no major financial crisis or disaster occurs.

B. SERVES EXISTING OR PROPOSED TO BE EXTENDED TO THE HIGHLAND-ROSE REORGANIZATION NO. 2002-0018 AREA:

1. COMMUNITY WATER SERVICE:

The subject territory is being served by private wells at the present time. Once this subject property is annexed to the city, any new development in this area may require an extension main lines and probable upgrading of present facilities for the required fire flow, in accordance to Rule 15 of the State Public Utilities Commission Rules and Regulations.

2. SANITARY SEWERS:

The District can and will service this project's sewer needs via the 12-inch sewer trunk line on Rose Avenue. This project is tributary to the Rose Avenue Sewer Pump Station. The developer must arrange for a pre-design meeting with Developer's Engineers, City Officials and District Staff. The Sewer Connection Permit Fees and Annexation Fees will be applicable.

3. **SOLID WASTE COLLECTION:**

The City contracts with Selma Disposal and Recycling Inc. They are the City's exclusive franchised solid waste provider.

4. **POLICE AND FIRE PROTECTION:**

The subject territory is currently provided serves by the Fresno County Sheriff's Department and the California Highway Patrol. Upon annexation, services would be provided by the City of Selma. The immediate demands on police service generated by the annexation are expected to increase the area covered by the Selma Police Department, and with no added personnel, the response time would be also increased by the calls for service.

The subject territory is presently receiving fire protection services from the Fresno County Fire Protection District's Station No. 83 located at 11500 Mountain View Avenue and Station 82 located at 9700 E. American Avenue. The Fresno County Fire Protection District has a pumper and water tender available at Station No. 83. Station No. 83 is approximately 4.5 miles from the farthest point of the subject property and Station No. 82 is approximately 7.5 miles from the subject territory.

Upon annexation, fire protection services will be provided to the subject territory in accordance with the transition agreement between the City of Selma and the Fresno County Fire Protection District. The City of Selma's Station No. 54 is located at 2857 "A" Street and is equipped with a 1,250 gallon per minute capacity pump. Station No. 54 is approximately 1.6 miles from the subject territory. The City of Selma's Station No. 53 is located at 1927 West Front Street and is equipped with a fire engine with a 1,250 gallon per minute capacity pump and a Quint Truck with a 75 foot 75 foot aerial latter and a 1,500 gallon per minute capacity pump. Station No. 53 is approximately 1.1 miles from the subject territory. Both stations are staffed 24 hours per day sevens day a week.

The proposed annexation/reorganization will benefit property owners within the subject area by reducing fire protection response time by increasing equipment and manpower responding to emergencies. If future development occurs in the subject area there will be need for development of the water system for fire suppression.

5. STREET LIGHTING:

Pacific Gas and Electric serves the area and, as the area develops, new energy efficient lighting will be provided as determined by the City.

6. PARKS AND RECREATION:

The City of Selma has an excellent park and recreation program. The Selma Recreational Open Space Master Plan was adopted by the City Council on April 21, 1989. The development of the territory is residential and the demands for recreational services are have minimal impact.

7. TRANSIT SERVICES:

The City provides service for its citizens, which includes a reduced price for the elderly. Three (3) vehicles operate on a demand-responsive type of service Monday through Friday for nine (9) hours each day. One (1) additional vehicle operates on a fixed route Monday through Friday from 8:00 a.m. to 4:30 p.m. In addition, the Fresno County Economic Opportunities Commission operates one (1) vehicle on a demand-responsive mode every Saturday from 8:00 a.m. to 4:30 p.m. The transit service serves both the general public and senior citizens. For commuting to Fresno, Greyhound and Orange Belt Lines are available.

8. AMBULANCE SERVICE:

The Selma District Hospital is within (7) minutes of the area. The Selma Fire Department has ambulance service for emergency purposes. The District Hospital is presently operating under capacity.

9. STORM DRAINAGE:

The proposed site for annexation provides an on-site ponding basin which will adequately handle the surface water run-off from the site. The City's Storm Drainage Master Plan identifies and addresses a long-term storm drainage facility for the entire area in the vicinity of the site. Storm drainage fees paid to the City with development are earmarked for long term facility serving the property and surrounding area.

10. EXTENSION OF CITY SERVICES:

All City services are planned to be extended to the area as development occurs and makes it feasible.

11. UPGRADING OF PUBLIC FACILITIES AND IMPROVEMENTS:

A primary reason for annexation of this property is that the property owner desires to be in the City of Selma. The property is also adjacent to the City boundaries. The property will provide for street dedication and improvements.

12. SCHOOLS:

The subject territory is in the Selma Unified School District. As part of the development process required by the City of Selma for this project, students yield factors and impacts on the School District's physical and financial capabilities must be considered in the development entitlement process. The City of Selma and Selma Unified School District have entered into an agreement for supplemental school facility fees to mitigate the impact of new residential development upon school facilities. Industrial development is not anticipated to create additional demands on school facilities.

13. OTHER SERVICES:

Planning, Building, Public Works and City Hall services would be far more convenient to this area than County services. County services must be obtained in Fresno, which is approximately 20 miles from the area. City services are within three miles. Animal control services are provided by the City Police Department.

C. FINANCING OF SERVICES AND FACILITIES:

All services are financed by one, or a combination, of the following methods:

1. Property tax
2. Fees: Development Impact fees are enforced for parks, sewers, traffic signalization storm drainage, city facilities fees are collected, and fees for various business licenses and activities are collected.
3. Sales tax (extremely high source of funds due to nature and quality of business activity). Major auto dealerships contribute a large percentage of the sales tax.

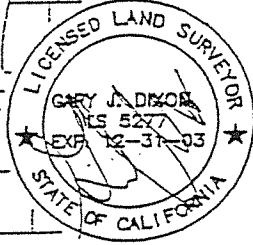
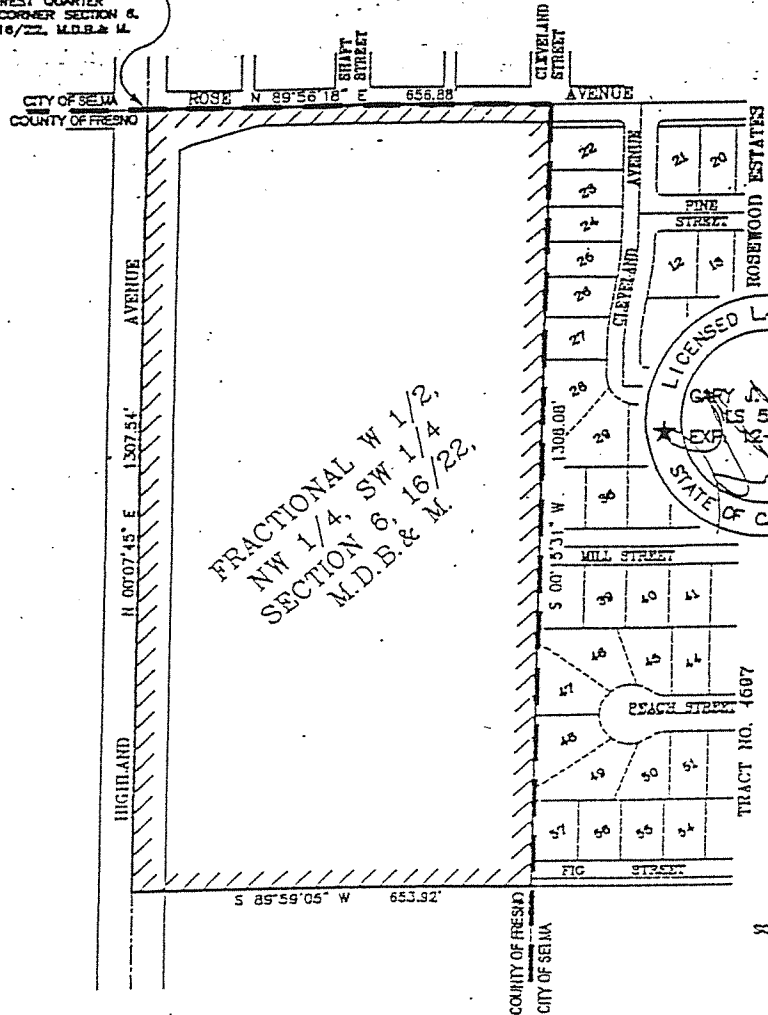
4. State funds, i.e., gas tax, motor vehicle in lieu tax, are utilized by the City for street work and supporting the transit system.
5. Federal funds, i.e., Fresno-Madera Area Agency on Aging, Community Development Block Grant Funds.
6. Bonds and/or assessment districts as needed.

The City has conservative spending policy and moderate revenue sources. A copy of the Budget Summary for 2001-2002 fiscal year is attached.

D. COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

This project has received a negative declaration in compliance with the California Environmental Quality Act, as amended. The findings were posted as required by CEQA and were circulated to affected agencies.

POINT OF BEGINNING
WEST QUARTER
CORNER SECTION 6,
16/22, M.D.B. & M.



SCALE: 1"=200'

PREPARED BY:
HARBOUR & ASSOCIATES
375 WOODWORTH AVE. #103
CLOVIS, CA 93612
559-325-7878

PREPARED FOR:
CSM DEVELOPMENT
401 W. FALLBROOK AVE.
FRESNO, CA 93711
559-325-7878

2002-0018 HIGHLAND-ROSE REORGANIZATION

AREA OF REORGANIZATION

ANNEXATION TO THE CITY OF SELMA
ANNEXATION TO THE SELMA-KINGSBURG-FOWLER COUNTY SANITATION DISTRICT
DETACHMENT FROM THE FRESNO COUNTY FIRE PROTECTION DISTRICT
DETACHMENT FROM THE KINGS RIVER CONSERVATION DISTRICT
DETACHMENT FROM THE CONSOLIDATED IRRIGATION DISTRICT

FILE NO. _____
ANNEX NO. _____
ACRES _____

ALLOCATED TO COUNCIL DISTRICT NO. _____
AS PER COUNCIL DISTRICT MAP DATED _____

DRAWN BY: LES
DATE: 5-12
REVISED:
SCALE: 1"=200'

C-3
(vacant)

2800

2700

R-1
(Res)

R-1
(Res)

R-1
(Res)

R-1
(Res)
2300

residential reserve
(vacant)

R-1
(Residential)
2200

(residential reserve)

R-1
(residential)

vacant

School
SELMA UNIFIED
SCHOOL DIST.
0917
14,30 AC

vineyards

vineyards

R-1
(residential)

vacant

Park
CITY OF SELMA
0917
2,50 AC

vineyards

AVENUE

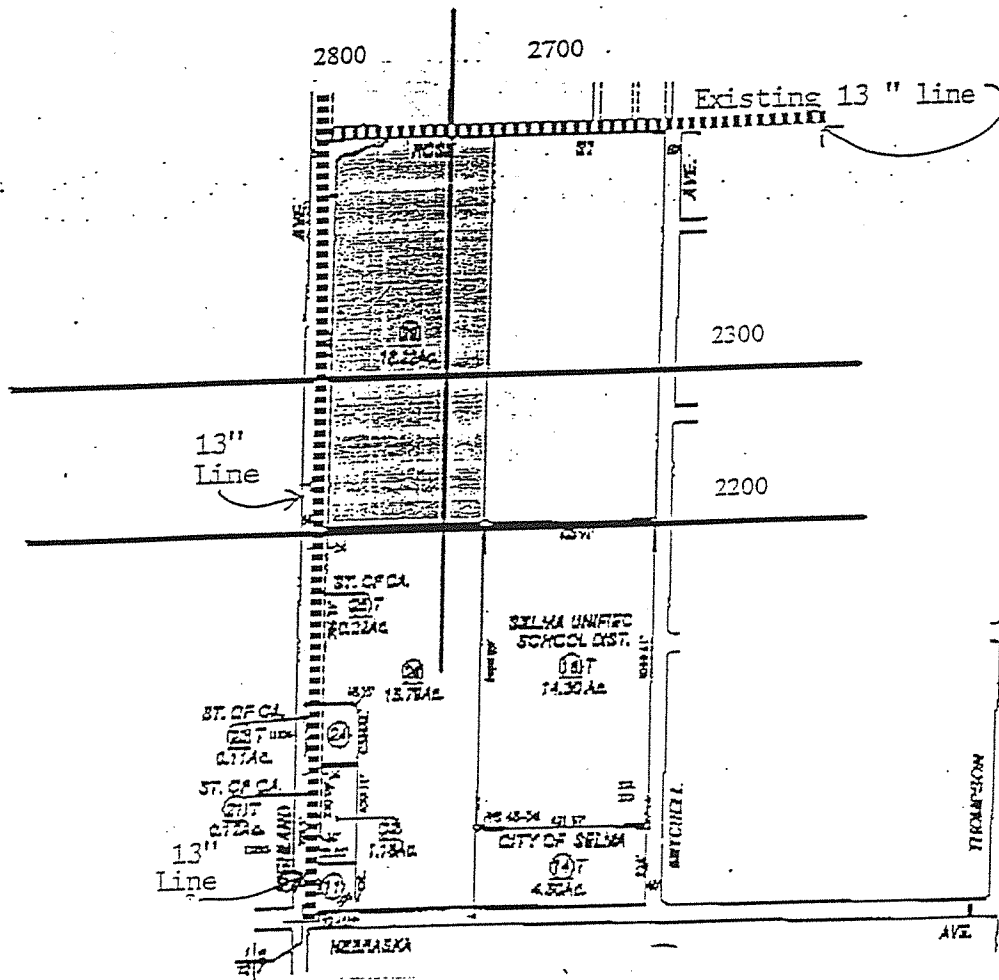
CITY OF SELMA
HIGHLAND-ROSE REORGANIZATION
NO. 2002-0018

LAND USE AND ZONING MAP



CITY OF SELMA
COMMUNITY DEVELOPMENT
DEPARTMENT





CITY OF SELMA
 HIGHLAND-ROSE REORGANIZATION
 NO. 2002-0018

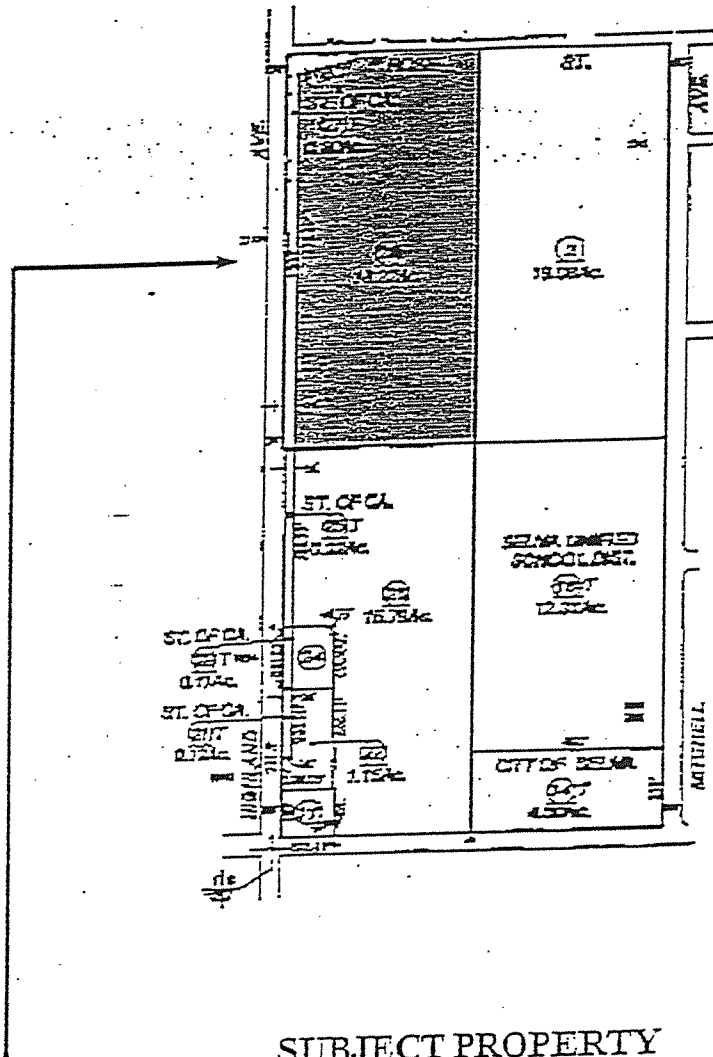
EXISTING & PROPOSED
 SEWER MAP



CITY OF SELMA
 COMMUNITY DEVELOPMENT
 DEPARTMENT



Map as prepared
by City of Selma
Planning Dept.



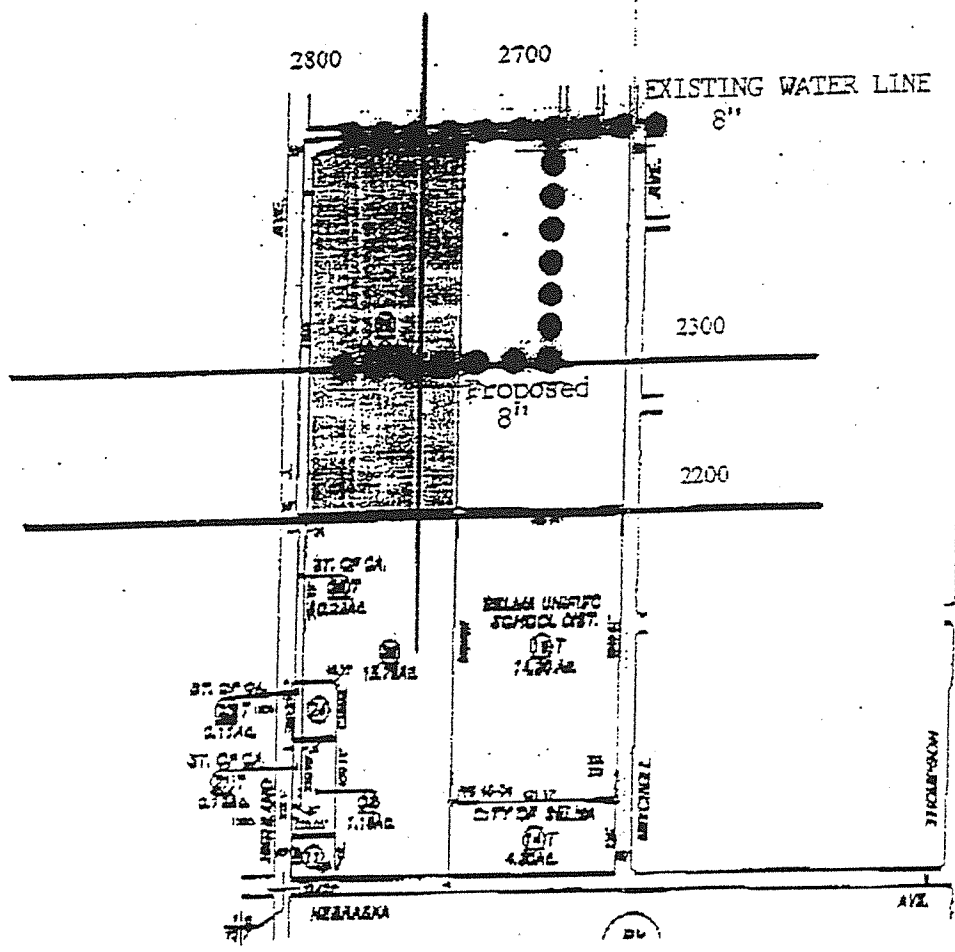
SUBJECT PROPERTY

ZONE CHANGE NO. 2002-0012
TENTATIVE TRACT MAP NO. 5055
HIGHLAND-ROSE REORGANIZATION
ANNEXATION NO. 2002-0018
E.A. NO. 2002-0011
(SELMA HOUSING, LLC)



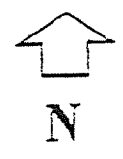
CITY OF SELMA
COMMUNITY DEVELOPMENT
DEPARTMENT





CITY OF SELMA
 HIGHLAND-ROSE REORGANIZATION
 NO. 2002-0018

EXISTING AND PROPOSED WATER LINES



CITY OF SELMA
 COMMUNITY DEVELOPMENT
 DEPARTMENT



TENTATIVE SUBDIVISION MAP
OF
TRACT NO. 5055
IN THE CITY OF SELMA
FRESNO COUNTY, CALIFORNIA

- NOTES:**
1. THE AREA IS NOT SUBJECT TO FLOOD ZONING.
 2. ALL IMPROVEMENTS SHALL BE AS REQUIRED BY THE CITY OF SELMA. THE CITY ENGINEER SHALL REVIEW ALL WATER, SEWERAGE AND STORM DRAINAGE PLANS AND SHALL ISSUE PERMITS FOR CONSTRUCTION OF ALL UTILITIES AND STREETS. THE CITY ENGINEER SHALL REVIEW ALL UTILITIES AND STREETS PLANS, INCLUDING ALL UTILITIES AND STREETS PLANS, AND SHALL ISSUE PERMITS FOR CONSTRUCTION OF ALL UTILITIES AND STREETS.
 3. THE USES OF THE PROPOSED SUBDIVISION SHALL BE AS SHOWN ON THE MAP. THE CITY ENGINEER SHALL REVIEW ALL UTILITIES AND STREETS PLANS AND SHALL ISSUE PERMITS FOR CONSTRUCTION OF ALL UTILITIES AND STREETS.
 4. ALL STREETS, EXCEPT AS THE ENGINEER OF THE CITY OF SELMA SHALL DETERMINE, SHALL BE OPEN TO PUBLIC TRAFFIC FOR PUBLIC STREET PURPOSES AND ALL THE STREETS SHALL BE OPEN TO PUBLIC TRAFFIC FOR PUBLIC STREET PURPOSES AND ALL THE STREETS SHALL BE OPEN TO PUBLIC TRAFFIC FOR PUBLIC STREET PURPOSES.

- EXISTING TREES** (wetwood)
EXISTING BUILDINGS
EXISTING USE
EXISTING ZONING
PROPOSED USE
PROPOSED ZONING
SOURCE OF WATER
SOURCE OF SEWAGE DISPOSAL
SOURCE OF ELECTRICITY
SOURCE OF GAS
SOURCE OF CABLE T.V.
SOURCE OF TELEPHONE
PARCEL NO.
ASSESSOR'S PARCEL NUMBER
SITE AREA
NUMBER OF LOTS
DENSITY

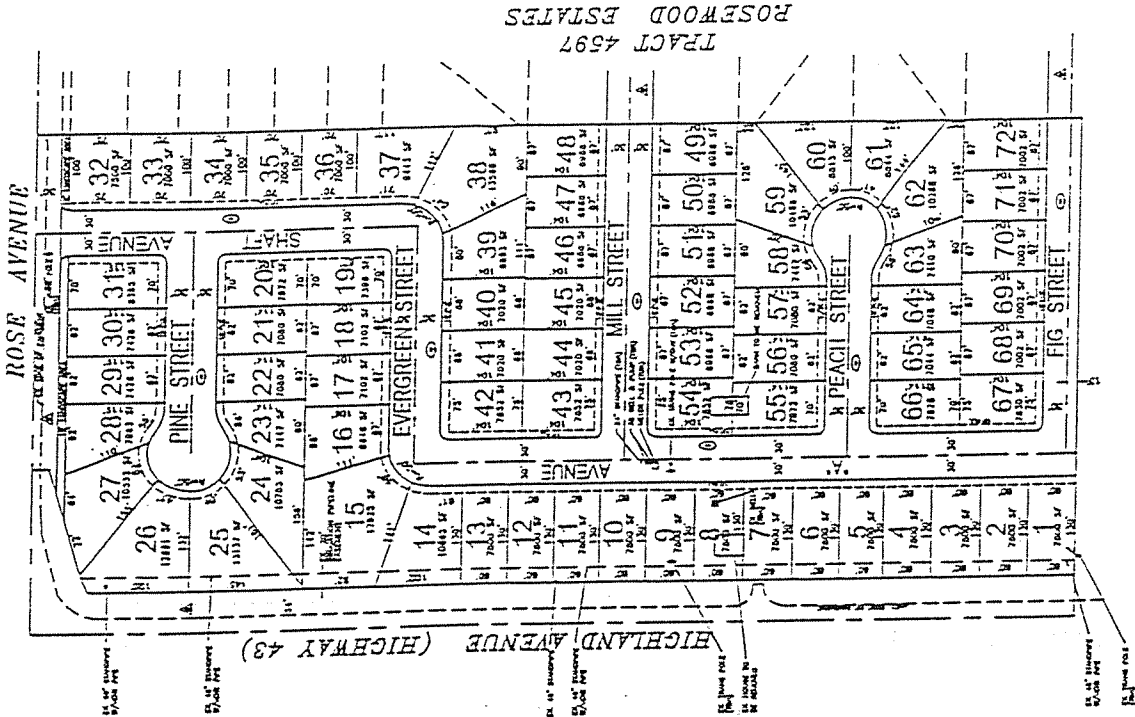
LEGEND:
A. UNDEVELOPED LAND
B. UTILITIES
C. PUBLIC STREET
D. PRIVATE STREET
E. FLOOD ZONE

A. UNDEVELOPED LAND PREVIOUSLY DESIGNATED FOR PUBLIC USE
B. UTILITIES PREVIOUSLY DESIGNATED FOR PUBLIC USE
C. PUBLIC STREET, FURNISH HOW OFFENS FOR DESIGN
D. PRIVATE STREET, FURNISH HOW OFFENS FOR DESIGN
E. FLOOD ZONE, FURNISH HOW OFFENS FOR DESIGN

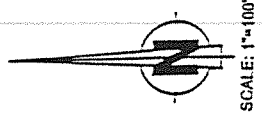
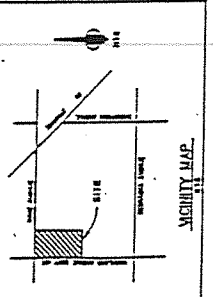
TENTATIVE SUBDIVISION MAP
PREPARED BY
SELMA HOUSING, LLC
REGISTERED
REAL ESTATE BROKER
FRESNO COUNTY, CALIFORNIA

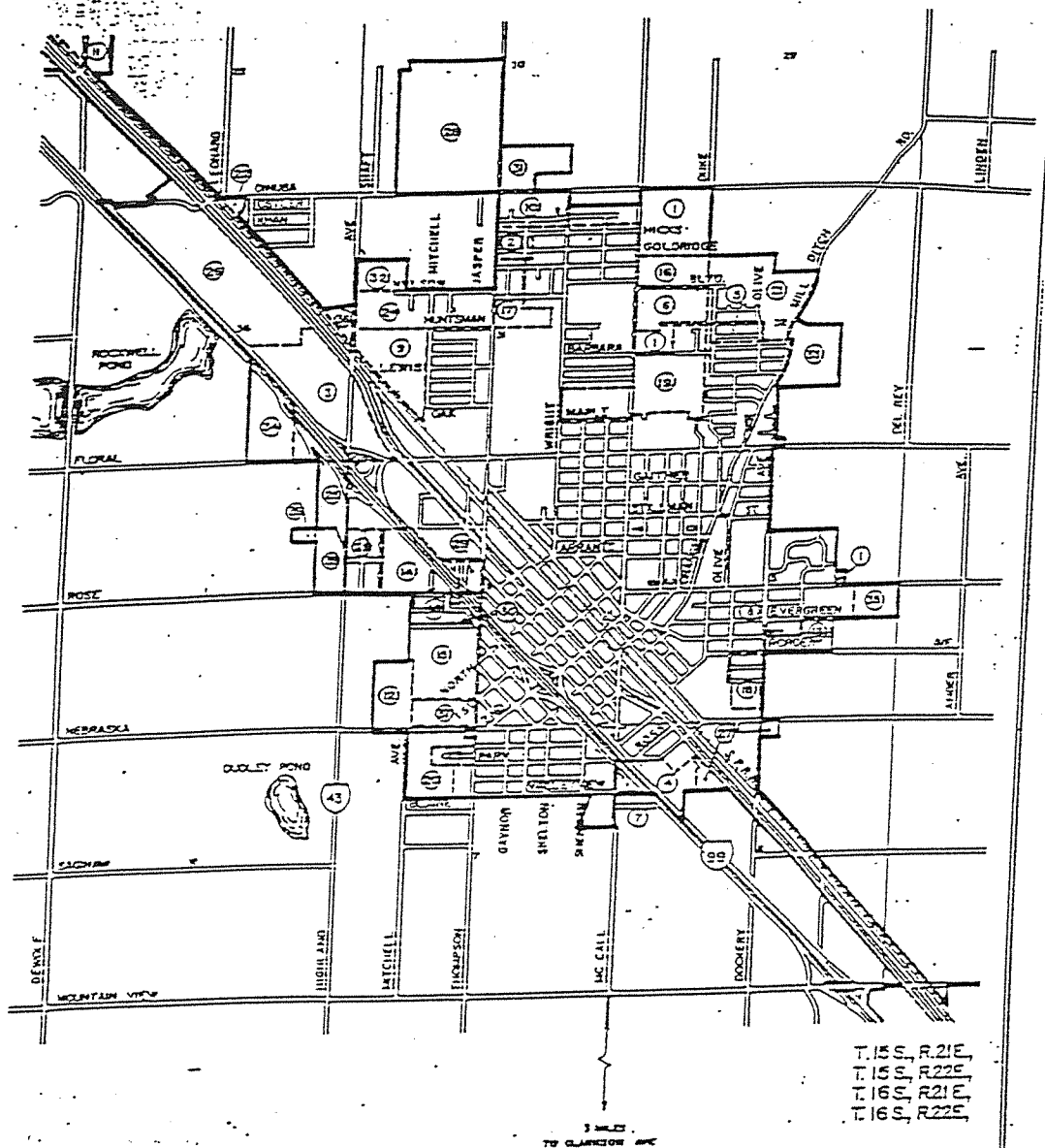
| | | | |
|--|----------------|--|------|
| DATE: 11-11-11 | SCALE: 1"=100' | SHEET NO. 1 | OF 1 |
| OWNER: SELMA HOUSING, LLC 1000 10TH AVENUE FRESNO, CA 93711 | | REGISTERED REAL ESTATE BROKER FRESNO COUNTY, CALIFORNIA | |

OWNER:
SELMA HOUSING, LLC
1000 10TH AVENUE
FRESNO, CA 93711

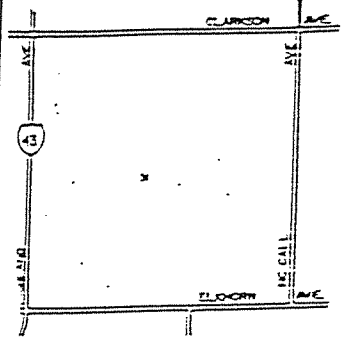


TRACT 4897
ROSEWOOD ESTATES



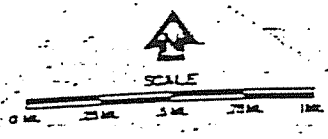


T.16S., R.22E



T.15S., R.21E,
T.16S., R.22E,
T.16S., R.21E,
T.16S., R.22E

1986



SPHERE OF INFLUENCE

SELMA-KINGSBURG-FOWLER COUNTY SANITATION DISTRICT
(SELMA DISTRICT MAP)
Sphere of Influence Same as City

LEGEND

———— District Boundary

Location: T.15-16S., R.21-22E
(Page 4 of 5)

Adopted: June 25, 1975
Updated: October 24, 1984
Map Date: January 1997

FRESNO LOCAL AGENCY FORMATION COMMISSION