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

CONSENT AGENDA ITEM No. 7B

DATE: June 5, 2013

TO: Local Agency Formation Commission

FROM: David E. Fey, AICP, Executive Officer

SUBJECT: **Consider Approval – Request for One-Year Individual Extensions to Complete Proceedings for the City of Reedley “Manning-Zumwalt Reorganization - Annexation No. 2008-1” (LAFCo File No. RO-10-1).**

RECOMMENDATION: **Approve One-Year Extensions**

This proposal has been approved by the Commission but has not been completed. State law requires that all reorganization and annexation proceedings be completed within one year of approval unless the Commission grants an extension of time prior to the expiration date. Failure to grant an extension will terminate the proceedings. LAFCo Policies, Standards, and Procedures Section 315-03 allows extensions of time to be granted when the imminent need for the proposal still exists, the project is still viable, and progress is being made toward completion.

Parties of Interest:

Paul Wagner (DW Land Development)	Todd Barsoom (Barsoom Bros. Co.)
Yukiko Ito Trustee	Craig Tadashi Ito Trustee
Arnold Flores Trustee	Nora N. Flores Trustee
Abelardo Flores Trustee	Deborah Y. Flores Trustee
Juan Garza (Kings Canyon Unified)	Blossom Trail LLC.

Summary: This reorganization was approved by the Commission on June 9, 2010. The City of Reedley has requested a one-year extension of time. This is the third request for an extension of time for this application.

Project Description: The reorganization consists of the annexation of 82.3 acres to the City of Reedley and detach from the Fresno County Fire Protection District and the Kings River Conservation District for territory located at the southwest corner of Manning and Zumwalt Avenues (see attached map). The Reedley City Council approved Tentative Tract Map No. 5942 to allow creation of a 125-lot development consisting of:

1. A 24-lot, single-family residential planned unit development;
2. A 96-lot, single-family residential planned unit development;
3. 78,500 square foot shopping center;

4. ½ acre park/playground; and
5. A 44-unit, multiple-family residential project.

Reasons for Request and Actions Taken to Date: The developer's letter requesting a one-year extension stated that they had not been able to complete the reorganization previously because of economic conditions. However, the developer now wishes to proceed with the project and is currently in the process of preparing the development documents in order to move the project along as fast as possible.

The City of Reedley's letter in support of the request for a one-year extension states that the property owners continue to work with the City staff and are interested in moving the project forward. The City of Reedley also stated that no circumstances in the vicinity of the project have changed that could affect its suitability for annexation. The City also noted that Tentative Subdivision Map No. 5942 does not include any condition giving a date of expiration.

STAFF ANALYSIS:

Past experience has shown that it is not uncommon for reorganizations to take longer than the initial one-year approval to be completed and that one or more extensions of time may be required to fulfill all conditions of approval.

The Commission's policies allow for economic hardships to be considered as a justification for time extension requests, which has been the case in the past, however, the developer has indicated that since it appears the economy is beginning to be more favorable for development, they intend to quickly move their project forward.

Based on the above information, it does appear that circumstances beyond the control of the proponents, including economic hardships due to the current economic conditions, have delayed these reorganizations. The City of Reedley (applicant) concurs with the extension request and has indicated that the project remains viable. Based on these circumstances, staff supports an additional one-year extension for the above proposal.




The Following Have Received Copies of This Report:

- LAFCo Commissioners and Alternates
- Ken Price, LAFCo Counsel, Baker, Manock, and Jensen
- Nicole Zieba, City Manager, City of Reedley
- Kevin Fabino, Planner, City of Reedley
- Keith Larkin, Chief, Fresno County Fire Protection District
- Ray Franklin, Fresno County Fire Protection District
- Andy Cosentino, Fresno County Fire Protection District
- David Orth, Manager, Kings River Conservation District
- Will Kettler, Fresno County Public Works and Planning Department
- Paul Wagner, Principal, Blossom Trail, LLC

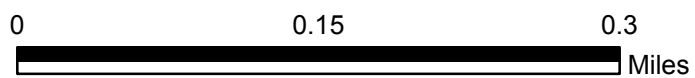
EXHIBIT "A"

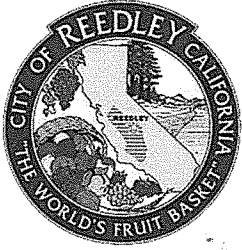


Legend

-  Sphere of Influence
-  City Limits
-  Affected Territory

City of Reedley "Manning-Zumwalt
Reorganization, Annexation 2008-1"
LAFCo File No. RO-10-1





City of Reedley

Community Development Department
1733 Ninth Street
Reedley, CA 93654
(559) 637-4200
FAX 637-2139

May 14, 2013

Jeff Witte, Executive Director
Fresno Local Agency Formation Commission
2607 Fresno Street, Suite B
Fresno, California 93721

RE: "Manning-Zumwalt" Reorganization, Annexation 2008-1

Dear Mr. Witte:

On behalf of the City of Reedley we wish to request a one-year extension of time be granted to the previously approved LAFCO Manning-Zumwalt Reorganization, Annexation 2008-1. Our request and support for this extension is listed below:

1. The property owner and authorized representatives (Blossom Trail, LLC.) continue to work with City staff and continues to express their interest in moving the project forward.
2. The circumstances have not changed in the vicinity of the project since the proposal was approved that could affect its suitability for annexation.
3. Blossom Trail Tentative Subdivision Map No. 5942 does not include any condition giving a date of expiration.
4. The City of Reedley supports and concurs with Blossom Trail, LLC. request for a one-year extension of the Manning-Zumwalt Reorganization, Annexation No. 2008-1.

Thank you for your consideration and please do not hesitate to contact me at 559-637-4200, ext. 286, should you have any questions or need any additional information.

Sincerely,

Kevin E. Fabino, Director
Community Development Department

Cc: Mr. Barsoom
Mr. Wagner

May 10, 2013

Mr. Kevin Fabino
City of Reedley, Community Development Dept.
1733 9th Street
Reedley, CA 93654

Re: Blossom Trail Tentative Map

Dear Mr. Fabino,

I would like to take this opportunity to introduce myself. My name is Paul Wagner and I represent the group developing the Barsoom property which we refer to as the Blossom trail project.

I apologize for not having the opportunity to come down and discuss the project with you, but I have had discussions with Nicole and the previous planning staff regarding the status of the project.

Todd Barsoon has forwarded me the annexation extension expiration letter from the Fresno Local Agency Commission for the project that you sent him.

I have enclosed an extension request letter and a check for \$750.00 to cover the cost of the extension request.

I would like to bring down my Engineer and discuss how we are proceeding and, with your help, find out which will be the best way to complete the processing of the project.

I will be contacting you in the next week to schedule a time to meet with you.

I appreciate your assistance with this extension request and please do not hesitate to contact me at (408) 710-6923 if you need any additional information.

I look forward to meeting with you soon.

Sincerely,

A handwritten signature in black ink, appearing to read 'Paul Wagner', with a long horizontal flourish extending to the right.

Paul Wagner
Principal Blossom Trail, LLC.