

CITY OF FIREBAUGH



FRESNO COUNTY, CALIFORNIA

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June 10, 2021, 2021

Bernard Jimenez
Assistant Director of Public Works and Planning
Fresno County
2220 Tulare Street #6
Fresno CA 93721

Subject: Purpose of the City of Firebaugh Washoe Avenue Reorganization/SOI amended

Dear Mr. Jimenez:

Background:

The Washoe Avenue Reorganization/SOI amendment was first brought to the City in late 2020. Originally, the Reorganization portion of the project was to include 11 parcels to be detached from two districts and incorporated into the City of Firebaugh. Similarly, the SOI would be amended to be coterminous with the proposed reorganization. Following the Planning Commission meeting dated March 8, 2021, the Firebaugh Canal Water District commented that the properties will not be allowed to receive irrigation water services if they were to be detached as part of the reorganization. A few properties within the project area were opposed to be included into the reorganization due the District's comments. Therefore, City staff revised the reorganization boundary. In addition, LAFCo staff was consulted on how to prepare the revision and it was recommended to City staff to not alter the original SOI proposal even if the majority of properties were removed from consideration of annexation. This is to facilitate LAFCo's mandate to ensure orderly boundaries. All properties within the SOI and not a part of the annexation will be eligible to receive irrigation water services.

The two properties being annexed will be rezoned to Urban Reserve (UR). A general plan amendment is also required in order to ensure consistency between the zoning map and the General Plan. The two properties proposed for annexation are identified as APNs 007-091-37 and 012-020-33. The staff report to Firebaugh City Council and the adopted CEQA Negative Declaration have been included to provide further information.

Purpose

The applicant/property owner wishes to conduct a commercial cannabis business on their property. Fresno County currently does not allow for Cannabis related uses within its Municipal Code. The City of Firebaugh allows for cannabis uses within its Municipal Code, but not within the Urban Reserve zone district. A zoning text amendment was proposed and approved to add commercial cannabis operations to the Urban Reserve zone as a conditionally allowed use. The reorganization boundary only includes two properties that encompass the property owned by the applicant. The proposed SOI expansion includes 11 parcels in order to facilitate an orderly expansion of the SOI as recommended by LAFCo.

The SOI expansion was originally conterminous with the annexation/reorganization boundary. However, after the revision to the annexation/reorganization, the SOI was recommended by LAFCo to remain the same. This would allow for the City to grow in a logical pattern in conjunction with the proposed annexation, as well as identify a future logical boundary if the other property owners decide they want to annex in the future. All properties west of Washoe Avenue will be designated as Urban Reserve (Agriculture) and east of Washoe Avenue will continue to be designated as Heavy Industrial. As defined by the City of Firebaugh General Plan, Urban Reserve (Agriculture) are applied to lands that are being or have the capacity to be actively farmed but are within the planning area and proposed to be eventually

developed. In addition, the designation could also be applied to lands in agricultural areas that contain developed-agriculturally related uses, such as packing houses, cold storage operations, or agricultural-related businesses. The intention for applying the undesignated parcels as Urban Reserve (Agriculture), gives the existing property owner the flexibility to continue their existing agricultural uses with the intention of urbanizing the property in the future.

Fresno County Standards for Annexation Findings

1. There is existing substantial development provided the City confines its area requested to that area needed to include the substantial development and create logical boundaries.

Within territory of the annexation area, there are two developed parcels with industrial agricultural-related buildings that have been used to process agricultural products. The annexation area only includes these two parcels. The City of Firebaugh and Fresno County MOU states that substantially developed property means that prior to annexation the property has an improvement value to land value ratio equal to or greater than 1.25:1, as of the lien date in the fiscal year in which the annexation becomes effective.

APN 007-091-037's land value is \$305,000. The parcel's improvement value is \$690,000, which is 226% greater than the land value or 2.26:1. APN: 012-020-33's land value is \$330,000. The parcel's improvement value is \$1,365,000, which is 413% greater or approximately 4.13:1. Both properties being proposed for annexation exceed the 1.25:1 ration of value. The SOI amendment will include the neighboring properties, at LAFCo staff's recommendation, in order to capture logical growth of the southwestern agricultural/industrial portion of the City.

2. Development exists that requires urban services which can be provided by the City.

The existing develop already receives water service. In addition, the City of Firebaugh will provide Police protection and Fire protection to the annexed area.

Request

The City of Firebaugh hereby requests that the County of Fresno concur with the proposed SOI amendment for the 11 parcels and also find that the existing MOU and tax sharing agreement for annexations with the City of Firebaugh is sufficient for this proposed reorganization. We would be happy to meet with you to answer any questions if needed.

Sincerely,



Ben Gallegos
City Manager of the City of Firebaugh

Enclosures: City Council Staff Report
 Adopted Initial Study/Negative Declaration
 Prezone Ordinance