



STAFF REPORT

MEETING DATE: March 12, 2025

PRESENTER: Jerry Jones, Community Development Director

SUBJECT: Revision to Resolution No. 24-77 Initiating Annexation for the Whispering Falls Residential Project (JJ)

RECOMMENDATION: Council by motion adopt a revised resolution initiating annexation for the Whispering Falls residential project consisting of six (6) parcels identified as APNs 020-160-36S, 020-160-18S, 020-160-19S, 020-041-45S, 020-041-47S and 020-041-09U containing approximately 64.76 acres located on the east side of South Modoc Avenue between West Kearney Boulevard and the West California Avenue Alignment/San Joaquin Valley Railroad (Annexation 2023-01).

EXECUTIVE SUMMARY:

On September 25, 2024, City Council adopted Resolution No. 24-77 (Resolution) initiating annexation for the Whispering Falls Project (Project). The area to be annexed for the Project is generally located on the East side of Modoc Avenue between Kearney Boulevard and the San Joaquin Valley Railroad. The annexation will include six (6) parcels identified as Assessor's Parcel Numbers 020-160-36S, 020-160-18S, 020-160-19S, 020-041-45S, 020-041-47S and 020-041-09U.

The Fresno Local Agency Formation Commission (LAFCo) is the agency that processes the final approval of all annexations within Fresno County. After City Council's initiation of annexation for the Project, the applicant submitted the necessary documents to LAFCo for processing, review, and approval of the annexation. Upon review, LAFCo found an inconsistency in the City's resolution initiating annexation that requires a revision to the resolution. The proposed revision is to the third paragraph of the resolution and is as follows:

WHEREAS, the specific changes of organization requested consists of an annexation into the City of Kerman and detachment from the County of Fresno and ~~a reorganization from the Kings River Conservation District into the Fresno Irrigation District~~ of the parcels identified as APNs 020-160-36S, 020-160-18S, 020-160-19S, 020-041-45S, 020-041-47S, and 020-041-09U and the adjacent right-of-way on South Modoc Avenue and the West California Avenue Alignment ("Project Area"); and

The revision to the resolution is for clarification purposes and involves no change in the overall scope of the project, limits of the annexation area, or environmental impacts.

FISCAL IMPACT:

None.

ATTACHMENTS:

A. Resolution w/Exhibit