

Regular Council Meeting

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December 14, 2023

2023 DEC 12 P 4: 19

FRESNO CITY COUNCIL

CITY OF FRESNO
CLERK'S OFFICE



Supplement Packet

ITEM(S)

10:15 A.M. (ID 23-1712) Actions pertaining to consideration of Annexation Application No. P23-03757; Pre-zone Application No. P23-03758; and related Environmental Assessment No. P23-03757/P23-03758 for approximately 141 acres of property generally located along the north and south sides of West Ashlan Avenue between North Bryan and North Polk Avenues (Council District 1).

1. ADOPT Mitigated Negative Declaration prepared for Environmental Assessment No. P23-03757/P23-03758 dated November 10, 2023, for the proposed project pursuant to California Environmental Quality Act (CEQA) Guidelines.
2. RESOLUTION - Approving Annexation Application No. P23-03757 (for the Ashlan-Hayes Nos. 2, 3, and 4 Reorganization) proposing detachment from the Kings River Conservation District and North Central Fire Protection District and annexation to the City of Fresno.
3. BILL - (for introduction and adoption) - Approving Pre-zone Application No. P23-03758 proposing to pre-zone: approximately 97.55 acres of property from the Fresno County RR/NB (Rural Residential/Neighborhood Beautification) zone district to the City of Fresno RS-5/ANX (Single-Family Residential, Medium Density/Annexed Rural Residential Transitional Overlay) zone district; approximately 18.65 acres of property from the Fresno County RR/NB (Rural Residential/Neighborhood Beautification) zone district to the City of Fresno RS-1/ANX (Single-Family Residential, Low Density/Annexed Rural

Residential Transitional Overlay) zone district; approximately 14.13 acres of property from the Fresno County RR/NB (Rural Residential/Neighborhood Beautification) zone district to the City of Fresno RM-2/ANX (Multi-Family Residential, Urban Neighborhood/Annexed Rural Residential Transitional Overlay) zone district; and approximately 1.76 acres of property from the Fresno County RR/NB (Rural Residential/Neighborhood Beautification) to the OS/ANX (Open Space/Annexed Rural Residential Transitional Overlay) zone district.

Contents of Supplement: Presentation

Supplemental Information:

Any agenda related public documents received and distributed to a majority of the City Council after the Agenda Packet is printed are included in Supplemental Packets. Supplemental Packets are produced as needed. The Supplemental Packet is available for public inspection in the City Clerk's Office, 2600 Fresno Street, during normal business hours (main location pursuant to the Brown Act, G.C. 54957.5(2)). In addition, Supplemental Packets are available for public review at the City Council meeting in the City Council Chambers, 2600 Fresno Street. Supplemental Packets are also available on-line on the City Clerk's website.

Americans with Disabilities Act (ADA):

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, sign language interpreters, assistive listening devices, or translators should be made one week prior to the meeting. Please call City Clerk's Office at 621-7650. Please keep the doorways, aisles and wheelchair seating areas open and accessible. If you need assistance with seating because of a disability, please see Security.

CONSIDERATION OF
ANNEXATION APPLICATION NO. P23-03757
PRE-ZONE APPLICATION NO. P23-03758
AND
THE RELATED ENVIRONMENTAL FINDING FOR
ENVIRONMENTAL ASSESSMENT NO. P23-
03757/P23-03758

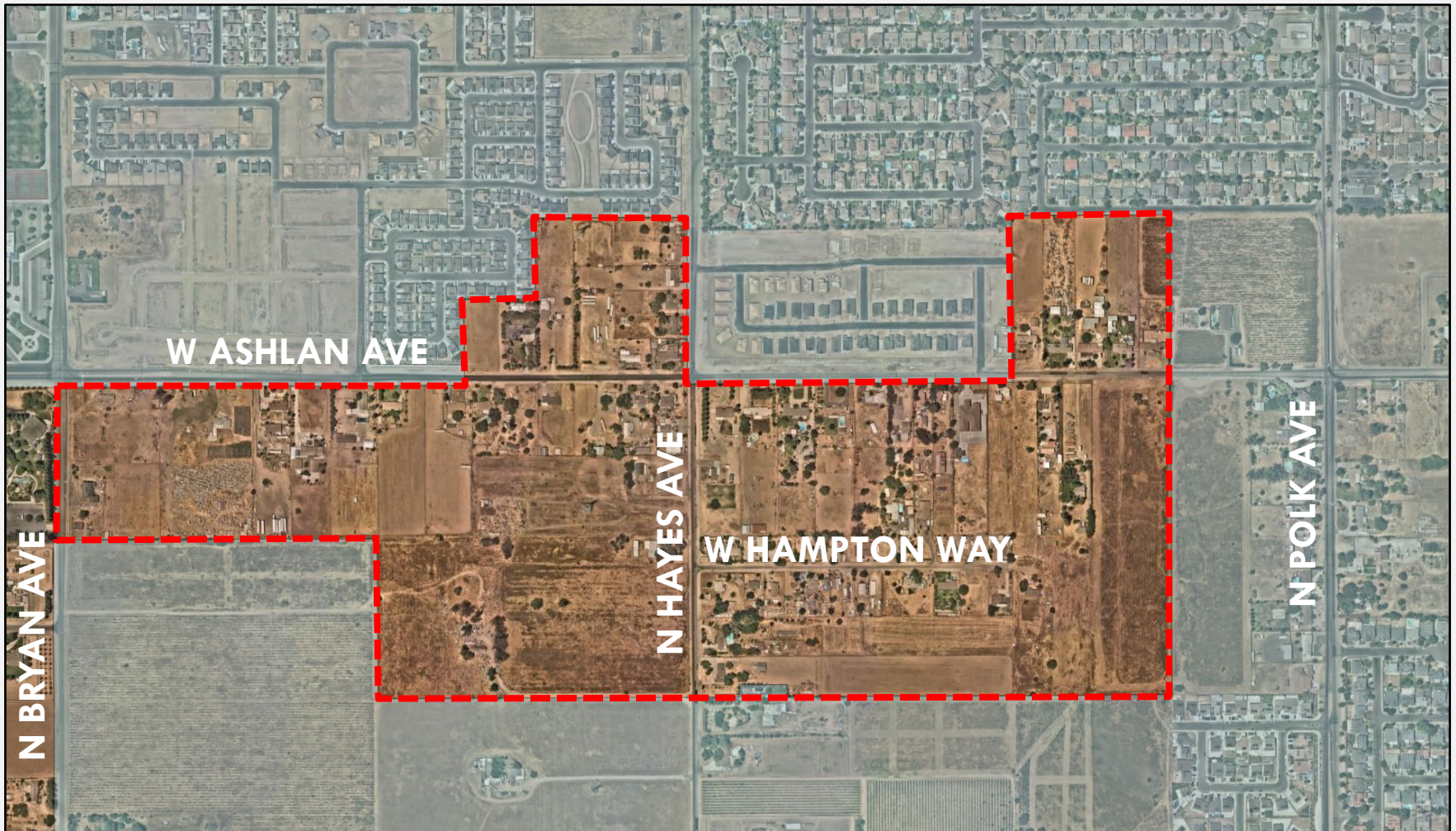


PRESENTATION BY: ROB HOLT, SUPERVISING PLANNER

ID 23-1712

CITY COUNCIL HEARING | DECEMBER 14, 2023

AERIAL MAP

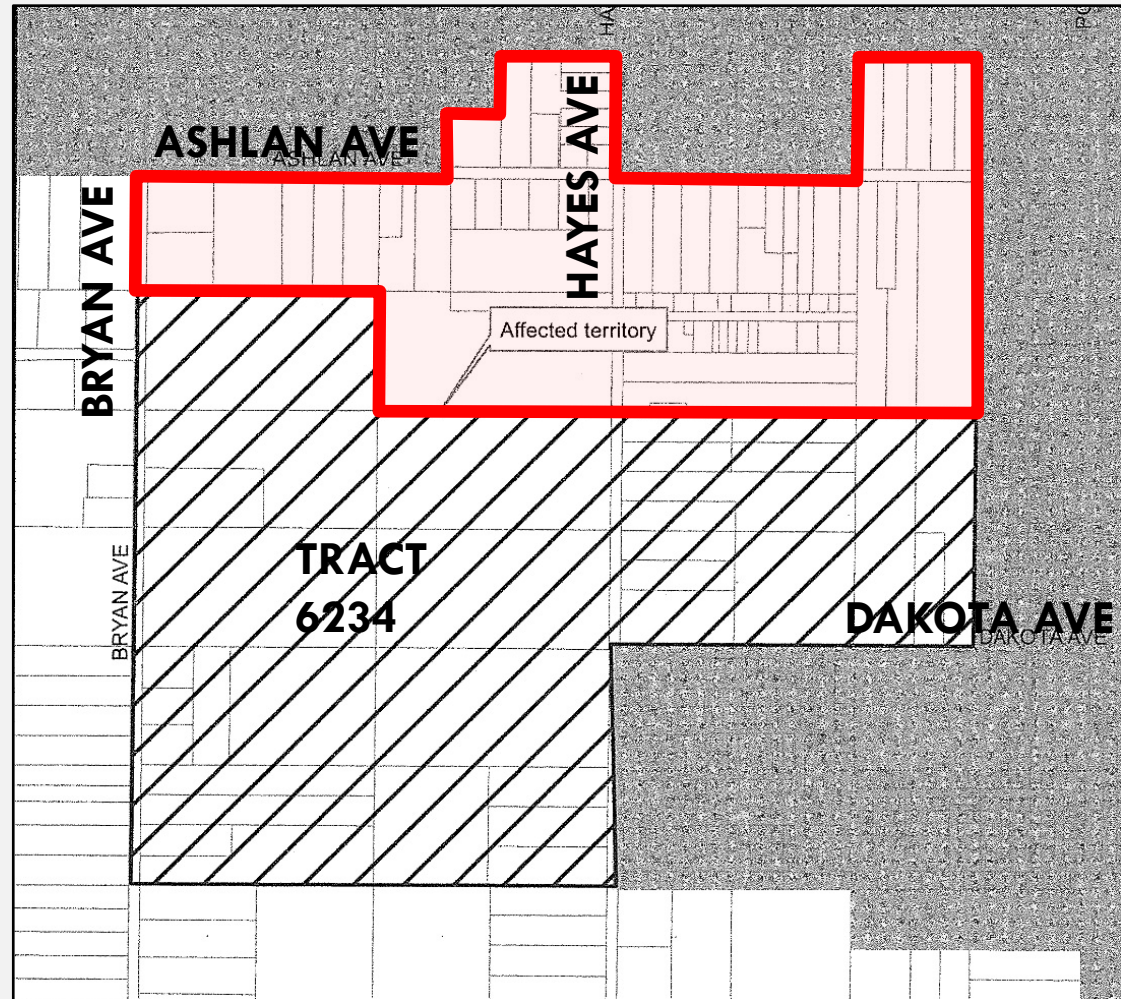


PREVIOUS ANNEXATION/TSA

- b. **Annexation of Bypassed Territory.** Within eighteen (18) months following the issuance by LAFCo of a certificate of completion pursuant to Section 57203 of the Government Code with respect to the FANUCCHI ANNEXATION , CITY agrees to submit a complete application to LAFCo for annexation of the Bypassed Territory to CITY, including providing any additional information or materials as may be required by LAFCo to make such application complete. CITY's submission of a complete application to LAFCo shall fully satisfy CITY's obligation under this Section 4.b.

PREVIOUS ANNEXATION/TSA

- Previous annexation south of project area
- Tax Sharing Agreement
 - ▣ County required City to submit application to LAFCO



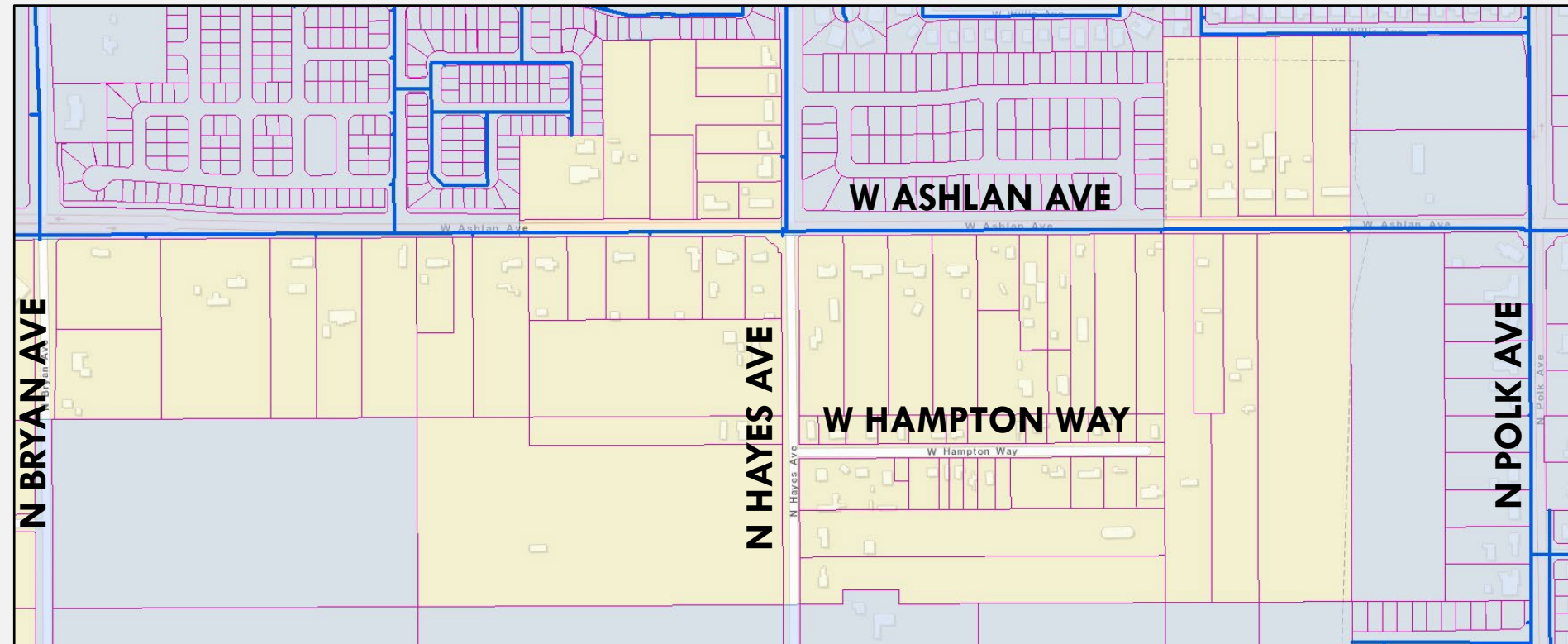
NEIGHBORHOOD MEETINGS

- Two meetings held on 11/28/23 and 12/04/23
- Concerns After Annexation
 - What if owner does not have finances available to connect to City sewer and/or water at time of req'd connection?
 - DPU has 15-year loan assistance program.
 - What happens w/ existing uses, structures, and/or animals on property?
 - ANX Overlay allows for County-approved uses, structures, and uses to remain.

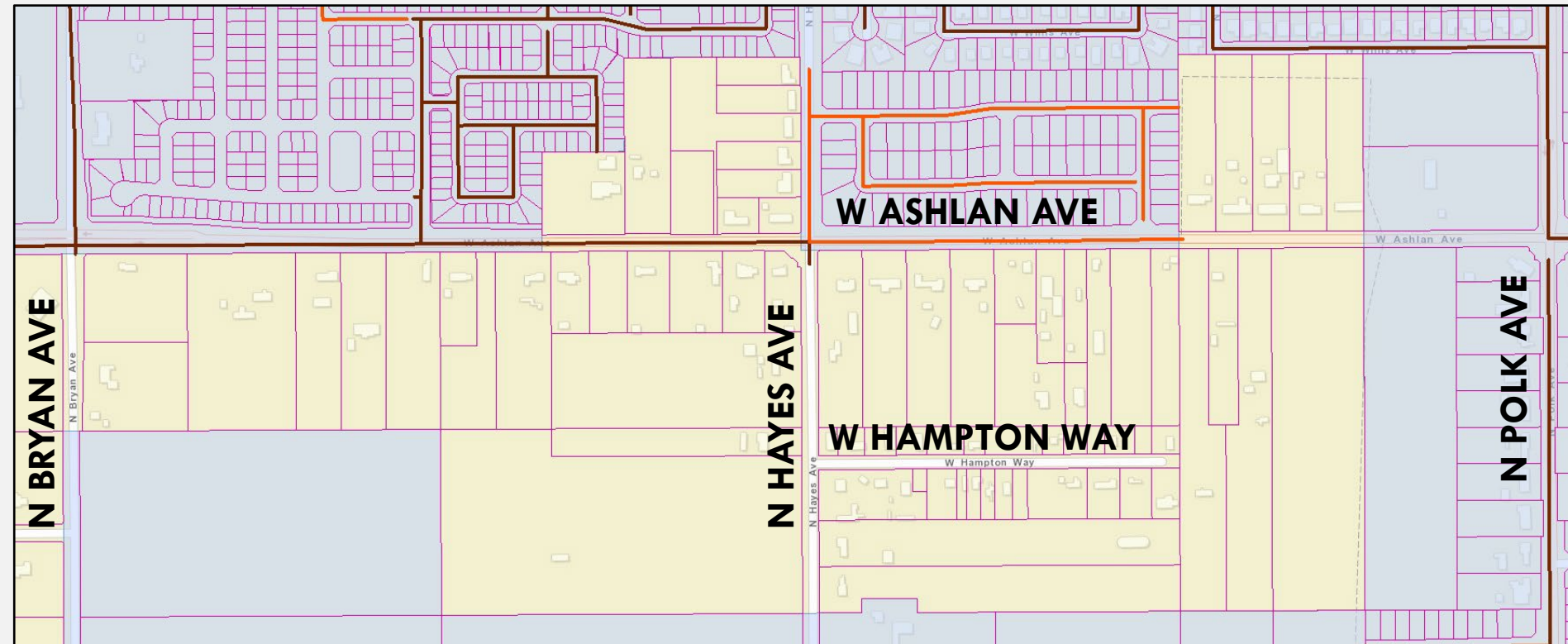
NEIGHBORHOOD MEETINGS

- Concerns After Annexation (continued)
 - Will I have to connect to water?
 - Not until water service (main) is available along property frontage. Existing wells can be retained for domestic/ag. Purposes as long as well does not require further drilling, or until well casing/well replacement is needed.
 - Will I have to connect to sewer?
 - Not until sewer service (main) is available along property frontage. Need to connect within 3 years after service availability.

EXISTING WATER SERVICE



EXISTING SEWER SERVICE



ANNEXATION PROCESS

- Neighborhood Meeting(s)
- City Planning Commission Recommendation
- City Council Initiation
- LAFCO Final Decision

LAFCO PROCESS & PROTEST

- Length of Application Process
 - ▣ 99b process (105-135 days)/Project specific MOU (TBD)
 - ▣ Public Hearing Notice (21 days)
- LAFCO Hearing
- Conducting Authority Proceedings (21-120 days)
 - ▣ Registered Voters
 - Election: 25%-49% protest
 - Terminate: 50%+ protest
 - ▣ Property Owners:
 - Election: 25%+ protest who own 25%+ value

ANNEXATION CRITERIA

- A. Concept Plan
- B. Plan Consistency
- C. Revenue Neutrality
 - 1. Public Services, Facilities, and Utilities
 - 2. Fair and Proportional Payments
- D. Disadvantaged Unincorporated Communities
- E. LAFCO Approval