

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF FRESNO, CALIFORNIA,
UPDATING THE OFFICIAL ZONING MAP AS DESCRIBED BY
SECTION 15-108 OF THE FRESNO MUNICIPAL CODE, AND
PURSUANT TO THE PROCEDURES SET FORTH IN ARTICLE 58,
CHAPTER 15 OF THE FRESNO MUNICIPAL CODE

WHEREAS, Rezone Application No. R-16-008 has been filed by Glenn Knapp, Professional Engineer with the City of Fresno Water Division, on behalf of the City of Fresno Department of Public Utilities, and pertains to ±57 acres of property located on the west side of North Armstrong Avenue between East Floradora and East Olive Avenues in the unincorporated portion of the City of Fresno's Sphere of Influence boundary. Rezone Application No. R-16-008 proposes to amend the Official Zone Map to rezone the property from the Fresno County AE-20 (*Agriculture Exclusive, twenty acres*) zone district to the City of Fresno PI/UGM (*Public and Institutional/Urban Growth Management*) zone district as depicted in the attached Exhibit "A." (Conditional Use Permit No. C-14-041 was previously approved on September 28, 2015, to allow the phased development of the Southeast Surface Water Treatment Facility and future City Water Division administration building.); and,

WHEREAS, pursuant to the provisions of Article 58, Chapter 15, of the Fresno Municipal Code, the Planning Commission of the City of Fresno held a public hearing on the 2nd day of November, 2016, to consider Rezone Application No. R-16-008 and related addendum dated October 6, 2016, to the Amended Negative Declaration for Environmental Assessment No. C-14-041 which was filed with the Fresno County Clerk's Office on August

1 of 4

Date Adopted:

Date Approved:

Effective Date:

City Attorney Approval: 

Ordinance No. _____

14, 2015, during which the Commission considered the environmental assessment and rezone application, and recommended to the Council of the City of Fresno approval, as evidenced in Planning Commission Resolution No. 13423, of the subject environmental assessment and rezone application to amend the City's Zoning Ordinance on real property described herein below from the Fresno County AE-20 (*Agriculture Exclusive, twenty acres*) zone district to the City of Fresno PI/UGM (*Public and Institutional/Urban Growth Management*) zone district zone district; and,

WHEREAS, the Council of the City of Fresno, on the 12th day of January, 2017, received the recommendation of the Planning Commission.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF FRESNO DOES ORDAIN AS FOLLOWS:

SECTION 1. Based upon the testimony and information presented at the hearing and upon review and consideration of the environmental documentation provided, the adoption of the proposed rezoning is in the best interest of the City of Fresno. The Council finds in accordance with its own independent judgment that the proposed project, which consists of pre-zoning and annexing the site to the City of Fresno, involves only minor modifications to a project that was already analyzed in a previous environmental document. Therefore, it may be determined that: (1) The project falls within the scope of Environmental Assessment No. C-14-041; (2) No substantial changes are proposed in the project which require major revisions of the previous environmental findings due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (3) No substantial changes will occur with respect to the circumstances under which the project is undertaken; and, (4) No new information, which

was not known and could not have been known, at the time the Environmental Assessment was adopted, has become available. These findings are substantiated through evidence provided within the attached addendum to the Environmental Assessment C-14-041, which was prepared for the proposed project.

SECTION 2. The Council finds the requested PI/UGM (*Public and Institutional/Urban Growth Management*) zone district is consistent with the proposed Public Facility planned land use designation of the Fresno General Plan and McLane Community Plan.

SECTION 3. The Council finds that the zone district of the real property described herein below, located in the City of Fresno, is reclassified from the Fresno County AE-20 (*Agriculture Exclusive, twenty acres*) zone district to the City of Fresno PI/UGM (*Public and Institutional/Urban Growth Management*) zone district, as depicted in the attached Exhibit "A".

SECTION 4. This ordinance shall become effective and in full force and effect at 12:01 a.m. on the thirty-first day after its passage.

* * * * *

CLERK'S CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF FRESNO)
CITY OF FRESNO)

I, YVONNE SPENCE, City Clerk of the City of Fresno, certify that the foregoing Ordinance was adopted by the Council of the City of Fresno, California, at a regular meeting held on the 12th day of January, 2017, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Mayor Approval: _____, 2017
Mayor Approval/No Return: _____, 2017
Mayor Veto: _____, 2017
Council Override Vote: _____, 2017

YVONNE SPENCE, CMC
City Clerk

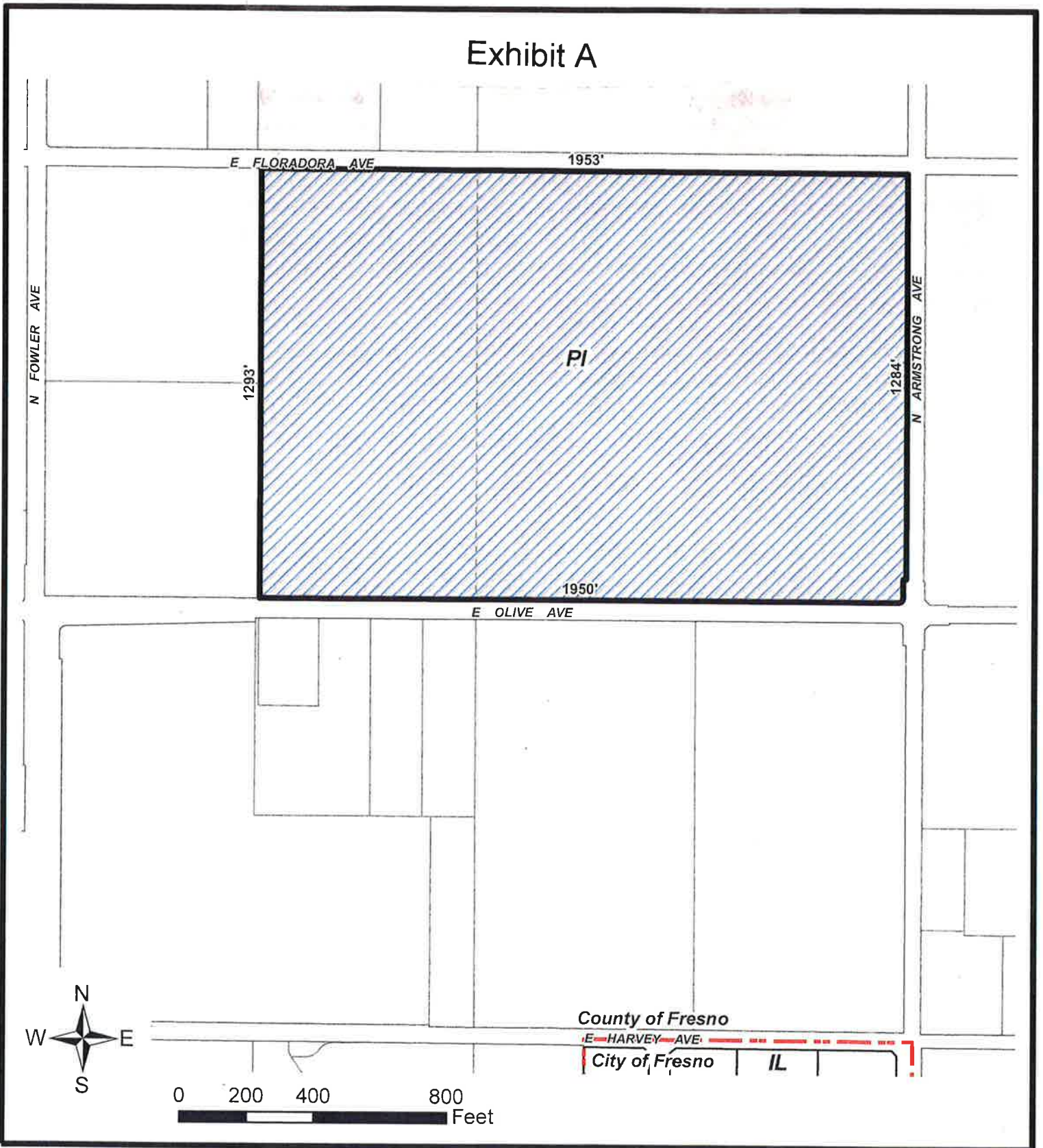
By _____
Deputy

APPROVED AS TO FORM:
DOUGLAS T. SLOAN
City Attorney

By _____
Mary Raterman-Doidge Date
Deputy City Attorney

Attachments: Exhibit A

Exhibit A



ANX-16-002, R-16-008

APN: 310-083-03, 04

6395 East Floradora Avenue



AE-20 (Fresno County) to PI/UGM (City of Fresno), 57.82 Acres

--- City Limits