

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE COUNCIL OF THE CITY OF FRESNO, CALIFORNIA, TO VACATE A PORTION OF PUBLIC STREET RIGHT OF WAY AT THE NORTHEAST CORNER OF SOUTH HUGHES AVENUE AND WEST DAN RONQUILLO DRIVE

WHEREAS, pursuant to Resolution of Intention No. 1153-D, on file in the Office of the City Clerk of the City of Fresno (City Clerk), a public hearing was held on November 21, 2024, at a regular meeting of the Council of the City of Fresno, California (City), at which time evidence was heard for and against the vacation of a portion of public street right of way at the northeast corner of South Hughes Avenue and West Dan Ronquillo Drive; and

WHEREAS, the area proposed for vacation as described in Exhibit A and as shown on Exhibit B, which are attached and incorporated in this Resolution; and

WHEREAS, GS Central Valley Investments, LLC is requesting the proposed vacation; and

WHEREAS, the purpose of this proposed vacation is to eliminate excess right of way at the northeast corner of South Hughes Avenue and West Dan Ronquillo Drive, and to accommodate development permit number P21-06225, which is the proposed construction of a truck wash, lube, and repair development; and

WHEREAS, the Traffic and Engineering Services Division, other City departments and utility agencies have reviewed the proposed vacation and determined that the public street right-of-way easement proposed for vacation as described in Exhibit A and as shown on Exhibit B is unnecessary for present or prospective public street purposes,

1 of 4

Date Adopted:  
Date Approved:  
Effective Date:

City Attorney Approval:           KAS          

Resolution No. \_\_\_\_\_

subject to a reservation of a public utility easement over the entire portion being vacated and conditions of approval as listed in attached Exhibit C, said exhibits are incorporated herein by reference and on file in the Office of the City Clerk of the City at Fresno City Hall, 2600 Fresno Street, Fresno, California, 93721.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Fresno as follows:

1. The Council finds from all the evidence submitted that the vacation of a portion of public street right of way at the northeast corner of South Hughes Avenue and West Dan Ronquillo Drive as described in Exhibit A and as shown on Exhibit B are unnecessary for present and prospective public street purposes.

2. The public interest and convenience require, and it is hereby ordered, that as of November 21, 2024 the public street easement as described in Exhibit A and as shown on Exhibit B be vacated.

3. The proceedings for the vacation of such right of way are intended to be and shall be taken subject to conditions of approval as listed in attached Exhibit C, which is attached and incorporated herein. All work required by such conditions shall be completed in compliance with City Standard Specifications and approved by the Public Works Department.

4. The City Clerk shall certify to the passage of this Resolution and shall file a certified copy, attested by the City Clerk under the seal of the City, in the Office of the City Clerk.

5. The City Clerk shall file a certified copy of the resolution for recordation in the Office once all work associated with this requirement has been accepted by the City

Engineer or the Public Works Director.

- 6. This vacation shall become effective on the date this resolution is recorded.

\* \* \* \* \*

STATE OF CALIFORNIA )  
COUNTY OF FRESNO ) ss.  
CITY OF FRESNO )

I, TODD STERMER, City Clerk of the City of Fresno, certify that the foregoing resolution was adopted by the Council of the City of Fresno, at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_ 2024.

AYES :  
NOES :  
ABSENT :  
ABSTAIN :

Mayor Approval: \_\_\_\_\_, 2024  
Mayor Approval/No Return: \_\_\_\_\_, 2024  
Mayor Veto: \_\_\_\_\_, 2024  
Council Override Vote: \_\_\_\_\_, 2024

TODD STERMER, CMC  
City Clerk

By: \_\_\_\_\_  
Deputy Date

APPROVED AS TO FORM:  
ANDREW JANZ  
City Attorney

By: \_\_\_\_\_  
Date  
Deputy City Attorney

Attachments:  
Exhibit A – Street Easement Vacation Legal Description  
Exhibit B – Street Easement Vacation Map  
Exhibit C – Vacation Conditions of Approval

PW File No. 13233

**EXHIBIT 'A'**  
**VACATION LEGAL DESCRIPTION**

A VACATION OF A PORTION OF THAT PROPERTY RELINQUISHED TO THE CITY OF FRESNO BY DOCUMENT RECORDED OCTOBER 27, 2009, AS DOCUMENT NO. 2009-0148223, OF OFFICIAL RECORDS OF FRESNO COUNTY, SITUATE IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 14 SOUTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHEAST CORNER OF SEGMENT 3, AS SHOWN ON THAT MAP OF RELINQUISHMENT NO. 85836, RECORDED IN STATE HIGHWAY MAP BOOK 5 AT PAGES 68 THROUGH 71, FRESNO COUNTY RECORDS;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID SEGMENT 3, SOUTH  $00^{\circ}21'31''$  WEST, A DISTANCE OF 127.75 FEET, TO THE BEGINNING OF A TANGENT CURVE TO THE NORTHEAST, HAVING A RADIUS OF 42.00 FEET, SAID POINT ALSO BEING THE **TRUE POINT OF BEGINNING**;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $76^{\circ}29'00''$ , A DISTANCE OF 56.07 FEET, TO THE BEGINNING OF A REVERSE CURVE TO THE SOUTHWEST, HAVING A RADIUS OF 78.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF  $81^{\circ}21'54''$ , A DISTANCE OF 110.77 FEET, TO THE NORTHERLY BOUNDARY OF THAT LAND DESCRIBED IN DIRECTOR'S DEED TO THE CITY OF FRESNO, RECORDED MAY 16, 2013, AS DOCUMENT NO. 2013-0070514, OF OFFICIAL RECORDS OF FRESNO COUNTY;

THENCE ALONG SAID NORTHERLY LINE, NORTH  $89^{\circ}23'36''$  WEST, A DISTANCE OF 77.68 FEET;

THENCE NORTH  $44^{\circ}31'02''$  WEST, A DISTANCE OF 19.83 FEET, TO THE SOUTHERLY EXTENSION OF THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH HUGHES AVENUE (32-FOOT HALF-WIDTH);

THENCE ALONG SAID EASTERLY LINE, NORTH  $00^{\circ}21'31''$  EAST, A DISTANCE OF 108.93 FEET, TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 0.15 ACRES OR 6,642 SQUARE FEET, MORE OR LESS.

PREPARED BY:



6/25/2024

NEIL E. THONESEN  
P.L.S. 8656  
LIC. EXP. 12/31/2025

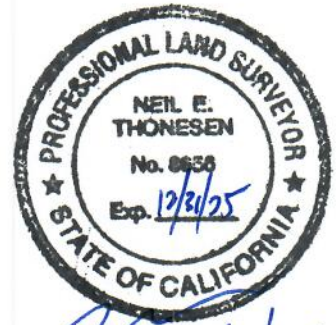
DATE





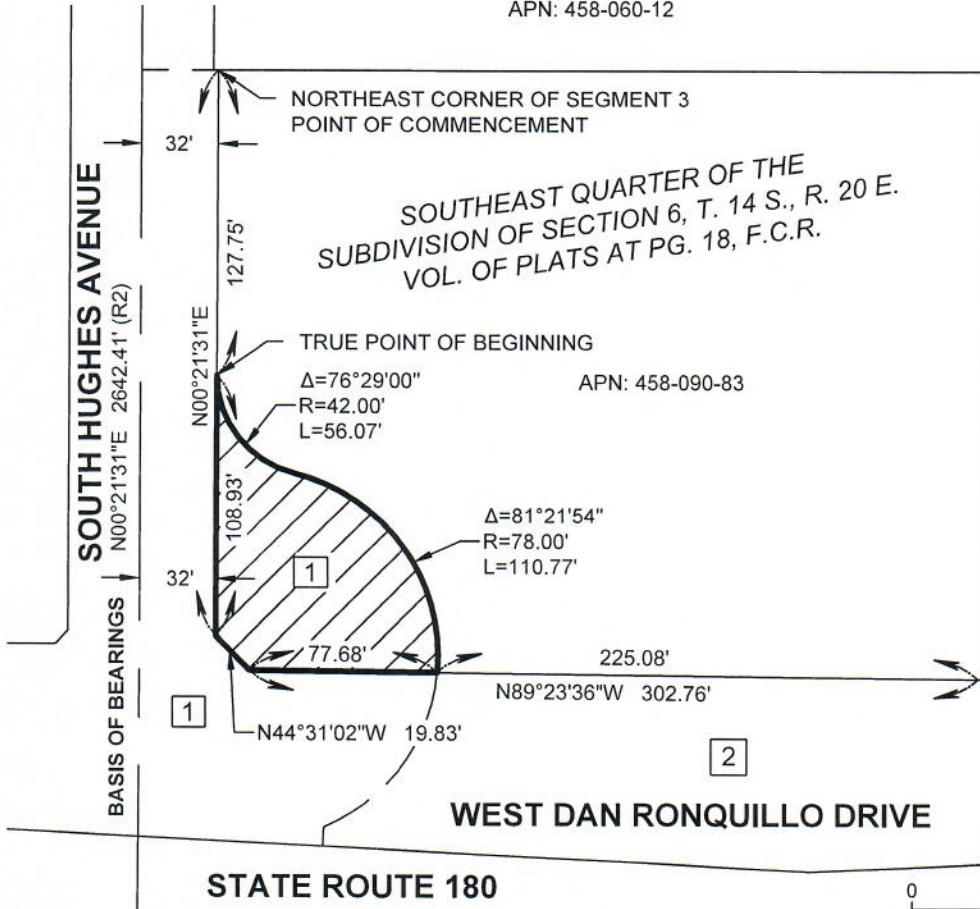
**EXHIBIT 'B'**

GRANT DEED  
 DOC. NO. 2021-0017373  
 APN: 458-060-12



PORTION OF  
 DOC. NO. 92169941, O.R.F.C.

APN: 458-090-80



SCALE: 1" = 80'

**LEGEND**

- |  |   |
|--|---|
| — LOT LINE —   | — CENTERLINE —  |
| <p>1 RELINQUISHED TO CITY OF FRESNO BY DOCUMENT RECORDED OCTOBER 27, 2009, AS DOC. NO. 2009-0148223, O.R.F.C.</p>                                  | <p>2 DIRECTOR'S DEED MAP FOR DD 81681-01-01 RECORDED MAY 16, 2013, AS DOC. NO. 2013-0070514, O.R.F.C.</p> |
| <p>(R1) RECORD AND CALCULATED DIMENSIONS PER DIRECTOR'S DEED MAP FOR DD 81681-01-01, RECORDED MAY 16, 2013, AS DOC. NO. 2013-0070514, O.R.F.C.</p> | <p>O.R.F.C. OFFICIAL RECORDS OF FRESNO COUNTY<br/>                 F.C.R. FRESNO COUNTY RECORDS</p>       |
| <p>(R2) RECORD AND CALCULATED DIMENSIONS PER CALTRANS RIGHT-OF-WAY RECORD MAP, FRE-180, PM 55.05, SHEET 2 OF 3, IN DISTRICT 6 OF CALTRANS.</p>     | <p> AREA TO BE VACATED AND RESERVED AS A PUBLIC UTILITY EASEMENT 0.15 ACRES / 6,642 SQUARE FEET</p>       |

PREPARED BY:



1713 11TH STREET, SUITE 1  
 REEDLEY, CA 93654  
 PH: (559) 637-1544

**EASEMENT VACATION**

DATE: 06/25/2024

DRAWN BY: JDK

JOB NO.: 21057

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**EXHIBIT "C"**  
**VACATION CONDITION OF APPROVAL**

1. CVIN has facilities in S Hughes Ave and W Dan Ronquillo Ave. I have attached a copy of their email showing their facilities. Please contact Raymond Low (contact information is in email) to verify that their facilities have been accommodated for.
2. Robert A. Diaz of the Department of Public Utilities requires that the project developer be financially responsible for the relocation of any public water facilities that may be required to be relocated. Please contact Robert at (559) 621-1623 if you have any questions.
3. Gary Chapman of Fresno Metropolitan Flood Control District proved the following information. The proposed vacation area lies within the District's Drainage Area "ZZ" and there are no facilities in the area. The District requires that the Master Plan drainage patterns remain as designed for the proposed vacation area, otherwise resubmittal and evaluation must occur. If you have any questions for Gary, contact him at (559) 456-3292.
4. Harman Dhaliwal of Traffic Planning, Department of Public Works, requires that this vacation complies with P21-06225. I have attached a copy of Louise's response with her contact info included if you have any questions. Please contact Harman at (559) 621-8694.