

**FRESNO CITY PLANNING COMMISSION  
RESOLUTION NO. 13532**

The Fresno City Planning Commission, at its regular meeting on April 18, 2018, adopted the following resolution relating to Annexation Application No. ANX-17-004.

WHEREAS, Annexation Application No. ANX-17-004 has been filed with the City of Fresno by Bill Robinson on behalf of Mary Zakaryan, pertaining to approximately 7.80 acres of property located on the north side of East Alluvial Avenue between North Willow and North Paula Avenues; and,

WHEREAS, Annexation Application No. ANX-17-004 proposes to initiate annexation proceedings to request a change of organization ("Alluvial-Willow No. 4 Reorganization") resulting in an annexation to the City of Fresno and detachment from the Fresno County Fire Protection District and the Kings River Conservation District, of certain property consisting of an approximately 7.80 acre site and hereinafter called the "subject territory;" and,

WHEREAS, LAFCO requires that the subject territory be pre-zoned consistent with the City of Fresno General Plan ("General Plan") prior to the initiation of annexation proceeding; and,

WHEREAS, it has been determined that pre-zoning the subject territory with the RS-3 (*Single Family Residential, Low Density*) zone district is consistent with the Fresno General Plan; and,

WHEREAS, the annexation will be made pursuant to Part 3 of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 contained in Division 3 of Title 5 commencing with Section 56000 of the California Government Code; and,

WHEREAS, a description of the boundaries of the subject territory is set forth in Exhibit A; and,

WHEREAS, this proposal is within the established sphere of influence of the City of Fresno; and,

WHEREAS, the proposed reorganization is uninhabited under the definition of Section 56046 of the California Government Code; and,

WHEREAS, municipal services for the subject territory will be provided in a manner described in the Service Delivery Plan pursuant to the requirements set forth in Government Code Section 56653; and,

WHEREAS, the proposed annexation complies with the terms and standards of the 2003 Memorandum of Understanding ("2003 MOU") between the City of Fresno and the County of Fresno approved January 6, 2003; and,

WHEREAS, this proposed reorganization will result in logical growth, the provision of municipal services, and the application of appropriate development standards and controls within the City of Fresno, and implements the Council's policy to unify the metropolitan area; and,

WHEREAS, on April 18, 2018, the Fresno City Planning Commission conducted a public hearing to review the proposed Annexation Application, as well as the proposed pre-zoning of the subject property in accordance with Pre-zone Application No. R-17-008 and considered the

associated Finding of Conformity to the Fresno General Plan Master Environmental Impact Report (MEIR No. 21012111015) prepared for Environmental Assessment No. ANX-17-004/R-17-008/C-17-062 dated March 29, 2018, received public testimony and considered the Development and Resource Management Department's report recommending approval of the proposed annexation application and environmental assessment; and,

WHEREAS, the Fresno City Planning Commission has reviewed the environmental assessment prepared for the proposed project, Environmental Assessment No. ANX-17-004/R-17-008/C-17-062 dated March 29, 2018, and is satisfied that the appropriate measures of development will adequately reduce or alleviate any potential adverse impacts either generated from the proposal, or impacting the proposal from an off-site source, and hereby concurs with the issuance of a Finding of Conformity; and,

WHEREAS, the Planning Commission reviewed the subject annexation application in accordance with the land use policies of the Fresno General Plan and Woodward Park Community Plan.

NOW, THEREFORE, BE IT RESOLVED that the Fresno City Planning Commission hereby finds and determines in accordance with its own independent judgment that there is no substantial evidence in the record to indicate that Annexation Application No. ANX-17-004 may have a significant effect on the environment as identified by, and evaluated within, the Finding of Conformity to the Fresno General Plan Master Environmental Impact Report (MEIR No. 21012111015) prepared for Environmental Assessment No. ANX-17-004/R-17-008/C-17-062, dated March 29, 2018.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that Annexation Application No. ANX-17-004, which proposes to initiate annexation proceedings to request a change of organization ("Alluvial-Willow No. 4 Reorganization") resulting in an annexation to the City of Fresno and detachment from the Fresno County Fire Protection District and the Kings River Conservation District, of the "subject territory;" as depicted by the attached Exhibit "A" and described within staff report to the Planning Commission dated April 18, 2018, be approved.

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Annexation Application No. ANX-17-004  
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The foregoing Resolution was adopted by the Fresno City Planning Commission, upon a motion by Commissioner Sodhi-Layne, seconded by Commissioner Torossian.

VOTING:           Ayes - Sodhi-Layne, Torossian, Bray, Hardie, McKenzie, Vang  
                      Noes - None  
                      Not Voting - None  
                      Absent - Garcia

DATED: April 18, 2018



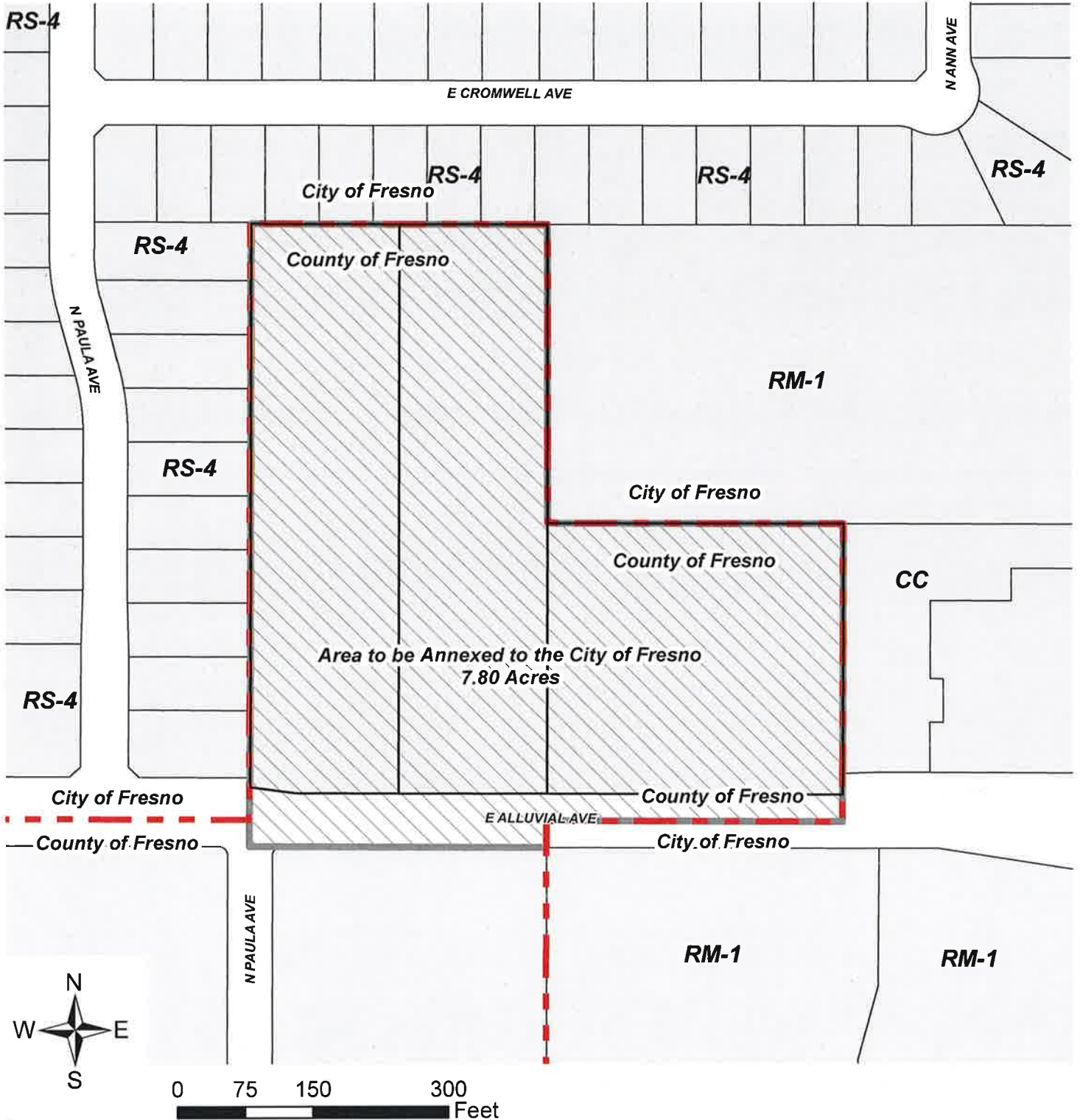
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Mike Sanchez, Assistant Director  
Fresno City Planning Commission

Resolution No. 13532  
Annexation Application No. ANX-17-004  
Filed by Bill Robinson  
Action: Recommend Approval


Attachment: Exhibit A

# EXHIBIT A



**ANX-17-0004**  
**APN: 404-500-20, 21, and 23**  
**2792 E Alluvial Avenue**

 City Limits

 Area to be Annexed to the City of Fresno 7.80 Acres