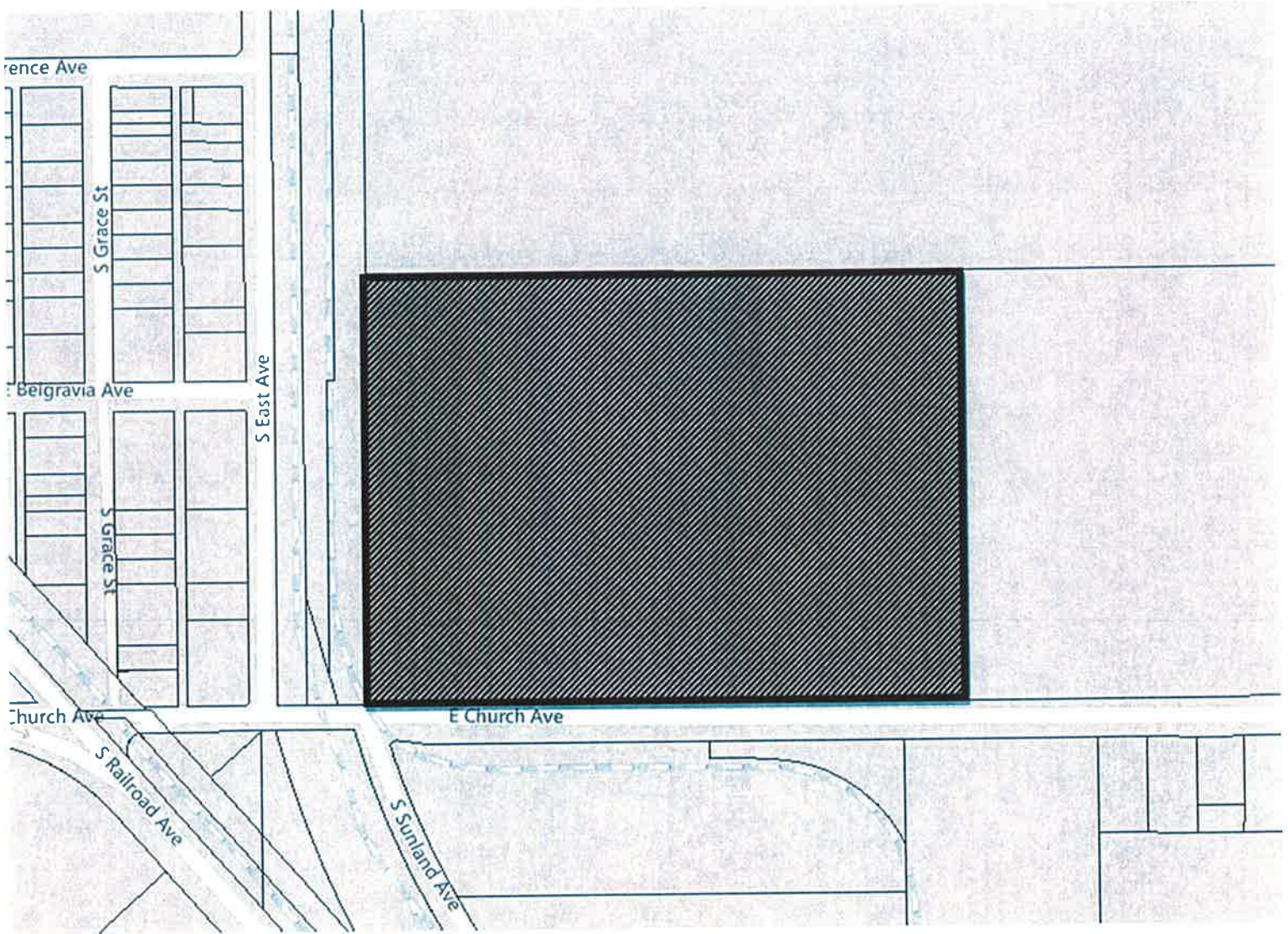


## **Vicinity Map and Site Aerial Photograph**



**Subject Property**



**Not To Scale**

## **VICINITY MAP**

**PROPOSED VESTING TENTATIVE PARCEL MAP  
NO. 2007-01**

PROPERTY ADDRESS

**3223 East Church Avenue**

## **DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT**

**APN: 480-090-12**

**Zone District: M-3, Heavy Industrial**

**By: R. Kachadourian, February 4, 2016**



# Subject Site – VTPM-2007-01



**Addendum to the Finding of Conformity**

January 15, 2016

for

Environmental Assessment (EA) No. R-07-002/TPM-2007-01,  
dated July 17, 2009

<p><b>CITY OF FRESNO</b> <b>ADDENDUM TO THE FINDING OF CONFORMITY FOR</b> <b>ENVIRONMENTAL ASSESSMENT (EA) NO. R-07-002/TPM-2007-01</b></p> <p><b>(As filed with the Fresno County Clerk on July 17, 2009)</b></p> <p><i>Addendum prepared in accordance with Sections 15162 and 15164 of the California Environmental Quality Act (CEQA) Guidelines</i></p>		<p>This addendum was not circulated for public review pursuant to Section 15164(c) of the CEQA Guidelines.</p>
<p><b>ENVIRONMENTAL ASSESSMENT NO. R-07-002/TPM-2007-01</b></p>		
<p>The full Initial Studies and the Master Environmental Impact Report, No. 10130, prepared for the 2025 Fresno General Plan (SCH # 2001071097) are on file in the Development and Resource Management Department, Development Services Division, Fresno City Hall, 3rd Floor, 2600 Fresno Street, Fresno, California 93721 (559) 621-8277</p>		
<p><b>APPLICANT:</b> Doug Hensen Don Pickett &amp; Associates, Inc. 7395 North Palm Bluffs Avenue, Suite 101 Fresno, CA 93711</p>	<p><b>PROJECT LOCATION:</b> 3223 East Church Avenue (APN: 480-090-12)</p> <p>North side of East Church Avenue between South East Avenue and South Orange Avenue.</p> <p>Site Latitude: 36° 42' 55.00" N Longitude and 119° 46' 13.36" W Mount Diablo Base &amp; Meridian, Township 14 S Range 20 E, Section 14</p>	
<p><b>PROJECT DESCRIPTION:</b></p> <p>Environmental Assessment (EA) No. R-07-002/TPM-2007-01 was filed by Doug Hensen, Don Pickett &amp; Associates, Inc., on behalf of Church Avenue Investors, LLC and pertains to approximately 24.34 net acres of property located on the north side of East Church Avenue between South East and South Orange Avenues.</p> <p>Rezone Application No. R 07-002 was approved by the Fresno City Council on September 24, 2009, through Ordinance No. 2009-35, to rezone the subject property from the M-3 (Heavy Industrial, Fresno County) zone district to the M-3 (Heavy Industrial, City of Fresno) zone district,. The rezone approval will facilitate a subdivision for development of an industrial use business park in accordance with the proposed Vesting Tentative Parcel Map No. 2007-01. The project site is proposed to be detached from the Fresno County Fire Protection District and the Kings River Conservation District and annexed to the City of Fresno; these actions are under the jurisdiction of the Fresno Local Agency Formation Commission.</p> <p>Since the initial study analysis and approval of Rezone Application No. R-07-002, the proposed subdivision project was placed on hold by the developer during the State's economic downturn and more recently, by the California High Speed Rail Authority with needed ROW acquisition resulting in the planned construction of an overcrossing for Church Avenue which is impacting the southern portion of</p>		

the subject property and its planned access to the subdivision.

A revision is proposed by the applicant to the South Second Street and South Third Street roadways connecting Church Avenue as originally proposed by Vesting Tentative Parcel Map No. 2007-01, with the redesigned Sunland Avenue roadway connection proposed by High Speed Rail will provide access to the proposed industrial business park subdivision with the new Church Avenue overcrossing.

The City of Fresno determined that the above-described project is a subsequent project that is fully within the scope of the Master Environmental Impact Report No. 10130 ("MEIR) prepared for the 2025 Fresno General Plan (SCH # 2001071097) and a Finding of Conformity prepared for Environmental Assessment (EA) No. R-07-002/TPM-2007-01 and filed on July 17, 2009. Therefore, the City of Fresno has determined that an addendum to Environmental Assessment (EA) No. R-07-002/TPM-2007-01 is appropriate given that none of the conditions described in Section 15162 of the CEQA Guidelines have occurred and new information added is only for the purposes of providing minor changes or additions, in accordance with Section 15164 of the CEQA Guidelines.

ADDENDUM PREPARED BY:

Ralph Kachadourian, Supervising Planner

DATE: January 15, 2016

SUBMITTED BY:

Bonique Emerson, AICP, Planning Manager  
CITY OF FRESNO DEVELOPMENT AND  
RESOURCE MANAGEMENT DEPARTMENT

## **City Council Resolution**

Roadway Alignment and Width  
Revised Vesting Tentative Parcel Map No. 2007-01



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

A RESOLUTION OF THE COUNCIL OF THE CITY OF FRESNO,  
CALIFORNIA, FOR THE APPROVAL OF REVISED STREET  
ALIGNMENTS AND WIDTHS OF PUBLIC STREETS WITHIN  
THE BOUNDARIES OF VESTING TENTATIVE PARCEL MAP  
NO. 2007-01

WHEREAS, on January 5, 2010, a request was filed by Don Pickett & Associates, Inc., on behalf of Church Avenue Investors, LLC., to obtain City Council approval of new street alignments and widths for three new 64-foot wide local industrial streets proposed within the boundaries of Vesting Tentative Parcel Map No. 2007-01, filed for property located on the north side of East Church Avenue between South East and South Orange Avenues;

WHEREAS, on May 6, 2010, the Fresno City Council adopted Resolution No. 2010-84 approving three new 64-foot wide industrial street alignments and widths proposed for Vesting Tentative Parcel Map No. 2007-01;

WHEREAS, on September 28, 2015, a revised Vesting Tentative Parcel Map was submitted by Don Pickett & Associates, Inc., to obtain approval of an additional street alignment and width to create four 64-foot wide local industrial streets proposed within the boundaries of the revised Vesting Tentative Parcel Map;

WHEREAS, this approval of the four new 64-foot wide local industrial streets would provide access to parcels which will comprise part of a tract of land zoned for industrial development, pursuant to Vesting Tentative Parcel Map No. 2007-01, and in accordance with Section 66426(c) of the Subdivision Map Act;



WHEREAS, the revision to the local industrial streets proposed for Vesting Tentative Parcel Map No. 2007-01 was due to the planned overcrossing of Church Avenue by the California High Speed Rail Authority in order to provide access to Church Avenue from Sunland Avenue underneath the new roadway overcrossing;

WHEREAS, Section 66426(c) of the Subdivision Map Act and 15-3202-A-2-c of the Fresno Municipal Code provide that a tentative or final map shall be required for all subdivisions creating five or more parcels except when the land consists of a parcel or parcels having approved access to a public street or highway, which comprises part of a tract of land zoned for industrial or commercial development, and which has the approval of the governing body (City Council) for street alignments and widths;

WHEREAS, Environmental Assessment No. R-07-002/TPM-2007-01, relating to the initial study of Rezone Application No. R-07-002 and Vesting Tentative Parcel Map No. 2007-01 resulted in the filing of a Finding of Conformity to the 2025 Fresno General Plan Master Environmental Impact Report (MEIR No. 10130);

WHEREAS, on September 24, 2009 the City Council considered and subsequently adopted the Finding of Conformity, which included this project, and which was filed with the Fresno County Clerk on July 17, 2009; and,

WHEREAS, an Addendum to the adopted Finding of Conformity was prepared on January 15, 2016, and remains appropriate given that none of the conditions described in Section 15162 of the CEQA Guidelines have occurred and new information added is only for the purposes of providing minor changes or additions, in accordance with Section 15164 of the CEQA Guidelines.

NOW, THEREFORE, BE IT RESOLVED, the Council of the City of Fresno, in accordance with Section 66426(c) of the Subdivision Map Act and Article 32, Chapter 15 of the Fresno Municipal Code, hereby approves the revision to street alignments and widths as proposed in Exhibit "A," dated September 28, 2015, to be developed with revised Vesting Tentative Parcel Map No. 2007-01.

\* \* \* \* \*

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

I, YVONNE SPENCE, City Clerk of the City of Fresno, certify that the foregoing Resolution was adopted by the City Council of the City of Fresno at a regular meeting held on the 4th day of February, 2016, by the following vote:

AYES :  
NOES :  
ABSENT :  
ABSTAIN :

Mayor Approval: \_\_\_\_\_, 2016  
Mayor Approval/No Return: \_\_\_\_\_, 2016  
Mayor Veto: \_\_\_\_\_, 2016  
Council Override Vote: \_\_\_\_\_, 2016

YVONNE SPENCE, CMC  
City Clerk

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

APPROVED AS TO FORM:  
DOUGLAS T. SLOAN  
City Attorney

By: \_\_\_\_\_  
Mary Raterman-Doidge      Date  
Deputy

Attachment: Exhibit A, Revised Vesting Tentative Parcel Map No. 2007-01

**VICINITY MAP, NOT TO SCALE**



## **City Council Resolution**

Initiation of Annexation  
Exhibit A – Church-East No.1 Reorganization  
Boundary Diagram

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

A RESOLUTION OF THE COUNCIL OF THE CITY OF FRESNO, CALIFORNIA, AUTHORIZING THE DEVELOPMENT AND RESOURCE MANAGEMENT DIRECTOR TO INITIATE ANNEXATION OF THE "CHURCH-EAST NO. 1 REORGANIZATION" WITH THE FRESNO LOCAL AGENCY FORMATION COMMISSION (LAFCO)

WHEREAS, the City seeks to request a change of organization;

WHEREAS, the specific changes of organization ("Church-East No. 1 Reorganization") is 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 24.34 net acre site and hereinafter called the "Subject Territory;"

WHEREAS, LAFCO, as a Responsible Agency, requires that the Subject Territory be pre-zoned consistent with the City of Fresno General Plan prior to the initiation of annexation proceeding;

WHEREAS, the Subject Territory was rezoned from the County of Fresno M-3, (Heavy Industrial) zone district to City of Fresno M-3 (*Heavy Industrial*) zone district per City Council Ordinance No. 2009-35 (Bill No. B-35) on September 24, 2009 and is consistent with the City of Fresno General Plan;

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;

WHEREAS, a description of the boundaries of the Subject Territory is set forth in Exhibit A;

1 of 4

Date Adopted:  
Date Approved:

Effective Date:  
City Attorney Approval: MVLO

Resolution No.

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

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

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;

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;

WHEREAS, pursuant to the 2003 MOU, notification of the intention to file the proposed annexation was made to the County of Fresno and the City requested that the County of Fresno determine that the proposed reorganization is consistent with the standards of annexation of the 2003 Memorandum; 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.

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

1. The Council finds the proposed Church-East No. 1 Reorganization to be consistent with the standards of annexation in the 2003 MOU.
2. Council authorizes the City Manager or designee to sign and submit a complete application to LAFCO for the proposed Church-East No. 1 Reorganization

requesting the annexation take place in the manner provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000. Council directs staff to take all necessary steps to submit a complete application for the proposed annexation, including preparation and submittal of all LAFCO required forms, documents, and studies and payment of all required fees, including a Fire Transition fee (which is collected by the City from the developer and paid by the City to the District), determined in accordance with the applicable Transition Agreement, if any, between the City of Fresno and the Fresno County Fire Protection District Regarding the Transfer of Certain General Ad Valorem Real Property Tax Revenue Generated by Annexations.

\* \* \* \* \*



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

I, YVONNE SPENCE, City Clerk of the City of Fresno, certify that the foregoing Resolution was adopted by the City Council of the City of Fresno at a regular meeting held on the 4th day of February, 2016, by the following vote:

AYES :  
NOES :  
ABSENT :  
ABSTAIN :

Mayor Approval: \_\_\_\_\_, 2016  
Mayor Approval/No Return: \_\_\_\_\_, 2016  
Mayor Veto: \_\_\_\_\_, 2016  
Council Override Vote: \_\_\_\_\_, 2016

YVONNE SPENCE, CMC  
City Clerk

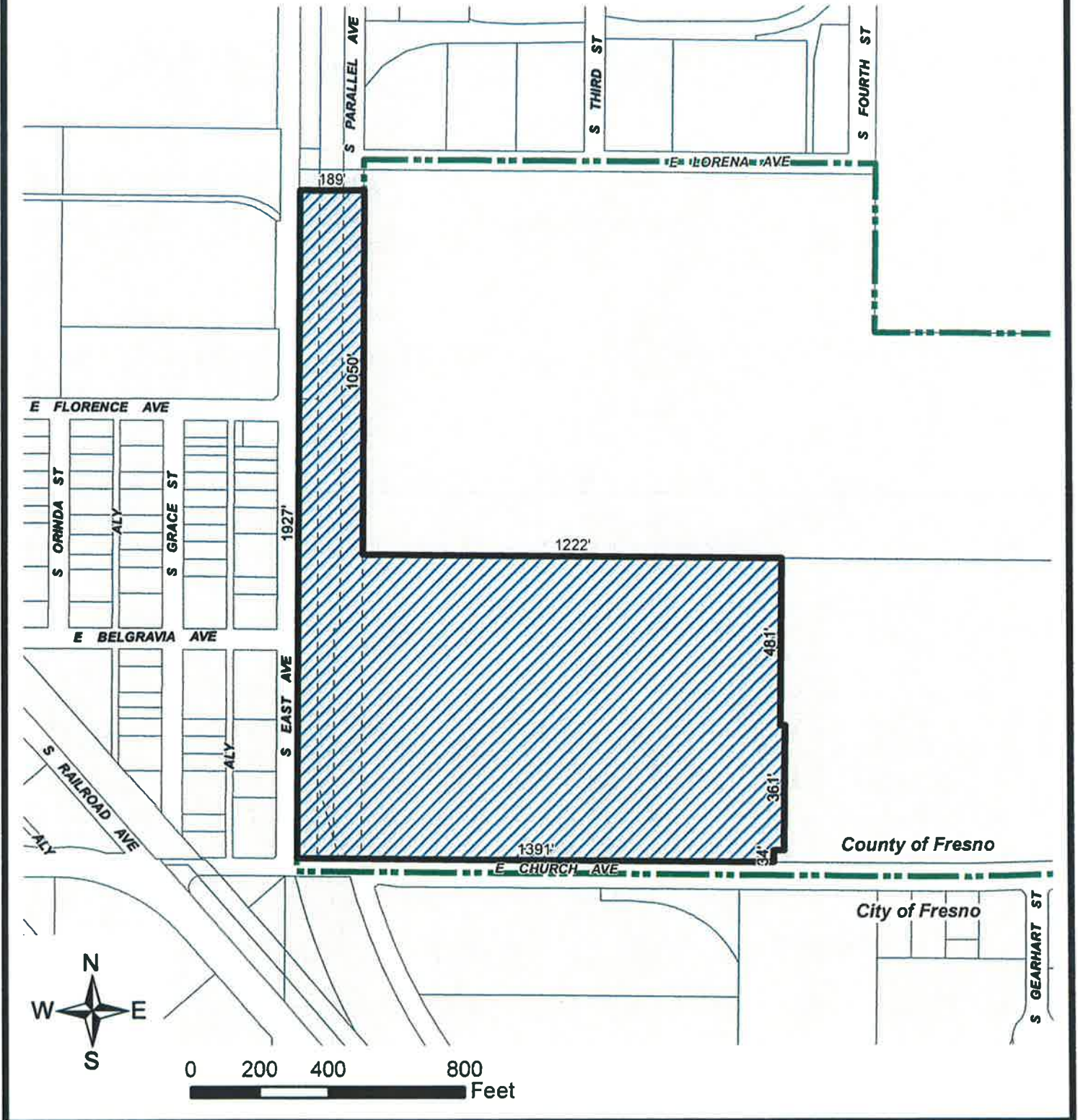
By: \_\_\_\_\_  
Deputy

APPROVED AS TO FORM:  
DOUGLAS T. SLOAN  
City Attorney

By: \_\_\_\_\_  
Mary Raterman-Doidge      Date  
Deputy

Attachment: Exhibit A – Church-East No.1 Reorganization

# EXHIBIT A



## CHURCH-EAST NO. 1 REORGANIZATION

APN: 480-090-12

480-010-15U, 20MU, 27U, 28U, 29U (portion) and 30U



City Limits

**Adopted City Council Resolution No. 2010-84**  
May 6, 2010

**Adopted City Council Ordinance No. 2009-35**  
Bill No. B-35  
September 24, 2009



RESOLUTION NO. 2010-84

**A RESOLUTION OF THE COUNCIL ON THE CITY OF FRESNO,  
CALIFORNIA, FOR THE APPROVAL OF THE STREET ALIGNMENTS  
AND WIDTHS OF PROPOSED PUBLIC STREETS WITHIN THE BOUNDARIES  
OF VESTING TENTATIVE PARCEL MAP NO. 2007-01**

WHEREAS, on January 05, 2010, a request was filed by Don Pickett & Associates, Inc., on behalf of Church Avenue Investors, LLC., to obtain City Council approval of new street alignments and widths for three new 64-foot wide local industrial streets proposed within the boundaries of Vesting Tentative Parcel Map No. 2007-01, which has been filed for property located on the north side of East Church Avenue between South East and South Orange Avenues; and,

WHEREAS, this request is to approve access to parcels which will comprise part of a tract of land zoned for industrial development, pursuant to Vesting Tentative Parcel Map No. 2007-01, and in accordance with Section 66426 (c) of the Subdivision Map Act; and,

WHEREAS, Section 66426 (c) of the Subdivision Map Act and the City of Fresno's Parcel Map Ordinance provide that a tentative or final map shall be required for all subdivisions creating five or more parcels except when the land consists of a parcel or parcels having approved access to a public street or highway, which comprises part of a tract of land zoned for industrial or commercial development, and which has the approval of the governing body (City Council) for street alignments and widths; and,

WHEREAS, Environmental Assessment No. R-07-002/TPM-2007-01, relating to the initial study of Rezone Application No. R-07-002 and Vesting Tentative Parcel Map No. 2007-01 was prepared in compliance with the California Environmental Quality Act (CEQA); and,

WHEREAS, the environmental assessment/initial study conducted for the rezone application and vesting tentative parcel map resulted in the filing of a Finding of Conformity to the 2025 Fresno General Plan Master Environmental Impact Report (MEIR No. 10130); and,

WHEREAS, on September 24, 2009 the City Council considered and subsequently adopted the Finding of Conformity, which included this project, and which was filed with the Fresno County Clerk on July 17, 2009.

Adopted \_\_\_\_\_  
Approved \_\_\_\_\_  
Signature 05-06-10

2010-84



City Council Resolution  
Vesting Tentative Parcel Map No. 2007-01  
May 06, 2010  
Page 2



NOW, THEREFORE, BE IT RESOLVED, the Council of the City of Fresno, in accordance with Section 66426(c) of the Subdivision Map Act and the City of Fresno's Parcel Map Ordinance, hereby approves the street alignments and widths as proposed in Exhibit "A" dated, May 06, 2010, and to be developed with Vesting Tentative Parcel Map No. 2007-01.

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CLERK'S CERTIFICATION

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

I, REBECCA E. KLISCH, 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 6th day of May, 2010, by the following vote:

Ayes: Borgeas, Brand, Dages, Perea, Sterling, Xiong, Westerlund  
Noes: None  
Absent: None  
Abstain: None

REBECCA E. KLISCH

City Clerk

By Rebecca E. Klisch

APPROVED AS TO FORM:

JAMES C. SANCHEZ  
City Attorney

By [Signature]  
Shannon Chaffin  
Deputy City Attorney

Date 4/22/10

Vesting Tentative Parcel Map No. 2007-01  
Filed by: Don Pickett & Associates, Inc..  
APN No(s): 480-090-12

**Recording Requested by:**  
City Clerk, Fresno, California  
No Fee-Govt. Code 6103

**Return to City Clerk, Fresno**

Space above this line reserved for Fresno County Recorder's Office



ORDINANCE OF THE COUNCIL OF THE CITY OF FRESNO  
PROPOSED AND INITIATED BY \_\_\_\_\_  
MOVED BY Dages SECONDED BY Westerlund

BILL NO. B-35

ORDINANCE NO. 2009-35

AN ORDINANCE OF THE CITY OF FRESNO, CALIFORNIA, AMENDING  
THE OFFICIAL ZONE MAP OF THE CITY OF FRESNO HERETOFORE  
ADOPTED BY ARTICLES 1 TO 4.5 INCLUSIVE, CHAPTER 12, OF THE  
FRESNO MUNICIPAL CODE, BEING THE ZONING ORDINANCE OF THE  
CITY OF FRESNO

WHEREAS, Rezone Application No. R-07-002 has been filed by Church Avenue Investors, LLC.,  
property owners, with the City of Fresno to rezone property as described herein below; and,

WHEREAS, pursuant to the provisions of Article 4, Chapter 12, of the Fresno Municipal Code, the  
Planning Commission of the City of Fresno held a public hearing on the 2nd day of September, 2009, to  
consider Rezone Application No. R-07-002 and related Environmental Assessment No. R-07-002/TPM-  
2007-01, during which the Commission considered the environmental assessment and recommended to  
the Council of the City of Fresno approval, as evidenced in Planning Commission Resolution No. 12975,  
of the rezone application to amend the City's Zoning Ordinance on real property described herein below  
from the M-3 (*Heavy Industrial, Fresno County*) zone district to the M-3 (*Heavy Industrial, City of Fresno*)  
zone district; and,

WHEREAS, the Council of the City of Fresno, on the 24th day of September, 2009, 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

Adopted 9/24/09  
Approved 9/24/09  
Effective See Sec 4

2009-35



Ordinance Amending Official Zone Map  
Rezone Application No. R-07-002  
September 24, 2009  
Page 2

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 there is no substantial evidence in the record that Rezone Application No. R-07-002 may have additional significant effects on the environment that were not identified in the 2025 Fresno General Plan Master Environmental Impact Report No. 10130 ("MEIR") and that no new or additional mitigation measures or alternatives may be required. In addition, pursuant to Public Resources Code, Section 21157.6(b)(1), Council finds that no substantial changes have occurred with respect to the circumstances under which the MEIR was certified and that no new information, which was not known and could not have been known at the time that the MEIR was certified as complete, has become available. Accordingly, the Council adopts the Finding of Conformity prepared for Environmental Assessment No. R-07-002/TPM-2007-01 dated July 17, 2009.

SECTION 2. The Council finds the recommended M-3 (*Heavy Industrial*) zone district is consistent with the Heavy Industrial planned land use designations of the 2025 Fresno General Plan and the Roosevelt Community Plan as specified in Section 12-403-B of the Fresno Municipal Code.

SECTION 3. The Council finds that the zone district of the real property described hereinbelow, located in the City of Fresno and shown on the Official Zone Map of the City of Fresno, is reclassified from the M-3 (*Heavy Industrial, Fresno County*) zone district to the M-3 (*Heavy Industrial, City of Fresno*) zone district:

**From M-3 (Fresno County) to M-3 (City of Fresno):**

All that portion of the Northwest quarter of Section 14, Township 14 South, Range 20 East, Mount Diablo Base and Meridian, according to the Official Plat thereof, described as follows:

Commencing at the Southwest corner of said Northwest quarter of Section 14; thence North 90°00'00" East along the South line of said Northwest quarter, a distance of 220.50 feet; thence North 00°00'21" West, a distance of 39.93 feet to the true point of beginning of this description; thence continuing North 00°00'21" West, a distance of 861.36 feet; thence South 89°59'59" East, along a line described as 901.29 feet North of and parallel with the South line of said Northwest quarter, a distance of 1213.55 feet to the Northwest corner of Parcel 1 of Parcel Map No. 7110, according to the map thereof recorded in Book 47 Pages 13, 14, and 15 of Parcel Maps, Fresno County Records; thence along the West line of Parcels 1 and 2 of said Parcel Map No. 7110, as follows: South 00°04'04" West, a distance of 476.36 feet, South 89°57'16" East, a distance of 12.83 feet, South 00°04'04" West, a distance of 360.62 feet,



Ordinance Amending Official Zone Map  
Rezone Application No. R-07-002  
September 24, 2009  
Page 3

North 89°55'56" West, a distance of 29.07 feet, and South 00°04'04" West, a distance of 34.33 feet to a point 30.00 feet North of the South boundary of said Northwest quarter of Section 14; thence leaving said West line, South 90°00'00" West, parallel with and 30.00 feet North of the South line of said Northwest quarter of Section 14, a distance of 1091.88 feet; thence North 84°33'44" West, a distance of 104.79 feet to the true point of beginning.

APN: 480-090-12

**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 and upon annexation of the subject property to the City of Fresno and upon payment of the required Fire District "Transition Fee". ///



# CLERK'S CERTIFICATION

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

I, REBECCA E. KLISCH, 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 24th day of September, 2009, by the following vote:

Ayes: Brand, Dages, Perea, Westerlund, Xiong, Sterling  
Noes: None  
Absent: Borgeas  
Abstain: None

REBECCA E. KLISCH  
City Clerk

By Rebecca Klisch

APPROVED AS TO FORM:

JAMES C. SANCHEZ  
City Attorney

By John W. Fox  
John W. Fox  
Senior Deputy City Attorney

Date 9/24/2009

Rezone Application No. R-07-002  
Filed by: Church Avenue Investors, LLC., property  
owners.  
APN No(s): 480-090-12