



Legislation Details (With Text)

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Title: Consider a resolution of application authorizing the Development and Resource Management Director to initiate proceedings to annex to the City of Fresno approximately 20 acres of property located on the northeast corner of E. Central and S. Cherry (Council District 3)
a. RESOLUTION - Of application by the Council of the City of Fresno, California, authorizing the Development and Resource Management Director to initiate the annexation of the "Central-Cherry No. 1 Reorganization" with the Fresno Local Agency Formation Commission (LAFCO)

Sponsors: Planning and Development Department

Indexes:

Code sections:

Attachments: 1. Exhibit 1 Aerial Photo.pdf, 2. Exhibit 2 Plan Map.pdf, 3. Resolution of Application.pdf

Date	Ver.	Action By	Action	Result
12/8/2016	1	City Council	approved	Pass

REPORT TO THE CITY COUNCIL

December 8, 2016

FROM: JENNIFER K. CLARK, Director
Development and Resource Management Department

THROUGH: MIKE SANCHEZ, Assistant Director
Development Services Division

BY: BRUCE BARNES, Project Manager
Development Services Division

SUBJECT

Consider a resolution of application authorizing the Development and Resource Management Director to initiate proceedings to annex to the City of Fresno approximately 20 acres of property located on the northeast corner of E. Central and S. Cherry (Council District 3)

- a. RESOLUTION - Of application by the Council of the City of Fresno, California, authorizing the Development and Resource Management Director to initiate the annexation of the "Central-Cherry No. 1 Reorganization" with the Fresno Local Agency Formation Commission (LAFCO)

RECOMMENDATIONS

Staff recommends that the City Council take the following actions:

1. ADOPT RESOLUTION of application by the Council of the City of Fresno, California, authorizing the Development and Resource Management Director to initiate the annexation of the “Central-Cherry No. 1 Reorganization” with the Fresno Local Agency Formation Commission (LAFCO)

EXECUTIVE SUMMARY

This proposed pre-zone and annexation will compliment a similar request recently approved by the Local Agency Formation Commission (LAFCO) on November 9, 2016 of territory directly to the east of the subject property. It is intended that the annexation of the territory will improve the City’s chances of obtaining a grant that would fund much needed water infrastructure in the area.

On November 9, 2016, LAFCo approved an annexation application relating to 90 acres of property located on the northwest corner of Central and East Avenues. This annexation approval would allow for a major economic development project to move forward. Part of the contingency of this approval was for the City of Fresno to file rezone and annexation applications for twenty acres of property located on the northeast corner of South Cherry and East Central Avenues. The Director, pursuant to Section 15-5804 of the Fresno Municipal Code, has initiated a pre-zoning of the subject property. The attached resolution authorizes the City to move forward with the necessary annexation request with LAFCo separate from the recently approved annexation.

BACKGROUND

The subject property is comprised of 20 acres located at the northeast corner of South Cherry Avenue and East Central Avenue and is currently zoned AE-20 (Agriculture Exclusive, 20 acres, Fresno County).

The Fresno General Plan designates the subject property primarily for Light Industrial planned land uses. The proposed zoning to IL (*Industrial Light*) is consistent with the General Plan. The City of Fresno supports goals that provide for ample industrial and employment land ready for job creation.

Staff is recommending the City Council approve the initiation of the annexation of the subject property.

ENVIRONMENTAL FINDINGS

This initiation of annexation proceedings is exempt from CEQA per CEQA guidelines Section 15061(b)(2) because the annexation will not result in any new development given that the site is currently developed with single family homes.

LOCAL PREFERENCE

Local preference is not implicated because this item does not involve public contracting or bidding with the City of Fresno.

FISCAL IMPACT

The requisite filing fees have been paid to LAFCo, with a subsequent fee of \$1200 to be paid upon annexation approval as well as an appropriate fire transition fee.

Attachments: Exhibit 1: 2015 Aerial Photograph
Exhibit 2: Fresno General Plan Planned Land Use Map
Exhibit 3: Resolution and Pre-zoning Map