

**CITY OF FRESNO**  
**ADDENDUM TO A FINDING OF CONFORMITY PREPARED FOR**  
**ENVIRONMENTAL ASSESSMENT NO. ANX-17-004/R-17-008/C-17-062**

**(As filed with the Fresno County Clerk on June 15, 2018)**

*Addendum prepared in accordance with Section 15164 of the California  
Environmental Quality Act (CEQA) Guidelines*

The full Initial Studies and the Master Environmental Impact Report SCH No. 2012111015 are on file in the Development and Resource Management Department, Fresno City Hall, 3rd Floor  
2600 Fresno Street  
Fresno, California 93721  
(559) 621-8277

ENVIRONMENTAL  
ASSESSMENT NUMBER:

ANX-17-004/R-17-008/C-17-062

*[Signature]* 6/26/18  
This addendum was not circulated for public review pursuant to Section 15164(c) of the CEQA Guidelines.

APPLICANT:  
Bill Robinson  
906 N Street, Suite 100  
Fresno, CA 93721

PROJECT LOCATION:

2792, 2820 and 2860 East Alluvial Avenue; Located on the north side of East Alluvial Avenue between North Willow and North Paula Avenues, in the County of Fresno, California

APNs: 404-500-20, 21, 23

Site Latitude: 36°50'44.3" N & Site Longitude: 119°43'57.4" W

Mount Diablo Base & Meridian, Township 12S, Range 19E, Section 36

**PROJECT DESCRIPTION:** Annexation Application No. ANX-17-004, Pre-zone Application No. R-17-008 and Conditional Use Permit Application No. C-17-062 were filed by Bill Robinson of Sol Development, on behalf of Mari Zakaryan of Heritage Crossing Fresno, Inc. The project proposed to amend the Official Zone Map to pre-zone property from the RR (*Rural Residential – Fresno County*) zone district to the City of Fresno RS-5 (*Single Family Residential, Medium Density*) and RS-3 (*Single Family Residential, Low Density*) zone districts. In addition, the project would annex approximately 7.80 acres of property from the County of Fresno to the City of Fresno. The Pre-zone, Annexation and Conditional Use Permit would facilitate the construction a single story, 56,324 square- foot senior residential care facility.

The Fresno General Plan planned land use designation of the subject properties are Low Density Residential and Medium Density Residential. The proposed pre-zone is consistent with the planned land use designation.

The proposed Pre-zone and Conditional Use Permit applications remain unchanged, however the proposed Annexation Application now includes the detachment from the Fresno County Fire Protection District and the Kings River Conservation District and the annexation of approximately 7.80 acres of

property to the City of Fresno. Fresno Local Agency Formation Commission (LAFCO) is a responsible agency for the proposed annexation.

The proposed project will not have a significant impact. It may be determined that: (1) The project does not significantly exceed the scope of Environmental Assessment No. ANX-17-004/R-17-008/C-17-062; (2) No substantial changes are proposed in the project which require major revisions to the previous environmental finding 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 finding for Environmental Assessment No. ANX-17-004/R-17-008/C-17-062 was adopted, has become available.

Therefore, the City of Fresno has determined that an addendum to Environmental Assessment No. ANX-17-004/R-17-008/C-17-062 is appropriate given that none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent finding of conformity 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.

Section 15162 provides that when a negative declaration has been adopted for a project, no subsequent negative declaration shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

**FINDINGS PURSUANT TO SECTION 15162 OF THE CEQA GUIDELINES.**

(1) *Substantial changes are proposed in the project which would require major revisions of the previous finding of conformity due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*

<i>Finding (1):</i>	The proposed modifications to Annexation Application No. ANX-17-004 does not involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
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(2) *Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or,*

<i>Finding (2):</i>	Substantial changes have not occurred with respect to the circumstances under which the project is undertaken.
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(3) *New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous Finding of Conformity was adopted, shows any of the following: (A) The project will have one or more significant effects not discussed in the previous finding of conformity; (B) Significant effects previously examined will be substantially more severe than shown in the previous finding of conformity; (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project; and, (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous finding of conformity, would substantially reduce one or more significant effects on the environment.*

<b>Finding (3):</b>	No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental determination was adopted, has become available.  The proposed project changes will not result in new significant environmental effects, or increase the severity of previously identified significant effects.
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ADDENDUM PREPARED BY:  
Chris Lang, Planner II

SUBMITTED BY:



Ralph Kachadourian, Supervising Planner  
CITY OF FRESNO DEVELOPMENT AND  
RESOURCE MANAGEMENT DEPARTMENT

DATE:

6/26/18

**Lara, Juan**

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**From:** Mike Sanchez <Mike.Sanchez@fresno.gov>  
**Sent:** Tuesday, June 26, 2018 2:40 PM  
**To:** Fey, David  
**Cc:** Lara, Juan; Mike Sanchez  
**Subject:** RE: City's CEQA process

Dave

All CEQA documents are typically approved at the Council level unless it is not appeal to the CC and approved by the Planning Commission only. The other option is that if a project is not appealed by the applicant or member of the public which then requires a public hearing.

Staff follows Section 15162 of CEQA when preparing Addendums to previously approved CEQA documents whether it is a Negative Declaration, Finding of Conformity or Mitigate4d Negative Declaration. These findings are very specific and require that there be no substantial changes to the project. IN this case we are only clarifying that Lafco is the Lead Agency when the Annexation Process is moving forward.

Addendums are not required to be posted, re-circulated or brought back to Planning Commission for City Council for approval.

Hope this clarifies the matter.

Regards

Mike Sanchez, AICP, MCRP  
Assistant Director  
Development and Resource Management  
(559) 621-8040  
[Mike.sanchez@fresno.gov](mailto:Mike.sanchez@fresno.gov)

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**From:** Fey, David [mailto:[dfey@fresnocountyca.gov](mailto:dfey@fresnocountyca.gov)]  
**Sent:** Tuesday, June 26, 2018 10:31 AM  
**To:** Mike Sanchez  
**Subject:** City's CEQA process

Mike, I need from you a description how the city implements its CEQA/MEIR. The findings of consistency appear to be equivalent to a Neg Dec but the addendum—under normal circumstances—would be approved by the legislative body as the CEQA is approved. With the finding of conformity, you approved/signed the addendum, not the City Council. So I will need documentation (muni code, GP) that this is consistent with the CEQA process.

Sincerely,  
David E. Fey  
Executive Officer  
Fresno LAFCo

2607 Fresno Street, Ste. B

Fresno, CA 93721

559 600-0604

Please note new email: [dfey@fresnocountyca.gov](mailto:dfey@fresnocountyca.gov)

website: [www.fresnolafco.org](http://www.fresnolafco.org)

PLEASE POST UNTIL CLOSE OF BUSINESS ON 30<sup>TH</sup> DAY

E201810000087

**NOTICE OF DETERMINATION**

**DATE RECEIVED FOR FILING:**

FROM: CITY OF FRESNO

Development & Resource Management Dept.  
2600 Fresno Street FC034  
Fresno, CA 93721-3604

TO: ☒ Fresno County Clerk  
2220 Tulare Street  
Fresno, CA 93721

☐ Office of Planning & Research  
1400 Tenth Street  
Fresno, CA 93721

**FILED**  
JUN 01 2018  
TIME 3:50 pm  
FRESNO COUNTY CLERK  
By *[Signature]* DEPUTY

**SUBJECT:** Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code

**PROJECT TITLE:**

City of Fresno Environmental Assessment No. ANX-17-004/R-17-008/C-17-062 for Annexation Application No. ANX-17-004, Pre-zone Application No. R-17-008 and Conditional Use Permit Application No. C-17-062

**State Clearinghouse Number**  
**(If subject to Clearinghouse)**

N/A

**Lead Agency Contact Person**

City of Fresno  
Development & Resource Management  
Department  
Chris Lang, Planner II

**Area**  
**Code/Telephone**

(559) 621-8023

**PROJECT LOCATION:**

2792, 2820 and 2860 East Alluvial Avenue; Located on the north side of East Alluvial Avenue between North Willow and North Paula Avenues, in the County of Fresno, California

Site Latitude: 36°50'44.3" N, Site Longitude: 119°43'57.4" W

APNs: 404-500-20, 21, 23

**PROJECT DESCRIPTION:**

Annexation Application No. ANX-17-004, Pre-zone Application No. R-17-008 and Conditional Use Permit Application No. C-17-062 were filed by Bill Robinson of Sol Development, on behalf of Mari Zakaryan of Heritage Crossing Fresno, Inc. The applicant proposes to amend the Official Zone Map to pre-zone property from the RR (*Rural Residential – Fresno County*) zone district to the City of Fresno RS-5/UGM and RS-3/UGM zone districts. In addition, the project will annex approximately 7.80 acres of property from the County of Fresno to the City of Fresno. The Pre-zone, Annexation and Conditional Use Permit will facilitate the construction a single story, 56,324 square- foot

NOITICE OF DETERMINATION  
June 1, 2018

EA No.: ANX-17-004/R-17-008/C-17-062  
Page 2

residential care facility.

The Fresno General Plan planned land use designation of the subject properties are Low Density Residential and Medium Density Residential. The proposed pre-zone is consistent with the planned land use designation.

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This is to advise and certify that the City of Fresno, the Lead Agency, approved the proposed project as well as the environmental finding and assessment prepared for the above-described project on May 24, 2018. The following determinations have been made regarding this project:

1. The project (☐ will ☒ will not) have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.  
☒ A determination of project conformity to the Fresno General Plan Master Environmental Impact Report (City of Fresno MEIR No. SCH No. 2012111015) was made. (Fresno County Clerk File No. E201410000345)
3. Mitigation measures (☐ were ☒ were not) made a condition of the approval of the project.
4. A statement of Overriding Considerations (☐ was ☒ was not) adopted for this project.
5. Findings (☐ were ☒ were not) made pursuant to the provisions of CEQA.

The above-described environmental assessment, with its Finding of Conformity, together with the full initial study, comments and responses and record of project approval, is available to the general public at the City of Fresno Development and Resource Management Department, 2600 Fresno Street, Room 3043, Fresno, California 93721-3604.



Bonique Emerson  
Planning Manager, City of Fresno

June 1, 2018

Date

**CITY OF FRESNO – ENVIRONMENTAL ASSESSMENT  
FINDING OF CONFORMITY / MEIR SCH No. 2012111015**

Pursuant to Section 21157.1 of the California Public Resource Code (California Environmental Quality Act) the project described below is determined to be within the scope of the Master Environmental Impact Report (MEIR) SCH No. 2012111015 prepared for the Fresno General Plan adopted by the Fresno City Council on December 18, 2014.

**DATE RECEIVED FOR  
FILING:**

Filed with the Fresno  
County Clerk's office on  
March 29, 2018

**Applicant:**

Bill Robinson  
906 N Street, Suite 100  
Fresno, CA 93721

**Initial Study Prepared By:**

Chris Lang, Planner II  
March 29, 2018

**Environmental Assessment Number:  
ANX-17-004/R-17-008/C-17-062**

**Project Location (including APN):**

2792, 2820 and 2860 East Alluvial Avenue; Located on the north side of East Alluvial Avenue between North Willow and North Paula Avenues, in the County of Fresno, California

APNs: 404-500-20, 21, 23

Site Latitude: 36°50'44.3" N & Site Longitude:  
119°43'57.4" W

Mount Diablo Base & Meridian, Township 12S, Range 19E, Section 36

**PROJECT DESCRIPTION:** Annexation Application No. ANX-17-004, Pre-zone Application No. R-17-008 and Conditional Use Permit Application No. C-17-062 were filed by Bill Robinson of Sol Development, on behalf of Mari Zakaryan of Heritage Crossing Fresno, Inc. The applicant proposes to amend the Official Zone Map to pre-zone property from the RR (*Rural Residential – Fresno County*) zone district to the City of Fresno RS-5 (*Single Family Residential, Medium Density*) and RS-3 (*Single Family Residential, Low Density*) zone districts. In addition, the project will annex approximately 7.80 acres of property from the County of Fresno to the City of Fresno. The Pre-zone, Annexation and Conditional Use Permit will facilitate the construction a single story, 56,324 square- foot senior residential care facility.

The Fresno General Plan planned land use designation of the subject properties are Low Density Residential and Medium Density Residential. The proposed pre-zone is consistent with the planned land use designation.

**Conformance to Master Environmental Impact Report (MEIR) SCH No. 2012111015 prepared for the Fresno General Plan adopted by the Fresno City Council on December 18, 2014:**

The subject site is planned for Public Facilities by the Fresno General Plan and the Woodward Park Community Plan. The proposed project is consistent with the planned land use.

The Development and Resource Management Department staff has prepared an Initial Study (See Attached "Appendix G To Analyze Subsequent Project Identified In MEIR No. SCH No. 2012111015/Initial Study") to evaluate the proposed application in accordance with the land use and environmental policies and provisions of lead agency City of Fresno's General Plan adopted by the

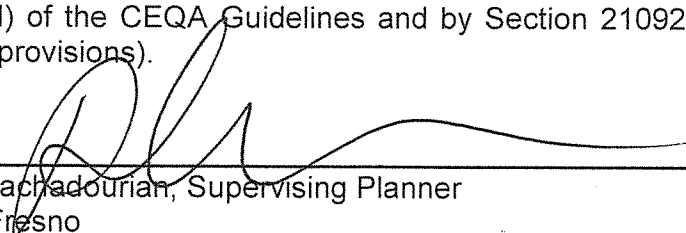


Fresno City Council on December 18, 2014 and the related MEIR SCH No. 2012111015. The proposed application will not facilitate an additional intensification of uses beyond that which would be allowed by the above-noted planned land use designation. Moreover, it is not expected that the future development will adversely impact existing city service systems or the traffic circulation system that serves the subject property. These infrastructure findings have been verified by the Public Works and Public Utilities Departments. It has been further determined that all applicable mitigation measures of the MEIR have been applied to the project necessary to assure that the project will not cause significant adverse cumulative impacts, growth inducing impacts, and irreversible significant effects beyond those identified by the MEIR as provided by CEQA Guidelines Section 15177(b)(3).

Pursuant to Section 21157.1 of the California Public Resources Code (California Environmental Quality Act), it may be determined that a subsequent project falls within the scope of the MEIR, provided that the project does not cause additional significant impacts on the environment that were not previously examined by the MEIR. Relative to this specific project proposal, the environmental impacts noted in the MEIR, pursuant to the Fresno General Plan land use designation, include impacts associated with the above mentioned planned land use designation specified for the subject site. Based on this Initial Study, the following findings are made: (1) The proposed project was identified as a Subsequent Project in the MEIR because its, location, land use designation and permissible densities and intensities are set forth in Figure LU-1 of the Fresno General Plan; (2) The proposed project is fully within the scope of the MEIR because it will not generate additional significant effects on the environment not previously examined and analyzed by the MEIR for the reasons set forth in the Initial Study; and (3) other than identified below, there are no new or additional mitigation measures or alternatives required.

In addition, after conducting a review of the adequacy of the MEIR pursuant to Public Resources Code Section 21157.6(b)(1), the Development and Resource Management Department, as lead agency, 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. Moreover, as lead agency for this project, the Development and Resource Management Department, per Section 15177(d) of the CEQA Guidelines, has determined that all feasible mitigation measures from the MEIR shall be applied to the project as conditions of approval as set forth in the attached MEIR Mitigation Measure Monitoring Checklist (See "Master Environmental Impact Report (MEIR) SCH No. 2012111015 for the General Plan, Mitigation Monitoring Checklist".)

Public notice has been provided regarding staff's finding in the manner prescribed by Section 15177(d) of the CEQA Guidelines and by Section 21092 of the California Public Resources Code (CEQA provisions).

  
Ralph Kachadourian, Supervising Planner  
City of Fresno

3/29/18  
Date

Finding of Conformity

Environmental Assessment No. ANX-17-004/R-17-008/C-17-062

March 29, 2018

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- Attachments:
1. Notice of Intent to Adopt a Finding of Conformity
  2. Appendix G To Analyze Subsequent Project Identified In MEIR No. SCH No. 2012111015/Initial Study for Environmental Assessment No. ANX-17-004/R-17-008/C-17-062
  3. MEIR Mitigation Measure Monitoring Checklist for Environmental Assessment No. ANX-17-004/R-17-008/C-16-062

<p align="center"><b>CITY OF FRESNO</b></p> <p align="center"><b>NOTICE OF INTENT TO ADOPT A FINDING OF CONFORMITY</b></p>	<p>Filed with: FRESNO COUNTY CLERK 2220 Tulare Street, Fresno, CA 93721</p>
<p align="center"><b>PROJECT TITLE &amp; ENVIRONMENTAL ASSESSMENT</b></p> <p>EA No. ANX-17-004/R-17-008/C-17-062 for Annexation Application No. ANX-17-004, Pre-zone Application No. R-17-008 and Conditional Use Permit Application No. C-17-062</p>	<p align="center"><b>FILED</b></p> <p align="center"><b>MAR 29 2018</b></p> <p align="right">TIME <u>1:33pm</u></p> <p>By <u>[Signature]</u> FRESNO COUNTY CLERK DEPUTY</p>
<p><b>APPLICANT:</b> Bill Robinson Sol Development 906 N Street, Suite 100 Fresno, CA 93721</p>	
<p><b>PROJECT LOCATION:</b> 2792, 2820 and 2860 East Alluvial Avenue; Located on the north side of East Alluvial Avenue between North Willow and North Paula Avenues, in the County of Fresno, California</p> <p>APNs: 404-500-20, 21, 23</p> <p>Site Latitude: 36°50'44.3" N &amp; Site Longitude: 119°43'57.4" W</p> <p>Mount Diablo Base &amp; Meridian, Township 12S, Range 19E, Section 36</p>	
<p><b>PROJECT DESCRIPTION:</b> Annexation Application No. ANX-17-004, Pre-zone Application No. R-17-008 and Conditional Use Permit Application No. C-17-062 were filed by Bill Robinson of Sol Development, on behalf of Mari Zakaryan of Heritage Crossing Fresno, Inc. The applicant proposes to amend the Official Zone Map to pre-zone property from the RR (<i>Rural Residential – Fresno County</i>) zone district to the City of Fresno RS-5/UGM and RS-3/UGM zone districts. In addition, the project will annex approximately 7.80 acres of property from the County of Fresno to the City of Fresno. The Pre-zone, Annexation and Conditional Use Permit will facilitate the construction a single story, 56,324 square- foot residential care facility.</p> <p>The Fresno General Plan planned land use designation of the subject properties are Low Density Residential and Medium Density Residential. The proposed pre-zone is consistent with the planned land use designation.</p>	
<p>The City of Fresno has conducted an initial study of the above-described project and it has been determined to be a subsequent project that is within the scope of the Master Environmental Impact Report (MEIR) SCH No. 2012111015 prepared for the Fresno General Plan adopted by the Fresno City Council on December 18, 2014. Therefore, the Development and Resource Management Department proposes to adopt a Finding of Conformity for this project.</p>	

With the mitigation imposed, there is no substantial evidence in the record that this project may have additional significant, direct, indirect or cumulative effects on the environment that are significant and that were not identified and analyzed in the MEIR. After conducting a review of the adequacy of the MEIR pursuant to Public Resources Code, Section 21157.6(b)(1), the Development and Resource Management Department, as lead agency, 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. The project is not located on a site which is included on any of the lists enumerated under Section 65962.5 of the Government Code including, but not limited to, lists of hazardous waste facilities, land designated as hazardous waste property, hazardous waste disposal sites and others, and the information in the Hazardous Waste and Substances Statement required under subdivision (f) of that Section.

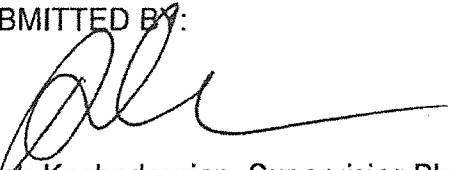
Additional information on the proposed project, including the proposed environmental Finding of Conformity, initial study and all documents and technical studies referenced in the initial study, as well as electronic copies of documents, may be obtained from the Development and Resource Management Department, Fresno City Hall, 2600 Fresno Street, Third Floor, Room 3043, Fresno, California 93721-3604. Please contact Chris Lang at (559) 621-8023 for more information.

ANY INTERESTED PERSON may comment on the proposed environmental finding. Comments must be in writing and must state (1) the commentor's name and address; (2) the commentor's interest in, or relationship to, the project; (3) the environmental determination being commented upon; and (4) the specific reason(s) why the proposed environmental determination should or should not be made. Comments may be submitted at any time between the publication date of this notice and close of business on May 1, 2018. Please direct all comments to Chris Lang, City of Fresno Development and Resource Management Department, City Hall, 2600 Fresno Street, Third Floor, Room 3043, Fresno, California, 93721-3604; or by email, [Chris.Lang@fresno.gov](mailto:Chris.Lang@fresno.gov); or by facsimile, (559) 498-1026. Para información en español, comuníquese con McKencie Contreras al teléfono (559) 621-8066.

INITIAL STUDY PREPARED BY:

Chris Lang  
Planner II

SUBMITTED BY:

  
Ralph Kachadourian, Supervising Planner  
CITY OF FRESNO DEVELOPMENT &  
RESOURCE MANAGEMENT DEPT

DATE: March 29, 2018



## County of Fresno

COUNTY ADMINISTRATIVE OFFICE

**JEAN M. ROUSSEAU**

COUNTY ADMINISTRATIVE OFFICER

July 2, 2018

Wilma Quan-Schechter, City Manager  
City of Fresno  
2600 Fresno Street  
Fresno, CA 93721-3601

SUBJECT: Notice of Intent to File Alluvial-Willow No. 4 Reorganization with LAFCo

Dear Ms. Quan-Schechter:

In accordance with the Amended and Restated Memorandum of Understanding between the City of Fresno and the County of Fresno, we have reviewed the annexation proposal described in the City's letter, received on June 13, 2018.

We have determined that the proposed Alluvial-Willow No. 4 Reorganization involving annexation of the subject approximately 7.80-acre territory is consistent with the Standards of Annexation contained in Exhibit I of the Amended and Restated Memorandum of Understanding between the City of Fresno and the County.

The proposed annexation must include the full-width right-of-way along Alluvial Avenue fronting the subject territory.

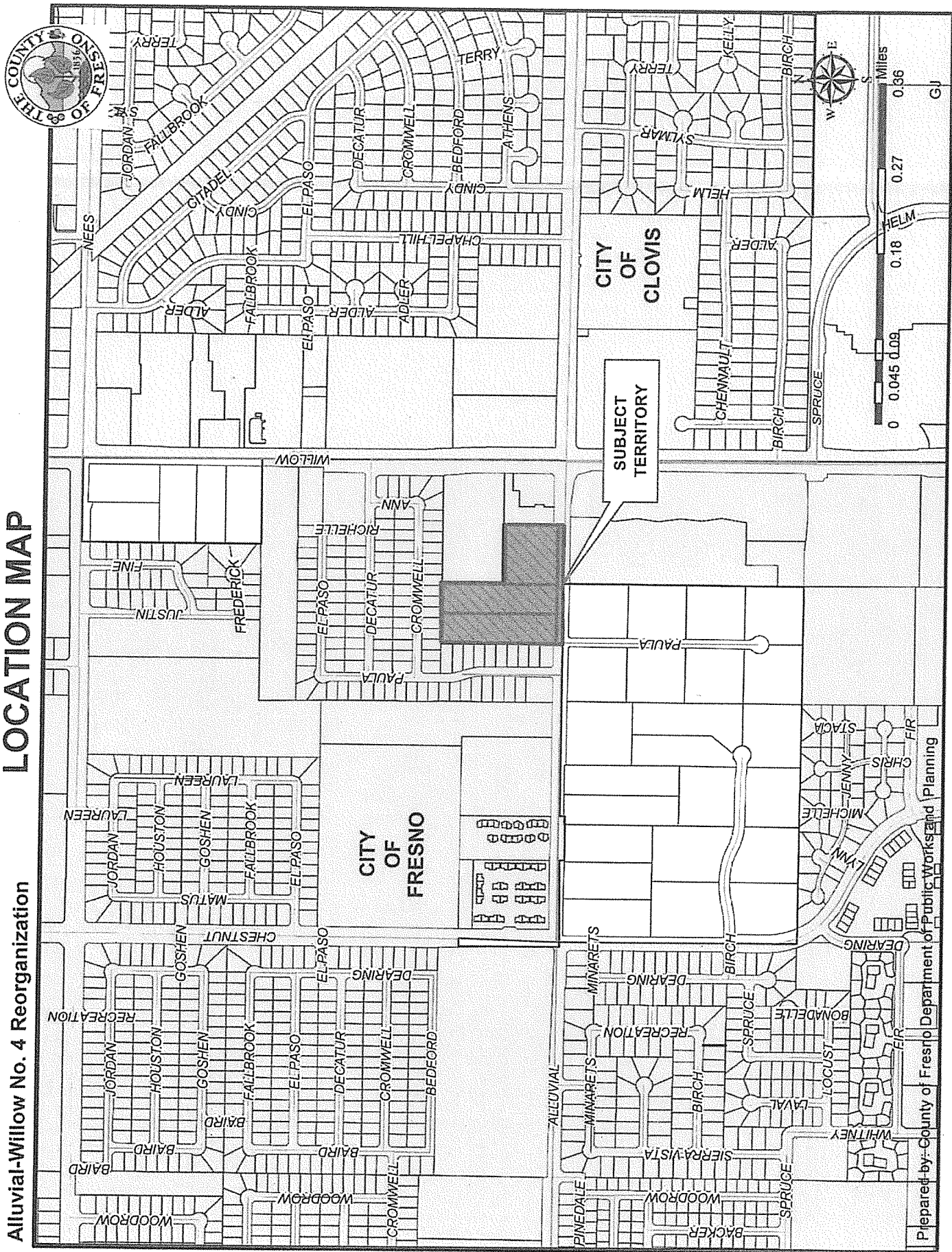
If you have any questions, you may contact me at (559) 600-1710 or Bernard Jimenez at (559) 600-4234.

Sincerely,

Jean M. Rousseau  
County Administrative Officer

JMR:ksn

c: Steven E. White, Department of Public Works and Planning  
Bernard Jimenez, Department of Public Works and Planning  
Will Kettler, Department of Public Works and Planning  
Mohammad Khorsand, Department of Public Works and Planning  
David Fey, LAFCo



CITY OF FRESNO  
SERVICES AND IMPROVEMENT PLAN  
ALLUVIAL-WILLOW NO. 4 REORGANIZATION  
JUNE 2018

A. INTRODUCTION

A plan for providing services and improvements to land being annexed to cities is required by the Local Agency Formation Commission (LAFCO).

1. It provides assurance to LAFCO that newly annexed territory to a city will be properly served as urban territory.
2. It provides a basis for determining the impact of an annexation when a determination is made pursuant to the California Environmental Quality Act (CEQA).
3. It provides information to property owners, districts and interested individuals who may have other plans or proposals underway in the immediate vicinity of a proposed annexation, reorganization or boundary change. A service plan indicates the City of Fresno's intentions for providing service for a particular project.

B. SERVICES EXISTING OR PROPOSED TO BE EXTENDED TO THE ALLUVIAL-WILLOW NO. 4 REORGANIZATION:

1. **COMMUNITY WATER SERVICE:**  
The subject territory is to be served by Fresno City water. There is an existing 14-inch water main in East Alluvial Avenue.
2. **SANITARY SEWERS:**  
The subject territory is to be serviced by an 10 inch sewer main which shall be constructed in East Alluvial Avenue.
3. **SOLID WASTE COLLECTION:**  
The City of Fresno will service this project's solid waste disposal and recycling needs.
4. **POLICE AND FIRE PROTECTION:**  
The subject property is currently provided service by the Fresno County Sheriff's Department. Upon annexation, services would be provided by the City of Fresno Police Department. The City of Fresno Police Department presently provides service to adjacent development to the north, east and west.  
  
The subject property is presently receiving fire protection services from the Fresno County Fire Protection District. Upon annexation, Fire protection services will be provided to the subject property by City of Fresno Fire Station No. 13 located at 815 East Nees Avenue (southeast corner of East Nees and North Bond Avenues), about 2½ miles east of the subject territory.
5. **STREET LIGHTING:**  
The Pacific, Gas and Electric Company currently provides service to the area. Street lighting, when funds are available, shall be provided by the City in accordance with the City of Fresno Standards. The lighting shall be maintained by the City of Fresno.

6. PARKS AND RECREATION:

The City of Fresno's General Plan constitutes an update of the City's Master Parks Plan. The provision of neighborhood and community parks is guided and ensured by a specific planning and funding process directed toward meeting community needs for parks and related recreational programs. The demands for recreational service impacts are mitigated through the payment of Park Fees for parks and recreation facilities.

7. TRANSIT SERVICES:

The subject property is not currently served by FAX. For commuting outside of the Fresno Area, Greyhound and Amtrak services are available.

8. AMBULANCE SERVICE:

The nearest hospital to the area is St. Agnes Medical Center located at Herndon and Millbrook Avenues. American Ambulance has ambulance service for emergency purposes.

9. STORM DRAINAGE:

The Fresno Metropolitan Flood Control District provides storm drainage service to the area. The proposed site for annexation will receive drainage service through the District's Drainage Area. Storm drainage fees paid to the District contribute to the construction of these facilities.

10. EXTENSION OF CITY SERVICES:

All City services will be extended to the area.

11. UPGRADING OF PUBLIC FACILITIES AND IMPROVEMENTS:

The City is required to install infrastructure such as streets, water service, sewer service as well as pay Sewer Connection Charges, Water Connection Charges, Development Impact fees including Fire Facilities Impact fees, Park Impact fees, Police Impact fees and Traffic Signal charges. In addition, Urban Growth Management fees will be required to be paid to the City. Flood fees will be required to be paid to the Fresno Metropolitan Flood Control Board. The major street bordering the site (East Alluvial Avenue) will be required to be significantly upgraded. The required public improvements along with the payment of the required fees noted above will insure that all public facilities and improvements will be made.

12. SCHOOLS:

The subject territory is within the enrollment area of the Clovis Unified School District. The school district has adopted developer fees in accordance with current state law, which will require the city to pay a fee for school facilities per the adopted schedule of fees.

13. OTHER SERVICES:

Animal control services will be provided by the City of Fresno.

C. FINANCING OF SERVICES AND FACILITIES:

1. Property tax

2. Fees: The following development impact fees are required: parks, fire, police, water, sewer, street improvements, traffic signalization, and storm drainage. City permit and license fees are also collected.

3. Sales tax



4. State funds, i.e., gas tax, motor vehicle in lieu tax, are utilized by the City for street work and supporting the transit system.
5. Federal funds, i.e., Community Development Block Grant Funds.
6. Bonds and/or assessment districts as needed.

D. COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)  
A Finding of Conformity to the Fresno General Plan Master Environmental Impact Report (MEIR No. 10130) has been prepared for this project in compliance with the California Environmental Quality Act. The findings were noticed as required by CEQA and were circulated to affected agencies.

K:\ANNEXATIONS--Alluvial-Willow No. 4 Service Delivery.doc



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BY: MIKE SANCHEZ, ASSISTANT DIRECTOR