

**BUTTONWILLOW-DUFF REORGANIZATION  
TO BE ANNEXED TO THE CITY OF REEDLEY AND DETACHED FROM FRESNO  
COUNTY FIRE PROTECTION DISTRICT AND KINGS RIVER CONSERVATION  
DISTRICT**

That portion of the Southwest quarter of Section 25, Township 15 South, Range 23 East, Mount Diablo Base and Meridian, in the County of Fresno, State of California, described as follows:

**BEGINNING** at the Northwest corner of said Southwest quarter, said point being on the Westerly prolongation of the North line of Lot 86 of the Map of Producers Colony, according to the map thereof, recorded in Book 2 of Record of Surveys at Page 39, Fresno County Records; thence (1) South  $89^{\circ}25'56''$  East, along the Westerly prolongation of and along the North line of said Lot 86, a distance of 1314.82 feet to the Northeast corner of said Lot 86; thence (2) South  $00^{\circ}22'27''$  West, along the East line of Lots 86 and 79 of said Map of Producers Colony, a distance of 1316.97 feet to the Southeast corner of said Lot 79; thence (3) North  $89^{\circ}25'40''$  West, along the South line of said Lot 79 and along the Westerly prolongation thereof, a distance of 1315.46 feet to a point on the West line of said Southwest quarter; thence (4) North  $00^{\circ}24'08''$  East, along the West line of said Southwest quarter, a distance of 1316.87 feet to the **POINT OF BEGINNING**.

Containing 39.760 acres, more or less.

Created Date: April 18, 2019

Revised Date: May 14, 2019

Revised Date: May 15, 2019



5-15-19

# BUTTONWILLOW-DUFF REORGANIZATION

AREA TO BE ANNEXED TO THE CITY OF REEDLEY AND DETACHED FROM FRESNO COUNTY FIRE PROTECTION DISTRICT AND KINGS RIVER CONSERVATION DISTRICT. LYING IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 15 SOUTH, RANGE 23 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA

CREATED DATE: APRIL 18, 2019  
REVISED DATE: MAY 14, 2019

POINT OF BEGINNING:  
NORTHWEST CORNER OF THE SOUTHWEST QUARTER  
OF SECTION 25, TOWNSHIP 15 SOUTH, RANGE 23  
EAST, MOUNT DIABLO BASE AND MERIDIAN.

APN: 370-040-10

(1) S89°25'56"E 1314.82'

E. SPRINGFIELD  
AVENUE

APN:  
370-270-51

APN:  
370-270-52

APN:  
370-270-53

APN:  
370-270-54

E. LINGO  
AVENUE

APN:  
370-270-32

APN:  
370-270-28

E. EVENING  
GLOW AVE.

APN:  
370-181-23

APN:  
370-181-43

E. EARLY  
AVENUE

THE SOUTHWEST CORNER OF SECTION 25,  
TOWNSHIP 15 SOUTH, RANGE 23 EAST,  
MOUNT DIABLO BASE AND MERIDIAN.

APN:  
370-181-96

APN:  
370-181-74

APN:  
370-181-74

E. DUFF  
AVE.

APN:  
370-411-09T

APN:  
370-411-10

APN:  
370-411-08

APN:  
370-411-08

APN:  
370-412-01

APN:  
370-412-02

APN:  
370-412-03

APN:  
370-412-04

APN:  
370-412-05

APN:  
370-412-06

APN:  
370-412-07

APN:  
370-412-08

APN:  
370-413-01

APN:  
370-413-02

APN:  
370-413-03

APN:  
370-413-04

APN:  
370-391-01

AVENUE

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(2) S00°22'27"W 1316.97'

APN: 370-060-03

APN: 370-396-06

APN: 370-396-07

APN: 370-396-05

LOT 86 OF THE MAP OF PRODUCERS COLONY RECORDED IN BOOK  
2 OF RECORD OF SURVEYS AT PAGE 39, FRESNO COUNTY RECORDS.

APN: 370-060-60

APN: 370-060-59

LOT 79 OF THE MAP OF PRODUCERS COLONY RECORDED IN BOOK  
2 OF RECORD OF SURVEYS AT PAGE 39, FRESNO COUNTY RECORDS.

APN: 370-060-42

(3) N89°25'40"W 1315.46'

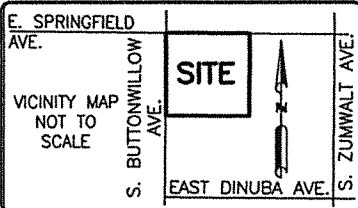
EAST DUFF AVENUE

## LEGEND

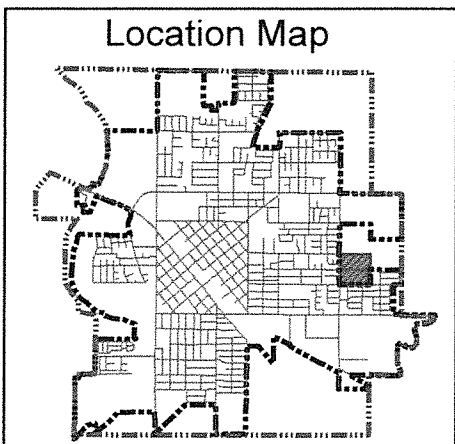
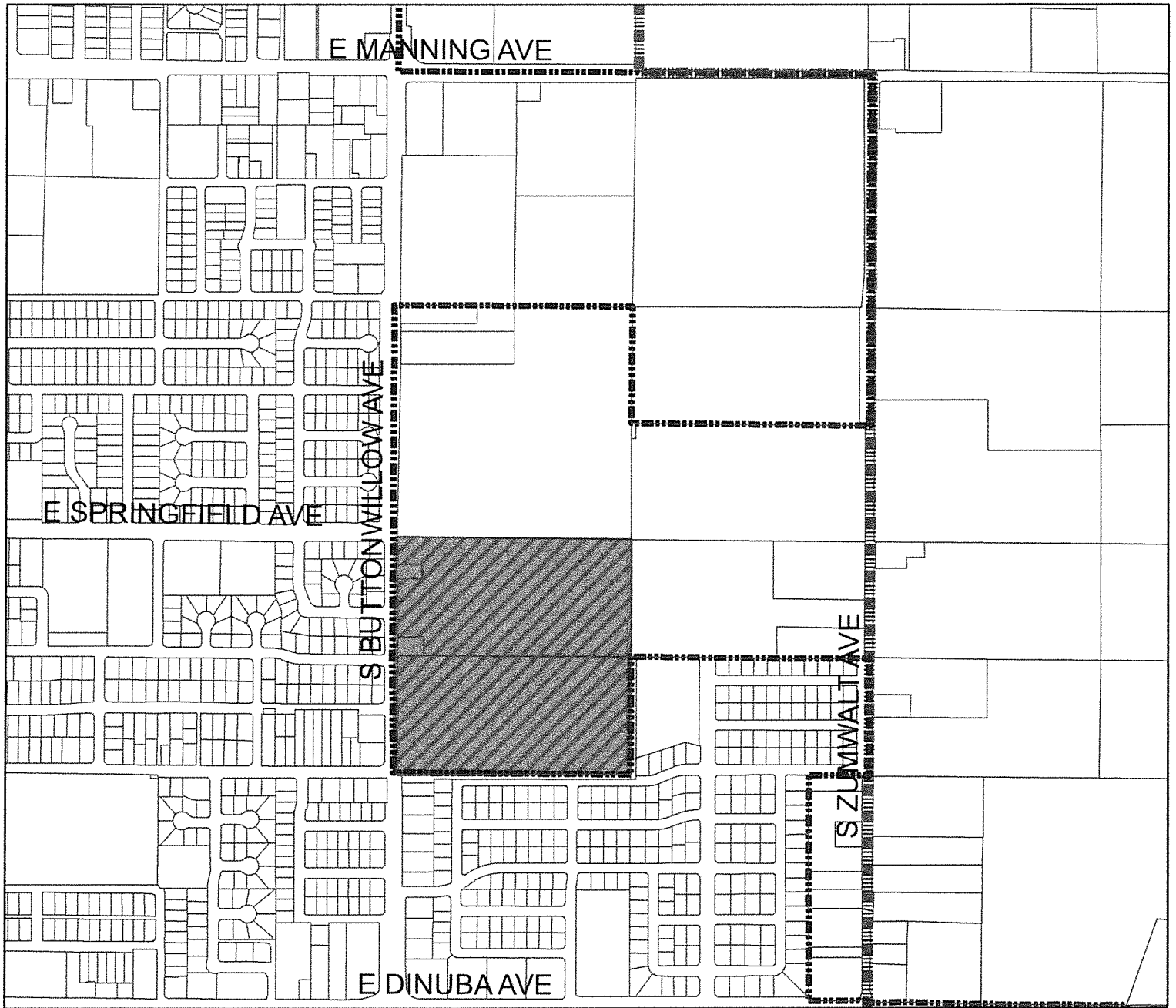


AREA TO BE ANNEXED TO THE CITY OF REEDLEY.  
AREA: 39.760 ACRES, +/-





EXISTING CITY LIMITS OF THE CITY OF REEDLEY.



# City of Reedley Buttonwillow-Duff Reorganization



## Legend

-  Reedley City Limits
-  Reedley Sphere of Influence
-  Vesting Tentative Subdivision Map No. 6229 (38.89 gross acres)
-  Proposed Annexation Area (39.760 acres)

0 250 500 1,000 Feet



**ORDINANCE NO. 2019-002**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REEDLEY  
APPROVING PRE-ZONE APPLICATION NO. 2018-1 AND AUTHORIZING  
THE AMENDMENT OF THE OFFICIAL ZONING MAP OF THE CITY OF  
REEDLEY**

WHEREAS, Pre-Zone Application No. 2018-1 pertains to the pre-zoning of four parcels to the R-1-6 (One Family Residential) zone district in preparation for annexation; and

WHEREAS, the subject territory proposed to be pre-zoned consists of four parcels (APNs: 370-060-01, 370-060-42, 370-060-59, and 370-060-60) encompassing 40.28 gross-acres located on the northeast corner of South Buttonwillow Avenue and East Duff Avenue and is adjacent to the existing Reedley City Limits on two sides; and

WHEREAS, the Reedley General Plan Update 2030 designates the subject territory with a Low Density Residential Planned Land Use Designation; and

WHEREAS, the pre-zoning for the proposed project identified in Pre-Zone Application No. 2018-1, R-1-6 (*Single Family Residential*), is consistent with the GPU Planned Land Use and Zoning District Consistency Matrix; and

WHEREAS, Pre-Zone Application No. 2018-1 is consistent with the Reedley Municipal Code, Title 10, Zoning Regulations, Chapter 3 (Zoning District and Map) and Chapter 22 (Amendments); and

WHEREAS, the City Council of the City of Reedley, at a regular meeting on March 12, 2019, held a public hearing, received a written staff report, invited public comment, and independently deliberated.

**NOW, THEREFORE**, the City Council of the City of Reedley does hereby ordain as follows:

Section 1. The above recitals are true and correct; and

Section 2. The City Council of the City of Reedley FINDS that a mitigated negative declaration has been prepared for the project through Environmental Assessment No. EA 2018-18, and preparation of such has been conducted in the manner required by State CEQA regulations; and

Section 3. The City Council FINDS that Pre-Zone Application No. 2018-1 is consistent with the Reedley General Plan Update 2030; and

Section 4. The City Council FINDS that Pre-Zone Application No. 2018-1 is consistent with the Reedley Municipal Code, Title 10, Zoning Regulations, Chapter 3 (Zoning District and Map) and Chapter 22 (Amendments); and

Section 5. The City Council hereby APPROVES Pre-Zone Application No. 2018-1 and incorporates into the zoning law and map of the City of Reedley, as reflected on Map A; and

Section 6. The City Council hereby APPROVES the amendment to the City's Official Zoning Map to include the above changes and ADOPTS said updated map as the City's Official Zoning Map; and

Section 7. This Ordinance does not have to be codified in the Reedley Municipal Code because it is solely authorizing the update of the City's Official Zoning Map; and

Section 8. The City Clerk is hereby directed to cause a summary of this Ordinance to be published by one insertion in a newspaper of general circulation in the community within fifteen (15) days after its adoption; and

Section 9. This Ordinance shall be in full force and effect thirty (30) days after its passage and adoption, as certified by the City Clerk.

**ATTEST:**

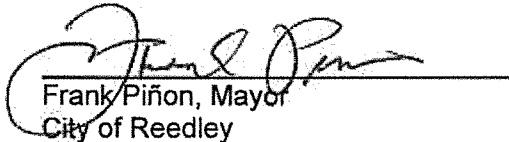
I hereby certify that the foregoing Ordinance No. 2019-002 was introduced and given first reading by title only at a regular meeting of the City Council of the City of Reedley held on March 12, 2019, and was thereafter duly adopted at a regular meeting of said City Council held on March 26, 2019, by the following vote:

AYES: Betancourt, Beck, Fast, Soleno, Pinon


NOES: None

ABSENT: None

ABSTAIN: None

  
Frank Piñon, Mayor  
City of Reedley

ATTEST:

  
~~Sylvia Plata, City Clerk~~  
City of Reedley

Ruthie Greenwood, Deputy City Clerk

Attachment:

Map A: Map of affected parcels related to Pre-Zone Application No. 2018-1