

Dinuba-Duke-Raven Reorganization

Annexation to the City of Selma and Selma-Kingsburg-Fowler County Sanitation District and Detachment from the Fresno County Fire Protection District, Kings River Conservation District, and Consolidated Irrigation District

A parcel of land being all of the Northeast Quarter of the Southeast Quarter of the Southwest Quarter, all of the Southeast Quarter of the Northeast Quarter of the Southwest Quarter, all of the Southwest Quarter of the Northeast Quarter of the Southwest Quarter, all of the Northwest Quarter of the Southeast Quarter of the Southwest Quarter, a portion the West Half of the Southwest Quarter of the Southeast Quarter, and a portion of the Southwest Quarter of the Southwest Quarter, all lying in Section 29, Township 15 South, Range 22 East, Mount Diablo Base and Meridian, in the County of Fresno, State of California, and being more particularly described as follows:

COMMENCING at the South Quarter Corner of said Section 29;

- ① Thence, along the north-south quarter section line of said Section 29, North $00^{\circ}18'38''$ West, a distance of 20.00 feet to the north right-of-way line of East Dinuba Avenue, said point being the TRUE POINT OF BEGINNING;
- ② Thence, North $00^{\circ}18'38''$ West, a distance of 642.57 feet to the southeast corner of said Northeast Quarter of the Southeast Quarter of the Southwest Quarter;
- ③ Thence, North $89^{\circ}31'02''$ West, a distance of 652.46 feet to the southeast corner of said Northwest Quarter of the Southeast Quarter of the Southwest Quarter;
- ④ Thence, North $89^{\circ}31'02''$ West, along the south line of said Northwest Quarter of the Southeast Quarter of the Southwest Quarter, a distance of 622.47 feet to a point on the east right-of-way line of South Duke Avenue, 30.00 feet east of, as measured normal to, the west line of said Northwest Quarter of the Southeast Quarter of the Southwest Quarter;
- ⑤ Thence, along said right-of-way line, South $00^{\circ}13'56''$ East, parallel with and 30.00 feet east of the east line of said Southwest Quarter of the Southwest quarter, a distance of 641.96 feet to the north right-of-way line of East Dinuba Avenue, being 20.00 feet north of, as measured normal to, the south line of the Southwest Quarter of said Section 29;
- ⑥ Thence, along said north right-of-way line, North $89^{\circ}29'25''$ West, parallel with and 20.00 feet north of the south line of the Southwest Quarter of said Section 29, a distance of 556.18 feet to

the Southwest Corner of the property described in a Grant Deed recorded January 10, 2006 as Document No. 2006-0005221, Official Records of Fresno County;

- ⑦ Thence, along the westerly line of the property described in said Grant Deed, North $00^{\circ}30'35''$ East, a distance of 325.88 feet;
- ⑧ Thence, South $89^{\circ}30'15''$ East, a distance of 86.94 feet;
- ⑨ Thence, North $00^{\circ}12'31''$ West, a distance of 977.55 feet to the northwest corner of the property described in said Grant, said corner being located on the north line of the Southwest Quarter of the Southwest Quarter of said Section 29;
- ⑩ Thence, South $89^{\circ}32'39''$ East, a distance of 434.61 feet to the northeast corner of said Southwest Quarter of the Southwest Quarter;
- ⑪ Thence, North $00^{\circ}13'56''$ West, a distance of 661.95 feet to the northwest corner of said Southwest Quarter of the Northeast Quarter of the Southwest Quarter;
- ⑫ Thence, South $89^{\circ}34'17''$ East, a distance of 651.57 feet to the northwest corner of said Southeast Quarter of the Northeast Quarter of the Southwest Quarter;
- ⑬ Thence, South $89^{\circ}34'17''$ East, a distance of 651.54 feet to the northeast corner of said Southeast Quarter of the Northeast Quarter of the Southwest Quarter;
- ⑭ Thence, South $00^{\circ}18'38''$ East, a distance of 662.58 feet to the northeast corner of said Northeast Quarter of the Southeast Quarter of the Southwest Quarter;
- ⑮ Thence, South $89^{\circ}47'06''$ East, a distance of 651.68 feet to the northeast corner of said West Half of the Southwest Quarter of the Southeast Quarter;
- ⑯ Thence, South $00^{\circ}20'20''$ East, along the east line of said West Half of the Southwest Quarter of the Southeast Quarter, a distance of 1303.14 feet to a point on the north right-of-way of East Dinuba Avenue, 20.00 feet north of, as measured normal to, the south line of the Southeast Quarter of said Section 29;
- ⑰ Thence, along said north right-of-way line, North $89^{\circ}57'44''$ West, parallel with and 20.00 feet north of said south line, a distance of 652.31 feet to the TRUE POINT OF BEGINNING.

The above described parcel contains 3,192,498 square feet or 73.29 acres, more or less.

Basis of Bearing: the South Line of the Southeast Quarter of Section 29, Township 15 South, Range 22 East, Mount Diablo Base & Meridian is taken to bear North $89^{\circ}57'44''$ West.

RESOLUTION NO. 2016 – 33R

**A RESOLUTION OF THE SELMA CITY COUNCIL
APPROVING ZONE CHANGE AMENDMENT NO. 2005-0022 (PRE-ZONING)**

**CASA BELLA SINGLE -FAMILY RESIDENTIAL SUBDIVISION DEVELOPMENT
(RAVEN HOMES)**

WHEREAS, on June 6, 2016, the Selma City Council, at a regularly scheduled public hearing, considered a the approval of a zone change, to prezone parcel (APN: 358-021-18 a 13.40 acre parcel into 4.46 acres of Medium High Density (R3) and 8.94 acres of Medium Low Density (R-1-7). This Prezoning will also rezone (APN: 358:021-20) a 14.40 acre parcel into Low Density (R-1-9). Both these parcels have a AE-20 (Exclusive Agriculture, Fresno County) on the north side of Dinuba Avenue pending reorganization/annexation; and

WHEREAS, the City Council conducted a public hearing, noticed in accordance with all applicable state and local laws, and considered the proposal and the staff report and recommendations together with all public testimony of interested parties; and

WHEREAS, per the Public Resources Code, Section 21080.1, Division 13, California Environmental Quality Act (CEQA), the City of Selma, as lead agency, is responsible for determining whether an environmental impact report, a negative declaration, or a mitigated negative declaration shall be required; and

WHEREAS, the City Council conducted a public hearing as heretofore specified and considered the Environmental Assessment, which tiered off from the 2035 General Plan Environmental Impact Report 2008081082, the proposal and the staff report together with all public testimony of interested parties prior to finalizing their decision; and

WHEREAS, the City Council considered the scope of the proposal, reviewed the evidence and determined that Zone Change Amendment No. 2005-0022 will not have a significant impact on the environment; and

WHEREAS, the City Council, using independent judgment and analysis, reviewed and considered Environmental Impact Report No. 2008081082 pursuant to the California Environmental Quality Act, prior to taking any action in the matter before them; and

WHEREAS, changes to the project (Mitigation Measures) have been made conditions of approval to mitigate or avoid significant environmental effects, and a program for reporting on and monitoring those changes (the Mitigation Monitoring Program) has been prepared in conformance with CEQA Guidelines § 15074(d); and

WHEREAS, based on substantial evidence provided in the Initial Study and the whole record before the City Council for Environmental Impact Report No. 2008081082 and public comments related to the project, it has been determined that this project will not have any significant effects on the environment. The City Council certifies the adequacy of the document and adopts the Environmental Impact Report on October 4, 2010; and

WHEREAS, the City Council deliberated and determined that the following findings of fact for approval listed and included in this Resolution can be made based on the reports, evidence, and verbal presentations, subject to annexation:

1. The proposal to pre-zone the subject property for residential purposes is consistent with the General Plan Land Use designation of Medium High Density, Medium Low Density and Low Density Residential, and is an implementing device of the General Plan Land Use Element.
2. The proposal provides for the logical and orderly expansion of the City of Selma. The site is physically suitable for the proposed residential development because the proposed subdivision proposes adequate lot size, lot configuration and access to approved streets to promote residential development.
3. The site is physically suitable for the proposed density because the existing and planned infrastructure, required as conditions of development, will support the proposed development density. There are no physical constraints that would prohibit development at the density proposed by the zone change.
4. The zone change is consistent with the findings that the design of the subdivision and proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish, wildlife, or their habitat because no significant natural wildlife habitat exists on the project site.
5. The area proposed to be pre-zoned Medium High Density R3 & Medium Low Density R-1-7 and Low Density R-1-9, with zoning effective upon annexation to the City of Selma and Selma-Kingsburg-Fowler County Sanitation District, is consistent with the orderly physical development and the health, safety, and general welfare of the City. The project includes appropriate conditions which make the land use compatible with the area.

NOW, THEREFORE, BE IT RESOLVED, that the City of Selma City Council hereby finds and takes the following actions:

1. The above facts are true and correct.
2. The above findings are supported by the entire record and presentation to the City Council.
3. The City Council approves Submittal No. 2005-0022: Zone Change Amendment subject to the Findings for Approval made part of this Resolution.
4. The subject property is pre-zoned R3, R-1-7 and R-1-9 pending annexation.

The foregoing Resolution was duly approved this 6th day of June, 2016 by the following vote, to wit:

AYES: 4 COUNCIL MEMBERS: MONTIJO, DERR, AVALOS, ROBERTSON

NOES: 0 COUNCIL MEMBERS: NONE

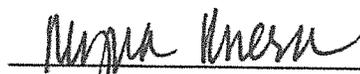
ABSTAIN: 0 COUNCIL MEMBERS: NONE

ABSENT: 1 COUNCIL MEMBERS: RODRIGUEZ



Scott Robertson
Mayor of the City of Selma

ATTEST:



Reyna Rivera, City Clerk