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# BEFORE THE BOARD OF SUPERVISORS OF THE COUNTY OF FRESNO STATE OF CALIFORNIA ORDINANCE NO. R- 510 -3842

AN ORDINANCE TO CHANGE THE BOUNDARIES OF CERTAIN ZONES AND THE ZONING DISTRICT OF PROPERTY THEREBY AFFECTED IN ACCORDANCE WITH THE PROVISIONS OF THE ZONING DIVISION OF THE ORDINANCE CODE OF FRESNO COUNTY, AND TO AMEND THE ZONE MAP ESTABLISHED BY SAID DIVISION ACCORDINGLY.

The Board of Supervisors of the County of Fresno ordains as follows:

**SECTION 1**. This Ordinance is adopted pursuant to California Constitution, Article XI, Section 7, Government Code Sections 65850, 65854-65857, and Sections 806.2 and 872.6 of the Ordinance Code of Fresno County.

**SECTION 2**. All that portion of the area of the County of Fresno consisting of 24.50-acres as depicted in attached 'Exhibit A' and 'Exhibit B'.

Fresno County records (APNs: 316-071-36, 316-071-38, and 316-071-75) which heretofore has been classified with 24.50-acres from the AL-20 (Limited Agricultural, 20-acre minimum parcel size) to the M-3(c) (Heavy Industrial, Conditional) Zone District, pursuant to the Zoning Division of the Ordinance Code of Fresno County, located on the northwest corner of S. Peach and E. North Avenues, approximately 2,704 feet southeast of the nearest city limits of the City of Fresno, is hereby changed to the M-3(c) (Heavy Industrial, Conditional) Zone District with limited uses as depicted in attached Exhibit C.

**SECTION 3**. Prior to the expiration of fifteen (15) days from the adoption of this Ordinance, it shall be published in accordance with the requirements of Government Code Section 25124 at least one time in the Fresno Business Journal, a newspaper of general circulation in Fresno County.

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3	SECTION 4. In accordance with Government Code Sections 25123, 25131, and 65854-65857,
4	this Ordinance, designated as Ordinance No. R- <u>510</u> -3842 shall take effect thirty days after its
5	passage.
6	THE FOREGOING, was passed and adopted by the following vote of the Board of Supervisors
7	of the County of Fresno this <u>21st</u> day of <u>October</u> , 2025, to wit:
8	
9	AYES: Supervisors Bredefeld, Chavez, Magsig, Mendes, Pacheco
10	NOES: None
11	ABSENT: None
12	ABSTAINED: None
13	
14	Ernest Buddy Mendes, Chairman of the
15	Board of Supervisors of the County of Fresno
16	
17	ATTEST: Bernice E. Seidel
18	Clerk of the Board of Supervisors County of Fresno, State of California
19	A
20	By Aluxadi Vini
	Deputy
21	
22	FILE #_ 25-0768
23	AGENDA #
24	
25	ORDINANCE #_R-510-3842
26	

## Exhibit A AL-20 to M3 LEGAL DESCRIPTION

Being a portion of the Southeast quarter of the Southeast quarter of Section 19, Township 14 South, Range 21 East, Mount Diablo Base and Meridian, in the County of Fresno, State of California, according to the United States Government Township Plat approved by the Surveyor General on July 15, 1854 described as follows:

**COMMENCING** at the Southeast corner of said Section 19; thence South 88°17'40" West, along the South line of the Southeast quarter of said Section 19, a distance of 90.00 feet to a point being 90.00 feet West of and parallel with the East line of the Southeast quarter of said Section 19; thence North 01°19'59" West, West of and parallel with the East line of the Southeast of said Section 19, a distance of 538.50 feet to the **TRUE POINT OF BEGINNING**;

Thence South 88°17'21" West, a distance of 146.87 feet; thence North 01°19'59" West, parallel with the East line of the Southeast quarter of said Section 19, a distance of 145.96 feet; thence South 88°17'21" West, a distance of 209.02 feet; thence South 01°19'59" East, a distance of 605.51 feet to a point on the North right of way of East North Avenue; thence South 87°38'24" West, along said North right of way, a distance of 159.48 feet; thence North 01°16'10" West, a distance of 265.12; thence South 88°17'31" West, a distance of 159.55 feet; thence North 01°16'10" West, a distance of 342.20 feet; thence South 88°17'21" West, a distance of 549.54 to the West line of the Southeast quarter of the Southeast quarter of said Section 19; thence North 01°20'19" West, along said West line, a distance of 659.13 to the Northwest corner of the Southeast quarter of the Southeast quarter of said Section 19; thence North 01°20'19" West, along said West line, a distance of 56.18' to the center of an irrigation ditch; thence North 86°47'35" East, along said ditch, a distance of 1224.48 feet to a point being 90.00 feet West of the East line of Southeast quarter; thence South 01°19'59" East, parallel with and 90.00 feet West of the East line of said South east quarter, a distance of 893.24 to the **TRUE POINT OF BEGINNING**.

Containing 24.50 acres. more or less.

P.L.S. 9484

P.L.S. 9484

P.L.S. 9484

3-14-2025

It is not to be construed as portraying legal

ownership or divisions of land for purposes

of zoning or subdivision law.

Tax Rate Area 95-011 95-013

Assessor's Map Bk. 316 - Pg. 07

County of Fresno, Calif.

95-022

316-07

Exhibit B

(09) AVE. CENTER SEC. 19 14/21 S.W. COR. DARIUS MYERS COL. R.R. E. ANNADALE 1"=400" TVR. AVE. 860.05 691.3 AVE. 444.40 PARCEL 1 78 2818 7.39Ac. PARCEL 2 (04) 43 668.72 34.83Ac. (77) 40.93Ac. 2809 12.82Ac. 25.09Ac. 26.09Ac. PM 11-8 2899 569.79' RS68-7 2851 -73.53° (51) 2685 Exhibit B 1235.5 4.66Ac. 49.8" 2895 1319.80 61 1188 1319.85 F.M.F.C.D. 1.14Ac. 1360.1" (74) P 69 T 2903 + 63.5° (75) 59 5.47Ac. 5.22Ac. 487 8 12 19.65Ac. 54 (15) 2948 60 9.63Ac. 1319.23 2923 F.M.F.C.D. ig 62 66 T 2923 42.40'-1.99Ac 1.00Ac. 5.10Ac. 4.76Ac. S.C.C.C.D. (18) 52 RS 42-34 639.03° 2943 19 23 T 1.06Ac. <sup>1318.19'</sup>S.B.E. 135-10-50B-1 P.G.& E. 38 2.25Ac 39.21Ac. 36 PEACH 3.46Ac. 26 U CHESTNUT S.B.E. 135-10-50B-2 1317.15 55 9.62Ac. WILLOW 14 34 73S 2.05Ac. 4.12Ac. 3.03Ac. 5.46Ac. 4.90Ac. (S) 2976 P.G.& E. 35 3.56Ac 29 SU 6.58Ac. 56 19 20 2.69Ac. S 1.85Ac. 159.55', 159.55) 19Ac 1370.1 - S. 1/4 COR. SEC. 19 14/21 E. NORTH & Bk. 331 1.44Ac. 1.28Ac. 1.22Ac. DETAIL "A" Agricultural Preserve NOT TO SCALE Parcel Map No. 1710, Bk.11, Pg.8

Record of Surevy - Bk.42, Pg.34 Record of Surevy - Bk.68, Pg.73

#### **EXHIBIT C**

### Proposed Uses (By Right) to be Permitted in the M-3(c) Zone District with the Approval of AA 3842

Uses permitted shall be limited to:

- Jewelry Manufacturing
- Leather Products Manufacturing
- Textile Products Manufacturing
- Handcraft Industries, Small Scale Manufacturing
- Laboratories
- Monument and Tombstone Works
- Advertising Structures