

Exhibit C

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 12802**

The Fresno City Planning Commission at its regular meeting on January 16, 2008, adopted the following resolution pursuant to the Subdivision Map Act of the Government Code of the State of California and the Municipal Code of the City of Fresno.

WHEREAS, Vesting Tentative Tract Map No. 5756/UGM was filed with the City of Fresno and proposes to subdivide the subject property into a 102-lot single family residential subdivision on approximately 19.17 acres of property located on the south side of West Ashlan Avenue between North Polk and North Hayes Avenues; and,

WHEREAS, the West Area Community Plan Advisory Committee was dissolved by Council action effective March 15, 2007; and,

WHEREAS, during the January 16, 2008, hearing, the Commission received a staff report and related information, environmental documents and considered testimony regarding the requested subdivision; and,

WHEREAS, the Planning and Development Department staff recommended approval of the proposed project subject to all conditions of approval contained in the staff report dated January 16, 2008; and,

WHEREAS, at that same hearing the Commission reviewed related Rezone Application No. R-07-010 which proposes to reclassify the site from the AE-5/UGM (*Exclusive Five Acre Agricultural District/Urban Growth Management*) and the R-R (*Rural Residential [County of Fresno]*) zone districts to the R-1/UGM (*Single Family Residential District/Urban Growth Management*) zone district; and,

WHEREAS, the Fresno City Planning Commission conducted a public hearing on January 16, 2008, to review the proposed subdivision and considered the staff report and invited testimony with respect to the proposed subdivision; and,

WHEREAS, one neighbor spoke at the Commission hearing and expressed concerns about the amount of dust that may be generated by the project and the possibility the two-story houses may provide visibility to his yard.

NOW, THEREFORE, BE IT RESOLVED that the Fresno City Planning Commission hereby finds and determines that there is no substantial evidence in the record to indicate that Vesting Tentative Tract Map No. 5756/UGM may have a significant effect on the environment as identified by the Finding of Conformity to the 2025 Fresno General Plan Master Environmental Impact Report (MEIR No. 10130) dated December 18, 2007, prepared for Environmental Assessment No. R-07-10/T-5756/UGM.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission finds that approval of Vesting Tentative Tract Map No. 5756/UGM, is consistent with the adopted 2025 Fresno General Plan and West Area Community Plan and the findings required pursuant to Section 66410 et. seq. of the California Government Code.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby approves Vesting Tentative Tract Map No. 5756/UGM, subject to the Planning and Development Department

Conditions of Approval dated January 16, 2008, and subject to the following additions and modifications to the Conditions of Approval:

1. There shall be a 6 foot high solid wall or approved architecturally-designed solid fence, with metal posts (meeting requirements of the Fresno Municipal Code), provided along the rear property line of the lots along the west side of Vesting Tentative Tract Map No. 5756.
2. Relative to the lots that abut the west property line of the subject tract, no two-story houses are permitted towards the rear of the existing house on the abutting property to the west of the subject site.
3. Condition No. 17:

Provide a 6 foot high solid wall or approved architecturally-designed solid fence, with metal posts (meeting requirements of the Fresno Municipal Code), provided along the common property lines between the park site and proposed parcels 68 86 and 70.

The foregoing Resolution was adopted by the Fresno City Planning Commission upon a motion by Commissioner DiBuduo, seconded by Commissioner Holt.

VOTING: Ayes - DiBuduo, Holt, Cherry, Kissler, Torossian, Vang, Vasquez
 Noes - None
 Not Voting - None
 Absent - None

DATED: January 16, 2008


KEITH BERGTHOLD, Secretary
Fresno City Planning Commission

Resolution No. 12802
Vesting Tentative Tract Map No. 5756/UGM
Filed by Harbor & Associates, on behalf of the
Roz Group
Action: Approve