

Exhibit N

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13852**

The Fresno City Planning Commission, at its regular meeting on July 3, 2024, adopted the following resolution relating to Plan Amendment Application No. P22-00388.

WHEREAS, Plan Amendment Application No. P22-00388 pertains to approximately ±31 acres of property located at the northeast corner of the East McKinley Avenue alignment and North Armstrong Avenue; and,

WHEREAS, Plan Amendment Application No. P22-00388 proposes to amend the Fresno General Plan and McLane Community Plan for the subject property from the Low Density Residential planned land use designation to the Medium Density Residential planned land use designation; and,

WHEREAS, on July 3, 2024, the Fresno City Planning Commission conducted a public hearing to review the proposed Plan Amendment, considered the associated Final Environmental Impact Report SCH No. 2022080152, received public testimony and considered the Planning and Development Department's report recommending approval of the proposed plan amendment and environmental assessment; and,

WHEREAS, the Fresno City Planning Commission has reviewed the environmental assessment prepared for this plan amendment, Final EIR SCH No. 2022080152, dated June 2024, and is satisfied that for impacts that can be mitigated to a level of less than significant, the appropriate measures of development will adequately reduce or alleviate any potential adverse impacts either generated from the proposal, or impacting the proposal from an off-site source; the Commission concurs with the statement of overriding considerations prepared for impacts that have been identified as significant and unavoidable; and hereby concurs with the certification of the Final EIR; and,

WHEREAS, the Planning Commission reviewed the subject plan amendment application in accordance with the land use policies of the Fresno General Plan; and

WHEREAS, the Planning Commission reviewed the subject plan amendment application in accordance with Section 15-5812 of the FMC and finds that the plan amendment meets the criteria established by Section 15-5812.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Fresno, based upon the testimony and information presented at the hearing and upon review and consideration of the environmental documentation provided, as follows:

1. The Commission finds in accordance with its own independent judgment that Plan Amendment Application No. P22-00388 is in the best interests of the City of Fresno. It has been further determined that the environmental assessment for Plan Amendment Application No. P22-00388 resulted in the preparation of Environmental Impact Report SCH No. 2022080152, dated June 2024. In addition, the Commission finds that FEIR SCH No. 2022080152 has been prepared pursuant to the requirements of the California Environmental Quality Act (CEQA) Guidelines, including all required written findings pursuant to CEQA Guidelines Section 15091. Accordingly, the Commission recommends

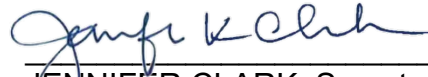
the Council certify Final EIR SCH No. 2022080152, pursuant to CEQA Guidelines Section 15090.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that Plan Amendment Application No. P22-00388, which proposes to amend the Fresno General Plan as depicted by the attached Exhibit "A" and described within the staff report to the Planning Commission dated July 3, 2024, be approved.

The foregoing Resolution was adopted by the Fresno City Planning Commission upon a motion by Commissioner Bray seconded by Commissioner Calandra.

VOTING: Ayes - Bray, Calandra, Criner, Lyday, Shergill, Vang
 Noes - None
 Not Voting - None
 Absent - Diaz

DATED: July 3, 2024

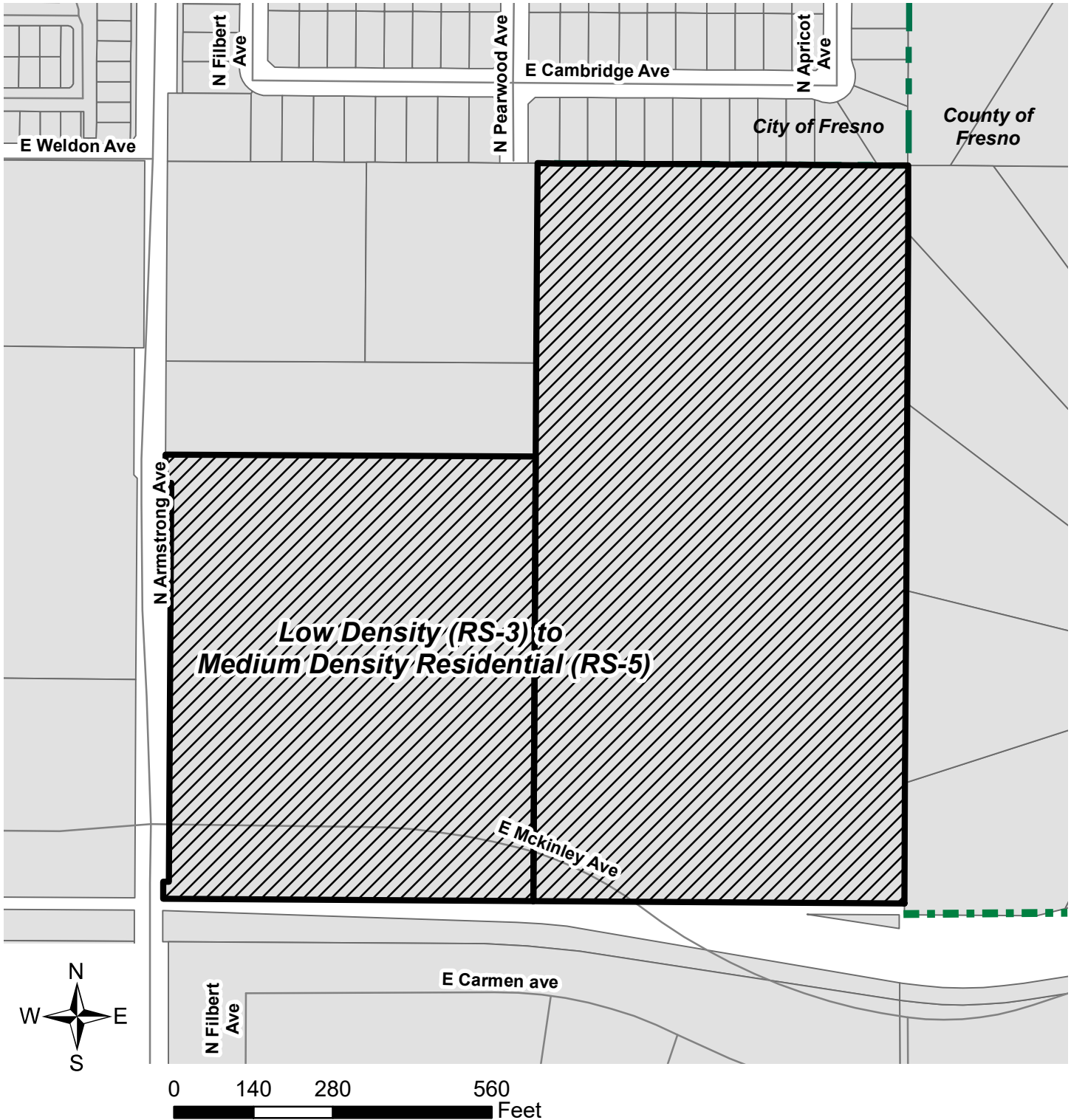


JENNIFER CLARK, Secretary
Fresno City Planning Commission

Resolution No. 13852
Plan Amendment Application No. P22-00388
Filed by Kyle Allington of Harbour and Associates,
on behalf of Wilson Homes
Action: Recommend Approval

Attachment: Exhibit A

EXHIBIT A - Plan Amendment



P22-00388 & P22-00392
APN(s):574-140-04 & 05
2084 North Armstrong Avenue S/A



Proposes to amend +/- 31 acres of low density residential land use to medium density residential