

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF
FRESNO, CALIFORNIA, AMENDING THE FRESNO
GENERAL PLAN AND THE WOODWARD PARK
COMMUNITY PLAN

WHEREAS, on December 18, 2014, by Resolution No. 2014-226, the City Council adopted the Fresno General Plan which correspondingly adopted the Woodward Community Plan and, by Resolution No. 2014-225, certified Master Environmental Impact Report SCH No. 2012111015 ("MEIR") which evaluated the potentially significant adverse environmental impacts of urban development within the City of Fresno's designated urban boundary line and sphere of influence;

WHEREAS, Lennar Homes of California, Inc., has filed an application to amend the Fresno General Plan and the Woodward Community Plan to change the planned land use for an approximately 24.03 acre portion of the subject property Residential, Medium Density (± 15.82 acres) and Employment, Business Park (± 8.21 acres) to Residential, Medium High Density (± 18.85 acres) and Corridor/Center Mixed-Use (± 5.18);

WHEREAS, the environmental assessment conducted for the proposed plan amendment resulted in the filing of a Mitigated Negative Declaration on July 5, 2019;

WHEREAS, on July 17, 2019, the Fresno City Planning Commission held a public hearing to consider Plan Amendment Application No. P19-01470, Rezone Application No. P19-01470, Planned Development Permit Application No. P19-01259,

Date Adopted:
Date Approved:
Effective Date:
City Attorney Approval:

MED

Resolution No.

Tentative Tract Map No. 6249, and the associated Mitigated Negative Declaration prepared for Environmental Assessment No. P19-01469;

WHEREAS, the Fresno City Planning Commission took action, as evidenced in Planning Commission Resolution No. 13592, to recommend approval of Plan Amendment Application No. P19-01470 which proposes to amend the Fresno General Plan and the Woodward Community Plan to change the planned land use for an approximately 24.03 acres of the subject property from Residential, Medium Density (± 15.82 acres) and Employment, Business Park (± 8.21 acres) to Residential, Medium High Density (± 18.85 acres) and Corridor/Center Mixed-Use (± 5.18); and,

WHEREAS, on August 22, 2019, the Fresno City Council held a public hearing to consider Plan Amendment Application No. P19-01470 and received both oral testimony and written information presented at the hearing regarding Plan Amendment Application No. P19-01470.

NOW, THEREFORE, BE IT RESOLVED by the Council 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 Council finds in accordance with its own independent judgment that with all applicable project specific mitigation measures imposed, there is no substantial evidence in the record that Plan Amendment Application P19-01470 may have additional significant effects on the environment that were not identified in the Fresno General Plan Master Environmental Impact Report SCH No. 2012111015 ("MEIR"); and, that all applicable mitigation measures of the MEIR have been applied to the project, together with project specific mitigation measures necessary to assure that the project will not cause significant adverse cumulative impacts, growth inducing impacts,

and irreversible significant effects beyond those identified by the MEIR as provided by CEQA Section 15178(a). Therefore, it has been determined based upon the evidence in the record that the project will not have a significant impact on the environment and that the filing of a mitigated negative declaration is appropriate in accordance with the provisions of CEQA Section 21157.5(a)(2) and CEQA Guidelines Section 15178(b)(1) and (2). Accordingly, the Council adopts the Mitigated Negative Declaration prepared for Environmental Assessment No. P19-01469 dated July 5, 2019.

2. The Council finds the adoption of the proposed plan amendment as recommended by the Planning Commission is in the best interest of the City of Fresno.

3. The Council of the City of Fresno hereby adopts Plan Amendment Application No. P19-01470 amending the Fresno General Plan and Woodward Community Plan planned land use designation for an approximately 24.03 acre portion of the subject property from Residential, Medium Density (± 15.82 acres) and Employment, Business Park (± 8.21 acres) to Residential, Medium High Density (± 18.85 acres) and Corridor/Center Mixed-Use (± 5.18), as depicted by Exhibit "A" attached hereto and incorporated herein by reference.

* * * * *

STATE OF CALIFORNIA)
COUNTY OF FRESNO) ss.
CITY OF FRESNO)

I, YVONNE SPENCE, City Clerk of the City of Fresno, certify that the foregoing Resolution was adopted by the Council of the City of Fresno, California, at a regular meeting held on the 22nd day of August, 2019, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

YVONNE SPENCE, MMC CRM
City Clerk

By _____
Deputy

APPROVED AS TO FORM:
DOUGLAS T. SLOAN
City Attorney

By _____ Date
Mary Raterman-Doidge
Senior Deputy City Attorney

Attachment: Exhibit A