

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF FRESNO, CALIFORNIA, UPDATING THE OFFICIAL ZONING MAP AS DESCRIBED BY SECTION 15-108 OF THE FRESNO MUNICIPAL CODE, AND PURSUANT TO THE PROCEDURES SET FORTH IN ARTICLE 58, CHAPTER 15 OF THE FRESNO MUNICIPAL CODE

WHEREAS, Rezone Application No. R-18-005 has been filed by Woodside Homes of Central Valley, with the City of Fresno to pre-zone property as depicted in the attached Exhibit "A"; and,

WHEREAS, pursuant to the provisions of Article 58, Chapter 15, of the Fresno Municipal Code, the Planning Commission of the City of Fresno held a public hearing on the 15th day of August 2018, to consider Rezone Application No. R-18-005 and related Environmental Assessment No. A-18-004/R-18-005/ANX-18-003/T-6214 dated July 27, 2018, during which the Commission considered the environmental assessment and rezone application, and recommended to the Council of the City of Fresno approval, as evidenced in Planning Commission Resolution No. 13543, of the subject environmental assessment and rezone application to amend the City's Zoning Ordinance on real property described herein below from the Fresno County AE-20 (*Exclusive 20-acre Agricultural District*) to the City of Fresno RS-5/UGM/ANX (*Residential Single Family, Medium Density / Urban Growth Management / Annexed Rural Residential Transitional Overlay*) and PI/UGM (*Public & Institutional / Urban Growth Management*) zone districts in accordance with Plan Amendment Application No. A-18-004; and,

1 of 4

Date Adopted:

Date Approved:

Effective Date:

City Attorney Approval: MVC

Ordinance No. _____

WHEREAS, the Council of the City of Fresno, on the 30th day of August 2018, received the recommendation of the Planning Commission.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF FRESNO DOES ORDAIN AS FOLLOWS:

SECTION 1. Based upon the testimony and information presented at the hearing and upon review and consideration of the environmental documentation provided, the adoption of the proposed rezoning is in the best interest of the City of Fresno. The Council finds in accordance with its own independent judgment that with the project specific mitigation imposed, there is no substantial evidence in the record that Rezone Application No. R-18-005 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 the project specific mitigation measures necessary to assure that the project will not cause significant adverse cumulative impacts. In addition, pursuant to Public Resources Code, Section 21157.6(b)(1), Council finds that no substantial changes have occurred with respect to the circumstances under which the MEIR was certified; and, that no new information, which was not known and could not have been known at the time that the MEIR was certified as complete, has become available. Accordingly, the Council adopts the Mitigated Negative Declaration prepared for Environmental Assessment No. A-18-004/R-18-005/ANX-18-003/T-6214 dated July 27, 2018.

SECTION 2. The Council finds the requested RS-5/UGM/ANX (*Residential Single Family, Medium Density / Urban Growth Management / Annexed Rural Residential Transitional Overlay*) and PI/UGM (*Public & Institutional / Urban Growth Management*) zone districts are consistent with the proposed Medium Density Residential (±57.36 acres) and

Public Facility/Elementary School (±20.12 acres) planned land use designations of the Fresno General Plan and McLane Community Plan pursuant to Plan Amendment Application No. A-18-004.

SECTION 3. The Council finds that the zone district of the real property described hereinbelow, located in the City of Fresno, is pre-zoned from the Fresno County AE-20 (*Exclusive 20-acre Agricultural District*) to the City of Fresno RS-5/UGM/ANX (*Residential Single Family, Medium Density / Urban Growth Management / Annexed Rural Residential Transitional Overlay*) and PI/UGM (*Public & Institutional / Urban Growth Management*) zone districts in accordance with Plan Amendment Application No. A-18-004 and as depicted in the attached Exhibit "A".

SECTION 4. This ordinance shall become effective and in full force and effect at 12:01 a.m. on the thirty-first day after its passage and upon annexation to the City of Fresno.

* * * * *

CLERK'S CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF FRESNO)
CITY OF FRESNO)

I, YVONNE SPENCE, City Clerk of the City of Fresno, certify that the foregoing Ordinance was adopted by the Council of the City of Fresno, California, at a regular meeting held on the 30th day of August 2018, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Mayor Approval: _____, 2018
Mayor Approval/No Return: _____, 2018
Mayor Veto: _____, 2018
Council Override Vote: _____, 2018

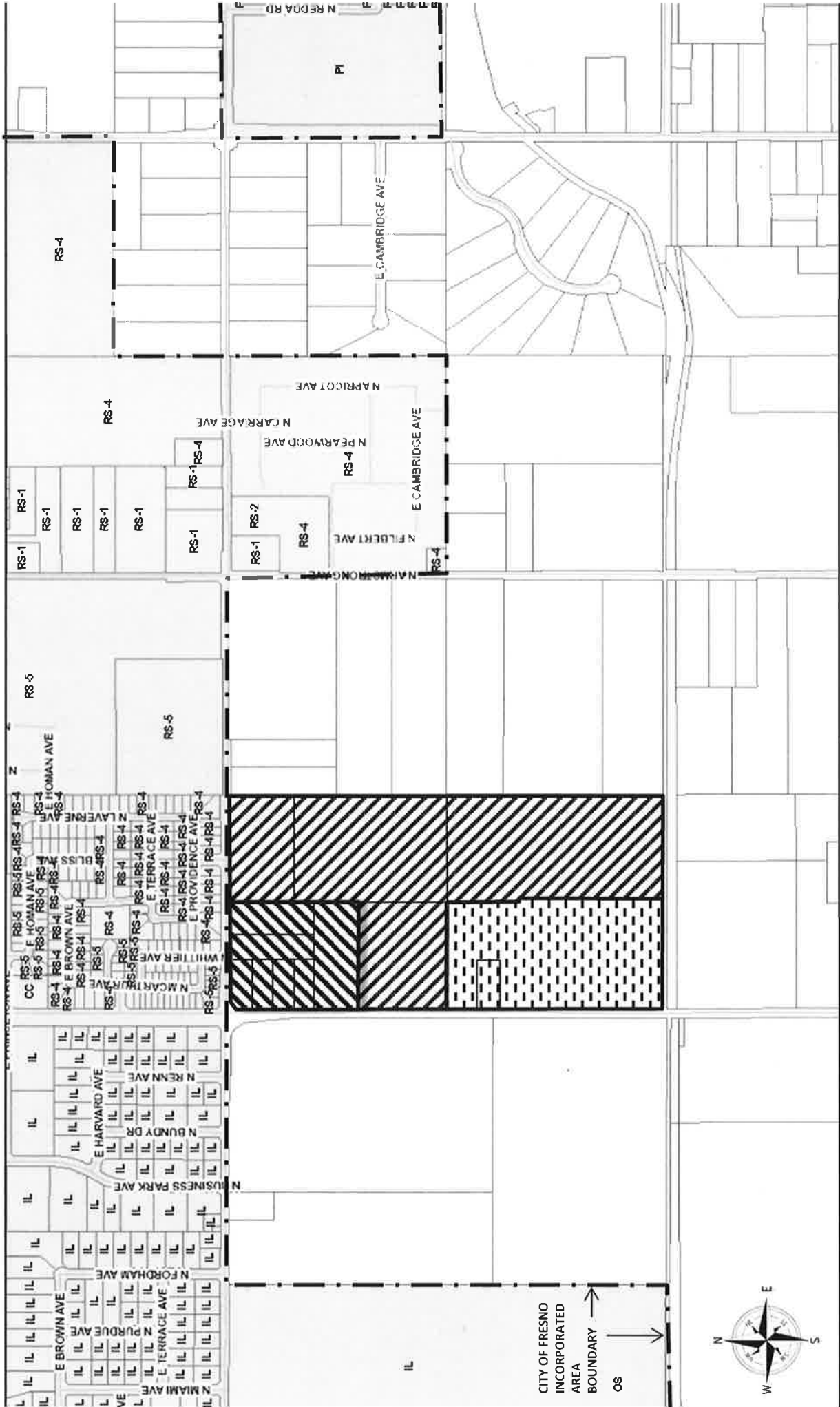
YVONNE SPENCE, MMC
City Clerk

By _____
Deputy

APPROVED AS TO FORM:
DOUGLAS T. SLOAN
City Attorney

By _____
Mary Raterman-Doidge Date
Senior Deputy City Attorney

Attachments: Exhibit A





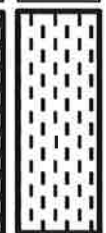
Rezoning Application No. R-18-005 – Exhibit A

1:9,028

Amend the Official Zoning Map of the City of Fresno to pre-zone the subject property from the Fresno County AE-20 (Exclusive 20-acre Agricultural District) to the City of Fresno RS-5/UGM/ANX (Residential Single Family, Medium Density / Urban Growth Management / Annexed Rural Residential Transitional Overlay) and PI/UGM (Public & Institutional / Urban Growth Management) zone districts in accordance with Plan Amendment Application No. A-18-004.

Existing City Limits

APN(s): 310-041-05, 06 & 10-19

	±11.50 ac. From: AE-20 (Fresno County) To: RS-5/UGM/ANX (City of Fresno)
	±45.86 ac. From: AE-20 (Fresno County) To: RS-5/UGM (City of Fresno)
	±20.12 ac. From: AE-20 (Fresno County) To: PI/UGM (City of Fresno)

CITY OF FRESNO
INCORPORATED
AREA
BOUNDARY

