

Exhibit S

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF
FRESNO, CALIFORNIA, AMENDING THE FRESNO
GENERAL PLAN AND THE WEST AREA COMMUNITY
PLAN

WHEREAS, on December 18, 2014, by Resolution No. 2014-226, the City Council adopted the Fresno General 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; and

WHEREAS, Yamabe and Horn Engineering, on behalf of Lennar Homes, has filed an application to amend the Fresno General Plan and the West Area Community Plan to change the planned land use designations for the subject property from Community Commercial (±12.66 acres) and Urban Neighborhood (±14.26 acres) to Medium Density Residential (±26.92 acres); and

WHEREAS, the environmental assessment conducted for the proposed plan amendment resulted in the filing of a Mitigated Negative Declaration on May 11, 2018, which incorporates the Addendum thereto dated December 19, 2018; and

WHEREAS, on December 19, 2018, the Fresno City Planning Commission held a public hearing to consider Plan Amendment Application No. A-18-001 and the associated Mitigated Negative Declaration prepared for Environmental Assessment No. ANX-18-002/A-18-001/R-18-002/T-6198; and



WHEREAS, the Fresno City Planning Commission took action, as evidenced in Planning Commission Resolution No. 13563, to recommend approval of Plan Amendment Application No. A-18-001, which proposes to amend the Fresno General Plan and the West Area Community Plan to change the planned land use designations for the subject property from Community Commercial (± 12.66 acres) and Urban Neighborhood (± 14.26 acres) to Medium Density Residential (± 26.92 acres); and,

WHEREAS, on March 7th, 2019, the Fresno City Council held a public hearing to consider Plan Amendment Application No. A-18-001 and received both oral testimony and written information presented at the hearing regarding Plan Amendment Application No. A-18-001.

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 No. A-18-001 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 California Environmental Quality Act (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. ANX-18-002/A-18-001/R-18-002/T-6198 dated May 11, 2018, with Addendum dated December 19, 2018.

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. A-18-001 amending the Fresno General Plan and the West Area Community Plan to change the planned land use designations for the subject property from Community Commercial (±12.66 acres) and Urban Neighborhood (±14.26 acres) to Medium Density Residential (±26.92 acres), 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 7th day of March 2019, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Mayor Approval: _____, 2019
Mayor Approval/No Return: _____, 2019
Mayor Veto: _____, 2019
Council Override Vote: _____, 2019

YVONNE SPENCE, MMC CRM
City Clerk

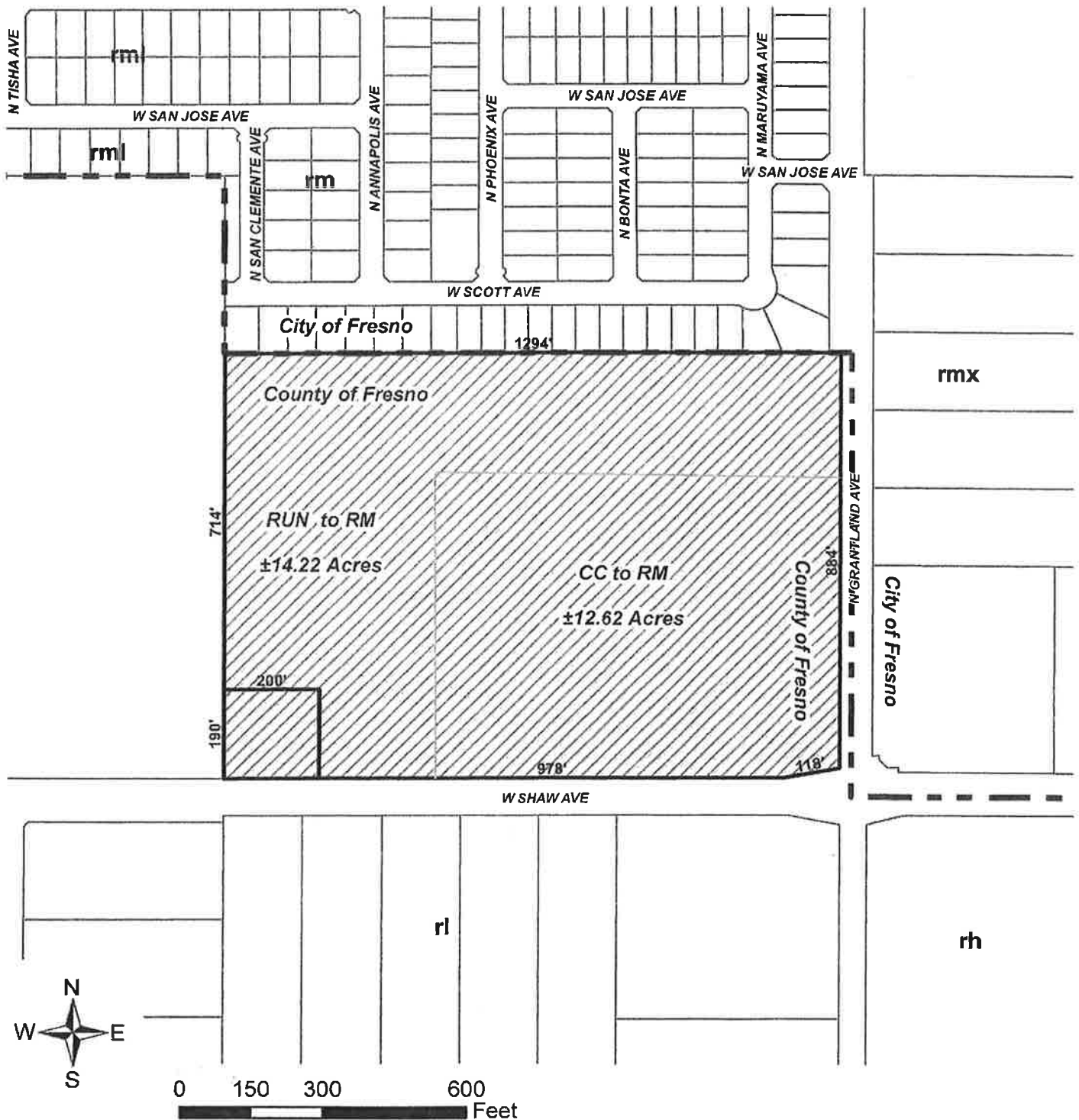
By _____
Deputy Date

APPROVED AS TO FORM:
DOUGLAS T. SLOAN
City Attorney

By _____
Mary Raterman-Doidge Date
Senior Deputy City Attorney

Attachment: Exhibit A

Exhibit A



A-18-001
APN: 505-050-12 & 13
7122 W Shaw Ave.

--- City Limits

 Proposes to amend the Fresno General Plan from the Community Commercial and the Urban Neighborhood to the Medium Density Residential planned land use designation (26.84 Acres).