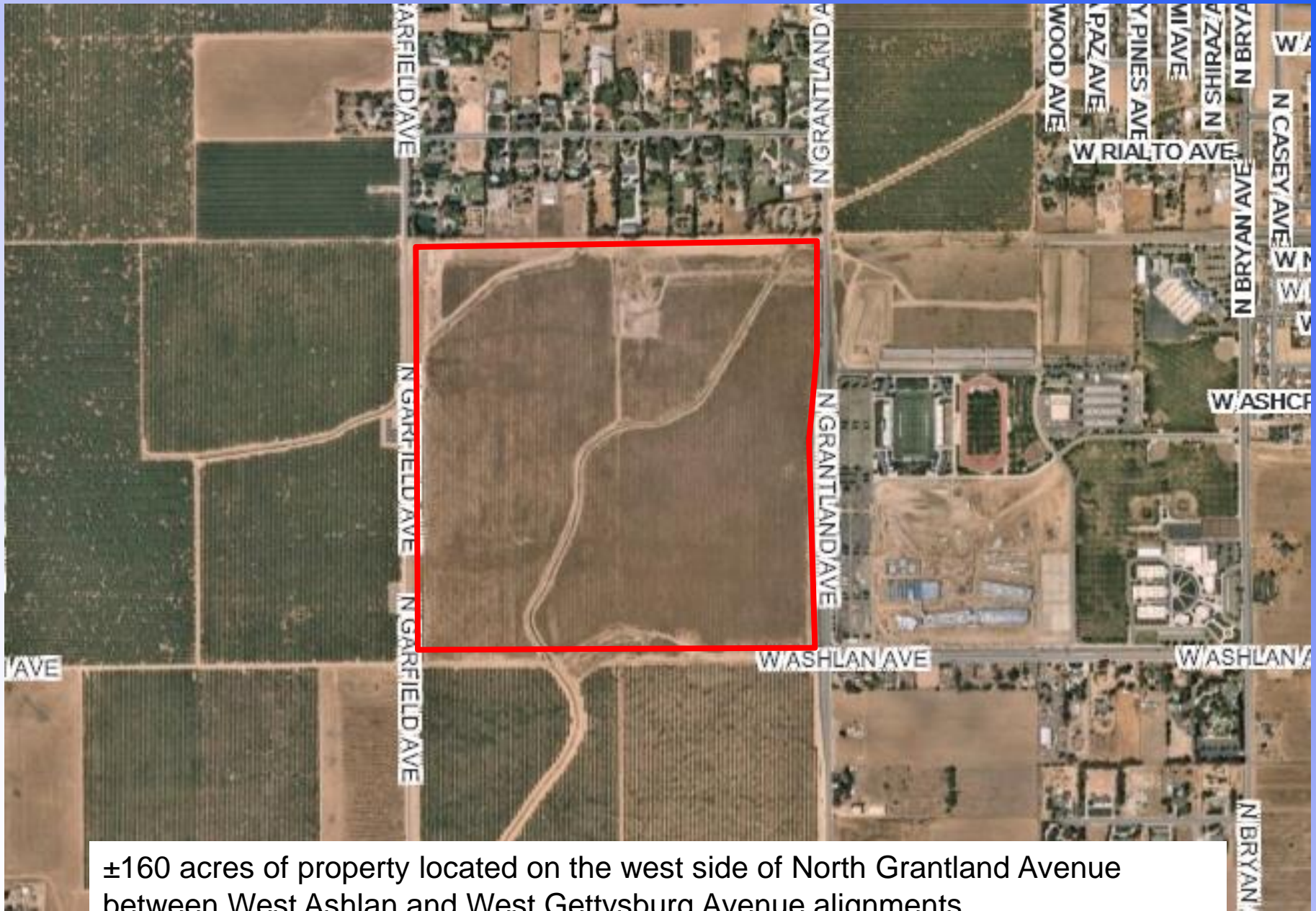


CONSIDERATION OF

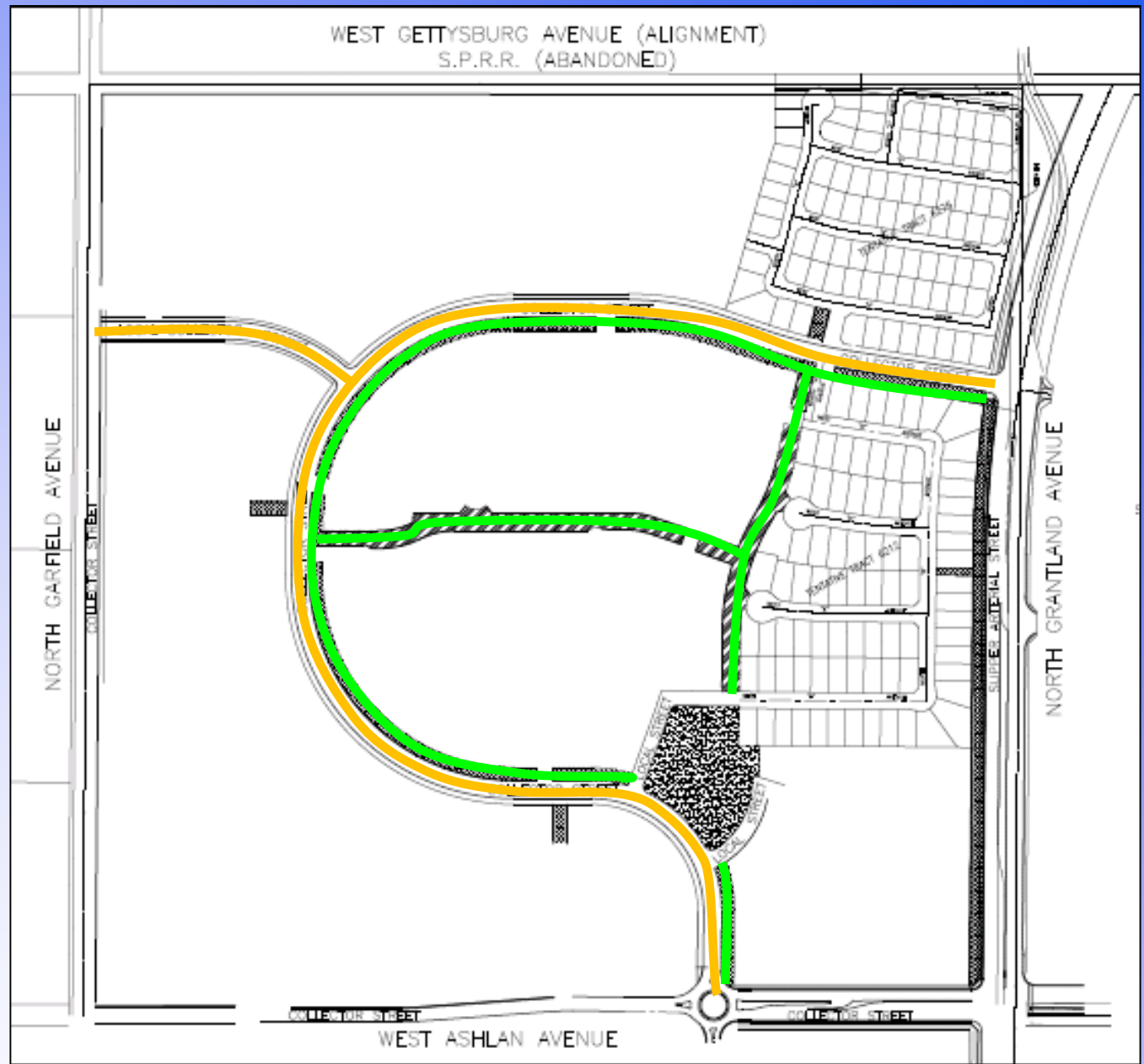
**PLAN AMENDMENT APPLICATION NO. P19-00417,
REZONE APPLICATION NO. P19-00417,
VESTING TENTATIVE TRACT MAP NO. 6212/UGM,
VESTING TENTATIVE TRACT MAP NO. 6276/UGM,
INDEMNIFICATION AGREEMENT
AND
ENVIRONMENTAL IMPACT REPORT
SCH No. 2020039061**

*City Council Hearing
January 28, 2020*



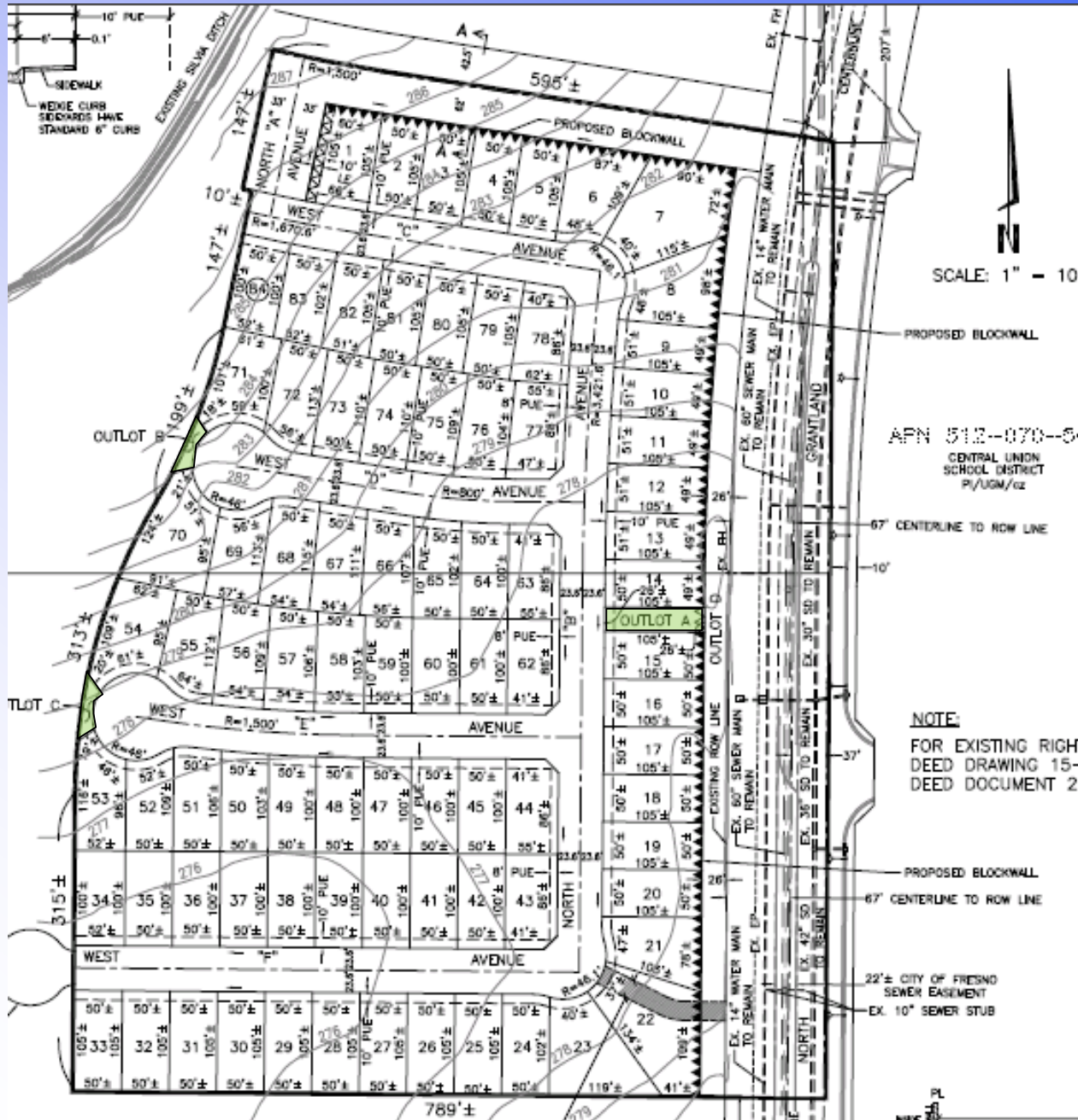
±160 acres of property located on the west side of North Grantland Avenue between West Ashlan and West Gettysburg Avenue alignments.

- Proposes modification to MT-1 by adding new collector street.
- Proposes modification to MT-2 by revising the existing trail layout.



Conditions of Zoning

- The existing conditions of zoning relate to the previously approved Westlake Development. These conditions require public improvements such as construction of traffic signals and widening of roadway segments.
- These conditions did not appropriately correspond to the new project.
- New Conditions of Zoning are being proposed to be consistent with project conditions and mitigation measures determined by the City of Fresno Public Works Department.
- Conditions include the installation of a traffic signal at the following intersections:
 - Grantland Avenue and the Indianapolis/Loop Road alignment prior to 100 homes
 - Grantland and Ashlan Avenues prior to the issuance of building permits for 200 homes
 - Grantland and Gettysburg Avenues prior to the issuance of building permits for 450 homes
 - Grantland and Shields Avenues prior to the issuance of building permits for 650 homes



- Proposes to subdivide the ±14.41 acres of property into an 84-lot single family residential subdivision at an overall density of approximately 5.8 dwelling units per acre (du/ac).
- Medium Density Residential allows 5-12 d.u./ac.

- Proposes to subdivide 14.17 acres of property into an 83-lot subdivision at an overall density of 5.9 du/ac
- Temporary access road would be constructed to divert Grantland Avenue and will be removed with construction of Veterans Boulevard



Environmental Impact Report

Summary of Environmental Impacts

Less than Significant

- Air Quality
- Energy
- Greenhouse Gases/Climate Change

Less than Significant with Mitigation

- Hydrology and Water Quality
- Noise
- Public Services
- Transportation/Traffic
- Utilities and Service Systems

Summary of Environmental Impacts (cont.)

Significant and Unavoidable

- Agricultural and Forestry Resources
 - Identified in Initial Study
 - Project will result in the loss of approximately 160 acres of Farmland of Statewide Importance and Unique Farmland which occupy the proposed project site

Findings of Fact and Statement of Overriding Considerations

- When an EIR has been certified that identifies one or more significant environmental impacts, the approving agency must make one or more findings
- The Findings of Fact and Statement of Overriding Considerations have been prepared for the project



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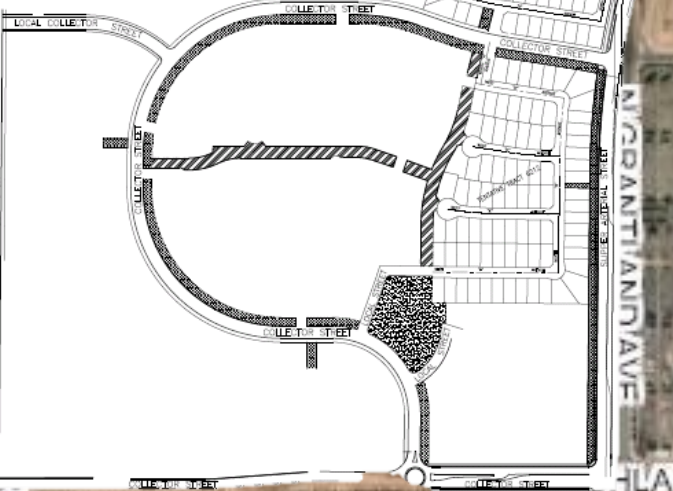
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