

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE COUNCIL OF THE CITY OF  
FRESNO, CALIFORNIA, AMENDING THE FRESNO  
GENERAL PLAN AND THE BULLARD COMMUNITY PLAN  
(PLAN AMENDMENT APPLICATION NO. P20-00957)

WHEREAS, on December 18, 2014, by Resolution No. 2014-226, the City Council adopted the Fresno General Plan which correspondingly adopted the Bullard 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, Barigye McCoy, on behalf of Park Place Holdings, LP., has filed an application to amend the Fresno General Plan and the Bullard Community Plan to change the planned land use designation for the subject property from Employment, Office (±16.7 acres) and Employment, Light Industrial (±2.2 acres) to the Commercial Community (±18.9 acres);

WHEREAS, the environmental assessment conducted for the proposed plan amendment resulted in the adoption of an addendum to the Master Environmental Impact Report ("MEIR") SCH No. 2012111015, dated September 16, 2020, pursuant to the California Environmental Quality Act (CEQA);

WHEREAS, on September 16, 2020, the Fresno City Planning Commission held a public hearing to consider Plan Amendment Application No. P20-00957 and the associated Environmental Assessment No. P20-00957;

1 of 4

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



Resolution No.

WHEREAS, the Fresno City Planning Commission took action, as evidenced in Planning Commission Resolution No. 13683, to recommend approval of Plan Amendment Application No. No. P20-00957, which proposes to amend the Fresno General Plan and the Bullard Community Plan to change the planned land use designation for the subject property from Employment, Office ( $\pm 16.7$  acres) and Employment, Light Industrial ( $\pm 2.2$  acres) to the Commercial Community ( $\pm 18.9$  acres); and,

WHEREAS, on October 15, 2020, the Fresno City Council held a public hearing to consider Plan Amendment Application No. P20-00957 and received both oral testimony and written information presented at the hearing regarding Plan Amendment Application No. P20-00957.

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 P20-00957 may have less than significant effects with mitigation 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 adoption of an addendum to the Master Environmental Impact Report ("MEIR") SCH No. 2012111015, dated September 16, 2020, is appropriate in accordance with the provisions of CEQA Section 21166 and CEQA Guidelines Section 15164. Accordingly, the Council adopts the addendum to the Master Environmental Impact Report ("MEIR") SCH No. 2012111015, prepared for Environmental Assessment No. P20-00957 dated September 16, 2020.

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. P20-00957 amending the Fresno General Plan and Bullard Community Plan planned land use designations for the subject properties from Employment, Office ( $\pm 16.7$  acres) and Employment, Light Industrial ( $\pm 2.2$  acres) to Commercial Community ( $\pm 18.9$  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 15th day of October, 2020, by the following vote:

AYES :  
NOES :  
ABSENT :  
ABSTAIN :

YVONNE SPENCE, MMC CRM  
City Clerk

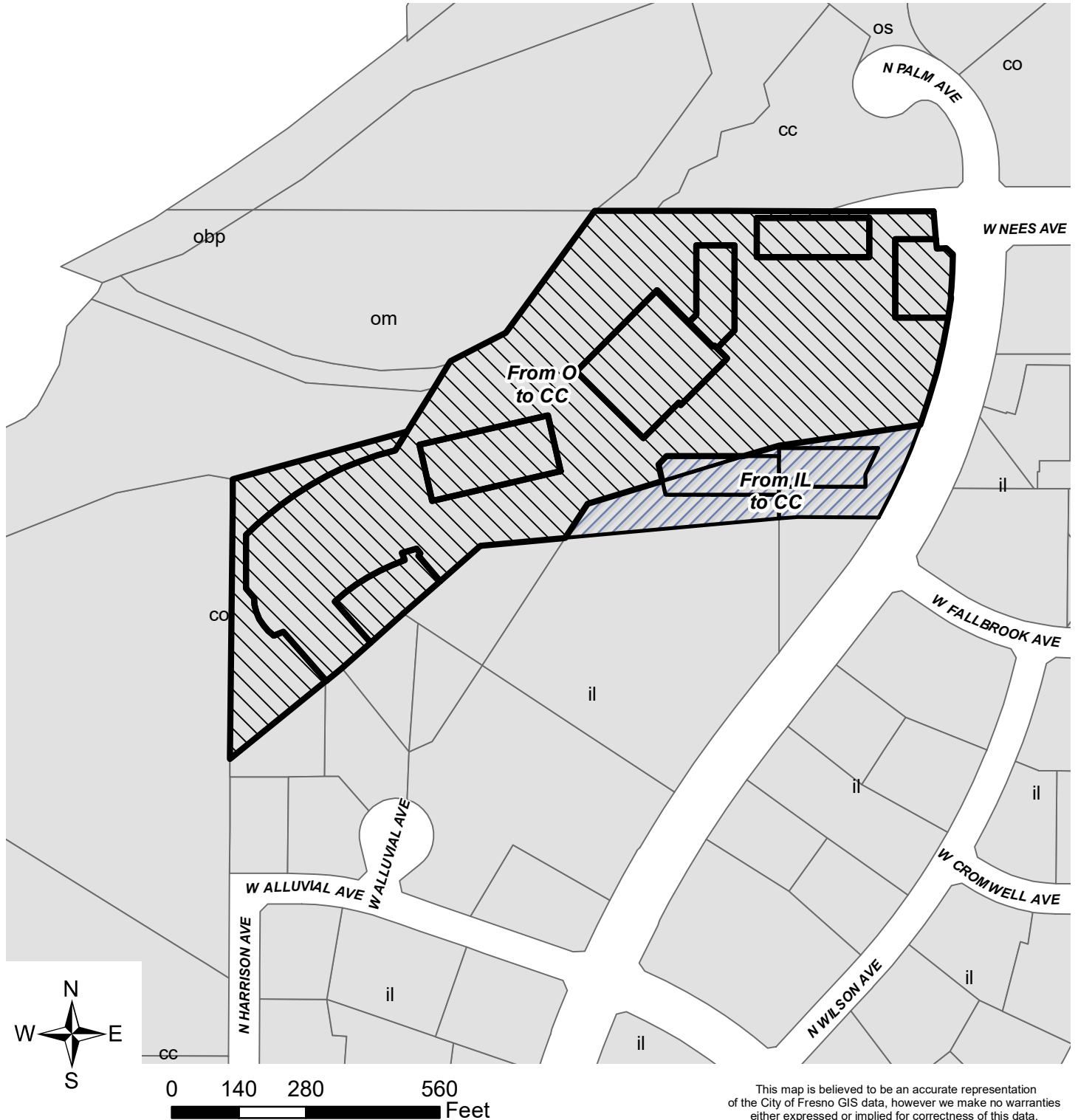
By \_\_\_\_\_  
Deputy

APPROVED AS TO FORM:  
DOUGLAS T. SLOAN  
City Attorney

By \_\_\_\_\_  
Rina Gonzales Date  
Deputy City Attorney

Attachment: Exhibit A

# Exhibit A-Proposed Plan Amendment



This map is believed to be an accurate representation of the City of Fresno GIS data, however we make no warranties either expressed or implied for correctness of this data.

**P20-00957**

**APN: 405-530-82,83,65-68,84,85,70-72,74,75**

**7765 North Palm Avenue**



proposes to amend 16.7 acres from the O (*Employment, Office*) land use designation to the CC (*Commercial Community*) land use designation.



proposes to amend 2.2 acres from the IL (*Employment, Light Industrial*) land use designation to the CC (*Commercial Community*) land use designation.