

Exhibit H
Planning Commission Resolutions

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13280**

The Fresno City Planning Commission, at its meeting on April 16, 2014, adopted the following resolution relating to Conditional Use Permit Application No. C-13-092.

WHEREAS, Conditional Use Permit Application No. C-13-092 has been filed with the City of Fresno by Jeffrey T. Roberts on behalf of Granville Homes, Inc., for approximately 34.01 net acres of property located on the northeast corner of North Fowler and East Clinton Avenues; and,

WHEREAS, Conditional Use Permit Application No. C-13-092 seeks authorization for the development of a 169-unit single family residential public street planned development with modified property development standards at an overall density of approximately 5.3 dwelling units per acre; and,

WHEREAS, on April 14, 2014, the District 4 Plan Implementation Committee unanimously recommended approval of the proposed project; and,

WHEREAS, on April 16, 2014, the Fresno City Planning Commission reviewed the subject conditional use permit application in accordance with the policies of the 2025 Fresno General Plan and McLane Community Plan; and,

WHEREAS, the Commission conducted a public hearing to review the proposed conditional use permit, received testimony from the applicant and the public, and considered the Development and Resource Management Department's report recommending approval of the proposed conditional use permit subject to special permit conditions; and,

WHEREAS, at that same hearing the Commission reviewed related Plan Amendment Application No. A-11-003, Rezone Application No. R-11-003, and Vesting Tentative Tract Map No. 6033/UGM to subdivide the property for the purposes of the proposed single family residential private street planned development; and,

WHEREAS, the Fresno City Planning Commission considered the proposed conditional use permit relative to the staff report and environmental assessment issued for the project; and,

WHEREAS, the Fresno City Planning Commission invited testimony with respect to the proposed conditional use permit.

NOW, THEREFORE, BE IT RESOLVED that the Fresno City Planning Commission hereby finds and determines that there is no substantial evidence in the record to indicate that Conditional Use Permit Application No. C-13-092 may have a significant effect on the environment with the implementation of the mitigation measures as identified by the Mitigated Negative Declaration which was prepared for Environmental Assessment No. A-11-003/R-11-003/C-13-092/T-6033 dated March 21, 2014.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby approves Conditional Use Permit Application No. C-13-092 authorizing the development of a single family residential private street planned development subject to the

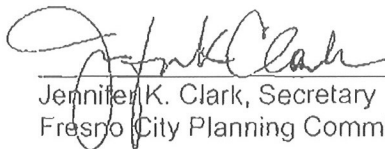
PLANNING COMMISSION RESOLUTION No. 13280
Conditional Use Permit Application No. C-13-092
April 16, 2014
Page 2

Development and Resource Management Department Conditions of Approval dated April 16, 2014 and contingent upon City Council approval and effectuation of Plan Amendment Application No. A-11-003, Rezone Application No. R-11-003 and the related Environmental Assessment No. A-11-003/R-11-003/C-13-092/T-6033 dated March 21, 2014.

The foregoing Resolution was adopted by the Fresno City Planning Commission upon a motion by Commissioner Torossian, seconded by Commissioner Vasquez.

VOTING: Ayes - Torossian Vasquez, Hansen-Smith, Medina, Holt
 Noes - Reed
 Not Voting - None
 Absent - None

DATED: April 16, 2014



Jennifer K. Clark, Secretary
Fresno City Planning Commission

Resolution No. 13280
Conditional Use Permit No. C-13-092
Filed by Jeffrey T. Roberts, on behalf of
Granville Homes, Inc.
Action: Approved

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13281**

The Fresno City Planning Commission at its regular meeting on April 16, 2014, adopted the following resolution pursuant to the Subdivision Map Act of the Government Code of the State of California and the Municipal Code of the City of Fresno.

WHEREAS, Vesting Tentative Tract Map No. 6033/UGM was filed with the City of Fresno by Jeffrey T. Roberts on behalf of Granville Homes, Inc., and proposes to subdivide the subject property for the purposes of a 169-unit single family residential public street planned development with modified property development standards at an overall density of approximately 5.3 dwelling units per acre located on the northeast corner of North Fowler and East Clinton Avenues; and,

WHEREAS, on April 14, 2014, the District 4 Plan Implementation Committee reviewed the vesting tentative tract map and recommended approval; and,

WHEREAS, the Development and Resource Management Department staff recommended approval of the proposed project subject to all conditions of approval contained in the staff report dated April 16, 2014; and,

WHEREAS, the Fresno City Planning Commission conducted a public hearing on April 16, 2014 to review the proposed subdivision and considered the staff report and invited testimony with respect to the proposed subdivision; and,

WHEREAS, at the hearing one person spoke in support of the proposed vesting tentative tract map; and,

WHEREAS, at that same hearing the Planning Commission also reviewed related Plan Amendment Application No. A-11-003, Rezone Application No. R-11-003, and Conditional Use Permit Application No. C-13-092 to allow for the development of a 169-unit single family residential public street planned development with modified property development standards at an overall density of approximately 5.3 dwelling units per acre on the subject property.

NOW, THEREFORE, BE IT RESOLVED that Fresno City Planning Commission finds in accordance with its own independent judgment that there is no substantial evidence in the record that, with the project specific mitigation imposed, Vesting Tentative Tract Map No. T-6033/UGM may have additional significant effects on the environment that were not identified in the 2025 Fresno General Plan Master Environmental Impact Report No. 10130 ("MEIR") or Mitigated Negative Declaration No. A-09-02 (Air Quality MND); and, that no new or additional mitigation measures or alternatives may be required. In addition, pursuant to Public Resources Code, Section 21157.6(b)(1), the Commission 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 or Air Quality MND were certified as complete, has become available. Accordingly, the Commission recommends approval of the mitigated negative declaration prepared for Environmental Assessment No. A-11-003/R-11-003/C-13-092/T-6033 dated March 21, 2014.

Planning Commission Resolution No. 13281
Vesting Tentative Tract Map No. 6033/UGM
April 16, 2014
Page 2

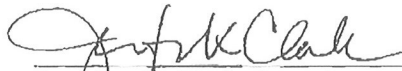
BE IT FURTHER RESOLVED that the Fresno City Planning Commission finds that approval of the subject vesting tentative tract map is consistent with the adopted 2025 Fresno General Plan and the McLane Community Plan and the findings required pursuant to Section 66410 et. seq. of the Government Code.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby approves Vesting Tentative Tract Map No. 6033/UGM subject to the Development and Resource Management Department Conditions of Approval dated April 16, 2014 and contingent upon City Council approval and effectuation of Plan Amendment Application No. A-11-003, Rezone Application No. R-11-003 and the related Environmental Assessment No. A-11-003/R-11-003/C-13-092/T-6033 dated March 21, 2014.

The foregoing Resolution was adopted by the Fresno City Planning Commission upon a motion by Commissioner Torossian, seconded by Commissioner Vasquez.

VOTING: Ayes - Torossian, Vasquez, Hansen-Smith, Medina, Holt
 Noes - Reed
 Not Voting - None
 Absent - None

DATED: April 16, 2014



Jennifer K. Clark, Secretary
Fresno City Planning Commission

Resolution No. 13281
Vesting Tentative Tract Map No.
6033/UGM
Filed by Jeffrey T. Roberts on behalf of
Granville Homes, Inc.
Action: Approved