

## Exhibit P

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

A RESOLUTION OF THE COUNCIL OF THE CITY OF  
FRESNO, CALIFORNIA, AMENDING THE FRESNO  
GENERAL PLAN, BULLARD COMMUNITY PLAN, AND  
THE PINEDALE NEIGHBORHOOD PLAN (PLAN  
AMENDMENT APPLICATION NO. P22-00507)

WHEREAS, on December 18, 2014, by Resolution No. 2014-226, the City Council adopted the Fresno General Plan 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, on September 30, 2021, the City Council subsequently certified Program Environmental Impact Report SCH No. 2019050005 for the Fresno General Plan ("PEIR") 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, Roger Hurtado of Centerline Design, LLC, on behalf of Valley Health Team, Inc., has filed an application to amend the Fresno General Plan, Bullard Community Plan, and Pinedale Neighborhood Plan to change the planned land use designation for the subject property from Residential – Medium Density to Commercial – General planned land use;

1 of 5

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



Resolution No.

WHEREAS, the environmental assessment conducted for the proposed plan amendment resulted in the filing of a Mitigated Negative Declaration on December 9, 2022;

WHEREAS, on March 1, 2023, the Fresno City Planning Commission held a public hearing to consider Plan Amendment Application No. P22-00507 and the associated Mitigated Negative Declaration prepared for Environmental Assessment No. P22-00505/P22-00507;

WHEREAS, the Fresno City Planning Commission took action, as evidenced in Planning Commission Resolution No. 13789, to recommend approval of Plan Amendment Application No. No. P22-00507 which proposes to amend the Fresno General Plan, Bullard Community Plan, and Pinedale Neighborhood Plan to change the planned land use designation for the subject property from Residential – Medium Density ( $\pm 1.23$  acres) to Commercial – General ( $\pm 1.23$  acres) planned land use; and,

WHEREAS, on August 10, 2023, the Fresno City Council held a public hearing to consider Plan Amendment Application No. P22-00507 and received both oral testimony and written information presented at the hearing regarding Plan Amendment Application No. P22-00507.

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 P22-00507 may have less than significant effects with mitigation on the

environment that were not identified in the Fresno General Plan Program Environmental Impact Report SCH No. 2019050005 ("PEIR"); and, that all applicable mitigation measures of the PEIR 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 PEIR 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 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. P22-00505/P22-00507, dated December 9, 2022.

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. P22-00507 amending the Fresno General Plan, Bullard Community Plan, and Pinedale Neighborhood Plan planned land use designation for the subject property from Residential – Medium Density (±1.23 acres) to Commercial – General (±1.23 acres) planned land use, as depicted by Exhibit "A" attached hereto and incorporated herein by reference.

\* \* \* \* \*

STATE OF CALIFORNIA)  
COUNTY OF FRESNO ) ss.  
CITY OF FRESNO )

I, TODD STERMER, 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 10th day of August 2023, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

TODD STERMER, CMC  
City Clerk

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

APPROVED AS TO FORM:  
ANDREW JANZ  
City Attorney

By \_\_\_\_\_  
Kristi Costa Date  
Deputy City Attorney

Attachment: Exhibit A

# EXHIBIT A - Plan Amendment



**P22-00507**

**APN:303-16-148, 49, 50, 51, 52, & 53**

**49 W Fir Ave. (Northeast corner of W. Fir Ave & N. Sugarpine Ave)**



Proposes to change Planned Land Use designation for the +/-1.23 acre property from Residential-Medium Density to Commercial General

Housing Element Site