

Exhibit Q

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13565**

The Fresno City Planning Commission at its regular meeting on December 19, 2018, 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. 6198/UGM was filed with the City of Fresno and proposes to subdivide the subject property into a 163 lot single-family residential subdivision on approximately 26.05 acres, located on the northwest corner of West Shaw and North Grantland Avenues; and,

WHEREAS, on December 19, 2018, the Commission received a staff report and related information, environmental documents and considered testimony regarding the requested subdivision; and,

WHEREAS, the Development and Resource Management Department staff recommended approval of the proposed project subject to the conditions of approval contained in the staff report dated December 19, 2018; and,

WHEREAS, on March 19, 2018, the Council District 2 Plan Implementation Committee recommended approval of the vesting tentative tract map; and,

WHEREAS, the Fresno City Planning Commission on December 19, 2018, reviewed the subject application in accordance with the policies of the Fresno General Plan and the West Area Community Plan; and,

WHEREAS, a representative of an abutting 0.87 acre parcel, owned by God's Family Church Inc., which was included with the related annexation application and described in the Planning Commission staff report, requested to not be included with the related annexation application; and,

WHEREAS, the Planning Commission recommended that City staff and the applicant meet with said representative to discuss the related annexation application; and,

WHEREAS, one neighbor spoke in opposition to the proposed project and cited traffic and infrastructure concerns.

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 the vesting tentative tract map may have additional significant effects on the environment that were not identified in the Fresno General Plan Master Environmental Impact Report (MEIR) No. 2012111015; and hereby recommends approval to the City Council 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, for the proposed project.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission finds that approval of Vesting Tentative Tract Map No. 6198/UGM is consistent with the adopted Fresno General Plan and West Area Community Plan and the findings required pursuant to Section 66410 et. seq. of the California Government Code.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends approval of Vesting Tentative Tract Map No. 6198/UGM, subject to the Development and Resource Management Department Conditions of Approval dated December 19, 2018, and the following modification:

1. **Condition of Approval No. 41 for Vesting Tentative Tract Map No. 6198/UGM shall be modified as follows:** strike out ~~March 29, 2018~~, and replace with December 17, 2018.

The foregoing Resolution was adopted by the Fresno City Planning Commission upon a motion by Commissioner Hardie, seconded by Commissioner Sodhi-Layne.

VOTING: Ayes - Hardie, Sodhi-Layne, Bray, Garcia (vice chair), McKenzie, Vang, Torossian (chair)
Noes - None
Not Voting - None
Absent - None

DATED: December 19, 2018


JENNIFER K. CLARK, Secretary
Fresno City Planning Commission

Resolution No. 13565
Vesting Tentative Tract Map No. 6198/UGM
Filed by Yamabe and Horn Engineering,
on behalf of Lennar Homes
Action: Recommend Approval to the City
Council