



## Legislation Details

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**File #:** ID 20-00778    **Version:** 1    **Name:**  
**Type:** Action Item    **Status:** Agenda Ready  
**File created:** 6/8/2020    **In control:** City Council  
**On agenda:** 6/25/2020    **Final action:**  
**Title:** HEARING to consider Annexation Application No. P19-02239, Plan Amendment/Rezone Application No. P19-02237, Vesting Tentative Tract Map No. 6234/UGM, and related Environmental Assessment No. T-6234/P19-02237/P19-02239, for property located on the west side of North Hayes Avenue between West Ashlan and West Shields Avenues (Council District 1) - Planning and Development Department.

1. ADOPT the finding of a Mitigated Negative Declaration as prepared for Environmental Assessment No. T-6234/P19-02237/P19-02239 dated March 13, 2020 for the proposed project pursuant to the California Environmental Quality Act (CEQA).
2. \*\*\*RESOLUTION - Approving Annexation Application No. P19-02239 proposing to initiate proceedings for the Dakota-Hayes No. 4 Reorganization to annex the ±235 acre property to the City of Fresno; and detachment from the North Central Fire Protection District and the Kings River Conservation District. (Subject to Mayor's Veto.)
3. RESOLUTION - Approving Plan Amendment Application No. P19-02237 proposing to amend the Fresno General Plan and the West Area Community Plan to change the planned land use designations for the subject property from the Low Density Residential (±1.06 acres), Medium-High Density Residential (±9.76 acres), Urban Neighborhood (±17.26 acres) and Open Space/Neighborhood Park (±5.25 acres) planned land use designations to the Medium Density Residential (±35.88 acres) land use designation.
4. BILL (For introduction and adoption) - Approving Pre-zone Application No. P19-02237 proposing to pre-zone the subject property from the Fresno County RR (Rural Residential) to the City of Fresno RS-3/UGM/ANX (Single Family Residential, Low Density/Urban Growth Management/Annexed Rural Residential Transitional Overlay), RS-5/UGM (Residential Single Family, Urban Growth Management), RS-5/UGM/ANX (Residential Single Family, Medium Density/Urban Growth Management/Annexed Rural Residential Transitional Overlay), RM-2/UGM/ANX (Residential Multi-Family, Urban Neighborhood Density/Urban Growth Management/Annexed Rural Residential Transitional Overlay) and OS/UGM/ANX (Open Space/Urban Growth Management/Annexed Rural Residential Transitional Overlay) zone districts in accordance with the Fresno General Plan and pursuant to the proposed General Plan Amendment.
5. APPROVE Vesting Tentative Tract Map No. 6234/UGM, proposing to subdivide approximately 88.1 acres of the subject property into a 486-lot single-family residential development subject to compliance with the Conditions of Approval dated May 20, 2020, and contingent upon approval of Annexation No. P19-02239, Plan Amendment/Rezone Application No. P19-02237 and the related environmental assessment.
6. APPROVE Indemnification Agreement with Edward D. Fannuchi for indemnity related to claims arising from SB 330.

**Sponsors:** Planning and Development Department

**Indexes:**

**Code sections:**

**Attachments:** 1. Exhibit A - Vesting Tentative Tract Map No. 6234/UGM dated May 20, 2020, 2. Exhibit B:

Operational Statement, 3. Exhibit C: 2020 Aerial Photograph of Site, 4. Exhibit D: Existing Fresno General Plan Planned Land Use Map, 5. Exhibit E: Proposed Land Use Map, 6. Exhibit F: Proposed Pre-zone Exhibit, 7. Exhibit G: Proposed Annexation Boundary, 8. Exhibit H: Fresno Municipal Code Findings, 9. Exhibit I: Noticing Vicinity Map (1000 Feet), 10. Exhibit J: Conditions of Approval for Vesting Tentative Tract Map No. 6234/UGM dated May 20, 2020, 11. Exhibit K: Comments and Requirements from Responsible Agencies, 12. Exhibit L: Environmental Assessment No. T-6234/P19-02237/P19-02239, Mitigated Negative Declaration, dated March 13, 2020, 13. Exhibit M: Planning Commission Resolution No. 13644 (Annexation Application No. P19-02239), 14. Exhibit N: Planning Commission Resolution No. 13645 (Plan Amendment Application No. P19-02237), 15. Exhibit O: Planning Commission Resolution No. 13646 (Pre-zone Application No. P19-02237), 16. Exhibit P: Planning Commission Resolution No. 13647 (Vesting Tentative Tract Map No. 6234/UGM), 17. Exhibit Q: City Council Resolution for Annexation Application No. P19-02239, 18. Exhibit R: City Council Resolution for Plan Amendment No. P19-02237, 19. Exhibit S: City Council Ordinance for Pre-zone Application No. P19-02237, 20. Powerpoint Presentation 20-00778, 21. Additional Information - Letter from Jeffrey Reid.pdf, 22. Additional Information - Exhibit T.pdf, 23. Additional Information - Comments from Josefa Price.pdf

Date	Ver.	Action By	Action	Result
6/25/2020	1	City Council	continued	