



Legislation Details

File #:	ID 20-001123	Version:	1	Name:	
Type:	Action Item	Status:		Agenda Ready	
File created:	8/21/2020	In control:		City Council	
On agenda:	9/17/2020	Final action:		9/17/2020	
Title:	CONTINUED 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)				
	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 approval of a Revenue and Taxation Code Section 99 tax sharing agreement between the City of Fresno and the County of Fresno. (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 Planned 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 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 Application No. P19-02237, 19. Exhibit S - City Council Ordinance Bill for Pre-zone Application No. P19-02237, 20. Exhibit T - Indemnification Agreement between City of Fresno and Edward D. Fannuchi, 21. Additional Information - Updated Resolution.pdf, 22. Additional Information - Amended Resolution and Amended FMC Findings.pdf

Date	Ver.	Action By	Action	Result
9/17/2020	1	City Council	adopted as amended	Pass