



Legislation Details

File #: ID 22-1440 **Version:** 1 **Name:**
Type: Action Item **Status:** Agenda Ready
File created: 9/8/2022 **In control:** Planning Commission
On agenda: 9/21/2022 **Final action:**
Title: CONTINUED FROM SEPTEMBER 7, 2022
Consideration of Vesting Tentative Tract Map No. 6345; and related Environmental Assessment No. T-6345/P22-00411/P22-00442 for approximately 36.75 acres of property located on the southeast corner of the East California Avenue alignment and South Willow Avenue (Council District 5).

1. RECOMMEND APPROVAL (to the City Council) of the adoption of the Mitigated Negative Declaration prepared for Environmental Assessment No. T-6345/P22-00411/P22-00442 dated August 12, 2022, for the proposed project pursuant to California Environmental Quality Act (CEQA) Guidelines.
2. RECOMMEND APPROVAL (to the City Council) of Annexation Application No. P22-00411 (for the California-Willow No. 4 Reorganization) proposing detachment from the Kings River Conservation District and Fresno County Fire Protection District and annexation to the City of Fresno.
3. RECOMMEND APPROVAL (to the City Council) of Pre-zone Application No. P22-00442 proposing to pre-zone: approximately 38.37 acres of the subject property from the Fresno County AL20 (Limited Agriculture) zone district to the City of Fresno RS-5 (Single-Family Residential, Medium Density) zone district; approximately 37.90 acres of the subject property from the Fresno County AL20 (Limited Agriculture) zone district to the RS-5/ANX (Single-Family Residential, Medium Density/Annexed Rural Residential Transitional Overlay) zone district; and, approximately 41.70 acres of the subject property from the Fresno County AL20 (Limited Agriculture) zone district to the City of Fresno RM-2/ANX (Multi-Family Residential, Urban Neighborhood/Annexed Rural Residential Transitional Overlay) zone district.
4. RECOMMEND APPROVAL (to the City Council) of Vesting Tentative Tract Map No. 6345, proposing to subdivide approximately 36.75 acres of the subject property into a 199-lot conventional single-family residential development subject to compliance with the Conditions of Approval dated September 21, 2022, and contingent upon approval of Annexation No. P22-00411 and Pre-zone Application No. P22-00442 and the related environmental assessment.

Sponsors: Planning and Development Department

Indexes:

Code sections:

Attachments: 1. Exhibit A - Vesting Tentative Tract Map No. 6345 [05/16/2022], 2. Exhibit B - Operational Statement [04/11/2022], 3. Exhibit C - Aerial Map, 4. Exhibit D - Vicinity Map, 5. Exhibit E - Fresno General Plan Land Use & Zoning Map, 6. Exhibit F - Proposed Pre-zone Exhibit, 7. Exhibit G - Proposed Annexation Boundary Exhibit, 8. Exhibit H - Fresno Municipal Code Findings, 9. Exhibit I - Public Hearing Notice Radius Map, 10. Exhibit J - Neighborhood Meeting Minutes, 11. Exhibit K - Conditions of Approval for Vesting Tentative Tract Map [09/21/2022], 12. Exhibit L - Comments & Requirements from Responsible Agencies, 13. Exhibit M - Environmental Assessment T-6345/P22-00411/P22-00442 [08/12/2022], 14. Exhibit N - Opposition Letter [09/07/2022]

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------