

Exhibit S
Notice of Public Hearing (City Council)

**CITY OF FRESNO
PLANNING AND DEVELOPMENT DEPARTMENT
NOTICE OF PUBLIC HEARING
DEVELOPMENT PERMIT APPLICATION NO. P21-02699
VESTING TENTATIVE PARCEL MAP APPLICATION NO. 2021-09 AND
RELATED ENVIRONMENTAL ASSESSMENT**

NOTICE IS HEREBY GIVEN that the Fresno City Council, in accordance with Sections 65090 and 65091 (Planning and Zoning Law) of the Government Code and in accordance with the procedures of Article 50, Chapter 15, of the Fresno Municipal Code, will conduct a public hearing to consider the items below, filed by Paul Starn, on behalf of Scannell Properties. These applications propose to construct four office/warehouse buildings, with a total gross floor area of approximately $\pm 901,438$ square feet on ± 48.03 acres of property located on the northeast corner of North Marks and West Nielsen Avenues:

1. **CERTIFY** Final Environmental Impact Report (SCH No. 2022050265), apply the Council's independent judgment and analysis to the review, and then adopt the resolution certifying the FEIR as having been completed in compliance with the California Environmental Quality Act (CEQA) on the proposed Final EIR and comments thereon; and;
 - a. ADOPT the Water Supply Assessment (WSA) attached to the FEIR as Appendix K in compliance with Section 10910 of the California Water Code and Section 15155 of the CEQA Guidelines, and adopt the WSA as a technical addendum to the Environmental Impact Report; and,
 - b. ADOPT Findings of Fact pursuant to CEQA Guidelines Section 15091; and,
 - c. ADOPT a Mitigation Monitoring and Reporting Program (MMRP) pursuant to CEQA Guidelines section 15097; and,
2. **DENY** the appeal and **UPHOLD** the action of the Planning Commission in the approval of Development Permit Application No. P21-02699 which requests authorization to construct four office/warehouse buildings with a total gross floor area of approximately $\pm 901,438$ square feet, subject to compliance with the Conditions of Approval dated October 4, 2023; and,
3. **DENY** the appeal and **UPHOLD** the action of the Planning Commission in the approval of Vesting Tentative Parcel Map No. 2021-09 which requests authorization to subdivide the subject property into four parcels: Parcel A ± 11.68 acres, Parcel B ± 5.38 acres, Parcel C ± 5.14 acres, Parcel D ± 26.15 acres, subject to compliance with the Conditions of Approval dated October 4, 2023.

FRESNO CITY COUNCIL

Date / Time: Thursday, December 14, 2023, at 10:00 AM, or thereafter.
Place: City Hall Council Chamber, Second Floor, 2600 Fresno Street, Fresno CA 93721;
or, watch the live broadcast via the Zoom link located on the City Council agenda found here: <https://fresno.legistar.com/Calendar.aspx>

Any interested person may participate in person or electronically during the public hearing to speak in favor or against the project proposal, by Zoom meeting with instructions provided on the City Council Agenda, and present written testimony at least 24 hours in advance, pursuant to the City Council rules and procedures, or they may be excluded from the administrative record of proceedings.

If you challenge the above applications in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning and Development Department and/or Planning Commission/City Council at, or prior to, the public hearing.

NOTE: This public hearing notice is being mailed to surrounding property owners within 1,000 feet of the project site pursuant to the requirements of FMC Section 15-5007.

All documents related to this project are available for public review at the Planning and Development Department at the address listed below or electronic copies may be requested by contacting the Planner at the number listed below. Documents are available for viewing at City Hall during normal business hours (Monday - Friday, 8:00 AM - 5:00 PM) by appointment only. **Please contact the Planner listed below via e-mail or by phone to request electronic copies or schedule an appointment to view documents.**

For additional information, contact Steven Martinez, Planning and Development Department, by telephone at (559) 621-8047 or via e-mail at Steven.Martinez@fresno.gov. *Si necesita información en Español, comuníquese con Jose Valenzuela al teléfono (559) 621-8070 o email Jose.Valenzuela@fresno.gov.*

PLANNING AND DEVELOPMENT DEPARTMENT
Jennifer K. Clark, AICP, HDFP, Director
Dated: December 1, 2023
Assessor's Parcel Nos. 458-020-71 & 458-020-72

**SEE MAP ON REVERSE SIDE
Planning and Development Department
2600 Fresno Street, Room 3043 · Fresno, CA 93721 · Phone (559) 621-8277**



Steven Martinez - Planner
Planning & Development Department
2600 Fresno Street, Room 3043
Fresno, CA 93721-3604
THIS IS A LEGAL NOTICE REGARDING
2740 W. Nielsen Ave. Fresno, CA 93706
P21-02699 & P21-05930

VICINITY MAP
2740 West Nielsen Avenue, Fresno, CA 93706

