

**FRESNO CITY PLANNING COMMISSION  
RESOLUTION NO. 13516**

The Fresno City Planning Commission, at its meeting on December 20, 2017, adopted the following resolution relating to Development Permit Application No. D-16-109.

WHEREAS, Development Permit Application No. D-16-109 was filed with the City of Fresno by Ken Vang of Precision Engineering, Inc., on behalf of Richard Caglia of Caglia Environmental, for approximately ±110.81 acres of property consisting of Assessor Parcel Numbers (APNs) 330-021-02, 09, 10, 16, 18T, 30, 55, 57; and,

WHEREAS, the subject property is located on the north side of East Central Avenue between South Cedar and South Orange Avenues; and,

WHEREAS, Development Permit Application No. D-16-109 requests authorization to develop an industrial business park with up to seven reinforced concrete buildings ranging in size from 124,200 square feet to 1,000,000 square feet, with a total building square footage not to exceed ±2,145,420; and,

WHEREAS, on October 24, 2017, the Director of the Development and Resource Management Department approved Development Permit Application No. D-16-109; and,

WHEREAS, on November 8, 2017, Development Permit Application No. D-16-109 and Environmental Assessment No. D-16-109, dated September 18, 2017, were appealed; and,

WHEREAS, the Development and Resource Management Department staff prepared a report and recommended the Planning Commission to recommend that the City Council adopt Environmental Assessment No. D-16-109 and deny the appeal and uphold the Director's approval of Development Permit Application No. D-16-109, subject to compliance with the Conditions of Approval, dated October 24, 2017; and,

WHEREAS, pursuant to Section 15-5303 of the Fresno Municipal Code, the Fresno City Planning Commission conducted a public hearing on December 20, 2017 to review the proposed Development Permit, considered the associated Mitigated Negative Declaration prepared for Environmental Assessment No. D-16-109, received public testimony, and considered the Development and Resource Management Department's report recommending approval to the City Council of the environmental assessment and proposed development permit, including conditions of approval, dated October 24, 2017; and,

WHEREAS, the Fresno City Planning Commission considered the proposed development permit relative to the staff report and environmental assessment issued for the project; and,

WHEREAS, the Fresno City Planning Commission invited testimony with respect to the proposed development permit and environmental assessment; and,

WHEREAS, three individuals from the public spoke in support of the project and six individuals from the public spoke in opposition of the proposed project.

NOW, THEREFORE, BE IT RESOLVED by the Fresno City Planning Commission, based upon the testimony and information presented at the hearing and upon review and consideration of the environmental documentation provided, as follows:

1. The Commission finds in accordance with its own independent judgment that with all applicable project specific mitigation measures imposed, there is no substantial evidence in the record that Development Permit Application D-16-109 may have additional significant effects on the environment that were not identified in the Fresno General Plan Master Environmental Impact Report SCH No. 2012111015 ("MEIR"); and, that all applicable mitigation measures of the MEIR have been applied to the project, together with project specific mitigation measures necessary to assure that the project will not cause significant adverse cumulative impacts, growth inducing impacts, and irreversible significant effects beyond those identified by the MEIR as provided by CEQA Section 15178(a). Therefore, it has been determined based upon the evidence in the record that the project will not have a significant impact on the environment and that the filing of a mitigated negative declaration is appropriate in accordance with the provisions of CEQA Section 21157.5(a)(2) and CEQA Guidelines Section 15178(b)(1); and,

BE IT FURTHER RESOLVED that the Fresno City Planning Commission finds that approval of Development Permit Application No. D-16-109 is consistent with the Fresno General Plan, Roosevelt Community Plan and the Fresno Municipal Code.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends the City Council to adopt the Mitigated Negative Declaration prepared for Environmental Assessment No. D-16-109, dated September 18, 2017 and deny the appeal and uphold the Director's decision to approve Development Permit Application No. D-16-109 authorizing the development of an industrial business park for industrial uses with up to seven reinforced concrete buildings ranging in size from 124,200 square feet to 1,000,000 square feet, with a total building square footage not to exceed ±2,145,420 subject to the Development and Resource Management Department Conditions of Approval dated October 24, 2017.

The foregoing Resolution was adopted by the Fresno City Planning Commission upon a motion by Commissioner Bray, seconded by Vice Chair Vasquez.

