

CITY OF FRESNO

**NOTICE OF INTENT TO ADOPT A
FINDING OF CONFORMITY**

EA No. R-16-010/ANX-16-004/D-16-081/V-16-009

Rezone Application No. R-16-010
Annexation Application No. ANX-16-004
Development Permit No. D-16-081
Variance Application V-16-009

APPLICANT:

Joseph Guagliardo
Comprehensive Planning Associated, Inc.
5414 E. Pitt Avenue
Fresno, CA 93793727

PROJECT LOCATION:

3508 West Clinton Avenue

± 4.65 acres of property located on the north side of West Clinton Avenue between North Valentine and North Brawley Avenues in the unincorporated portion of the City of Fresno's Sphere of Influence boundary.

Site Latitude: 36°46'22.00" N
Site Longitude: 119°51'21.00" W

Mount Diablo Base & Meridian, Township 13S, Range 19E
Section 34 – Herndon, CA Quadrangle

Assessor's Parcel Number: 442-060-33

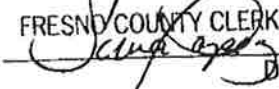
Filed with:

E201610000293

FILED

OCT 14 2016

TIME
9:35 am.

By  FRESNO COUNTY CLERK
DEPUTY

FRESNO COUNTY CLERK
2221 Kern Street, Fresno, CA
93721

PROJECT DESCRIPTION:

Annexation Application No. ANX-16-004, Rezone Application No. R-16-010, Development Permit Application No. D-16-081, and Variance Application No. V-16-009 were filed by Joseph Guagliardo of Comprehensive Planning Associated, on behalf of Harpinder Singh Bhangoo, and pertain to ±4.65 acres of property located on the north side of West Clinton Avenue between North Valentine and North Brawley Avenues in the unincorporated portion of the City of Fresno's Sphere of Influence boundary. Annexation Application No. ANX-16-004 proposes detachment of the property from the Kings River Conservation District and the North Central Fire Protection District and annexation to the City of Fresno. Rezone Application No. R-16-010 proposes to amend the Official Zone Map to rezone the property from the Fresno County RR (*Rural Residential*) zone district to the City of Fresno RM-2/UGM (*Residential Multi Family, Urban Neighborhood/Urban Growth Management*) zone district. Development Permit Application No. D-16-081 proposes the phased construction of an 80-unit multiple family residential development with associated on-site improvements. Variance Application No. V-16-009 requests a reduction in the front lot coverage.

The City of Fresno has conducted an initial study of the above-described project and it has been determined to be a subsequent project that is fully within the scope of the Master Environmental Impact Report (MEIR) SCH No. 2012111015 prepared for the Fresno General Plan adopted by the Fresno City Council on December 18, 2014. Therefore, the Development and Resource Management Department proposes to adopt a Finding of Conformity for this project.

With mitigation imposed, there is no substantial evidence in the record that this project may have additional significant, direct, indirect or cumulative effects on the environment that are significant and that were not identified and analyzed in the MEIR. After conducting a review of the adequacy of the MEIR pursuant to Public Resources Code, Section 21157.6(b)(1), the Development and Resource Management Department, as lead agency, finds that no substantial changes have occurred with respect to the circumstances under which the MEIR was certified and that no new information, which was not known and could not have been known at the time that the MEIR was certified as complete has become available. The project is not located on a site which is included on any of the lists enumerated under Section 65962.5 of the Government Code including, but not limited to, lists of hazardous waste facilities, land designated as hazardous waste property, hazardous waste disposal sites and others, and the information in the Hazardous Waste and Substances Statement required under subdivision (f) of that Section.

Additional information on the proposed project, including the proposed environmental Finding of Conformity, initial study and all documents and technical studies referenced in the initial study, as well as electronic copies of documents, may be obtained from the Development and Resource Management Department, Fresno City Hall, 2600 Fresno Street, Third Floor-North, Room 3043, Fresno, California 93721-3604. Please contact Bruce Barnes at (559) 621-8047 for more information.

ANY INTERESTED PERSON may comment on the proposed environmental finding. Comments must be in writing and must state (1) the commentor's name and address; (2) the commentor's interest in, or relationship to, the project; (3) the environmental determination being commented upon; and (4) the specific reason(s) why the proposed environmental determination should or should not be made. Comments may be submitted at any time between the publication date of this notice and close of business on November 16, 2016. Please direct comments to Bruce Barnes, City of Fresno Development and Resource Management Department, City Hall, 2600 Fresno Street, Room 3043, Fresno, California, 93721-3604; or by email to Bruce.Barnes@fresno.gov; or comments can be sent by facsimile to (559) 498-1026. Para información en español, comuníquese con McKencie Contreras al teléfono (559) 621-8066.

INITIAL STUDY PREPARED BY:

Bruce Barnes, Project Manager

SUBMITTED BY:



Bonique Emerson, Planning Manager
CITY OF FRESNO DEVELOPMENT
AND RESOURCE MANAGEMENT
DEPARTMENT

DATE: October 14, 2016