City of FRESNO

Planning & Development Department
Development Partnership Center (DPC)
2600 Fresno Street, Third Floor
Fresno, CA 93721-3604

Master Application Form #: R-17-019

Check all that apply:

☐	Plan Amendment	☐	Site Plan Review	☐	Amendment ☐ Major ☐ Minor
■	Rezone	☐	Variance	☐	Revised Exhibit ☐ Major ☐ Minor
☐	Conditional Use Permit	☐	Minor Deviation	☐	Easement Encroachment
☐	Tentative Tract Map	☐	Tentative Parcel Map	☐	Lot Line Adjustment
☐	Voluntary Parcel Merger	☐	Fresno Green Project	☐	Public Art Project
☐	Annexation	■	Other: Prezone to 'RS-5' and 'RS-4'		

Project Name: Granville Homes 312-092-32

Project Address: 5704, 5615 N. Clinton / 5812 W. Clinton A.P.N 312-061-15, 16, 17, 18

Size of Site: 39.3 ~~Sq. Ft.~~ _____ (Ac.) Historical Project? (Building on registry and/or over 50 yrs. old) No

Project Description (attach additional pages if necessary): Prezone property consistent with 2035 Fresno General Plan in order to annex and develop. Proposed zoning 'RS-5'

Zoning Designation: 'RR' County General Plan Designation: Medium Density

List all previously approved and/or pending entitlements, associated with this project/site (provide application number(s), if available): TTM 5660 / TTM 5881

Please read carefully before signing or filing.
Submission of this application does not imply approval of this permit by the Planning and Development Department. Application approval will become null and void if it is determined that approval was based on omissions or inaccurate information submitted by the applicant.

Assemi and Sons, Inc - owner

PRIMARY CONTACT, check all that apply ■ Applicant ■ Owner ☐ Other

Name: Jeffrey Roberts Signature:

Company/Organization: Granville Homes

Address: 1396 W. Herndon Ave. Fresno Zip: 93711

Email: jroberts@assemigroup.com Phone: (559) 436-0900

Check all that apply ☐ Applicant ☐ Owner ☐ Other

Name: Signature:

Company/Organization:

Address: City: Zip:

Email: Phone:

Check all that apply ☐ Applicant ☐ Owner ☐ Other

Name: Signature:

Company/Organization:

Address: City: Zip:

Email: Phone:

Note: This application **will** not be accepted for processing without the mandatory attachments. Please see the corresponding **Application Submittal Requirements** for the checklist(s) of required documents.

FOR INTERNAL USE ONLY

Received By:	IT	Date:	10-20-17	Level 4
Verification By:	JT	Date:	10-20-17	
Application Fee:		EA Fee:		
PZ No:	17-3000019	Zone District:	County - RR	

City of FRESNO

Planning & Development Department
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2600 Fresno Street, Third Floor
Fresno, CA 93721-3604

Environmental Assessment Application

1. APPLICANT'S NAME: Jeff Roberts
   ADDRESS: 1396 W. Herndon Ave
   CITY & ZIP: Fresno, 93711
   TELEPHONE: (559) 436-0900
   EMAIL: jroberts@assemigroup.com
   SIGNATURE:

2. CONSULTANT'S NAME:
   ADDRESS:
   CITY & ZIP
   TELEPHONE:
   EMAIL:
   SIGNATURE:

Applicant's Consultant (if any) will only be sent a copy of the completed environmental findings. If box is checked, the applicant will also be sent a copy ☐

3. DESCRIPTION OF PROPOSED PROJECT:

3a. Narrative Description – Describe outstanding characteristics, including architectural characteristics, type of construction, number of stories, activities resulting from the proposed project and other major features:

Prezone 39.3 acres to 'RS-5'

3b. Area of Parcel: 39.3 Ac Acres ~~or Square Feet~~

3c. Proposed Project is located on the: N. & S (side of) W. Clinton

between N. Polk Ave and N. Hayes Ave

Street Address: NA

3d. Existing Zoning: RR 3e. Assessor's Parcel Number: 312-092-32
312-061-15
11-11-16
11-11-17
11-11-18

3f. Related entitlement (indicate by ☐)

- ■ Rezoning: Proposed Zone(s) 'RS-5'
- ■ Tentative Tract Map; if known, TT Map No. 5660/5881
- ☐ Site Plan Review
- ☐ Conditional Use Permit
- ☐ Parcel Map
- ☐ Other, Identify:

4. IF RESIDENTIAL USE is proposed, number of dwelling units: Max 471 (5-12 du/Ac)

5. IF NON-RESIDENTIAL USE is proposed, identity: N.A.

5a. Non-residential Floor area: NA

5b. Estimated total number of employees: NA

5c. Total Number of off-street parking spaces provided: NA

FOR STAFF USE ONLY

PLANNING & DEVELOPMENT DEPARTMENT – CITY OF FRESNO

Application No. R-17-019
Date: 10-20-17
P & Z No. 17-300000019
Received By:

6. If this project involves a Site Plan Review and/or rezoning for an industrial use, describe in detail the use intended (such as sheet metal fabrication, auto body painting, warehouse, meat packing, frozen food processing, truck trailer assembly, etc.):

N.A.

7. Identify probable sources of noise generated by the proposed project that affect the surrounding area. If noise is considered moderate or severe, describe measures to be taken to reduce the effect.

N.A. (construction Noise)

8. Describe known sources of noise in the vicinity that may impinge upon the proposed project site:

None known

9. Describe other characteristics of the proposed project that will cause smoke, odors, or gases:

N.A.

10. Describe existing structures on the site and other site characteristics:

2 existing homes @ 5675 & 5704 W. Clinton

11. Describe the existing use of the site and other site characteristics:

Balance of Site (3 parcels) Vacant

12. Adjoining Land Uses: (Example: North – new single story apartments)

North: Rural Residential

South: School - Elementary (C.U.S.D.)

East: Rural Residential

West: Rural Residential

13. Is the proposed project site within 200 yards of an existing or proposed freeway? ☐ Yes ■ No;
Within 200 yards of a railroad? ☐ Yes ■ No

14. It is the applicant's opinion that significant adverse effects on the environment ☐ will ■ will not result from the proposed project.

15. Other comments or information. Attach additional sheets if necessary.

Jeff Roberts

Subject: Operational Statement: (Prezoning of 39.30 acres)

A. OVERVIEW OF APPLICATION:

This Rezoning application is being submitted for 39. 30 acres located on the north and south sides of W. Clinton Ave. The request is for "RS-5" Zoning. The land covered by the application is all within the adopted Sphere of Influence for the City of Fresno but none of the 5 parcels of land have been annexed to the City Limits. The property included in the application is under three different ownerships. The majority owner, Assemi and Sons, owns 3 of the 5 parcels totaling approximately 29.76 acres or 76% of the total area. The Iida family owns 4.66 acres or approximately 12% of the total area. The Mariscal family owns 4.88 acres or approximately 12% of the total area. All of the land is designated for Medium Density residential uses by the adopted 2035 Fresno General Plan. The requested "RS-5" zoning is consistent with the adopted land use designation and will become "effective" upon recordation of the annexation of the properties into the City of Fresno.

B. PREVIOUS APPLICATIONS:

A previous owner processed and had approved two Tentative Tract Maps on the portion of the land owned by Assemi and Sons. Tentative Tract Map No. 5660 covered 20 acres and had 88 single family lots. Tentative Tract No. 5881 covered 9.76 acres and had 50 single family lots. These two properties were both "Prezoned" to the "R-1" Zone District at the same time the maps were approved. The land owned by both the Mariscal and Iida families are developed with single family homes and related outbuildings. These two parcels retain their County zoning.

C. FUTURE APPLICATIONS:

If the proposed Rezoning Application is approved by the Fresno City Council, it is the intent of the applicant to apply to the Local Agency Formation Commission (LAFCO) to annex the land into the Fresno City limits. A "Pre-Application meeting" was held at LAFCO on October 5th, 2017 with LAFCO and City of Fresno staff members. In addition, if the Annexation of the land is approved by the LAFCO commission, the applicant will prepare and process "Final Maps" for the approved tracts.

D. PROPOSED USE OF THE LAND:

The development of the land consistent with the General Plan will result in the development of lots/homes within the 5 – 12 units/acre range. At this time, the property owned by Assemi and Sons is approved for development. The Mariscal and Iida families are not proposing development at this point in time.

--- NOTE ---

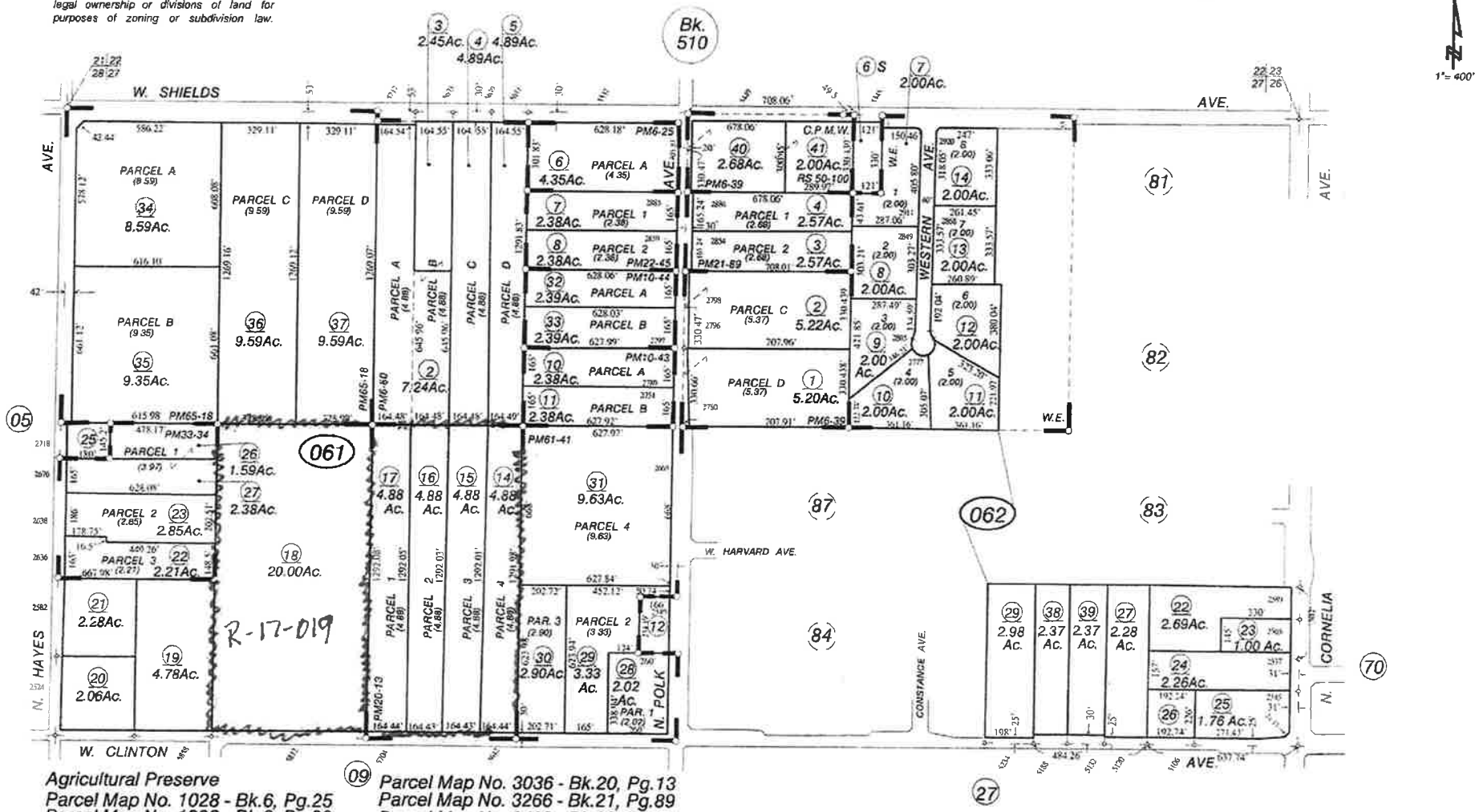
This map is for Assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

SUBDIVIDED LAND & POR. SEC. 27, T. 13 S., R.19 E., M.D.B. & M.

Tax Rate Area
5-285
62-015

312-06

1"= 400'



Agricultural Preserve
Parcel Map No. 1028 - Bk.6, Pg.25
Parcel Map No. 1226 - Bk.6, Pg.80
Parcel Map No. 1327 - Bk.6, Pg.39
Parcel Map No. 1825 - Bk.10, Pg.43
Parcel Map No. 1826 - Bk.10, Pg.44

Parcel Map No. 3036 - Bk.20, Pg.13
Parcel Map No. 3266 - Bk.21, Pg.89
Parcel Map No. 3409 - Bk.22, Pg.45
Parcel Map No. 4829 - Bk.33, Pg.34
Parcel Map No. 7818 - Bk.61, Pg.41
Parcel Map No. 7911 - Bk.65, Pg.18

Certificate of Parcel Map Waiver No. 7651 - Doc. 22945, 02-22-96
Record of Survey - Bk.50, Pg. 100
Western Estates - Tract 3207 - Bk.38, Pg.60

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk.312 - Pg. 06
County of Fresno, Calif.

11-18-2014 SH

--- NOTE ---

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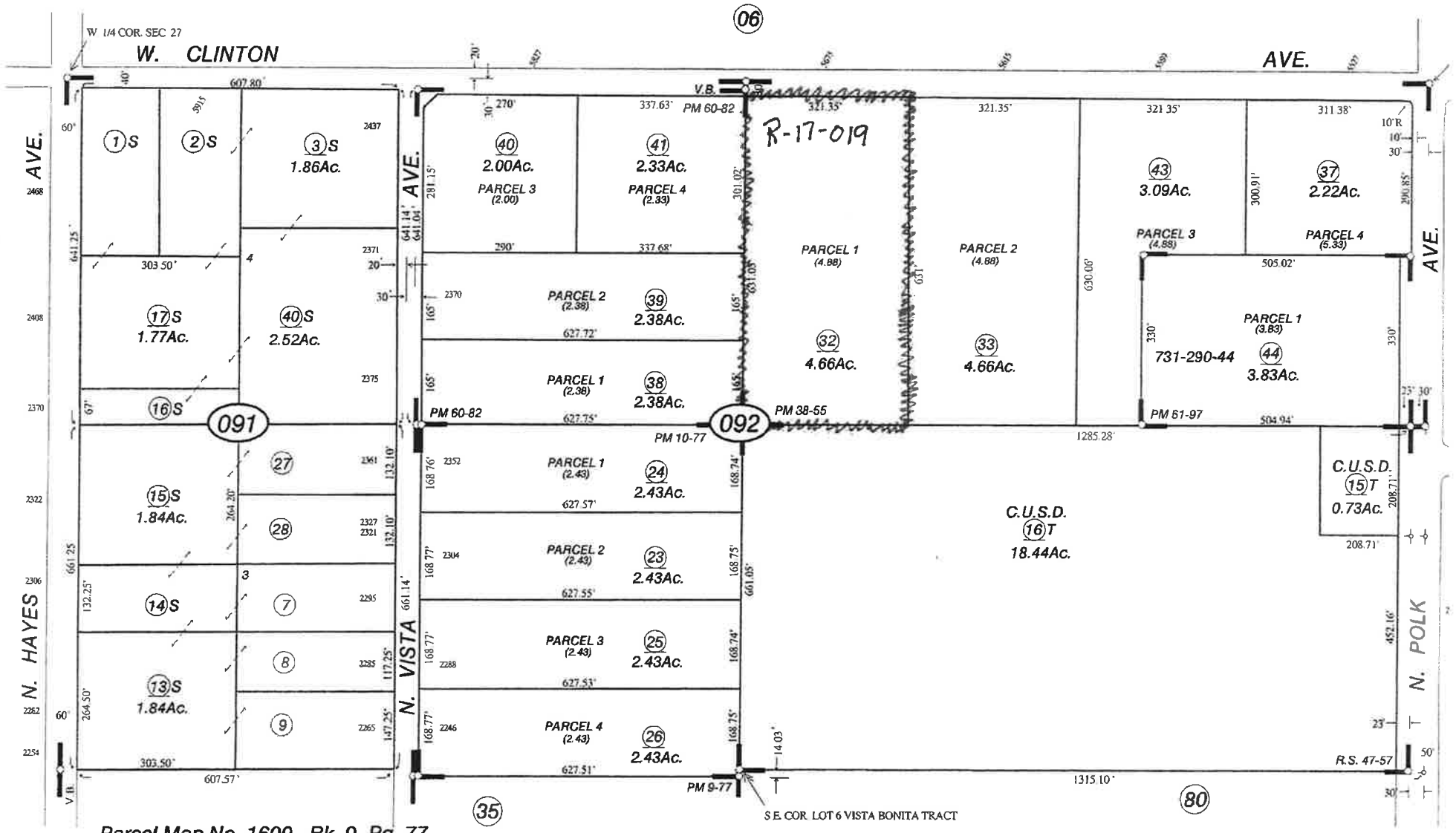
SUBDIVIDED LAND & POR. SEC.27, T.13S., R.19E., M.D.B. & M.

Tax Rate Area
5-209
62-015



Parcel Map No. 1600 - Bk. 9, Pg. 77
Parcel Map No. 1858 - Bk. 10, Pg. 77
Parcel Map No. 5990 - Bk. 38, Pg. 55
Parcel Map No. 7799 - Bk. 60, Pg. 82
Parcel Map No. 7841 - Bk. 61, Pg. 97
Record of Survey - Bk. 47, Pg.57
Vista Bonita Tract - Plat Bk. 7, Pg. 52

NOTE - Assessor's Block Numbers Shown In Ellipses.
Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk. 312 -
County of Fresno, Cali