



Legislation Details

File #:	ID 23-1691	Version:	1	Name:	
Type:	Action Item	Status:		Agenda Ready	
File created:	11/14/2023	In control:		City Council	
On agenda:	12/14/2023	Final action:			
Title:	HEARING to consider Development Permit Application No. P21-02699, Vesting Tentative Parcel Map No. 2021-09, and related Final Environmental Impact Report (FEIR), State Clearinghouse (SCH) No. 2022050265, regarding an Office/Warehouse Project located on approximately ± 48.03 acres of property at the northeast intersection of North Marks and West Nielsen Avenues (Council District 3)				

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 ± 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.

Sponsors: Planning and Development Department

Indexes:

Code sections:

Attachments: 1. Exhibit A – Vicinity Map & Aerial Photo, 2. Exhibit B – Zoning Map & Planned Land Use Map, 3. Exhibit C – Project Information Tables, 4. Exhibit D – Project Site Plan Rendering, 5. Exhibit E – Project Elevations Renderings, 6. Exhibit F-1 – Draft Environmental Impact Report, 7. Exhibit F-2 – Draft Environmental Impact Report Appendices Volume 1 (A-I), 8. Exhibit F-3 –Draft Environmental Impact Report Appendices Volume 2 (J-M), 9. Exhibit G – Draft Environmental Impact Report Response to Comments, 10. Exhibit H – Draft Environmental Impact Report Mitigation Monitoring & Reporting Program, 11. Exhibit I – Draft Environmental Impact Report Findings of Fact, 12. Exhibit J – SB 610 Water Supply Assessment, 13. Exhibit K – Errata to the Final EIR, 14. Exhibit L-1 – Notice of Public Hearing (Planning Commission), 15. Exhibit L-2 – Comments Received After 10/4/2023 Planning Commission Agenda Publication, 16. Exhibit M – Fresno Municipal Code Findings, 17. Exhibit N – Conditions of Approval for Development Permit P21-02699, 18. Exhibit O – Conditions of Approval for Vesting Tentative Parcel Map 2021-09, 19. Exhibit P-1 – Planning Commission EIR Certification Resolution with Final EIR, 20. Exhibit P-2 – Planning Commission Development Permit Resolution, 21. Exhibit P-3 – Planning Commission Tentative Parcel Map Resolution, 22. Exhibit Q-1 – Appeal Letter from Golden State Environmental Justice Alliance, 23. Exhibit Q-2 – Appeal Letter from Councilmember Miguel Arias, 24. Exhibit Q-3 – Appeal Letter from Adams Broadwell Joseph & Cardozo, 25. Exhibit R – EIR Summary Memorandum [10-23-2023], 26. Exhibit S – Notice of Public Hearing (City Council), 27. Exhibit T – City Council EIR Certification Resolution with Final EIR, 28. Public Comment Packet - 10-00AM ID 23-1691_Redacted, 29. Public Comment Packet - 10-00AM ID

23-1691- Additional public comment REDACTED

Date	Ver.	Action By	Action	Result
12/14/2023	1	City Council	TABLED	