

# NOTICE OF DETERMINATION

E201810000021

DATE RECEIVED FOR FILING:

TO:  Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

FROM: CITY OF FRESNO  
Development and Resource Management Dept  
2600 Fresno St., Rm 3043  
Fresno, CA 93721-3604

FILED

JUL 12 2018

TIME  
10:57 AM

County Clerk  
County of Fresno  
2221 Kern Street  
Fresno, CA 93721

FRESNO COUNTY CLERK  
By *[Signature]* DEPUTY

**SUBJECT:** Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code

**PROJECT TITLE:** Rezone Application No. R-17-015 and Annexation Application No. ANX-17-007 was filed by Mike Pickett of Don Pickett & Associates, Inc and pertains to ±1.86 acres of property located on the north side of East Belmont Avenue between North Fowler and North Armstrong Avenues. Rezone Application No. R-17-015 proposes to amend the Official Zone Map from the AE-20 (Ag, Exclusive 20-Acres) County of Fresno zone district to the City of Fresno BP (*Business Park*) zone district consistent with the Fresno General Plan planned land uses. The prezone of the property is for purposes of facilitating annexation pursuant to Annexation Application No. ANX-17-007, which also proposes detachment of the property from the Kings River Conservation District and the Fresno County Fire Protection District and annexation to the City of Fresno. These actions are under the jurisdiction of the Local Agency Formation Commission (LAFCO).

State Clearinghouse Number  
(If subject to Clearinghouse)

Lead Agency Contact Person

Area Code/Telephone

City of Fresno  
Development & Resource Mgmt Dept  
Bruce Barnes, Planner

559-621-8047

**PROJECT LOCATION (INCLUDE COUNTY AND LATITUDE/LONGITUDE):** EA No. R-17-015/ANX-17-015 pertains to ± 7.8 acres of property located on the north side of East Belmont Avenue between North Fowler and North Armstrong Avenues in the unincorporated portion of the City of Fresno's Sphere of Influence boundary and is more particularly described as follows: Site Latitude: 36°45'1.38" N, Site Longitude: 119°40'30.55" W, Mount Diablo Base & Meridian, Township 13S, Range 19E, Section 34, CA Quadrangle

Assessor's Parcel Number: 310-120-36,38,40

**PROJECT DESCRIPTION:** EA No. R-17-015/ANX-17-015: The following applications were filed by filed by Mike Pickett of Don Pickett & Associates, Inc and pertains to ±1.86 acres of property located on the north side of East Belmont Avenue between North Fowler and North Armstrong Avenues.

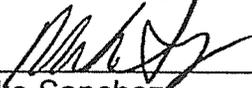
**Rezone Application No. R-17-015** proposes to amend the Official Zone Map to reclassify the subject property from the AE-20 (Ag, Exclusive 20-Acres) County of Fresno zone district to the City of Fresno BP (*Business Park*) zone district consistent with the Fresno General Plan planned land uses.

**Annexation Application No. ANX-17-007**, which also proposes detachment of the property from the Kings River Conservation District and the Fresno County Fire Protection District and annexation to the City of Fresno. These actions are under the jurisdiction of the Local Agency Formation Commission (LAFCO).

This is to advise and certify that the (Fresno City Council), the Lead Agency, approved the above-described project on September 22, 2016 and has made the following determinations regarding this project:

1. The project (  will  will not ) have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.  
 A determination of project conformity to the updated Fresno General Plan Master Environmental Impact Report (City of Fresno MEIR No. SCH No. 2012111015) was made (Fresno County Clerk File No. E 2014-0100000345).
3. Mitigation measures (  were  were not ) made a condition of the approval of the project.
4. A statement of Overriding Considerations (  was  was not ) adopted for this project.
5. Findings (  were  were not ) made pursuant to the provisions of CEQA.

The above-described environmental assessment, with its Mitigated Negative Declaration, together with the full initial study, comments and responses and record of project approval, is available to the general public at the City of Fresno Development and Resource Management Department, 2600 Fresno Street, Room 3076, Fresno, California 93721-3604.

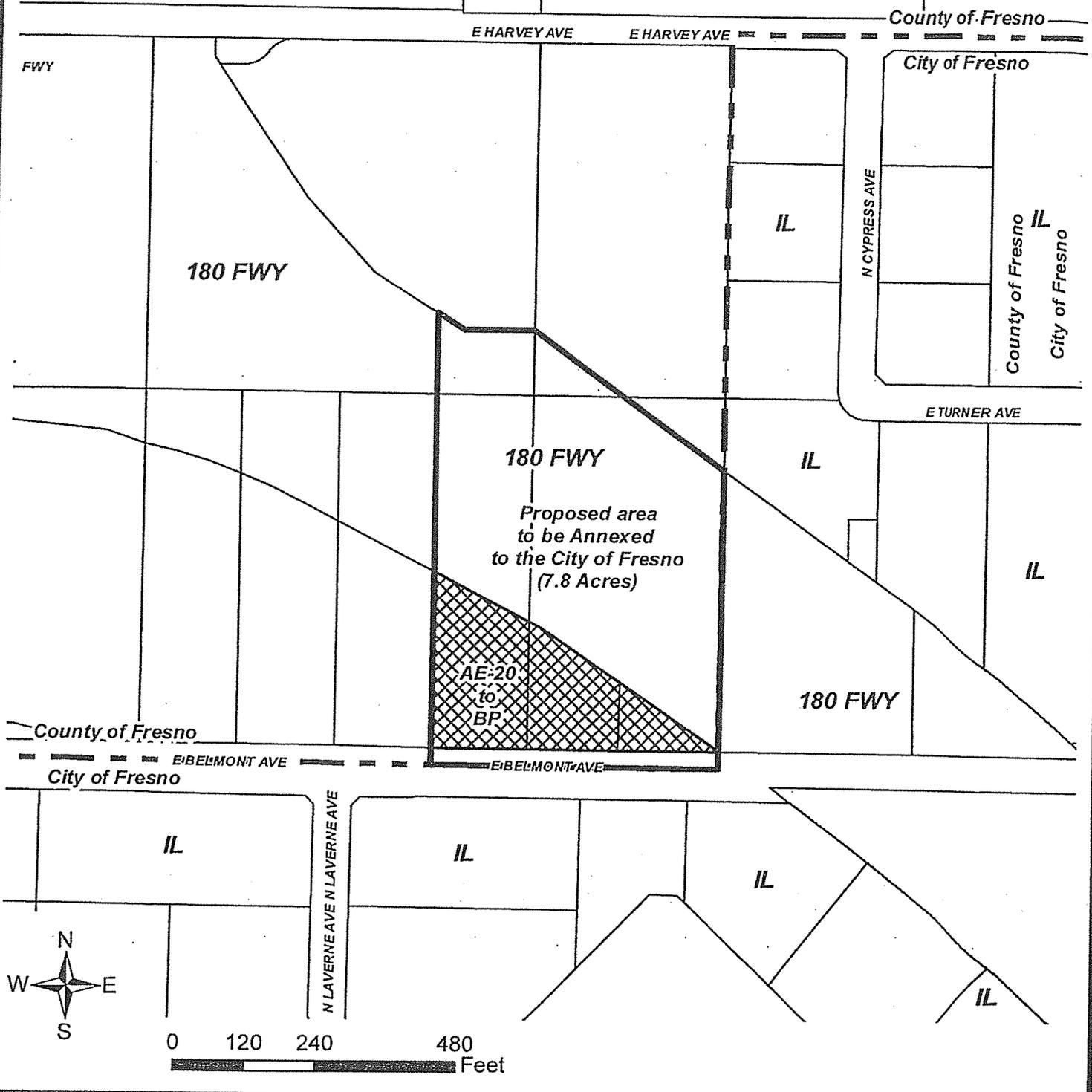
  
 \_\_\_\_\_  
 Mike Sanchez  
 Assistant Director  
 Development and Resource Management Department  
 City of Fresno

July 12, 2018  
 Date

Attachment: Project Vicinity Map

# EXHIBIT A - PRE-ZONING

## Detachment from Fresno County Fire Protection District and King River Conservation District and Annexation to the City of Fresno.



ANX-17-007

310-120-38, 36, 40 and 310-132-14T, 32T (Partial), 35T, 39T  
6222, 6252, 6262 East Belmont Ave

--- City Limits

 Proposed area to be Annexed to the City of Fresno

 From the AE-20 (Ag, Exclusive 20-Acres) County of Fresno zone district to the City of Fresno BP (Business Park) zone district

F20181000021

<p><b>CITY OF FRESNO</b></p> <p><b>MITIGATED NEGATIVE DECLARATION</b></p>	<p>Notice of Intent was filed with:</p>
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The full Initial Study and the Fresno General Plan Master Environmental Impact Report are on file in the Development and Resource Management Department, Fresno City Hall, 3rd Floor 2600 Fresno Street Fresno, California 93721 (559) 621-8277

ENVIRONMENTAL ASSESSMENT NUMBER:  
R-17-015/ANX-17-007

FILED

JUL 12 2018  
 TIME 10:51 AM

FRESNO COUNTY CLERK  
 By *[Signature]* DEPUTY

FRESNO COUNTY CLERK  
 2220 Tulare Street  
 Fresno, California 93721

on  
 January 19, 2018

**APPLICANT:**  
 City of Fresno  
 Department of Development and Resource Management  
 2600 Fresno Street, 3<sup>rd</sup> Floor  
 Fresno, CA 93721  
 Attention: Bruce Barnes, Project Manager

**PROJECT LOCATION:**  
 ± 7.8 acres of property located on the north side of East Belmont Avenue between North Fowler and North Armstrong Avenues in the unincorporated portion of the City of Fresno's Sphere of Influence boundary.

Site Latitude: 36°45'1.38" N  
 Site Longitude: 119°40'30.55" W

Mount Diablo Base & Meridian, Township 13S, Range 19E  
 Section 34, CA Quadrangle  
 Assessor's Parcel Number: 310-120-36,38,40

**PROJECT DESCRIPTION:**

**Rezone Application No. R-17-015 and Annexation Application No. ANX-17-007** were filed by Mike Pickett of Don Pickett & Associates, Inc and pertains to ±7.8 acres of property located on the north side of East Belmont Avenue between North Fowler and North Armstrong Avenues. **Rezone Application No. R-17-015** proposes to amend the Official Zone Map from the AE-20 (Ag, Exclusive 20-Acres) County of Fresno zone district to the City of Fresno BP (*Business Park*) zone district consistent with the Fresno General Plan planned land uses. The prezone of the property is for purposes of facilitating annexation pursuant to **Annexation Application No. ANX-17-007**, which also proposes detachment of the property from the Kings River Conservation District and the Fresno County Fire Protection District and annexation to the City of Fresno. These actions are under the jurisdiction of the Local Agency Formation Commission (LAFCO). **NOTE:** The prezone only affects ±1.86 acres of private property. However, the annexation will include 7.8 acres which includes the private property as well as the entire right-of-way for State Route 180 to the north of the private property.

The City of Fresno has conducted an initial study and proposes to adopt a Mitigated Negative Declaration for the above-described project. The environmental analysis contained in the Initial Study and this Mitigated Negative Declaration is tiered from the Master Environmental Impact Report (SCH # 2012111015) prepared for the Fresno General Plan ("MEIR"). A copy of the MEIR may be reviewed in the City of Fresno Development and Resource Management Department as noted above. The proposed project has been determined to be a subsequent project that is not fully within the scope of the Master Environmental Impact Report ("MEIR) prepared for the Fresno

General Plan. Pursuant to Public Resources Code § 21157.1 and California Environmental Quality Act (CEQA) Guidelines § 15177, this project has been evaluated with respect to each item on the attached environmental checklist to determine whether this project may cause any additional significant effect on the environment which was not previously examined 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.

This completed environmental impact checklist form, its associated narrative, technical studies and proposed mitigation measures reflect applicable comments of responsible and trustee agencies and research and analyses conducted to examine the interrelationship between the proposed project and the physical environment. The information contained in the project application and its related environmental assessment application, responses to requests for comment, checklist, initial study narrative, and any attachments thereto, combine to form a record indicating that an initial study has been completed in compliance with the State CEQA Guidelines and the CEQA.

All new development activity and many non-physical projects contribute directly or indirectly toward cumulative impacts on the physical environment. It has been determined that the incremental effect contributed by this project toward cumulative impacts is not considered substantial or significant in itself, and/or that cumulative impacts accruing from this project may be mitigated to less than significant with application of feasible mitigation measures.

Based upon the evaluation guided by the environmental checklist form, it was determined that there are foreseeable impacts from the Project that are additional to those identified in the MEIR, and/or impacts which require mitigation measures not included in the MEIR Mitigation Measure Checklist.

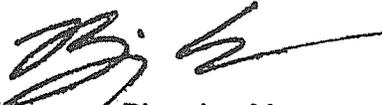
The completed environmental checklist form indicates whether an impact is potentially significant, less than significant with mitigation, or less than significant.

For some categories of potential impacts, the checklist may indicate that a specific adverse environmental effect has been identified which is of sufficient magnitude to be of concern. Such an effect may be inherent in the nature and magnitude of the project, or may be related to the design and characteristics of the individual project. Effects so rated are not sufficient in themselves to require the preparation of an Environmental Impact Report, and have been mitigated to the extent feasible. With the project specific 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. Both the MEIR mitigation checklist measures and the project-specific mitigation checklist measures will be imposed on this project.

The initial study has concluded that the proposed project will not result in any adverse effects which fall within the "Mandatory Findings of Significance" contained in Section 15065 of the State CEQA Guidelines.

The finding is, therefore, made that the proposed project will not have a significant adverse effect on the environment.

E201810000021

<p>PREPARED BY: Bruce Barnes Project Manager</p>	<p>SUBMITTED BY: </p>
<p>DATE: January 19, 2018</p>	<p>Bonique Emerson, Planning Manager DEVELOPMENT &amp; RESOURCE MANAGEMENT DEPARTMENT</p>
<p>Attachments:</p>	<ul style="list-style-type: none"><li>-Notice of Intent</li><li>-Initial Study Impact Checklist and Initial Study (Appendix G)</li><li>-City of Fresno General Plan and Development Code Update Mitigation and Monitoring Reporting Program dated January 19, 2018</li><li>- Project Specific Mitigation Monitoring Checklist dated January 19, 2018</li></ul>