

**CITY OF FRESNO – ENVIRONMENTAL ASSESSMENT
FINDING OF CONFORMITY / MEIR SCH No. 2012111015**

Pursuant to Section 21157.1 of the California Public Resource Code (California Environmental Quality Act) the project described below is determined to be 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.

DATE RECEIVED FOR
FILING:

Filed with the Fresno
County Clerk's office on
May 29, 2015

Applicant:

Jeff Callaway
IBA Engineering and Surveying
5477 East Hedges Avenue
Fresno, CA 93727

Initial Study Prepared By:

Phillip Siegrist, Planner II
May 29, 2015

Environmental Assessment Number:
R-15-006/T-6095

Project Location (including APN):

Located on the east side of South Armstrong Avenue,
between East California and East Church Avenues in the
City and County of Fresno, California

APNs: 316-160-62 and 63

Site Latitude: 36°43'02.91" N

Site Longitude: 119°40'14.67" W

Mount Diablo Base & Meridian, Township 14S, Range
21E, Portion of Section 15

Project Description:

Rezone Application No. R-15-006 was filed by IBA Engineering and Surveying, on behalf of Lennar Homes of California, and pertains to approximately 19.6 acres of property located on the east side of South Armstrong Avenue, between East California and East Church Avenues. R-15-006 proposes to prezone the *entirety* of the subject property from the AL-20 (*Agriculture Limited, 20 Acres – Fresno County*) zone district to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district. Vesting Tentative Map of Tract 6095/UGM proposes to subdivide the property into a 93-lot conventional single family residential subdivision. The subject property will require annexation to the City of Fresno and detachment from the Fresno County Fire Protection District and the Kings River Conservation District.

Conformance to Master Environmental Impact Report (MEIR) SCH No. 2012111015 prepared for the Fresno General Plan adopted by the Fresno City Council on December 18, 2014:

The Development and Resource Management Department staff has prepared an Initial Study (See Attached "Appendix G To Analyze Subsequent Project Identified In MEIR No. SCH No. 2012111015/Initial Study") to evaluate the proposed applications in accordance with the land use and environmental policies and provisions of lead agency City of Fresno's General Plan adopted by the Fresno City Council on December 18, 2014 and the related MEIR SCH No. 2012111015. The proposed applications will not facilitate an additional intensification of uses beyond that which would be allowed by the above-noted zoning and planned land use designation. Moreover, it is not expected that the future development will adversely impact existing city service systems or the traffic circulation system that serves the subject property. These infrastructure findings have been verified by the Public Works and Public Utilities Departments. It has been further determined that all applicable mitigation measures of the MEIR have been applied to the project 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 Guidelines Section 15177(b)(3).

Pursuant to Section 21157.1 of the California Public Resources Code (California Environmental Quality Act), it may be determined that a subsequent project falls within the scope of the MEIR, provided that the project does not cause additional significant impacts on the environment that were not previously examined by the MEIR. Relative to this specific project proposal, the environmental impacts noted in the MEIR, pursuant to the Fresno General Plan land use designation, include impacts associated with the above mentioned planned land use designation specified for the subject sites. Based on this Initial Study, the following findings are made: (1) The proposed project was identified as a Subsequent Project in the MEIR because its, location, land use designation and permissible densities and intensities are set forth in Figure LU-1 of the Fresno General Plan; (2) The proposed project is fully within the scope of the MEIR because it will not generate additional significant effects on the environment not previously examined and analyzed by the MEIR for the reasons set forth in the Initial Study; and (3) other than identified below, there are no new or additional mitigation measures or alternatives required.

In addition, 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. Moreover, as lead agency for this project, the Development and Resource Management Department, per Section 15177(d) of the CEQA Guidelines, has determined that all feasible mitigation measures from the MEIR shall be applied to the project as conditions of approval as set forth in the attached MEIR Mitigation Measure Monitoring Checklist (See "Master Environmental Impact Report (MEIR) SCH No. 2012111015 for the General Plan, Mitigation Monitoring Checklist".)

Public notice has been provided regarding staff's finding in the manner prescribed by Section 15177(d) of the CEQA Guidelines and by Section 21092 of the California Public Resources Code (CEQA provisions).

Finding of Conformity
Environmental Assessment No. R-15-006/T-6095
May 29, 2015
Page 3 of 3

Will Tackett, Supervising Planner
City of Fresno

Date

Attachments: Notice of Intent to Adopt a Finding of Conformity
Vicinity Map
Appendix G To Analyze Subsequent Project Identified In MEIR No. SCH No.
2012111015/Initial Study for Environmental Assessment No. R-15-006/T-6095
MEIR Mitigation Measure Monitoring Checklist for Environmental Assessment No.
R-15-006/T-6095

<p align="center">CITY OF FRESNO</p> <p align="center">NOTICE OF INTENT TO ADOPT A FINDING OF CONFORMITY</p>	<p>Filed with: FRESNO COUNTY CLERK 2221 Kern Street, Fresno, CA 93721</p>
<p align="center">PROJECT TITLE & ENVIRONMENTAL ASSESSMENT</p> <p align="center">EA No. R-15-006 for Rezone Application No. R-15-006 and Vesting Tentative Map of Tract No. 6095/UGM</p>	<p align="center">FILED</p> <p align="center">MAY 29 2015 TIME 10:24 AM</p> <p align="center">FRESNO COUNTY CLERK BY <i>[Signature]</i></p>
<p>APPLICANTS: Jeff Callaway IBA Engineering and Surveying 5477 East Hedges Avenue Fresno, CA 93727</p>	
<p>PROJECT LOCATION: Located on the east side of South Armstrong Avenue, between East California and East Church Avenues in the City and County of Fresno, California APNs: 316-160-62 and 63 Site Latitude: 36°43'02.91" N Site Longitude: 119°40'14.67" W Mount Diablo Base & Meridian, Township 14S, Range 21E, Portion of Section 15</p>	
<p>PROJECT DESCRIPTION: Rezone Application No. R-15-006 was filed by IBA Engineering and Surveying, on behalf of Lennar Homes of California, and pertains to approximately 19.6 acres of property located on the east side of South Armstrong Avenue, between East California and East Church Avenues. R-15-006 proposes to prezone the <i>entirety</i> of the subject property from the AL-20 (Agriculture Limited, 20 Acres – Fresno County) zone district to the R-1/UGM (<i>Single Family Residential/Urban Growth Management</i>) zone district. Vesting Tentative Map of Tract 6095/UGM proposes to subdivide the property into a 93-lot conventional single family residential subdivision. The subject property will require annexation to the City of Fresno and detachment from the Fresno County Fire Protection District and the Kings River Conservation District.</p>	
<p>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.</p> <p>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</p>	

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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 3076, Fresno, California 93721 3604. Please contact Phillip Siegrist at (559) 621-8061 for more information.

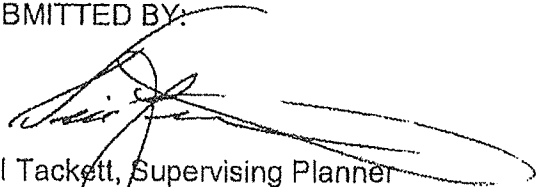
ANY INTERESTED PERSON may comment on the proposed environmental finding. Comments must be in writing and must state (1) the commentor's name and address; (2) the commentor's interest in, or relationship to, the project; (3) the environmental determination being commented upon; and (4) the specific reason(s) 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 June 29, 2015. Please direct all comments to Phillip Siegrist, City of Fresno Development and Resource Management Department, City Hall, 2600 Fresno Street, Third Floor-North, Room 3076, Fresno, California, 93721-3604; or by email, Phillip.Siegrist@fresno.gov; or by facsimile, (559) 498 1026. Para información en español, comuníquese con Sophia Pagoulatos al teléfono (559) 621-8062.

INITIAL STUDY PREPARED BY:

Phillip Siegrist

Planner II

SUBMITTED BY:



Will Tackett, Supervising Planner
CITY OF FRESNO DEVELOPMENT &
RESOURCE MANAGEMENT DEPT

DATE: May 29, 2015

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