

CITY OF FRESNO

NOTICE OF PUBLIC HEARING AND NOTICE OF AVAILABILITY OF FINAL ENVIRONMENTAL IMPACT REPORT (SCH# 2013041015) FOR THE NORTHWEST FRESNO WALMART PROJECT

NOTICE IS HEREBY GIVEN that the Fresno Planning Commission, in accordance with Sections 65090 and 65091 (Planning and Zoning Law) of the Government Code and in accordance with the procedures of Article 4, Chapter 12, of the Fresno Municipal Code, will conduct a public hearing to consider applications pertaining to 17.60-acres of property located at the southwest corner of North Brawley Avenue and West San Jose Avenue in the City of Fresno, Fresno County, California. The site address is 4080 West Shaw Avenue, Fresno, CA 93722.

The Planning Commission will consider the following:

1. **RESOLUTION** - Certifying Final Environmental Impact Report (EIR) No. 10149 (SCH No. 2013041015) for the Northwest Fresno Walmart Project; and:
 - a. Adopting Findings of Fact as required by Public Resources Code Section 21081(a) and CEQA Guidelines, Section 15091; and
 - b. Approving a Mitigation Monitoring Program as required by Public Resources Code Section 21081.6 and CEQA Guidelines Section 15097; and
 - c. Adopting the Statement of Overriding Considerations as required by Public Resources Code, Section 21081(b) and CEQA Guidelines, Section 15093.
2. **RESOLUTION** – Approving Conditional Use Permit Application No. C-13-002 which proposes the relocation of the existing approx. 126,783 sq. ft. Walmart Store No. 1815 from 3680 W. Shaw Ave. to the project site (4080 W. Shaw Ave.). (The two sites are located on opposite sides of N. Brawley Ave.). The interior building square footage would be approx. 193,361 sq. ft., with 111,724 sq. ft. assigned to general merchandise sales, 38,231 sq. ft. assigned to grocery sales, and the remaining 43,406 sq. ft. allocated to various other uses (e.g., fast food tenant, employee area, stockroom and storage space, administrative offices and service-oriented tenants). The outdoor garden center would total 5,795 sq. ft. The project would also involve modifications to the exterior of the existing building. The Walmart store would operate 24 hours a day, 7 days a week. The store would establish a State of California Alcoholic Beverage Control Type 21 alcohol license (sale of beer, wine, and distilled spirits for consumption off the premises where sold); however, alcohol sales would not occur between 2 a.m. and 6 a.m. in accordance with California state law. The store would provide security measures such as video surveillance, onsite security personnel, and parking lot patrols to deter criminal and nuisance activity. (The existing Walmart store at 3680 W. Shaw Avenue operates between 7 a.m. and 11 p.m., 7 days a week). A conditional use permit is required because the applicant proposes to establish alcohol sales at the project site.

FRESNO CITY PLANNING COMMISSION MEETING

Date: Wednesday, August 17, 2016

Time: 6 p.m., or thereafter

Place: City Hall Council Chamber, 2nd, floor, 2600 Fresno Street, Fresno, CA 93721

Any interested person may appear at the public hearing and present testimony regarding this matter. If you challenge any of the above applications in court, you may be limited to raising only those issues, you, or someone else, raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. The Planning Commission's action on the Conditional Use Permit and certification of the EIR is final unless appealed to the City Council in accordance with the Fresno Municipal Code and California Public Resources Code, Section 21151. For additional information, contact McKencie Contreras, Development and Resource Management Department, City Hall, 2600 Fresno Street, Fresno, California 93721-3604, by telephone at (559) 621-8066, or via e-mail at McKencie.Contreras@fresno.gov.

Public Review Locations: Hard copies of the Final Environmental Impact Report (EIR) will be available for review at the following locations no later than August 12, 2016:

1. City of Fresno Development & Resource Management Dept., 2600 Fresno Street, 3rd Floor, Fresno, CA 93721
2. Fresno County Library, Central Library, 2420 Mariposa Street, Fresno, CA 93721
3. Fresno County Library, Fig Garden Regional Branch, 3071 W. Bullard Ave., Fresno, CA 93711
4. The Final EIR will also be available for public review on the City's website **no later than 8 a.m. on August 5, 2016 (see link below)**.
5. The staff report will also be available **no later than 5 p.m. on August 12, 2016** by going to the website below:

<http://www.fresno.gov/Government/DepartmentDirectory/DARM/DevelopmentServices/MajorProjects.htm>

Please send your comments to McKencie Contreras at the address or e-mail listed above. **Para Español, comuníquese con McKencie Contreras: (559) 621-8066.**