

<p align="center">CITY OF FRESNO</p> <p align="center">NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION</p>	<p align="center">Filed with the FRESNO COUNTY CLERK 2220 Tulare Street, Fresno, CA 93721</p>
<p>ENVIRONMENTAL ASSESSMENT FOR GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO. P23-00400</p>	
<p>APPLICANT:</p> <p>City of Fresno Planning and Development Department 2600 Fresno Street, Suite 3065 Fresno, CA 93721</p>	
<p>PROJECT NAME:</p> <p>Subsequent Mitigated Negative Declaration for Fresno Central Southeast Area Specific Plan</p>	
<p>PROJECT LOCATION:</p> <p>The Specific Plan Area is approximately 2,200 acres just east and southeast of Downtown Fresno and is bounded by Belmont Avenue to the north, East Avenue to the west, Church Avenue to the south, and Peach Avenue to the east. Additionally, the Specific Plan Area is located within the Roosevelt Community Plan Area. The General Plan currently includes the following key land use designations for the Specific Plan Area: Residential - Medium Density, Public Facilities, Residential - Medium Low Density, and Vacant.</p>	
<p>The full Initial Study/Subsequent Mitigated Negative Declaration and the Fresno General Plan Project Environmental Impact Report (PEIR) are on file in the Planning and Development Department, Fresno City Hall, Suite 3065, 2600 Fresno Street, Fresno, CA 93721.</p>	
<p>PROJECT DESCRIPTION:</p> <p>The proposed project would create the City of Fresno Central Southeast Area Specific Plan (Specific Plan), a long-range planning document that provides a vision for growth and development in the community over the next 20 to 30 years. The proposed Specific Plan would address a wide range of topics that impact the quality of life in the community, including affordable housing, jobs and economic development, transportation, parks and open space, and a healthy environment. The</p>	

proposed Specific Plan would address community needs and guide future public and private development to create a more vibrant, attractive, equitable, and healthy community in a way that builds upon the social and cultural strengths of the existing Specific Plan Area. The Specific Plan is a continuation of the recent Downtown Neighborhoods Community Plan, adopted in 2016, picking up where the Downtown Neighborhoods Community Plan left off along the northwestern boundary.

The proposed land use designations of the Specific Plan are consistent with the General Plan; however, the proposed Specific Plan would require a plan amendment and rezone to reclassify some parcels to match uses currently on the ground that are likely to remain for the foreseeable future. These changes would facilitate revitalization of vacant lands or facilities along the Kings Canyon Corridor, reduce oversized parking lots near the Maple Avenue and Butler Avenue intersection, and develop underutilized land near the Cedar Avenue and Butler Avenue intersection. The Specific Plan would also create higher intensity mixed-use infill opportunities along priority corridors and at key opportunity sites, strengthen neighborhoods that provide a range of office types, and include office, clean tech, and other non-nuisance employment generating uses that provide a buffer between industrial neighborhoods. Overall, development consistent with the proposed project would reduce the total amount of the development in the Specific Plan Area compared to what was contemplated by the General Plan.

The City of Fresno has prepared an Initial Study of the above-described project and proposes to adopt a Subsequent Mitigated Negative Declaration. Pursuant to the California Public Resources Code (PRC) §§ 21093 and 21094 and 21166, CEQA Guidelines §§ 15070 to 15075, 15150, 15152 and 15162, and the City's thresholds of significance, this project has been evaluated with respect to each item on the attached Initial Study Checklist and Subsequent Mitigated Negative Declaration to determine whether this project may cause any additional adverse significant effect on the environment, which was not previously examined in the PEIR (State Clearinghouse No. 2019050005) prepared for the Fresno General Plan. After conducting a review of the adequacy of the PEIR pursuant to PRC § 21157.6(b)(1) and consistent with CEQA Guidelines §§ 15151 and 15162, the Planning and Development Department, as lead agency, finds that a subsequent Mitigated Negative Declaration appropriately addresses the proposed project's potential adverse environmental impacts.

The completed Subsequent Mitigated Negative Declaration, its associated narrative, technical studies and 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, including but not limited to, responses to comments, checklist, Initial Study narrative, and any attachments thereto, combine to form a record indicating that a Subsequent Mitigated Negative Declaration 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.

With mitigation imposed under the certified PEIR and project specific mitigation identified in the Subsequent Mitigated Negative Declaration, 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 PEIR. The Planning and Development Department, as lead agency, finds that no substantial changes have occurred with respect to the circumstances under which the PEIR was certified and that no new information, which was not known and could not have been known at the time that the PEIR was certified as complete has become available, that would necessitate the preparation of a subsequent or supplemental Environmental Impact Report.

Based upon the evaluation guided by the Initial Study/Subsequent Mitigated Negative Declaration, it was determined that there are project specific foreseeable impacts which require project level mitigation measures.

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 § 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.

Public notice has been provided regarding staff's finding in the manner prescribed by § 15072 of the CEQA Guidelines and by § 21092 of the PRC Code (CEQA provisions).

Additional information on the proposed project, including the PEIR, proposed environmental finding of a Subsequent Mitigated Negative Declaration and the Initial Study may be obtained from the Planning and Development Department, Fresno City Hall, 2600 Fresno Street, Suite 3065, Fresno, California 93721. Please contact Drew Wilson, Supervising Planner at (559) 621-8087, on the project website (www.fresno.gov/CentralSoutheastPlan), or via email at Drew.Wilson@fresno.gov 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. Any comments may be submitted at any time during the public review period for this document between the publication date of this notice, February 3, 2023 and close of business on March 6, 2023. A Planning Commission hearing date for this project is tentatively scheduled for April 19, 2023. Following the Planning Commission hearing, a City Council hearing will be scheduled. Please direct comments to Drew Wilson, Supervising Planner, City of Fresno Planning and Development Department, City Hall, 2600 Fresno Street, Suite 3065, Fresno, California, 93721; or by email to Drew.Wilson@fresno.gov.

INITIAL STUDY PREPARED BY:

FirstCarbon Solutions

DATE: February 3, 2023

Attachments:

Exhibit A – Project Vicinity Map

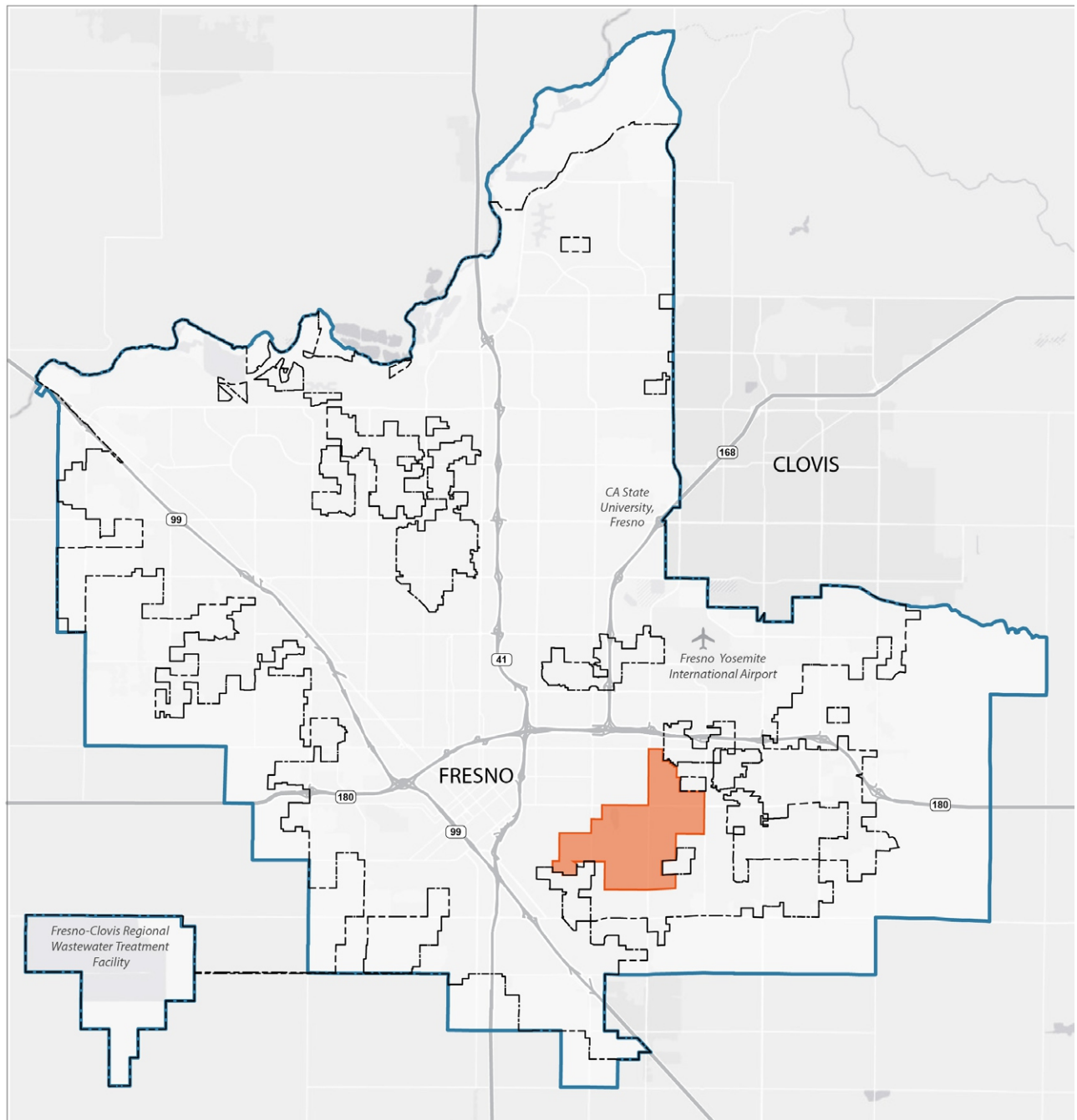
SUBMITTED BY:



Drew Wilson, Supervising Planner

CITY OF FRESNO

PLANNING AND DEVELOPMENT DEPARTMENT



Legend

- City of Fresno City Limits
- Sphere of Influence
- Central Southeast Plan Boundary

Source: City of Fresno Central Southeast Area Specific Plan, April 2021.

