

**CITY OF FRESNO**  
**NOTICE OF INTENT TO ADOPT A**  
**MITIGATED NEGATIVE DECLARATION**

Filed with the  
FRESNO COUNTY CLERK  
2220 Tulare Street, Fresno, CA 93721

**ENVIRONMENTAL ASSESSMENT FOR CITY OF  
FRESNO PROPOSED ACQUISITION FOR SENIOR  
CENTER AND HOUSING PROJECT**

**APPLICANT:**

Aldi Ramirez  
City of Fresno  
Parks, After School, and Community Services  
1515 E. Divisadero Street  
Fresno, CA 93721

**PROJECT LOCATION:**

4343 North Blackstone Avenue and 4323-4333 North Blackstone Avenue, Fresno, CA 93726; Located on the west side of North Blackstone Avenue between East Holland Avenue and East Swift Avenue in the City and county of Fresno, California (See Exhibit A – Vicinity Map).

APN: 426-253-17 and 426-253-19

Site Latitude: 36°47'49" N & Site Longitude: -119°47'30.5" W  
Mount Diablo Base & Meridian, Township 13, Range 20, Section 16

The full Initial Study and the Fresno General Plan Program Environmental Impact Report (PEIR) are on file in the Planning and Development Department, Fresno City Hall, 3<sup>rd</sup> Floor, Room 3043, 2600 Fresno Street, Fresno, CA 93721.

**PROJECT DESCRIPTION:**

The City of Fresno intends to acquire the subject property located on the west side of North Blackstone Avenue between East Holland Avenue and East Swift Avenue at 4343 North Blackstone Avenue and 4233-4333 North Blackstone Avenue. Acquisition of the property by the City would facilitate the demolition of the grocery store to develop a +/- 29,000 square foot (sf.) senior center and +/- 33,000 sf., approximately 70-unit affordable housing development for seniors. The senior center and affordable housing development would be located on the parcel identified as APN 426-253-17 with a site address of 4343 North Blackstone Avenue ("Area of Work"). The proposed senior center would provide programs and services for senior residents including, but not limited to, meal and nutrition programs, information and assistance, health and fitness programs, wellness programs, recreation activities,

educational and arts programs, etc. to serve approximately 1,162 to 2,323 seniors a year. The existing development located on the parcel identified as APN 426-253-19 with a site address of 4233-4333 North Blackstone Avenue would remain with the City assuming the current leases. No development is proposed on this portion of the Project site. For the environmental analysis, this initial study analyzes impacts from reasonably foreseeable development that would result from the proposed Project and occur in the Area of Work. Any future development in the Area of Work is subject to the City of Fresno entitlement process. Future applications required include a development permit and possibly a parcel map.

The City of Fresno has prepared an Initial Study of the above-described project and proposes to adopt a Mitigated Negative Declaration. The environmental analysis contained in the Initial Study is tiered from the PEIR State Clearinghouse No. 2019050005 prepared for the Fresno General Plan pursuant to CEQA Guidelines § 15152 and incorporates the PEIR by reference pursuant to CEQA Guidelines § 15150.

Pursuant to the California Public Resources Code (PRC) §§ 21093 and 21094 and California Environmental Quality Act (CEQA) Guidelines §§ 15070 to 15075, 15150, and 15152, this project has been evaluated with respect to each item on the attached Appendix G/Initial Study Checklist to determine whether this project may cause any additional significant effect on the environment, which was not previously examined in the PEIR. After conducting a review of the adequacy of the PEIR pursuant to PRC § 21157.6(b)(1) and CEQA Guidelines §§ 15151 and 15179(b), 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.

The completed Appendix G/Initial Study Checklist, 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, 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.

With mitigation imposed under the PEIR and project specific mitigation, 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.

Based upon the evaluation guided by the Appendix G/Initial Study Checklist, 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 Mitigated Negative Declaration and the Initial Study may be obtained from the Planning and Development Department, Fresno City Hall, 2600 Fresno Street, 3rd Floor, Room 3043, Fresno, California 93721 3604. Please contact Will Tackett, Planning Manager at (559) 621-8000 or via email at [Will.Tackett@fresno.gov](mailto:Will.Tackett@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 between the publication date of this notice and close of business on July 20, 2022. Please direct comments to Will Tackett, Planning Manager, City of Fresno Planning and Development Department, City Hall, 2600 Fresno Street, Room 3043, Fresno, California, 93721-3604; or by email to [Will.Tackett@fresno.gov](mailto:Will.Tackett@fresno.gov).

INITIAL STUDY PREPARED BY:

Precision Civil Engineering

DATE: June 30, 2022

Attachments:

Exhibit A – Vicinity Map

SUBMITTED BY:



Will Tackett, Planning Manager

CITY OF FRESNO

PLANING AND DEVELOPMENT  
DEPARTMENT

**EXHIBIT A**  
**Vicinity Map**

