## PLEASE POST FOR THIRTY (30) DAYS FROM FILING

### NOTICE OF DETERMINATION

DATE RECEIVED FOR FILING:

TO: \_\_\_Office of Planning and Research 1400 Tenth Street, Room 121 Sacramento, CA 95814

FROM: CITY OF FRESNO
Development & Resource Management Dept.
2600 Fresno Street, Room 3043
Fresno, CA 93721-3604

MAY 1 2 2023 TIME 2:37 PM

X County Clerk County of Fresno 2220 Tulare Street Fresno, CA 93721

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

PROJECT TITLE:

City of Fresno Environmental Assessment No. P22-01086/P21-06232 for Plan Amendment/Rezone Application No. P22-01086 and related Development Permit Application No. P21-06232

State Clearinghouse Number (If subject to Clearinghouse)

Lead Agency Contact Person

Area Code/Telephone

(If subject to Clearinghouse)

City of Fresno

Planning and Development Department Jose Valenzuela, Supervising Planner

(559) 621-8070

#### **PROJECT LOCATION:**

2023030705

8715 North Chestnut Avenue, Fresno, California: generally located on the west side of North Chestnut Avenue between East Shepard and East Teague Avenues. (APN: 403-532-28) in the City and County of Fresno, California (See Exhibit A - Vicinity Map). Site Latitude: 36° 51′ 57″ N. Site Longitude: -119° 43′ 59″ W. Mount Diablo Base & Meridian, Township 12S, Range 20E, Section 25

### **PROJECT DESCRIPTION:**

John Ashley of Fresno Newbury LP has filed Plan Amendment/Rezone Application No. P22-01086 and related Development Permit Application No. P21-06232 pertaining to a vacant ±2.20 acre parcel located on the west side of North Chestnut Avenue, between East Shepherd Avenue and East Teague Avenues. Plan Amendment Application No. P22-01086 proposes to amend the Fresno General Plan, Woodward Park Community Plan, and Fresno County Airport Land Use Compatibility Plan to change the planned land use designations for the subject property from Residential – Medium Low Density to Residential - Medium High Density. The rezone application component proposes to amend the Official Zoning Map of the City of Fresno to rezone the subject property from the RS-4 (Residential Single Family, Medium Low Density) to RM-1 (Residential Multi-family - Medium High Density) zone district in accordance with the Plan Amendment Application.

Related Development Permit Application No. P21-06232 requests to construct a construct a 32 unit apartment complex consisting of four (4) 5,750 square-foot two-story buildings and a 1,069 square-foot leasing and managers office on a vacant parcel. On and off-site improvements are also proposed including 79 parking spaces, carports, community pool, fencing, trash enclosures, landscaping, curb, gutters, and sidewalks. Under the current planned land use and zone district of Residential – Medium

# EZ02310000084

Low Density, the proposed use as a apartment complex would be prohibited without the approval of the associated Plan Amendment/Rezone application.

This is to advise and certify that the City of Fresno, the Lead Agency, approved the environmental finding and assessment prepared for the above-described project on May 11, 2023. The following determinations have been made regarding this project:

1. The project ([ ] will [X] 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.

[X] A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.

[ ] A determination of project conformity to the Fresno General Plan Master Environmental Impact Report (City of Fresno MEIR No. SCH No. 2012111015) was made. (Fresno County Clerk File No. E201410000345)

3. Mitigation measures ([X] were [ ] were not) made a condition of the approval of the project.

4. A statement of Overriding Considerations ([ ] was [X] was not) adopted for this project.

5. Findings ([X] were [ ] were not) made pursuant to the provisions of CEQA.

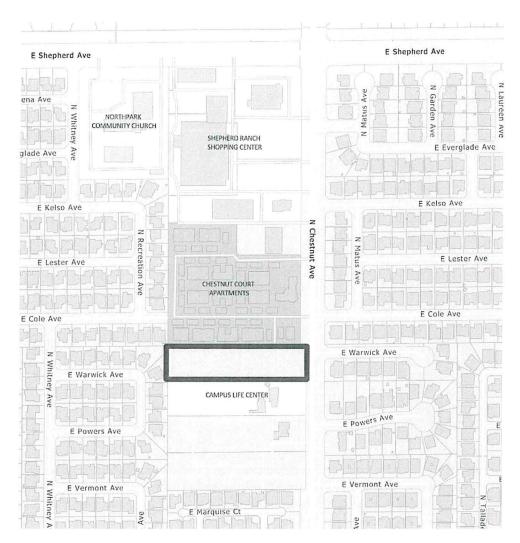
The above-described environmental assessment, together with the full initial study, comments and responses and record of project approval, is available to the general public at the City of Fresno Development and Resource Management Department, 2600 Fresno Street, Room 3043, Fresno, California 93721-3604.

José Valenzuela Supervising Planner 5/11/2023

Date

Attachments: Project Vicinity Map

## **Vicinity Map**



<u>Legend</u>
Subject property:

Project Area to be developed (±2.20 acres)



### PLANNING AND DEVELOPMENT DEPARTMENT

## PROPERTY ADDRESS

8715 North Chestnut Avenue

**Existing Zone District:** 

RS-4 (Residential Single Family, Medium Low Density)

**Proposed Zone District:** 

RM-1 (Residential Multi-family - Medium High Density)

By: T. Veatch May 11, 2023