

E202310000084

**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**  
**Plan Amendment Rezone Application No. P22-01086**  
**and Development Permit Application No. P21-06232**

**APPLICANT:**

Mr. John Ashley  
Fresno/Newbury LP  
1554 Shaw Ave  
Clovis CA 93611

**FILED**  
**MAR 28 2023** TIME **8:09am**  
FRESNO COUNTY CLERK  
By Cyan Edmisten DEPUTY  
Cyan Edmisten

**PROJECT LOCATION:**

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

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:**

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 32-unit apartment complex consisting of four (4) 5,750 square-foot two-story buildings and a 1,069 square-foot leasing

and manager's office on a vacant parcel. On and off-site improvements are also proposed, including 79 parking spaces, carports, a community pool, fencing, trash enclosures, landscaping, curb, gutters, and sidewalks. Under the current planned land use and zone district of Residential – Medium Low Density, the proposed use as an apartment complex would be prohibited without the approval of the associated Plan Amendment/Rezone application.

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 Fresno General Plan Program Environmental Impact Report (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, and technical studies 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 activities 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.

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 no project-specific foreseeable impacts which would 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 Negative Declaration. 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 Thomas Veatch, Planner, at (559) 621-8076 or via email at [Thomas.Veatch@fresno.gov](mailto:Thomas.Veatch@fresno.gov) for more information. Para información en español, comuníquense con Enrique Aponte (al número de teléfono (559) 621-8046).

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 April 18, 2023. Please direct comments to Thomas Veatch, Planner, City of Fresno Planning and Development Department, City Hall, 2600 Fresno Street, Room 3043, Fresno, California, 93721-3604, or by email to [PublicCommentsPlanning@fresno.gov](mailto:PublicCommentsPlanning@fresno.gov) (cc [Thomas.Veatch@fresno.gov](mailto:Thomas.Veatch@fresno.gov)).

INITIAL STUDY PREPARED BY:

Joe Bashore

Soar Environmental Consulting

SUBMITTED BY:



Jose Valenzuela

CITY OF FRESNO

PLANNING AND DEVELOPMENT  
DEPARTMENT

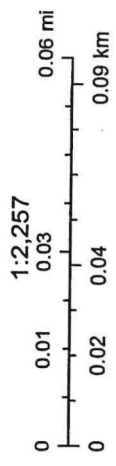
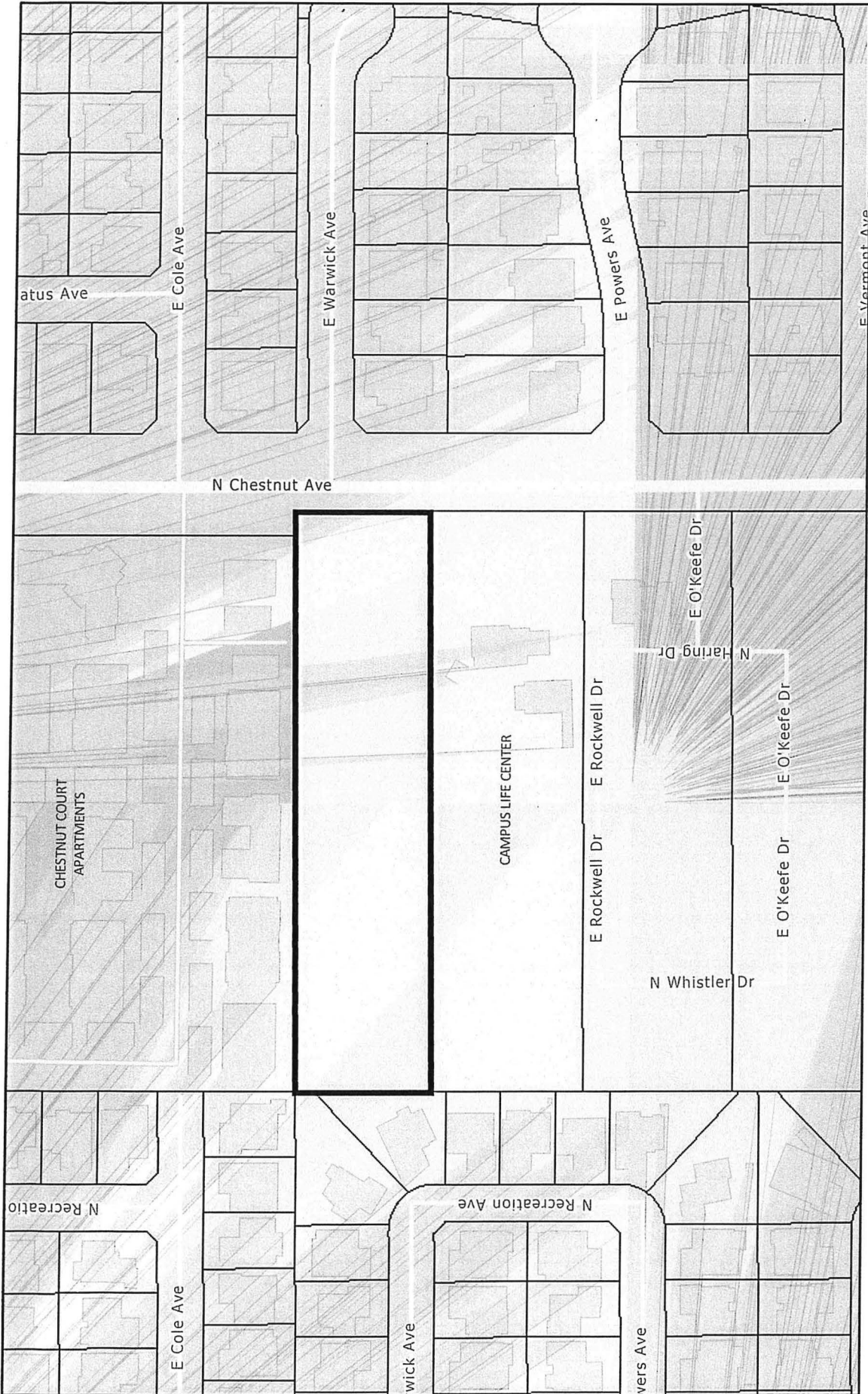
DATE: March 28, 2023

Attachments:

Exhibit A – Vicinity Map

# Exhibit A - Vicinity Map

E202310000084



3/27/2023, 11:54:37 AM

☐ Subject Property