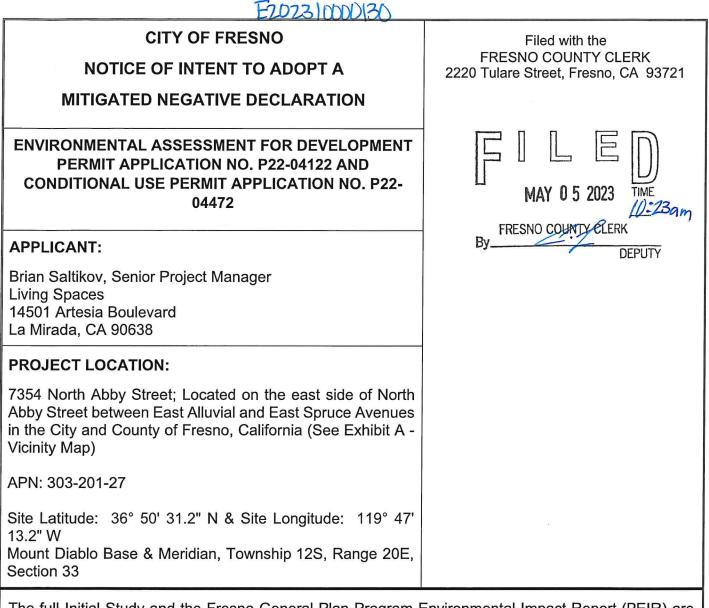
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		RECEIPT N	UMBER:		
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SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.		×.			
LEAD AGENCY	EAD AGENCY EMAIL	NCY EMAIL		DATE	
CITY OF FRESNO			05/05/2023		
COUNTY/STATE AGENCY OF FILING			DO	CUMENT NUMBER	
FRESNO COUNTY			E20	E202310000130	
PROJECT TITLE ENVIRONMENTAL ASSESSMENT FOR DEVELOPMENT PERMIT A	PP. NO. P22-04122 & CON	DITIONAL US	EPERN	11T APP. NO. P22-04472	
PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL			PHONE NUMBER	
CITY OF FRESNO			(55	9) 621-8056	
PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP	CODE	
2600 FRESNO STREET, 3RD FLOOR ROOM 3043	FRESNO	CA		21	
PROJECT APPLICANT (Check appropriate box) X Local Public Agency School District	Other Special District	State	Agency	Private Entity	
				0.00	
Environmental Impact Report (EIR) Mitigated/Negative Declaration (MND)(ND)		\$3,839.25 \$2,764.00	\$	0.00	
Certified Regulatory Program (CRP) document - payment due d			\$	0.00	
 Exempt from fee Notice of Exemption (attach) CDFW No Effect Determination (attach) Fee previously paid (attach previously issued cash receipt copy))				
Water Right Application or Petition Fee (State Water Resources	Control Board only)	\$850.00	\$	0.00	
County documentary handling fee		\$50.00	\$	0.00	
X Other NOI			\$	0.00	
PAYMENT METHOD:	TOTAL RI	ECEIVED \$;	0.00	
SIGNATURE AGENC	CY OF FILING PRINTED NA	ME AND TITI	.E		



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, 3rd Floor, Room 3043, 2600 Fresno Street, Fresno, CA 93721.

PROJECT DESCRIPTION:

Development Permit Application No. P22-04122 and Conditional Use Permit Application No. P22-04472 were filed by Living Spaces and pertains to approximately 8.00 acres of property. The applicant proposes the construction of an approximately 104,867 sq. ft. furniture showroom. Additionally, the project will include on- and off-site improvements including, but not limited to, parking, landscaping, and sidewalks. Conditional Use Permit Application No. P22-04472 allows for the on-sale of beer and wine in conjunction with the furniture showroom business.

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, 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.

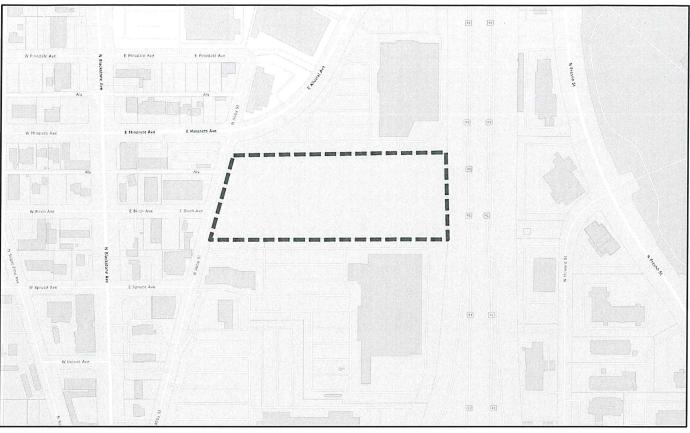
Public notice has been provided regarding staff's finding in the manner prescribed by § 15072 of the CEQA Guidelines and by § 21092 of the PRC Code (CEQA provisions).

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 Rob Holt at (559) 621-8056 or via email at Robert.Holt@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 May 26, 2023. Please direct comments to Rob Holt, Supervising Planner, City of Fresno Planning and Development Department, City Hall, 2600 Fresno Street, Room 3043, Fresno, California, 93721-3604; or by email to Robert.Holt@fresno.gov.

INITIAL STUDY PREPARED BY:	SUBMITTED BY:			
Rob Holt, Supervising Planner	Robert Hold			
DATE: May 5, 2023	Rob Holt, Supervising Planner			
DATE: May 3, 2023	CITY OF FRESNO			
	PLANING AND DEVELOPMENT DEPARTMENT			
Attachments:				
Exhibit A – Vicinity Map				

E20231000130 Exhibit A – Vicinity Map



Legend



