

CITY OF FRESNO
NOTICE OF INTENT TO ADOPT A
NEGATIVE DECLARATION

Filed with:

EA No. P20-04209/P20-04211 for

Plan Amendment/Rezone Application No. P20-04209 and
Development Permit Application No. P20-04211

PROJECT APPLICANT:

Armen Devejian
Associated Design & Engineering, Inc.
351 W Cromwell, Suite 108
Fresno, CA 93711

FRESNO COUNTY CLERK
2220 Tulare Street, Fresno, CA 93721

PROJECT LOCATION:

2325 South West Avenue and 995 West Church Avenue;
Located on the southeast corner of South West and West
Church Avenues in the City and County of Fresno, California

Assessor's Parcel Number(s): 477-030-20 & 21

Site Latitude: 36°42'47.19" N

Site Longitude: 119°49'32.30" W

Mount Diablo Base & Meridian, Township 14S, Range 20E,
Section 17 - California

PROJECT DESCRIPTION:

Armen Devejian of Associated Design & Engineering, Inc., on behalf of Busseto Foods has filed Plan Amendment/Rezone Application No. P20-04209 and related Development Permit Application No. P20-04211 pertaining to two (2) vacant parcels totaling approximately ±18.9 acres located on southeast corner of South West and West Church Avenues.

Plan Amendment Application No. P20-04209 proposes to amend the Fresno General Plan and Southwest Fresno Specific Plan to change the planned land use designations for the subject property from Residential – Medium Density (±18.9 acres) to Employment – Light Industrial (±18.9 acres). The rezone application component proposes to amend the Official Zoning Map of the City of Fresno to rezone the subject property from the RS-5/UGM (*Residential Single Family, Medium Density/Urban Growth Management*) (±18.9 acres) zone district to the IL (*Light Industrial/Urban Growth Management*) (±18.9 acres) zone district in accordance with the Plan Amendment Application.

Related Development Permit Application No. P20-04211 requests authorization to construct a state of the art ±477,470 square-foot two (2) story food production, warehousing, and distribution facility that will allow Busseto Foods to consolidate all Fresno based facilities and operations under one roof. A majority of operations including processing, warehousing, and distribution activities will occur on the ground floor (470,730 square feet) with administrative activities occurring on the second floor (6,740 square feet). In addition, two (2) 121 square-foot security kiosks are proposed. The project proposes on and off-site improvements including but not limited to: three (3) points on ingress and egress;

curbs, gutters, and sidewalks; landscaping; and guest, employee, and truck parking.

The project will also require dedications and/or acquisitions for public street rights-of-way and utility easements as well as the construction of public facilities and infrastructure in accordance with the standards, specifications and policies of the City of Fresno.

This Project is within the boundaries of the Southwest Fresno Specific Plan and was evaluated using the Southwest Fresno Specific Plan Environmental Impact Report (EIR), certified by the City of Fresno on October 26, 2017. The Southwest Fresno Specific Plan (SWFSP PEIR) was tiered from the Master Environmental Impact Report SCH No. [2012111015] (MEIR) prepared for the Fresno General Plan and certified in December 2014. The SWFSP PEIR incorporated certain mitigation measures originally contained within the MEIR, and through certification of the SFWSP PEIR, those measures were adopted as part of the SWFSP PEIR. On September 30, 2021, the Council certified a Program Environmental Impact Report SCH no. 2019050005 for the Fresno General Plan (GP PEIR) and adopted certain revisions to the Mobility and Transportation Element. Through certification of the GP PEIR, the prior MEIR was superseded as the environmental document for the Fresno General Plan. However, mitigation measures included in the prior MEIR, which were then incorporated into the SWFSP PEIR and adopted as part of the document, remain in effect for the SWFSP area.

The environmental analysis contained in the Initial Study is tiered from Environmental Impact Report (EIR) SCH No. 201731012 prepared for the Southwest Fresno Specific Plan. The City of Fresno has conducted an initial study of the above-described project and it has been determined to be a subsequent project that is not fully within the scope of the EIR SCH No. 201731012 prepared for the Southwest Fresno Specific Plan. Therefore, the Planning and Development Department proposes to adopt a Negative Declaration for this project.

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 Southwest Fresno Specific Plan EIR. After conducting a review of the adequacy of the Southwest Fresno Specific Plan EIR pursuant to Public Resources Code, Section 21157.6(b)(1), the Planning and Development Department, as lead agency, finds that no substantial changes have occurred with respect to the circumstances under which the Southwest Fresno Specific Plan EIR was certified and that no new information, which was not known and could not have been known at the time that the Southwest Fresno Specific Plan EIR was certified as complete has become available. The project is not located on a site which is included on any of the lists enumerated under Section 65962.5 of the Government Code including, but not limited to, lists of hazardous waste facilities, land designated as hazardous waste property, hazardous waste disposal sites and others, and the information in the Hazardous Waste and Substances Statement required under subdivision (f) of that Section.

Additional information on the proposed project, including the Southwest Fresno Specific Plan EIR proposed environmental finding of a negative declaration and the initial study may be obtained from the Planning and Development Department, Fresno City Hall, 2600 Fresno Street, 3rd Floor Fresno, Room 3043, California 93721-3604. Please contact Phillip Siegrist at (559) 621-8061 or Phillip.Siegrist@fresno.gov for more information.

ANY INTERESTED PERSON may comment on the proposed environmental finding. Comments must be in writing and 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 5 p.m. on **March 24, 2022**. Please direct comments to Phillip Siegrist, City of Fresno Planning and

Development, 2600 Fresno Street, Room 3043, Fresno, CA, 93726; or by email to Phillip.Siegrist@fresno.gov or PublicCommentsPlanning@fresno.gov.

INITIAL STUDY PREPARED

BY: Phillip Siegrist, Supervising Planner

DATE: March 4, 2022

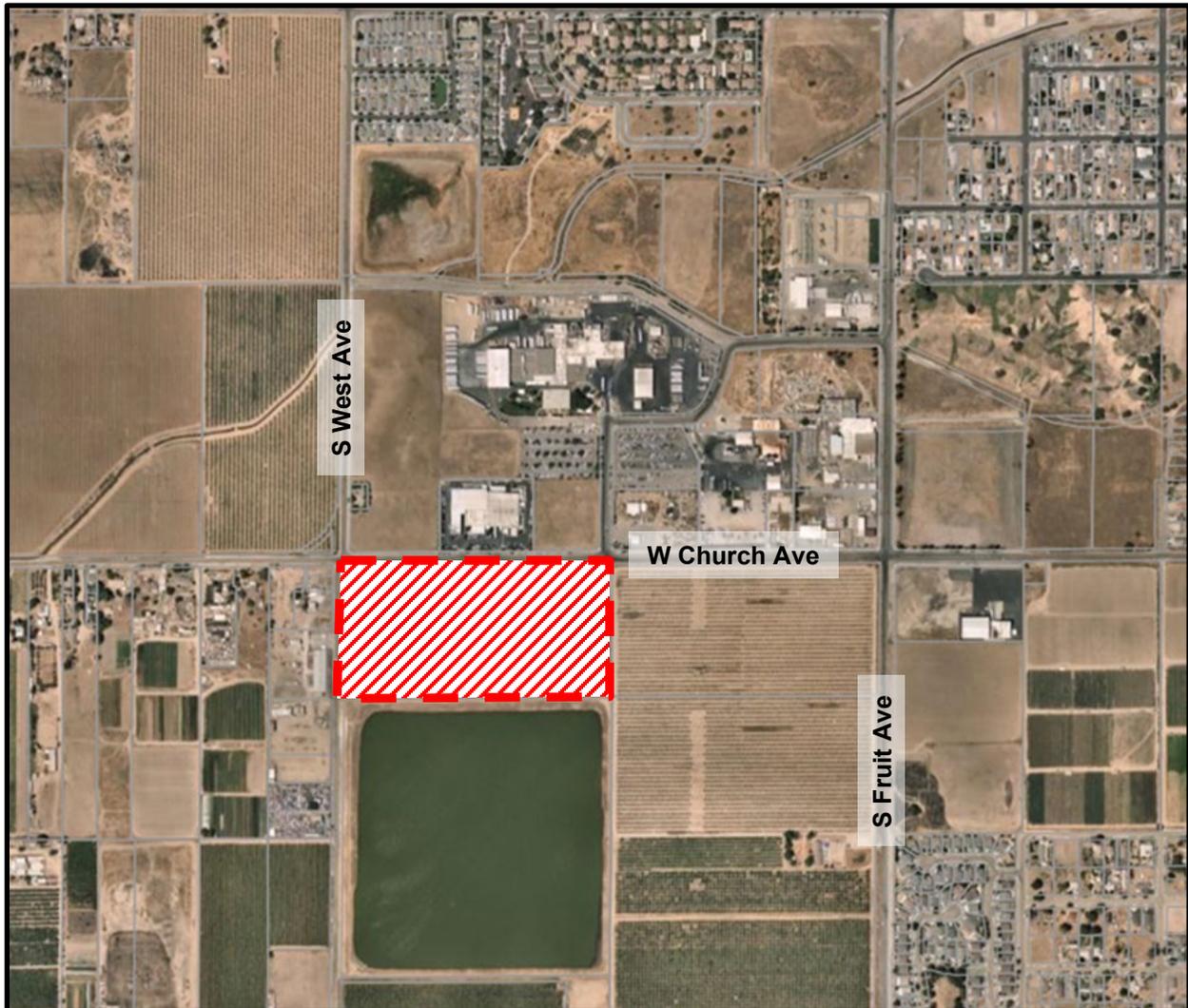
SUBMITTED BY:



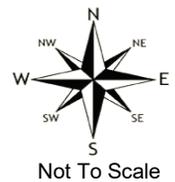
Phillip Siegrist, Supervising Planner

CITY OF FRESNO PLANNING AND
DEVELOPMENT DEPARTMENT

Vicinity Map



Subject property to developed
(±18.9 acres)



PLANNING AND DEVELOPMENT DEPARTMENT

Environmental Assessment No.
P20-04209/P20-04211 prepared for
Plan Amendment/Rezone
Application No. P20-04209 and
Development Permit Application
No. P20-04211

PROPERTY ADDRESS

2325 South West Avenue and
995 West Church Avenue

Existing Planned Land Use: Residential – Medium Density

Proposed Planned Land Use: Employment – Light Industrial

Existing Zone District: RS-5/UGM (*Residential Single Family, Medium Density/Urban Growth Management*).

Proposed Zone District: IL (*Light Industrial/Urban Growth Management*)

By: P. Siegrist
March 4, 2022