

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 VESTING
TENTATIVE TRACT MAP NO. 6379 (T-6379)**

APPLICANT:

Bonique Emerson

Precision Civil Engineering, Inc.

1234 O Street

Fresno, CA 93721

PROJECT LOCATION:

Located on the northwest corner of East Florence and South Peach Avenues in the City and County of Fresno, California (See Exhibit A - Vicinity Map)

APN: 481-020-47

Site Latitude: 36°43'13.6" N & Site Longitude: 119°43'14.8" W

Mount Diablo Base & Meridian, Township 14S, Range 21E, Section 18

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:

Bonique Emerson of Precision Civil Engineering, Inc., on behalf of KB Homes, has filed Vesting Tentative Tract Map No. 6379 pertaining to ±36.87 acres of property located on the northwest corner of East Florence and South Peach Avenues. Vesting Tentative Tract Map No. 6379 is a request to subdivide ±36.87 acres of property into a 200-lot single-family residential development.

The project will also require dedications 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 in order to facilitate the future proposed development of the subject

property.

The subject property is located within the boundaries of the Fresno General Plan and Roosevelt Community Plan.

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 ("PEIR") 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 proposed 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.

Based upon the evaluation guided by the Appendix G/Initial Study Checklist, it was determined that there are foreseeable impacts from the Project that are additional to those identified in the PEIR, and/or impacts which require mitigation measures not included in the PEIR Mitigation Measures Checklist.

For some categories of potential impacts, the checklist may indicate that a specific adverse environmental effect has been identified which is of sufficient magnitude to be of concern. Such an effect may be inherent in the nature and magnitude of the project, or may be related to the design and characteristics of the individual project. Effects so rated are not sufficient in themselves to

require the preparation of an Environmental Impact Report, and have been mitigated to the extent feasible. With the project specific mitigation imposed, 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. Both the PEIR Mitigation Measures Checklist and the Project Specific Mitigation Measures Checklist will be imposed on this project.

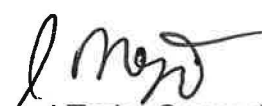
The project is not located on a site which is included on any of the lists enumerated under § 65962.5 of the Government Code including, but not limited to, lists of hazardous waste facilities, land designated as hazardous waste property, hazardous waste disposal sites and others, and the information in the Hazardous Waste and Substances Statement required under subdivision (f) of that Section.

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 Fresno, Room 3043, 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 April 28, 2022. Please direct comments to Rob Holt, Planner III, 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: Rob Holt, Planner III	SUBMITTED BY:  Israel Trejo, Supervising Planner CITY OF FRESNO PLANNING AND DEVELOPMENT DEPARTMENT
DATE: April 8 ,2022	

Attachments:

Exhibit A – Vicinity Map

Exhibit A – Vicinity Map



Subject Property
±36.89 acres

