

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 NO. P21-03923 FOR
DEVELOPMENT PERMIT APPLICATION NO. P21-03923**

APPLICANT:

G4 Enterprises LTD
Attn: Susan Gladding
8570 S. Cedar
Fresno, CA 93725

PROJECT LOCATION:

3740 South East Avenue; Located on the northeast corner of South East Avenue and East Central Avenue, Fresno, CA in the City and County of Fresno, California (See Exhibit A - Vicinity Map)

APN: 330-02-131, 82S

Site Latitude: 36° 40' 51" N
Site Longitude: - 119° 45' 48" W
Mount Diablo Base & Meridian, Township 14S, Range 20E, Sections 25 & 26

PROJECT DESCRIPTION:

Development Permit was filed by G4 Enterprises, LTD (herein, "Project Applicant") and proposes to develop a truck trailer storage lot on an approximately 15-acre site located at the northeast corner of S. East Avenue and E. Central Avenue in Fresno, CA 93725, APN: 330-021-31. The Project Applicant proposes to develop a truck trailer storage lot and provide minor modifications to the existing parking lot configuration of Building 31, (located immediately north of the site at 3611 South North Pointe Drive) within the North Point Business Park. The proposed storage lot will supplement activities and provide truck trailer storage and operational efficiency for the tenant of Building 31.

The proposed trailer storage lot will be constructed with asphalt concrete (ac) and contain a total of 314 trailer parking spaces, including 10 future electric truck trailer parking stalls. In addition, the site will include pole lighting to illuminate the parking area, a 7-foot high perimeter security fence with vehicle access gates and two (2) security buildings (± 147 and ± 279 square feet at each point of ingress and egress), additional on and off-site improvements including, but not limited to curbs, gutters, sidewalks, and landscaping.

The proposed modifications to the existing Building 31 parking lot include: the addition of curbs and two (2) passenger parking stalls at the northeast entrance of the site; removal of the guard shack and truck entrance on the northwest corner of the site; the addition of 66 parking stalls to serve the existing employee force; installation of an emergency access gate; and removal of the existing guard shack and truck exit located at the southeast corner of the site. The exit will be utilized for emergency access only.

Operational times will be 24 hours a day, seven (7) days a week. There will be one (1) point of ingress along South East Avenue, and two (2) points of egress along South East Avenue and East Central Avenue. Traffic utilizing the parking lot will include trucks making deliveries to Building 31 and minimal employee trips. All anticipated truck trips which will utilize the proposed storage lot were considered and analyzed under the previously approved Development Permit Applications D-17-175 and P20-03406, which authorized the development of Building 31. The proposed storage lot and modifications to the existing Building 31 parking lot comprise the proposed Project. New employees generated by the Project will be limited to approximately six new employees at the new guard buildings.

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

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. 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.

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 and project specific mitigation, 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. After conducting a review of the adequacy of the PEIR 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 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 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.

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 Thomas Veatch at (559) 621-8076 or via email at thomas.veatch@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 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 thomas.veatch@fresno.gov.

INITIAL STUDY PREPARED BY:

Thomas Veatch, Planner

SUBMITTED BY:



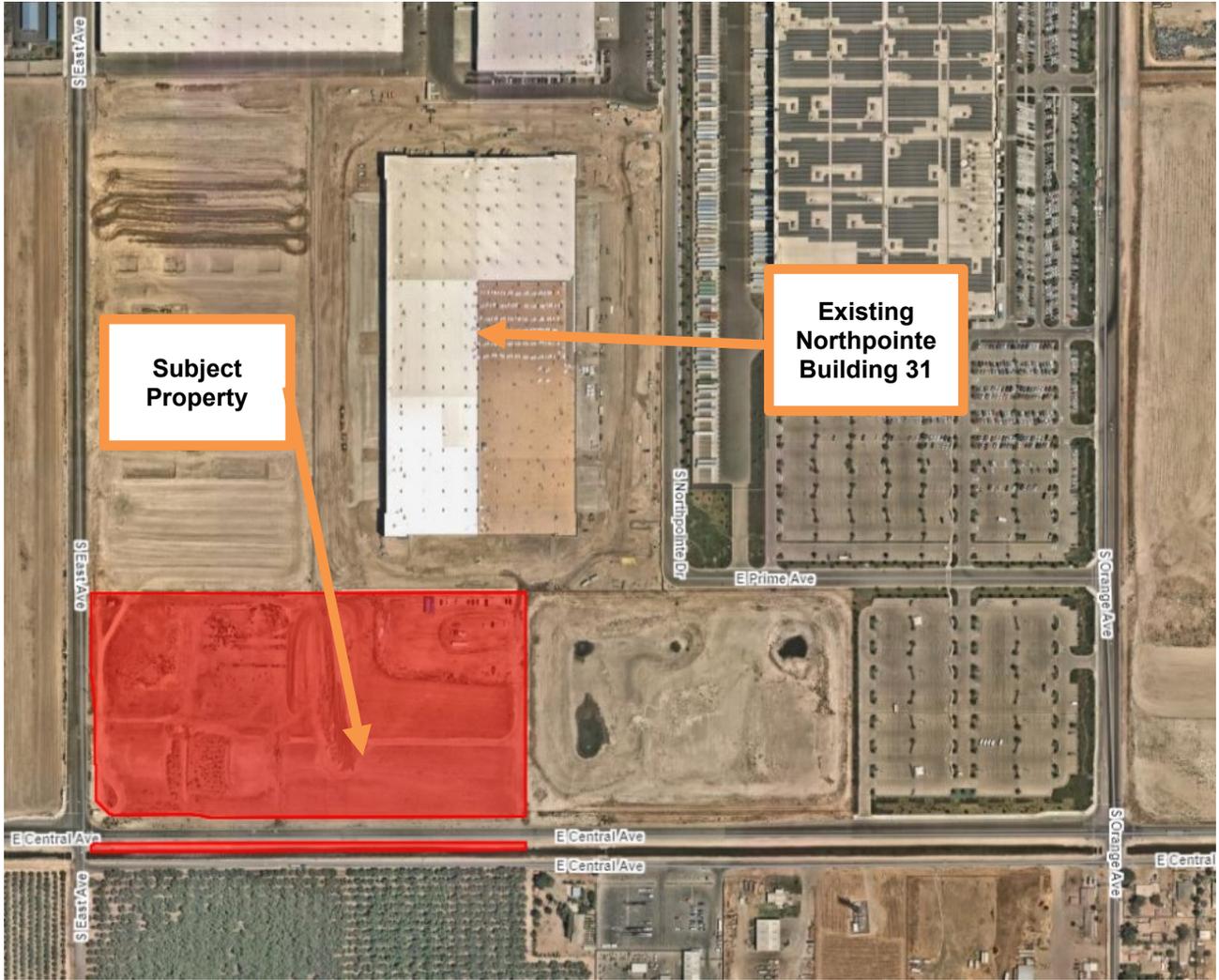
DATE: April 8, 2022

Phillip Siegrist, Supervising Planner

Attachments:

Exhibit A – Vicinity Map

Vicinity Map



Subject property to developed
(±15.43 acres)



PLANNING AND DEVELOPMENT DEPARTMENT

Environmental Assessment No.
P21-03293
Development Permit Application
No. P21-03293

PROPERTY ADDRESS

3740 South East Avenue
APN: 330-021-31

Existing Planned Land Use: Employment –
Heavy Industrial

Existing Zone District: IH/UGM (*Heavy
Industrial/Urban Growth Management*)

By: T. Veatch
March 8, 2022