

PLEASE POST UNTIL CLOSE OF BUSINESS ON **NOVEMBER 17, 2022**

# NOTICE OF DETERMINATION

DATE RECEIVED FOR FILING:

TO:      Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

FROM: CITY OF FRESNO  
Planning and Development Dept.  
2600 Fresno Street, Room 3043  
Fresno, CA 93721-3604

County Clerk  
County of Fresno  
2220 Tulare Street  
Fresno, CA 93721

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**SUBJECT:** Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code

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**PROJECT TITLE:**

**City of Fresno Environmental Assessment No. P22-02413  
For General Plan Amendment and Development Code Amendment Application No. P22-02413**

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**State Clearinghouse Number  
(If subject to Clearinghouse)**

**Lead Agency Contact Person**

**Area Code/Telephone**

2022070081

City of Fresno  
Planning & Development Department.  
Sophia Pagoulatos, Planning Manager

(559) 621-8062

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**PROJECT LOCATION:**

Approximately 5,736 parcels contained within the five (5) zone districts that allow mixed-use development: Neighborhood Mixed Use (NMX), Corridor/Center Mixed-Use (CMX), Regional Mixed-Use (RMX), Commercial – Main Street (CMS), and Commercial – Regional (CR) totaling approximately 3,866 acres in the City and County of Fresno, California (See Exhibit A – Project Location Map).

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**PROJECT DESCRIPTION:**

General Plan Amendment/Development Code Text Amendment Application No. P22-02413 was filed by the City of Fresno (Applicant) and pertains to approximately 3,866 acres in the City and County of Fresno contained within five (5) zone districts, Neighborhood Mixed Use (NMX), Corridor/Center Mixed-Use (CMX), Regional Mixed-Use (RMX), Commercial – Main Street (CMS), and Commercial – Regional (CR) that allow mixed-use development. The project proposes to remove the density limits for mixed-use zone districts in order to facilitate economically feasible and high-quality development called for in the Fresno General Plan along transit corridors, and to address the need for housing. In particular, the proposed Project would: (1) remove the maximum density for mixed-use districts; (2) modify the restriction that prohibits ground floor residential uses in mixed-use districts so that only corner properties along near the intersection of two major streets and near Bus Rapid Transit (BRT) stops will have mandated commercial uses; and (3) revise Fresno Municipal Code (FMC) Section 15-4907 to allow ministerial approval of multi-family residential uses in mixed-use districts within the City’s Priority Areas for Development (this third element of the proposed project was removed by City Council action and not included in the final adopted version of the text amendment). The proposed text amendment will not revise other property development standards contained in the FMC. All height, parking, landscaping, fencing and setback requirements will remain unchanged. In addition,

the project will remove the maximum residential density of the mixed-use districts in the General Plan to allow for general plan consistency.

This is to advise and certify that the City of Fresno, the Lead Agency, approved the proposed project as modified by City Council as well as the environmental finding and assessment prepared for the above-described project on October 13, 2022. The following determinations have been made regarding this project:

1. The project ( will  will not) have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures ( were  were not) made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan ( was  was not) adopted for this project
5. A statement of Overriding Considerations ( was  was not) adopted for this project.
6. Findings ( were  were not) made pursuant to the provisions of Section 15091 of CEQA.

The above-described environmental assessment, a Mitigated Negative Declaration, together with the full initial study, comments and responses and record of project approval, is available to the general public by contacting Sophia Pagoulatos, City of Fresno Planning and Development Department at [Sophia.Pagoulatos@fresno.gov](mailto:Sophia.Pagoulatos@fresno.gov).



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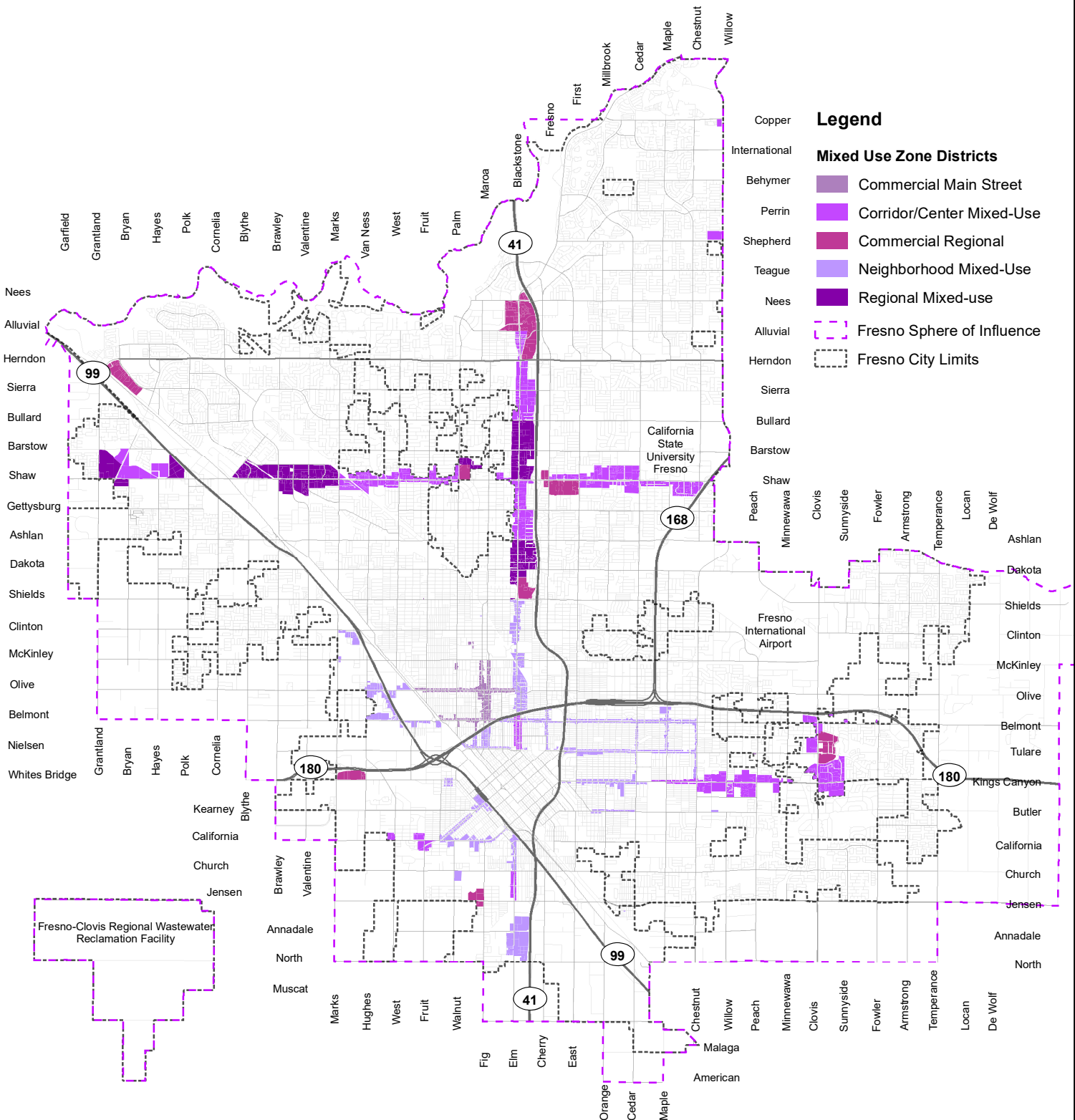
Sophia Pagoulatos  
Planning Manager, City of Fresno

October 17, 2022  
Date

Exhibit A  
Project Location Map



# City of Fresno Project Location Map



## Legend

### Mixed Use Zone Districts

- Commercial Main Street
- Corridor/Center Mixed-Use
- Commercial Regional
- Neighborhood Mixed-Use
- Regional Mixed-use
- Fresno Sphere of Influence
- Fresno City Limits

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