

File original and one copy with: Fresno County Clerk 2221 Kern Street Fresno, California 93721		Space Below For County Clerk Only. CLK-2046.00 E04-73 R00-00	
Agency File No: Initial Study (IS) No 8042	LOCAL AGENCY MITIGATED NEGATIVE DECLARATION		County Clerk File No: E-
Responsible Agency (Name): Fresno County	Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor	City: Fresno	Zip Code: 93721
Agency Contact Person (Name and Title): Ejaz Ahmad, Planner	Area Code: 559	Telephone Number: 600-4042	Extension: N/A
Project Applicant/Sponsor (Name): Greenlaw Partners on behalf of Van Gundy Farms Family Ltd Partnership	Project Title: Amendment Application (AA) No. 3845; Site Plan Review Application No. 8286		
Project Description: Allow the rezone of a 38.86-acre parcel from the existing AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to the M-3 (Heavy Industrial) Zone District and approve a Site Plan Review for a 1,312,000 square feet warehouse/distribution center with related improvements on the subject parcel and the adjoining 33-acre parcel and a 1.49-acre parcel currently zoned M-3. The subject parcels are located on the northwest corner of South Peach Avenue and American Avenue approximately 0.66 mile southeast of the City of Fresno (APNs: 331-110-19 & 23, 331-090-60) (4723, 4591 and 4445 S. Peach Avenue) (Sup. Dist. 4).			
Justification for Negative Declaration: Based upon the Initial Study (IS 8042) prepared for Amendment Application No. 3845 and Site Plan Review Application No. 8286, staff has concluded that the project will not have a significant effect on the environment. No impacts were identified related to mineral resources, population and housing, recreation, or wildfire. Potential impacts related to agriculture and forestry resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, public services, tribal cultural resources or utilities and service systems have been determined to be less than significant. Potential impact related to Aesthetics, air quality, Biological Resources, Cultural Resources and Transportation have been determined to be less than significant with the identified mitigation measures. The Initial Study and MND is available for review at 2220 Tulare Street, Suite A, Street Level, located on the southeast corner of Tulare and "M" Street, Fresno, California.			
FINDING: The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Business Journal – February 10, 2023		Review Date Deadline: Planning Commission – March 23, 2023	
Date:	Type or Print Signature: David Randall, Senior Planner	Submitted by (Signature): Ejaz Ahmad, Planner	

State 15083, 15085

County Clerk File No.: _____

**LOCAL AGENCY
MITIGATED NEGATIVE DECLARATION**