

E202310000084

PLEASE POST FOR THIRTY (30) DAYS FROM FILING

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
Development & Resource Management Dept.
2600 Fresno Street, Room 3043
Fresno, CA 93721-3604

FILED
MAY 12 2023
TIME 2:37pm
FRESNO COUNTY CLERK
By [Signature] DEPUTY

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

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

PROJECT TITLE:

City of Fresno Environmental Assessment No. P22-01086/P21-06232 for Plan Amendment/Rezone Application No. P22-01086 and related Development Permit Application No. P21-06232

State Clearinghouse Number
(If subject to Clearinghouse)

Lead Agency Contact Person

Area Code/Telephone

2023030705

City of Fresno
Planning and Development Department
Jose Valenzuela, Supervising Planner

(559) 621-8070

PROJECT LOCATION:

8715 North Chestnut Avenue, Fresno, California: generally located on the west side of North Chestnut Avenue between East Shepard and East Teague Avenues. (APN: 403-532-28) in the City and County of Fresno, California (See Exhibit A - Vicinity Map). Site Latitude: 36° 51' 57" N. Site Longitude: -119° 43' 59" W. Mount Diablo Base & Meridian, Township 12S, Range 20E, Section 25

PROJECT DESCRIPTION:

John Ashley of Fresno Newbury LP has filed Plan Amendment/Rezone Application No. P22-01086 and related Development Permit Application No. P21-06232 pertaining to a vacant ±2.20 acre parcel located on the west side of North Chestnut Avenue, between East Shepherd Avenue and East Teague Avenues. Plan Amendment Application No. P22-01086 proposes to amend the Fresno General Plan, Woodward Park Community Plan, and Fresno County Airport Land Use Compatibility Plan to change the planned land use designations for the subject property from Residential – Medium Low Density to Residential - Medium High Density. The rezone application component proposes to amend the Official Zoning Map of the City of Fresno to rezone the subject property from the RS-4 (Residential Single Family, Medium Low Density) to RM-1 (Residential Multi-family - Medium High Density) zone district in accordance with the Plan Amendment Application.

Related Development Permit Application No. P21-06232 requests to construct a construct a 32 unit apartment complex consisting of four (4) 5,750 square-foot two-story buildings and a 1,069 square-foot leasing and managers office on a vacant parcel. On and off-site improvements are also proposed including 79 parking spaces, carpports, community pool, fencing, trash enclosures, landscaping, curb, gutters, and sidewalks. Under the current planned land use and zone district of Residential – Medium

E202310000084

Low Density, the proposed use as a apartment complex would be prohibited without the approval of the associated Plan Amendment/Rezone application.

This is to advise and certify that the City of Fresno, the Lead Agency, approved the environmental finding and assessment prepared for the above-described project on May 11, 2023. 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 Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
 A determination of project conformity to the Fresno General Plan Master Environmental Impact Report (City of Fresno MEIR No. SCH No. 2012111015) was made. (Fresno County Clerk File No. E201410000345)
3. Mitigation measures (were were not) made a condition of the approval of the project.
4. A statement of Overriding Considerations (was was not) adopted for this project.
5. Findings (were were not) made pursuant to the provisions of CEQA.

The above-described environmental assessment, together with the full initial study, comments and responses and record of project approval, is available to the general public at the City of Fresno Development and Resource Management Department, 2600 Fresno Street, Room 3043, Fresno, California 93721-3604.



Jose Valenzuela
Supervising Planner

5/11/2023

Date

Attachments: Project Vicinity Map

Vicinity Map



Legend

Subject property: 

Project Area to be developed
(±2.20 acres)



PLANNING AND DEVELOPMENT DEPARTMENT

PROPERTY ADDRESS

8715 North Chestnut Avenue

Existing Zone District:
 RS-4 (*Residential Single Family, Medium Low Density*)
Proposed Zone District:
 RM-1 (*Residential Multi-family - Medium High Density*)

By: T. Veatch
 May 11, 2023