

E202310000297

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 DEVELOPMENT
PERMIT APPLICATION NO. P22-03852

APPLICANT:

Jay Bhandal
Majestic Palms
1418 E. Shaw Avenue
Fresno, CA 93710

FILED
OCT 27 2023
TIME
1:49pm
FRESNO COUNTY CLERK
By Cyan Edmisten
DEPUTY
Cyan Edmisten

PROJECT LOCATION:

4879 North Bryan Avenue; Located on the west side of North Bryan Avenue between West Shaw Avenue and West Fairmont Avenue in the City and County of Fresno, California (See Exhibit A - Vicinity Map)

APN: 512-03-08

Site Latitude: 36°48'24" N & Site Longitude: 119°54'27.5" W
Mount Diablo Base & Meridian, Township 13 South, Range 19 East, Section 16.

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:

Development Permit Application No. P22-03852 was filed by Jon Frame of RL Davidson on behalf of Jay Bhandal of Majestic Palms, and pertains to ± 9.36 acres of property. The application proposes a 114-unit, multi-family development on a ±7.22-acre portion of the project site in the City of Fresno. The apartment complex includes twenty-six 1-bed/1-bath units ranging from 744 to 841 square feet, eighty-four 2-bed/2-bath units, each roughly 1,000 square feet, and four 3-bed/2-bath units that are 1,329 square feet. The Project also proposes a 3,512-square-foot community building and 182 on-site parking spaces, comprised of two accessible covered spaces, four accessible visitor parking spaces, 92 covered spaces, and 84 uncovered spaces. The Project would provide residents with approximately 40,900 square feet of community open space. The Project will support the Regional Mixed-Use designation by providing a higher-density option than the existing homes in the area. In addition, the Project is designed to benefit pedestrians on and off the project site with pathways throughout and connecting to sidewalks offsite. There will be a six-foot-tall concrete wall surrounding the Project Site. A new exterior lighting and security camera system will be around the property perimeter. The Project

would result in onsite and offsite infrastructure improvements, including new and relocated utilities, internal drive aisles, and frontage improvements including dedications of right of way to North Bryan Avenue and Veterans Boulevard.

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.

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 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. 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.

Based upon the evaluation guided by the Appendix G/Initial Study Checklist, it was determined that there are no 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 November 16, 2023. 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 III

SUBMITTED BY:



Jose Valenzuela, Supervising Planner

CITY OF FRESNO

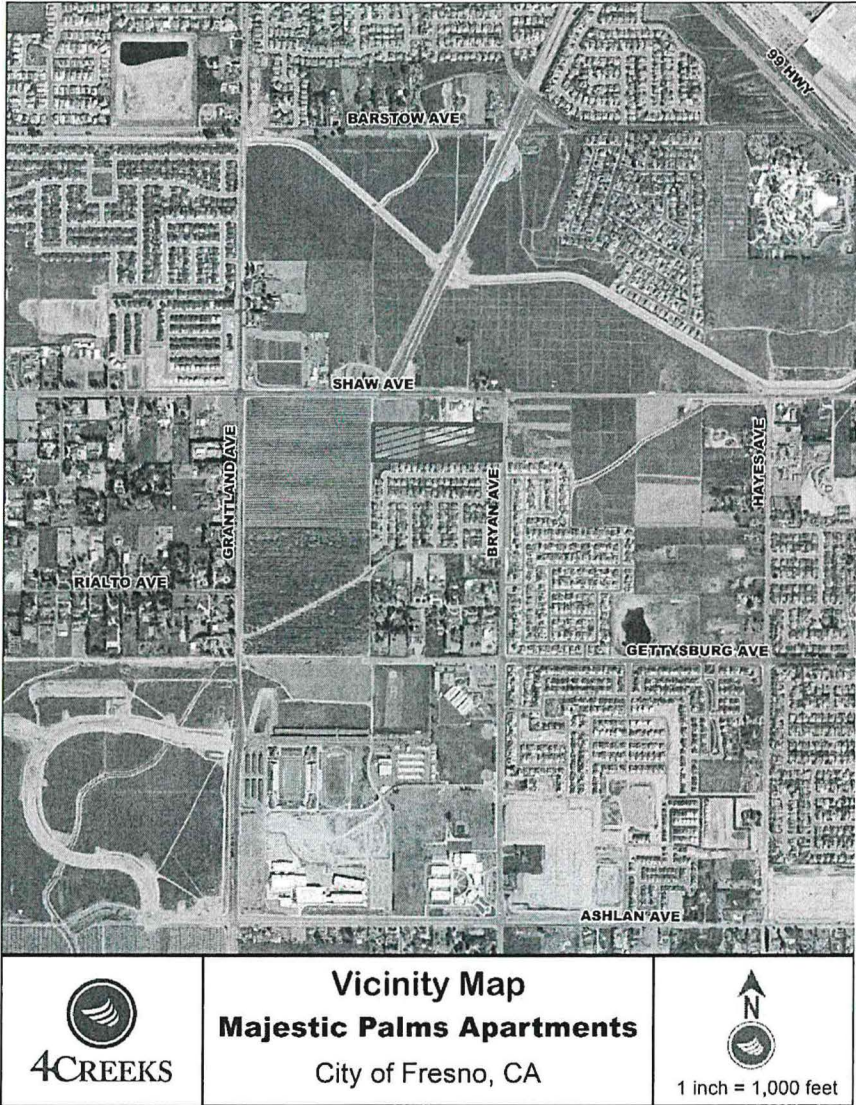
PLANNING AND DEVELOPMENT
DEPARTMENT

DATE: October 27, 2023

Attachments:

Exhibit A – Vicinity Map

Vicinity Map



PLANNING AND DEVELOPMENT DEPARTMENT

Environmental Assessment No.
 P22-03852
 Development Permit Application
 No. P22-03852

PROPERTY ADDRESS

4879 North Bryan Avenue
 APN: 512-031-08

Planned Land Use: Regional Mixed-Use
Zone District: RMX (*Regional – Mixed Use*)
By: T. Veatch
 October 27, 2023



State of California - Department of Fish and Wildlife
2023 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER: E202310000297
STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF FRESNO	LEAD AGENCY EMAIL	DATE 10/27/2023
COUNTY/STATE AGENCY OF FILING FRESNO COUNTY		DOCUMENT NUMBER E202310000297

PROJECT TITLE
ENVIRONMENTAL ASSESSMENT FOR DEVELOPMENT PERMIT APPLICATION NO. P22-03852

PROJECT APPLICANT NAME CITY OF FRESNO	PROJECT APPLICANT EMAIL	PHONE NUMBER
PROJECT APPLICANT ADDRESS 2600 FRESNO STEET, ROOM 3043	CITY FRESNO	STATE CA
		ZIP CODE 93721

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,839.25	\$	<u>0.00</u>
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,764.00	\$	<u>0.00</u>
<input checked="" type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$	<u>0.00</u>

- Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	<u>0.00</u>
<input type="checkbox"/> County documentary handling fee	\$50.00	\$	<u>0.00</u>
<input checked="" type="checkbox"/> Other NOI		\$	<u>0.00</u>

PAYMENT METHOD:

Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 0.00

SIGNATURE X <i>Cyan Edmisten</i> Cyan Edmisten	AGENCY OF FILING PRINTED NAME AND TITLE Cyan Edmisten Deputy Clerk
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