

**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 PLAN
AMENDMENT/REZONE APPLICATION NO. P19-05889
AND RELATED DEVELOPMENT PERMIT APPLICATION
NO. P20-01559**

APPLICANT:

SER Jobs for Progress, Inc., San Joaquin Valley
255 North Fulton Street, Unit 106
Fresno, California 93701

PROJECT LOCATION:

5061 East Tulare Street; located on the northwest corner of
East Tulare Street and North Helm Avenue in the City and
County of Fresno, California (See Exhibit A - Vicinity Map)

APN: 462-042-25

Site Latitude: 36°44'39.4" N & Site Longitude: 119°43'24.4"
W Mount Diablo Base & Meridian, Township T.14S, Range
R.21E, Section 6

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:

Plan Amendment/Rezone Application No. P19-05889 and related Development Permit Application No. P20-01559 were submitted by Justo Padron of SER-Jobs for Progress Inc. and pertain to approximately 4.83 acres of property located at the northwest corner of East Tulare Street and South Helm Avenue.

Plan Amendment Application No. P19-05889 proposes to amend the Fresno General Plan and Roosevelt Community Plan to change the planned land use designations for the subject property from Residential – Medium Low Density (±4.83 acres) to Residential – Urban Neighborhood (±4.83 acres). 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*) (±4.83 acres) zone district to the RM-2 (*Residential Multi-Family, Urban Neighborhood*) (±4.83 acres) zone district in accordance with the Plan Amendment Application.\

Related Development Permit Application No. P20-01559 requests authorization to construct a multi-unit housing development comprised of 112 affordable housing units for seniors. The 112 units will be distributed among nine (9) two-story and ten (10) single-story residential buildings. Each unit will comprise of one (1) bedroom and one (1) bathroom. The development will also include an office/club house with community hall/banquet room, exercise room, and laundry facilities. Additional on and off-site improvements to be provided include: security fences and gates; tenant and guest parking; landscaping; drive approaches; and curbs, gutters, and sidewalks. In addition, the project will also include required dedications and vacations of easements and excess portions of city street rights-of-way.

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 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. 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 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 Rob Holt, Supervising Planner at (559) 621-8056 or via email at Robert.Holt@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 February 26, 2024. Please direct comments to Rob Holt, Supervising Planner, City of Fresno Planning and Development Department, City Hall, 2600 Fresno Street, Room 3043, Fresno, California, 93721-3604; or by email Robert.Holt@fresno.gov.


<p>INITIAL STUDY PREPARED BY: Rob Holt, Supervising Planner</p>	<p>SUBMITTED BY:  Rob Holt, Supervising Planner CITY OF FRESNO PLANING AND DEVELOPMENT DEPARTMENT</p>
<p>DATE: February 5, 2024</p>	
<p>Attachments: Exhibit A – Vicinity Map</p>	

Exhibit A – Vicinity Map

