

**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. P22-04326**

APPLICANT:

Dirk Poeschel
Dirk Poeschel Land Development Services
923 Van Ness Ave, Suite 200
Fresno, CA 93721

PROJECT LOCATION:

1851 East Shepherd Avenue; located on the south side of East Shepherd Avenue between North Maple and North Chance Avenues in the City and County of Fresno, California (See Exhibit A - Vicinity Map)

APNs: 403-030-51 [previously 403-030-07], 403-030-01, 403-030-02, 403-030-03, 403-030-09, & 403-030-10)

Site Latitude: 36° 51' 59.184" N & Site Longitude: 119° 45' 3.816" W Mount Diablo Principal Meridian, Township T.12S, Range R.20E, Section 26

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. P22-04326 was filed by George Jones on behalf of Fresno Holdings, LLC. The applicant proposes to develop a three-story, 191-unit luxury multi-family residential apartment complex that includes 13 buildings (with solar roofing as required by the California Building Code) in multiple buildings with carports, a community building and open space amenities on approximately 7.10 acres of property bounded by E. Shepherd Ave. to the north, N. Maple Ave. to the east, E. Serena Ave to the south, and N. Chance Avenue to the north (See Figure 3). The project site will have multiple access points; the main entrance and exit will be separate and located along E. Shepherd Ave; a dual entry/exit will be located along N. Chance Ave.; and, one along N. Maple Ave. The project will be surrounded with a wrought iron fence and combination wrought iron-masonry block wall, and would provide gated entrances as mentioned above. The development includes internal driveways and parking (both covered [solar carports and garages] and uncovered) with electrical vehicle charging stations, a community building, swimming pool, and two centrally-located green open

space areas. Outside of parking, building, and recreational areas, the remainder of the project site would be landscaped with trees and shrubs (Figure 3 – 7).

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

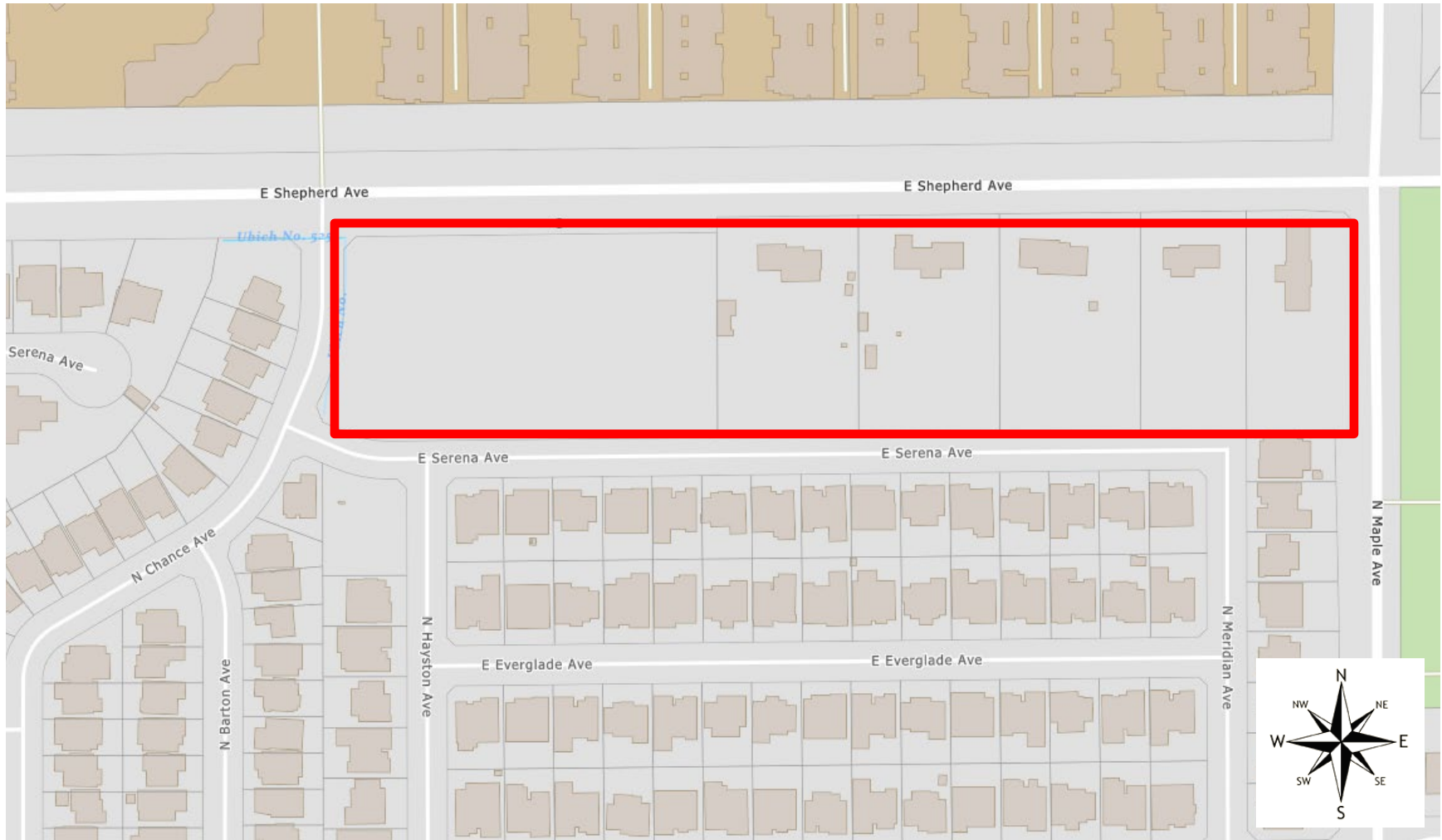
CEQA Guidelines and by § 21092 of the PRC Code (CEQA provisions).

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 Erik Young, Supervising Planner at (559) 621-8009 or via email at Erik.Young@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 May 23, 2024. Please direct comments to Erik Young, Supervising Planner, City of Fresno Planning and Development Department, City Hall, 2600 Fresno Street, Room 3043, Fresno, California, 93721-3604; or by email to Erik.Young@fresno.gov.

INITIAL STUDY PREPARED BY: Erik Young, Supervising Planner	SUBMITTED BY: <i>Erik Young</i> Erik Young, Supervising Planner CITY OF FRESNO PLANNING AND DEVELOPMENT DEPARTMENT
DATE: May 3, 2024	
Attachments: Exhibit A – Vicinity Map	

Exhibit A: Vicinity Map



Legend

Subject Property 