

**CITY OF FRESNO**  
**NOTICE OF INTENT TO ADOPT A**  
**NEGATIVE DECLARATION**

Filed with the  
FRESNO COUNTY CLERK  
2220 Tulare Street, Fresno, CA 93721

**ENVIRONMENTAL ASSESSMENT FOR P24-00589**

**APPLICANT:**

City of Fresno  
Planning & Development Department  
2600 Fresno Street  
Fresno, CA 93721

**PROJECT LOCATION:**

Northwest of the intersection of East McKinley Ave and North Fine Ave (See Exhibit A – Project Location Map)

APN's: 49429110 (±1.57-acres) & 49429105 (±0.69 acres)

Site Latitude: 36° 45' 56" N & Site Longitude: 119° 43' 47" W  
Mount Diablo Base & Meridian, Township 13S, Range 21 E,  
Section 30

**Description of Project:**

General Plan Amendment and Rezone Application No. P24-00589 pertains to two adjoining parcels totaling 2.26 acres in size located at the northeast corner of East McKinley and North Fine Avenues in the eastern-central portion of the city. The parcels are currently planned and zoned for light industrial uses. The proposed plan amendment would redesignate the General Plan Land Use Map for Assessor Parcel No's 49429110 (±1.57 acres) and 49429105 (±0.69 acres) from the land use designation of *Employment-Light Industrial* to *Commercial-Community* and the rezone component would amend the Official Zoning Map from the IL (*Light Industrial*) zoning classification to the CC (*Community Commercial*) zoning classification consistent with the plan amendment.

On September 28, 2023, the Fresno City Council adopted Resolution 2023-264 to initiate the process to amend the Planned Land Use and Zoning of the subject properties from light industrial to community commercial. Property abutting the project site to the west is planned and zoned for community commercial uses, and the intent of the resolution is to allow for uses which are more in line with the commercial uses to the west, as opposed to industrial uses to the north and east of the project site

The subject parcels are currently developed with an office building with parking and related on-and off-site improvements and includes an undeveloped building pad. The proposed project does not include the removal or modification of the existing building, no new development, or other site improvements that would require construction activities. No new physical improvements would occur. However, it is reasonably foreseeable that the proposed zoning change would allow the area to be developed with uses allowed under the CC (*Community Commercial*) zoning designation rather than the uses that would have been allowed under the existing IL (*Light Industrial*) zoning designation.

The CC (*Community Commercial*) zoning designation allows for commercial development that primarily serves local needs such as convenience shopping and small offices. Many of the city's current commercial districts fall into this designation. Specific uses allowed include medium-scale retail, office, civic and entertainment uses, supermarkets, drug stores and supporting uses.

The maximum floor area ratio (FAR) is 1.0 in the CC zone district. Therefore, reasonably foreseeable future development would allow for the construction of up to approximately 98,445 square feet of commercial uses on the subject parcels. Any future development on these parcels would be subject to separate environmental review and approval.

The City of Fresno has prepared an Initial Study of the above-described project and proposes to adopt a Negative Declaration.

Pursuant to the California Public Resources Code (PRC) §§ 21093 and 21094 and California Environmental Quality Act (CEQA) Guidelines §§ 15070 to 15075, and 15150, 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 significant effect on the environment. 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, and its associated narrative 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, 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. 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, that the proposed project will not have a significant adverse effect on the environment. Public notice has been provided as prescribed by § 15072 of the CEQA Guidelines and by § 21092 of the PRC Code (CEQA provisions).

Additional information on the proposed project, including the proposed environmental finding of a 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 Ralph Kachadourian, Supervising Planner at (559) 621-8172 or via email at [ralph.kachadourian@fresno.gov](mailto:ralph.kachadourian@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 June 21, 2024. Please direct comments to Ralph Kachadourian, Supervising Planner, City of Fresno Planning and Development Department, City Hall, 2600 Fresno Street, Room 3043, Fresno, California, 93721-3604; or by email [ralph.kachadourian@fresno.gov](mailto:ralph.kachadourian@fresno.gov).

**INITIAL STUDY PREPARED BY:**

Ralph Kachadourian, Supervising Planner

DATE: 05/31/2024

**Attachments:**

Exhibit A – Vicinity Map

**SUBMITTED BY:**

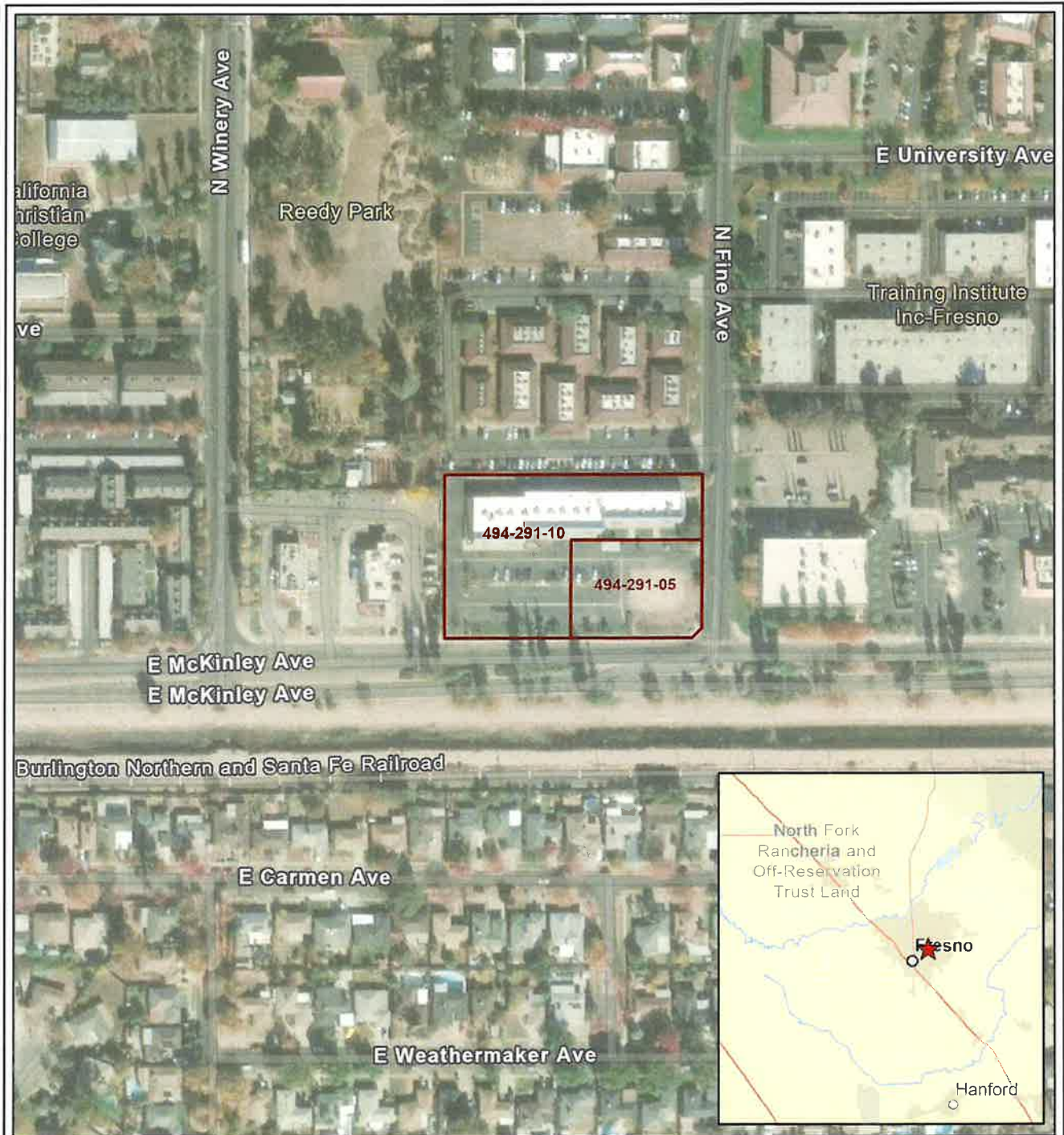


Phillip Siegrist, Planning Manager

CITY OF FRESNO

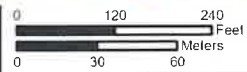
PLANNING AND DEVELOPMENT  
DEPARTMENT

**Exhibit A – Project Location Map**



 Project Parcel

Fresno County, CA  
 NAD 1983 California Teale  
 Albers FtUS  
 36.7656°N 119.7301°W



1:3,000



Base Map: Esri ArcGIS Online,  
 accessed January 2024  
 Updated: 1/11/2024  
 Project No: 00073586-010-SLO  
 Layout: 10\_McKinleyFine\_Location  
 Aprx: 73586\_10\_McKinleyFine

**SWCA**  
 ENVIRONMENTAL CONSULTANTS