

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Plan Amendment and Rezone (Application No. P24-00589)

Lead Agency: City of Fresno

Contact Name: Ralph Kachadourian, Supervising Planner

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Project Location: Fresno Fresno
City *County*

Project Description (Proposed actions, location, and/or consequences).

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 of Fresno (Figure 1). The parcels are currently planned and zoned for Light Industrial uses. The proposed project would amend the Fresno General Plan Land Use Map and Official Zoning Map to rezone APNs 494-291-10 and 494-291-05 from the IL (Light Industrial) zoning designation to the CC (Community Commercial) zoning designation. 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 property from IL to CC. Property abutting the project sites 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 sites. The proposed project does not include the removal of existing buildings, 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 zoning designation rather than the uses that would have been allowed under the existing IL zoning designation. The CC zoning designation allows for commercial development that primarily serves local needs such as convenience shopping.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

N/A

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

N/A

Provide a list of the responsible or trustee agencies for the project.

N/A