

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 P22-03846/P22-04069

APPLICANT:

Lorren Smith

Harbor & Associates

389 Clovis Avenue, Suite 300

Clovis, CA 93612

PROJECT LOCATION:

Located along both sides of West Ashlan Avenue, west of North Polk Avenue (See Exhibit A - Vicinity Map)

APN: 511-011-06, 510-210-03, 510-210-01, 510-210-02, 510-210-06, and 510-210-07

Site Latitude: 36°47'38.4" N & Site Longitude: 119°53'34.8" W

Mount Diablo Principal Meridian, Township 13S, Range 19E, Sections 15 and 22

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:

Annexation Application No. P22-03846 and Pre-zone Application No. P22-04069 were filed by Harbor & Associates pertaining to approximately 20.23 acres of property along both sides of West Ashlan Avenue, west of North Polk Avenue.

Annexation Application No. P22-03846 requests authorization to initiate annexation proceedings for the Ashlan-Polk Nos. 3 & 4 Reorganization proposing incorporation of the subject property within the City of Fresno; and detachment from the Kings River Conservation District and North Central Fire Protection District.

Pre-zone Application No. P22-04069 requests authorization to pre-zone: approximately 10 acres of the subject property from the Fresno County RR (*Rural Residential*) zone district to the City of Fresno RS-5 (*Single-Family Residential, Medium Density*) zone district; approximately 9.5 acres of the subject property from the Fresno County RR (*Rual Residential*) zone district to the RS-5/ANX (*Single-Family Residential, Medium Density/Annexed Rural Residential Transitional Overlay*) zone district.

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, 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. After conducting a review of the adequacy of the Project Specific Mitigation Measure Checklist and CEQA Guidelines §§ 15151 and 15179(b), the Planning and Development Department, as lead agency, finds that no substantial changes have occurred and that no new information 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.

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. The Planning and Development Department, as lead agency, finds that no substantial changes have occurred that no new information, has become available.

Based upon the evaluation guided by the Appendix G/Initial Study Checklist, it was determined that there are not project specific foreseeable impacts which require project specific 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 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 Project Specific Mitigation Measure Checklist, 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 Juan Lara at (559) 621-8056 or via email at Juan.Lara@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 December 27, 2024. Please direct comments to Juan Lara, Planner III, City of Fresno Planning and Development Department, City Hall, 2600 Fresno Street, Room 3043, Fresno, California, 93721-3604; or by email to Juan.Lara@fresno.gov.


INITIAL STUDY PREPARED BY: Juan Lara, Planner III	SUBMITTED BY:  Robert Holt, Supervising Planner CITY OF FRESNO PLANNING AND DEVELOPMENT DEPARTMENT
DATE: 12/06/2024	
Attachments: Exhibit A – Vicinity Map	

Exhibit A – Vicinity Map



Legend



Annexation Area and Pre-zone

