

E20251000098

**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 T-6376/P21-  
05373/P21-05090**


**FILED**

APR 24 2025

TIME  
3:52 pm

**APPLICANT:**

John Bonadelle  
Bonadelle Neighborhoods  
7030 N. Fruit # 101  
Fresno, CA 93711

FRESNO COUNTY CLERK  
By  DEPUTY

**PROJECT LOCATION:**

Located on the west side of South Armstrong Avenue,  
between the San Joaquin Valley Railroad and East Church  
Avenue in the County of Fresno, California (See Exhibit A -  
Vicinity Map)

APN(s): 316-160-16s, -17s, -43s, -59s, and -61s

Site Latitude: 36° 43' 16.41" N  
Site Longitude: 119 ° 40' 31.61" W  
Mount Diablo Base & Meridian, Township 14S, Range 21E,  
Section 15

The full Initial Study is on file in the Planning and Development Department, Fresno City Hall, 3<sup>rd</sup> Floor,  
Room 3043, 2600 Fresno Street, Fresno, CA 93721.

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**PROJECT DESCRIPTION:**

John Bonadelle of Bonadelle Neighborhoods has filed Pre-zone Application No. P21-05373, Vesting Tentative Tract Map No. 6376 (T-6376), and Annexation Application No. P21-05090 pertaining to ±34.70 acres of property located on the west side of South Armstrong Avenue, between the San Joaquin Valley Railroad and East Church Avenue.

Pre-zone Application (P21-05373) proposes to pre-zone the property from AL20 (Exclusive Agricultural, Fresno County) zone district to the City of Fresno RS-5/UGM (*Single-Family Residential, Medium Density/Urban Growth Management*) zone district.

Annexation Application (P21-05090) proposes to detach the property from the King River Conservation District and Fresno County Fire Protection District and annexation to the City of Fresno.

Vesting Tentative Tract Map No. 6376 proposes to subdivide approximately 34.70 acres of property into a 202-lot single-family residential development.

The City of Fresno has prepared an Initial Study of the above-described project and proposes to adopt a Mitigated 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 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 Project Specific Mitigation Measure Checklist, 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, and that no new information has become available.

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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 Project Specific Mitigation Measure Checklist, 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 Juan Lara at (559) 621-8039 or via email at [Juan.Lara@fresno.gov](mailto: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 May 15, 2025. 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](mailto:Juan.Lara@fresno.gov).

INITIAL STUDY PREPARED BY:

Juan Lara, Planner III

SUBMITTED BY:



DATE: 04/24/2025

Juan Lara, Planner III

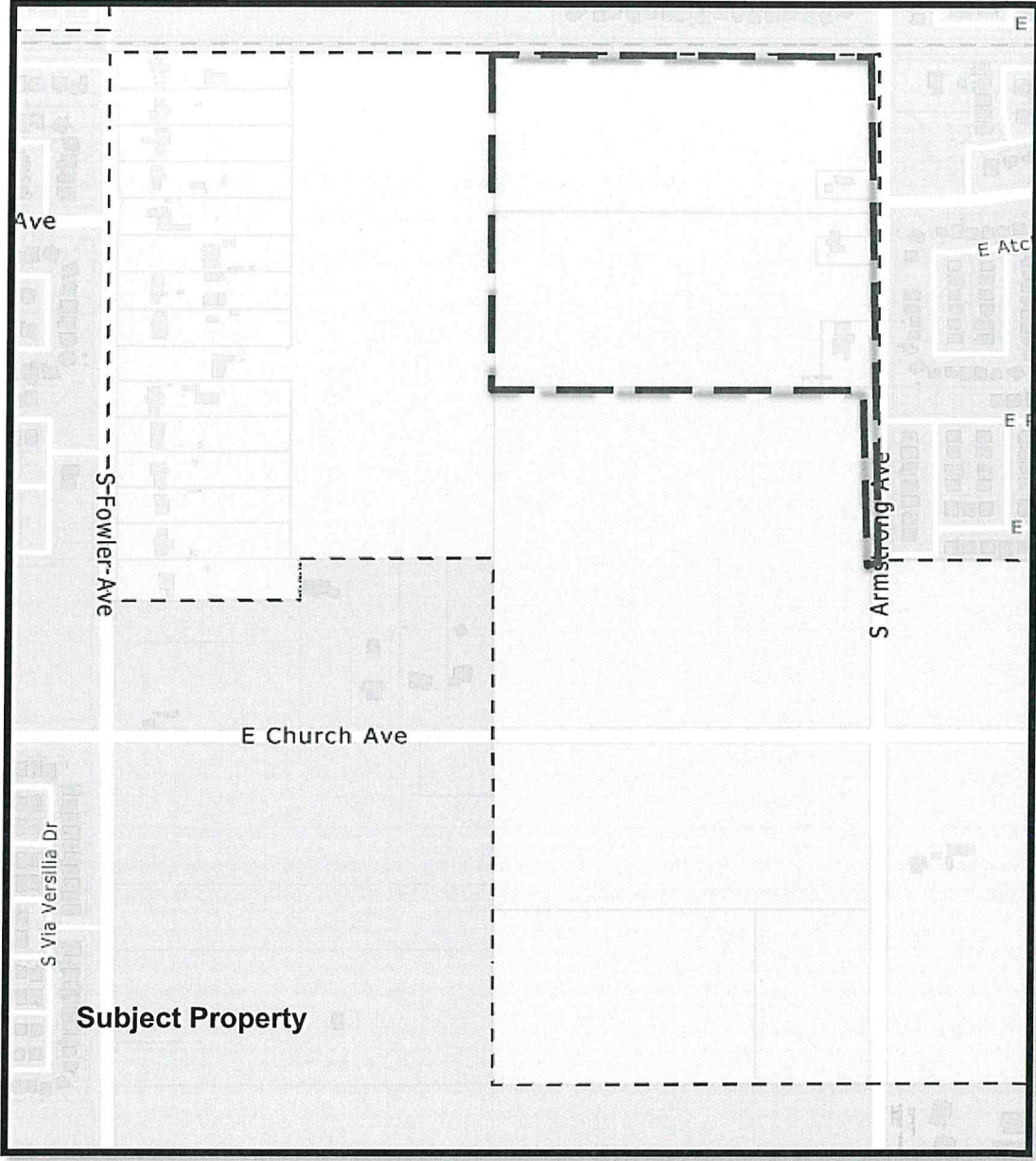
CITY OF FRESNO

PLANNING AND DEVELOPMENT  
DEPARTMENT

Attachments: Exhibit A – Vicinity Map

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Exhibit A – Vicinity Map



Legend

