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FILED
OCT 20 2025
TIME 3:44pm

NOTICE OF DETERMINATION

FRESNO COUNTY CLERK
By _____ DEPUTY

TO: County Clerk
County of Fresno
2220 Tulare Street, 1st Floor
Fresno, CA 93721

FROM: City of Fresno
2600 Fresno Street
Fresno CA 93721
Contact: Sophia Pagoulatos, Planning Manager
Phone: (559) 621-8062

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number: 2019069117

Project Title: West Area Neighborhoods Specific Plan ("Project")

Project Applicant: City of Fresno

Project Location: The Project boundaries include the area bounded by State Route 99 on the north and east, Clinton Avenue on the South, and Garfield and Grantland Avenues on the West.

Project Description: The West Area Neighborhoods Specific Plan establishes the land use planning and regulatory guidance, including the land use and zoning designation and policies, for the approximately 7,077-acre Plan Area. The Specific Plan serves as a bridge between the Fresno General Plan and individual development applications in the Plan Area. The Specific Plan refines the General Plan's land use vision for the Plan Area. The land use map appoints the relocation of higher density land uses away from the most western and southwestern portions of the Plan Area where they are distant from public transit and community amenities and transfers that higher density land use designation to major corridors. The West Area Neighborhoods Specific Plan utilizes the City's existing General Plan land use designations to maintain or re-designate some parcels in the Plan Area. The proposed land use plan also designates public facility uses that are currently existing within the Plan Area, including schools and churches. Additionally, the proposed land use plan would allow for approximately 248 acres of park, open space, and ponding basin uses. The Specific Plan also includes circulation and utility improvements, some of which are planned in the City's current program for capital improvements.

This is to advise that the City of Fresno as Lead Agency has approved the above-described project on October 16, 2025, and has made the following determinations regarding the above-described project:

1. The Project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Program was adopted for this project.
5. A Statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

All environmental documents and project records may be examined at the City of Fresno Planning & Development Department, located at 2600 Fresno Street, Fresno, CA 93721, Third Floor, Room 3143.

Signature: Sophia Pagoulatos

Name & Title: Sophia Pagoulatos, Planning Manager

Date: October 20, 2025

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.