

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 GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO. P23-00400	
APPLICANT: City of Fresno Planning and Development Department 2600 Fresno Street, Suite 3065 Fresno, CA 93721	
PROJECT NAME: Recirculated Initial Study/Mitigated Negative Declaration for Fresno Central Southeast Area Specific Plan	
PROJECT LOCATION: The Specific Plan Area is approximately 2,067 acres just east and southeast of Downtown Fresno and is bounded by Belmont Avenue to the north, Fourth Avenue to the west, Church Avenue to the south, and Peach Avenue to the east.	
The full Initial Study is on file in the Planning and Development Department, Fresno City Hall, 3rd Floor, Room 3043, 2600 Fresno Street, Fresno, CA 93721.	
PROJECT DESCRIPTION: The proposed project would create the City of Fresno Central Southeast Area Specific Plan (Specific Plan), a long-range planning document that provides a vision for growth and development in the community over the next 20 to 30 years. The proposed Specific Plan would address a wide range of topics that impact the quality of life in the community, including affordable housing, jobs and economic development, transportation, parks and open space, and a healthy environment. The proposed Specific Plan would address community needs and guide future public and private development to create a more vibrant, attractive, equitable, and healthy community in	

a way that builds upon the social and cultural strengths of the existing Specific Plan Area.

The proposed land use designations of the Specific Plan are consistent with the General Plan; however, the proposed Specific Plan proposes rezoning of approximately 119 acres in the Plan Area, in addition to the repeal of the Roosevelt Community Plan and the Butler/Willow Specific Plan. These changes would facilitate revitalization of vacant lands or facilities along the Cesar Chavez Corridor, encourage development of underutilized parking lots near the Maple and Butler Avenue intersection, and encourage development of underutilized land near the Cedar and Butler Avenue intersection. The Specific Plan would also create higher intensity mixed-use infill opportunities along priority corridors and at key opportunity sites. Overall, development consistent with the proposed Specific Plan is expected to be less intense than what was contemplated by the General Plan.

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, 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 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 15178(b)(1) and (2), 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, 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.

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 proposed mitigation measures, 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, on the project website (www.fresno.gov/CentralSoutheastPlan), 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 January 19, 2026. 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:

FirstCarbon Solutions

DATE: December 19, 2025

Attachments:

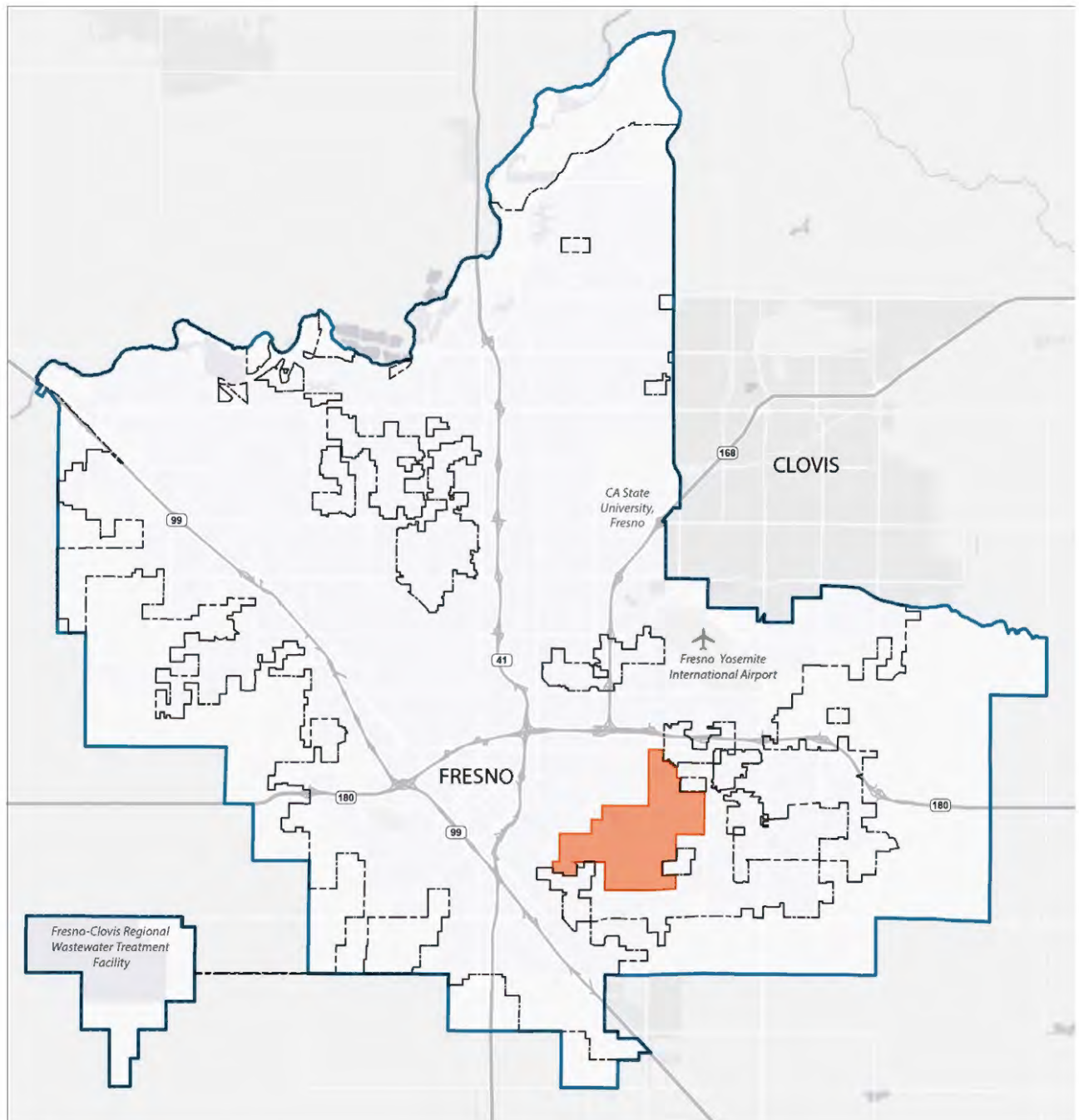
Exhibit A – Project Vicinity Map

SUBMITTED BY:



Juan Lara, Planner III

CITY OF FRESNO
PLANNING AND DEVELOPMENT
DEPARTMENT



Legend

- City of Fresno City Limits
- Sphere of Influence
- Central Southeast Plan Boundary

Source: City of Fresno Central Southeast Area Specific Plan, April 2021.