

PLEASE POST FOR THIRTY (30) DAYS FROM FILING

DATE RECEIVED FOR FILING:

NOTICE OF DETERMINATION

TO: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: CITY OF FRESNO
Planning & Development Dept.
2600 Fresno Street, Room 3043
Fresno, CA 93721-3604

FILED
NOV 27 2024 TIME 8:50am

X County Clerk
County of Fresno
2220 Tulare Street
Fresno, CA 93721

FRESNO COUNTY CLERK
By *Cyan Edmisten* DEPUTY
Cyan Edmisten

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

PROJECT TITLE:

City of Fresno Environmental Assessment for Plan Amendment/Rezone Application No. P24-00589

State Clearinghouse Number (If subject to Clearinghouse)

Lead Agency Contact Person

Area Code/Telephone

2024110045

City of Fresno
Planning & Development
Ralph Kachadourian, Supervising Planner

(559) 621-8172

PROJECT LOCATION:

Plan Amendment/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 in the County of Fresno, California. (Assessor Parcel No's 49429110 and 49429105)

Site Latitude: 36° 45' 56" N

Site Longitude: 119° 43' 47' W36° 54' 18.4896" N

PROJECT DESCRIPTION:

The plan amendment would re-designate the General Plan Land Use Map of the parcels from the land use designation of Employment-Light Industrial to Commercial-Community and the rezone component would amend the Official Zoning Map from the IL (Light Industrial) zoning classification to the CC (Community Commercial) zoning classification consistent with the plan amendment.

Adopted Fresno City Council Resolution No. 2023-264 initiated the process to amend the Planned Land Use and Zoning of the subject properties from light industrial to community commercial. The subject parcels are currently developed with an office building with parking and related on-and off-site improvements and include an undeveloped building pad. The project does not include the removal or modification of the existing building, no new development, or other site improvements that would require construction activities. No new physical improvements are proposed, and any future development would be subject to separate environmental review and approval.

This is to advise and certify that the City of Fresno, the Lead Agency, approved the environmental assessment prepared for the above-described project on November 21, 2024. The following determinations have been made regarding this project:

1. The project (will will not) have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
 A determination of project conformity to the Fresno General Plan Program Environmental Impact Report (City of Fresno PEIR No. SCH No. 2019050005) was made. (Fresno County Clerk File No. E201410000345)
3. Mitigation measures (were were not) made a condition of the approval of the project.
4. A statement of Overriding Considerations (was was not) adopted for this project.
5. Findings (were were not) made pursuant to the provisions of CEQA.

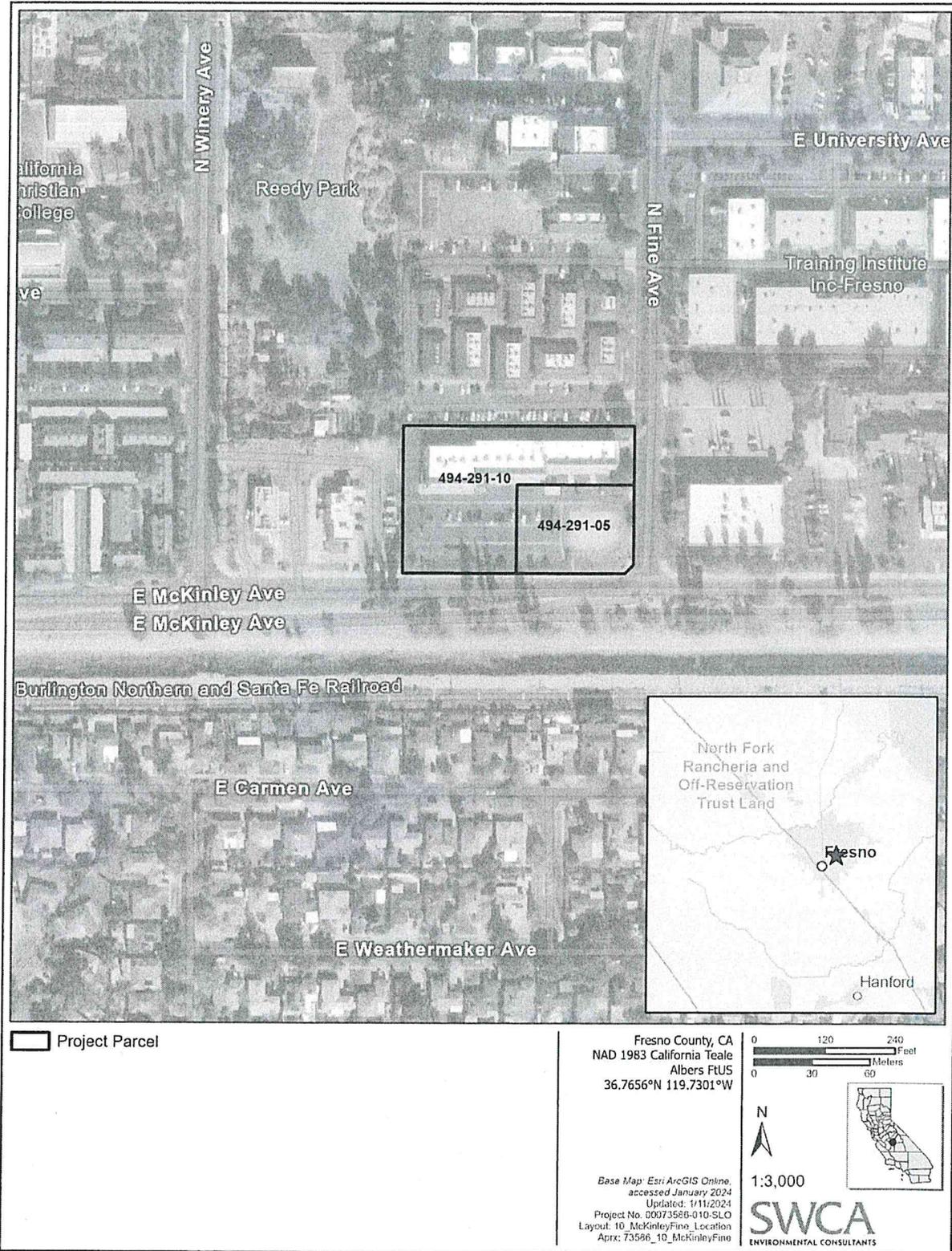
The above-described environmental assessment, together with the full initial study, comments and responses and record of project approval, is available to the general public at the City of Fresno Planning and Development Department, 2600 Fresno Street, Room 3043, Fresno, California 93721-3604 or by contacting Ralph Kachadourian, Supervising Planner at ralph.kachadourian@fresno.gov.

Ralph Kachadourian

Ralph Kachadourian
Supervising Planner

11/25/2024
Date

Attachments: Project Vicinity Map



Project Location Map.