



State of California - Department of Fish and Wildlife  
**2024 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER:
E202410000325
STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF FRESNO		11/20/2024
COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER	
FRESNO COUNTY	E202410000325	

PROJECT TITLE  
ENVIRONMENTAL ASSESSMENT FOR DEVELOPMENT CODE TEXT AMENDMENT APPLICATION NO. P24-00794

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
CITY OF FRESNO		(559) 621-8339
PROJECT APPLICANT ADDRESS	CITY	STATE
2600 FRESNO STREET	FRESNO	CA
		ZIP CODE
		93721

PROJECT APPLICANT (Check appropriate box)


<input checked="" type="checkbox"/> Local Public Agency	<input type="checkbox"/> School District	<input type="checkbox"/> Other Special District	<input type="checkbox"/> State Agency	<input type="checkbox"/> Private Entity
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CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,051.25	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,916.75	\$	0.00
<input checked="" type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,377.25	\$	0.00
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input type="checkbox"/> County documentary handling fee	\$50.00	\$	0.00
<input checked="" type="checkbox"/> Other NOI		\$	0.00

PAYMENT METHOD:

<input type="checkbox"/> Cash	<input type="checkbox"/> Credit	<input type="checkbox"/> Check	<input type="checkbox"/> Other	TOTAL RECEIVED	\$	0.00
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SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X  Cyan Edmisten	Cyan Edmisten Deputy Clerk

E202410000325

**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**  
**DEVELOPMENT CODE TEXT AMENDMENT**  
**APPLICATION NO. P24-00794**

**APPLICANT:**

City of Fresno  
Planning and Development Department  
2600 Fresno Street  
Fresno, CA 93721

**FILED**  
NOV 20 2024 TIME 8:41am  
FRESNO COUNTY CLERK  
By Cyan Edmisten DEPUTY

**PROJECT LOCATION:**

Approximately 13,560 parcels that altogether total approximately 6,440 acres in the Residential Multi-Family, Medium High Density (RM-1); Residential Multi-Family, Urban Neighborhood (RM-2); Residential Multi-Family, High Density (RM-3); Office (O), Neighborhood Mixed Use (NMX), Corridor/Center Mixed Use (CMX), Regional Mixed Use (RMX), Commercial Main Street (CMS), and Commercial Regional (CR) zone districts in the City and County of Fresno, California (See Exhibit A – Project Location).

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.

**PROJECT DESCRIPTION:**

The City of Fresno, Planning and Development Department (Applicant) proposes Development Code Text Amendment No. P24-00794 that would amend the Fresno Municipal Code (FMC) to: 1) Allow ministerial approval of the proposed “office-to-dwelling conversion” residential use classification in the O zone district within existing buildings (“Office-to-Dwelling Conversions”); 2) Allow ministerial approval of multi-unit residential development in the RM-1, RM-2, and RM-3 zone districts on parcels that are within ½ mile of an existing bus stop (“Housing Near Bus Stops”); 3) Allow ministerial approval for “multi-unit residential” uses in NMX, CMX, RMX, CMS, and CR zone districts on parcels within the City’s Infill Priority Area (“Infill Residential Development in Mixed Use Zones”); and 4) Allow ministerial approval of new standalone multi-unit residential development in the O zone district (“New Residential Development on Office Parcels”). No development is currently proposed with this Text Amendment.



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.

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.

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 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 Adrienne Asadoorian-Gilbert, Supervising Planner at (559) 621-8339 or via email at [Adrienne.Asadoorian@fresno.gov](mailto:Adrienne.Asadoorian@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 20, 2024. Please direct comments to Adrienne Asadoorian-Gilbert, Supervising Planner, City of Fresno Planning and Development Department, City Hall, 2600 Fresno Street, Room 3043, Fresno, California, 93721-3604; or by email to [Adrienne.Asadoorian@fresno.gov](mailto:Adrienne.Asadoorian@fresno.gov).

E202410000325

INITIAL STUDY PREPARED BY: Precision Civil Engineering	SUBMITTED BY:  Adrienne Asadoorian-Gilbert, Supervising Planner  CITY OF FRESNO  PLANNING AND DEVELOPMENT DEPARTMENT
DATE: November 20, 2024	
Attachments: Exhibit A – Project Location	



