

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
PERMIT APPLICATION NO. P22-04560

APPLICANT:

Spencer Freeman
Pacific Storage Fresno
4201 West San Jose Avenue
Fresno, California 93722

PROJECT LOCATION:

The proposed Fresno Self Storage project site is located at 6358 North Figarden Drive (between North Figarden Drive, West Bullard Avenue, and the AT&SF rail line) in an urbanized area within the City of Fresno, California (Exhibit A Vicinity Map)

APN: 506-320-68S

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

PROJECT DESCRIPTION:

Development Permit Application No. P22-04560 was filed by Spencer Freeman on behalf of Pacific Storage Fresno. The applicant proposes construction of a new 228,989-square-foot self-storage facility on a 7.64-acre undeveloped parcel in the generally developed northwest area of the City of Fresno. The project includes both exterior and interior accessed indoor storage units; a 1,203-SF one-story leasing office building, surface parking, a trash enclosure, landscaping along portions of the site perimeter, wall mounted lighting and three standards, and perimeter fencing. The project also includes paving the unpaved portion of the pedestrial trail that extends within the storage site property (~845 linear feet), but there would be no direct access from the trail to the storage facility. The project site is accessed from a driveway extending from North Figarden Drive to the main storage facility entrance.

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 Environmental Quality Act (CEQA) Guidelines §§ 15070 to 15075, this project has been evaluated with respect to each item on the CEQA Guidelines Appendix G Environmental Checklist Form (Initial Study Checklist) to determine whether this project may cause any significant effect on the environment.

The completed Initial Study Checklist, its associated narrative, technical studies and mitigation measures reflect research and analyses conducted to examine the interrelationship between the proposed project and the physical environment. Based upon the Initial Study evaluation, it was determined that there are project specific foreseeable impacts which require mitigation measures. With the project specific mitigation, 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 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 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 Thomas Veatch at (559) 621-8076 or via email at thomas.veatch@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 July 6, 2025 Please direct comments to Thomas Veatch, Planner City of Fresno Planning

and Development Department, City Hall, 2600 Fresno Street, Room 3043, Fresno, California, 93721-3604; or by email to thomas.veatch@fresno.gov.

INITIAL STUDY PREPARED BY:

Harris & Associates

SUBMITTED BY:



DATE: June 6, 2025

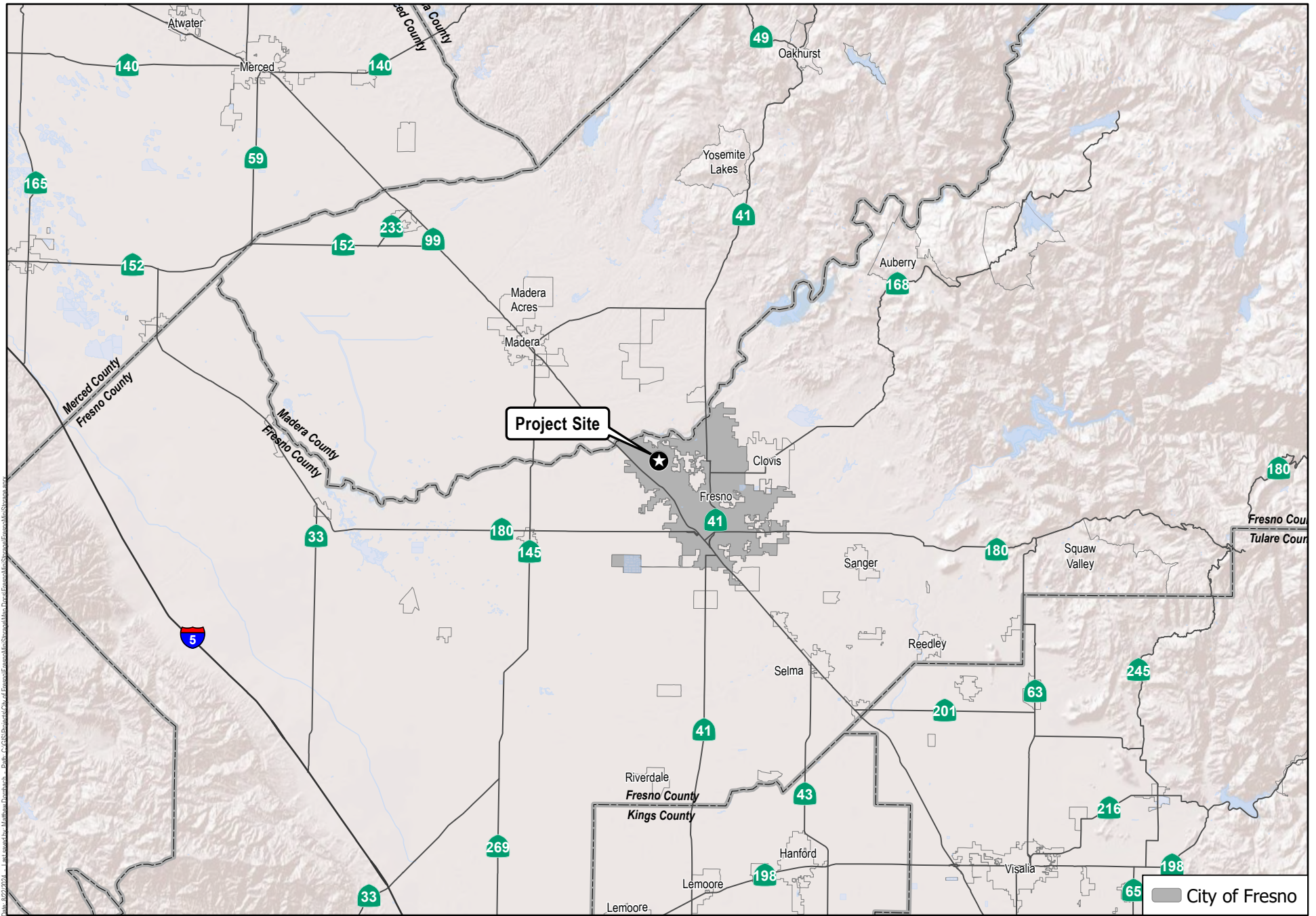
Ralph Kachadourian, Supervising
Planner

CITY OF FRESNO

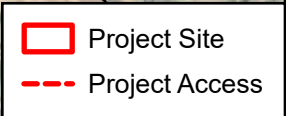
PLANING AND DEVELOPMENT
DEPARTMENT

Attachments:

Exhibit A – Vicinity Map



Source: ESRI 2024.



Source: Maxar Imagery 2022.