E20251000196

**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 T-6432/P23-02268/P23-02269/P23-03234**

**APPLICANT:**

Cameron Graham
Golden State Developers LLC
680 P Street
Fresno, CA 93721

FILED
AUG 07 2025 TIME 12:18pm
By FRESNO COUNTY CLERK DEPUTY

**PROJECT LOCATION:**

located on the west side of South Peach Avenue, between East Tulare and East Huntington Avenues in the County of Fresno, California (See Exhibit A - Vicinity Map)

APN(s): 463-140-01, -02,-03, & -04

Site Latitude: 36º 44'27.08" N
Site Longitude: 119 º 43'06.94" W
Mount Diablo Base & Meridian, Township 14S, Range 21E, Section 6

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.

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**PROJECT DESCRIPTION:**

Bonique Emerson of Precision Civil Engineering, on behalf of Cameron Graham of Golden State Developers, has filed Annexation Application No. P23-02268, Pre-zone Application No. P23-02269, Vesting Tentative Tract Map No. 6432, and Planned Development Permit Application No. P23-03234 pertains to ±9.46 acres of property located on the west side of South Peach Avenue, between East Tulare and East Huntington Avenues.

Annexation Application No. P23-02268 proposes to detach the property from the Kings River Conservation District and Fresno County Fire Protection District and annexation to the City of Fresno.

Pre-zone Application No. P23-02269 proposes to pre-zone: approximately 4.18 acres of the property from the Fresno County RA-NB (*Single Family Residential Agricultural*) to the City of Fresno RS-5 (*Single-Family Residential, Medium Density*) and approximately 4.80 acres of the property from the Fresno County AL20 (*Limited Agricultural*) zone district to the City of Fresno RS-5/ANX (*Single-Family Residential, Medium Density/Annexed Rural Residential Overly*) zone districts.

Vesting Tentative Tract Map No. 6432 proposes to subdivide approximately 3.97 acres of property into a 44-lot single-family residential development.

Planned Development Permit Application No. P23-03234 proposes to modify the RS-5 zone district development standards to allow for private streets; a reduction in the minimum lot size, and depth; a reduction in the minimum garage, street side yard, and rear yard setbacks, front; and an increase in the maximum lot coverage requirement

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.

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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 under the Project Specific Mitigation Measure Checklist, 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 Project Specific Mitigation Measure Checklist, 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 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 August 28, 2025. 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.

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| INITIAL STUDY PREPARED BY:<br>Juan Lara, Planner III | SUBMITTED BY:<br> <br>Juan Lara, Planner III<br>CITY OF FRESNO<br>PLANNING AND DEVELOPMENT DEPARTMENT |
|---|---|
| DATE: 08/07/2025 | |
| Attachments: Exhibit A – Vicinity Map | |

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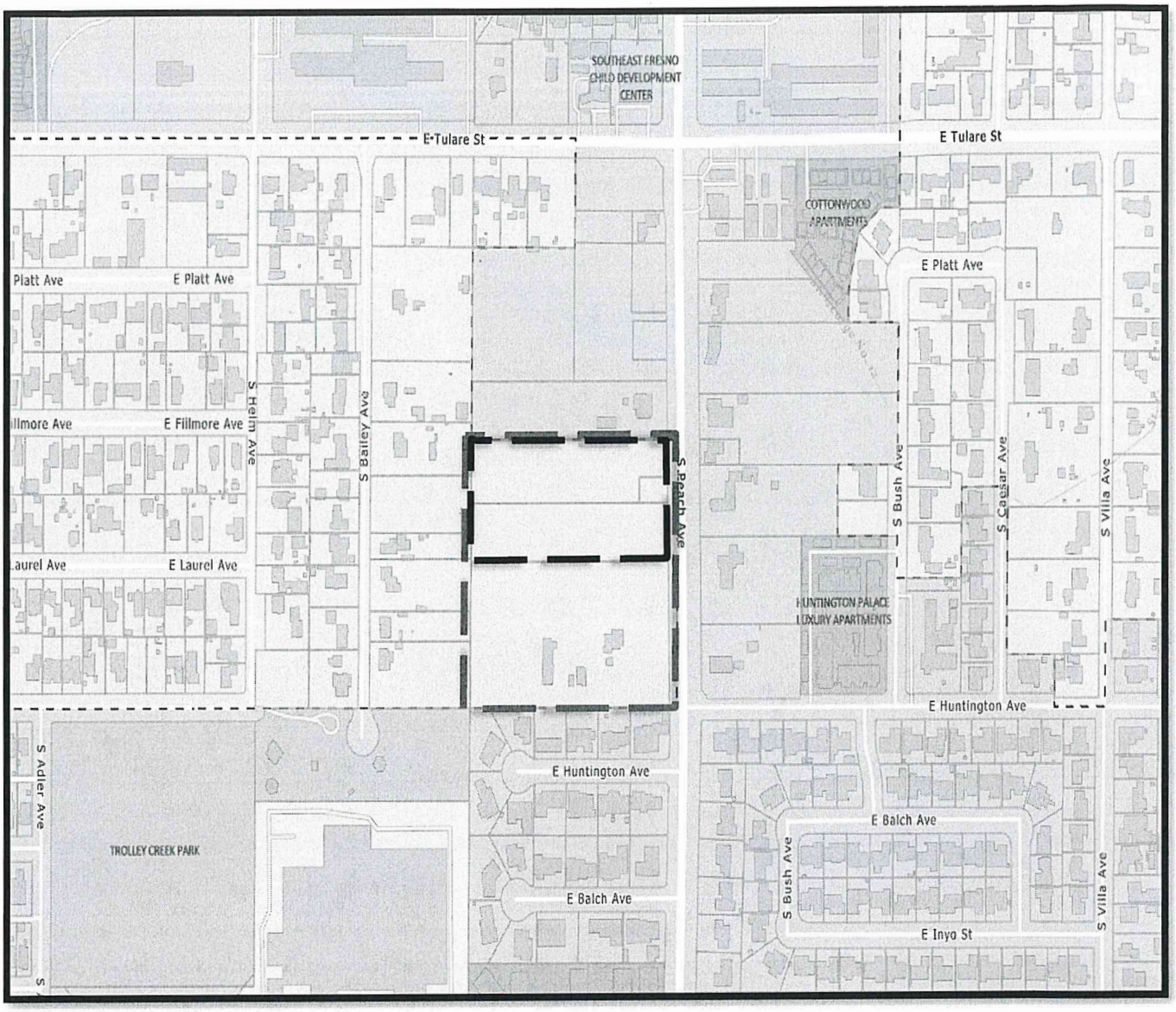
# Exhibit A – Vicinity Map




**Legend**

**Annexation Area**

**Subdivision Area**