



Planning and Development Department

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Jennifer K. Clark, Director

To: Project File – Environmental Assessment Application No. P24-03215 for Conditional Use Permit Application No. P22-02271 and Development Permit Application No. P22-03929

From: Thomas Veatch, Planner III
Saul Perez, Planner II

Date: November 15, 2024

RE: Analysis Regarding Need for Subsequent Environmental Review

CURRENT PROJECT DESCRIPTION

Environmental Assessment No. P24-03215 was filed by Bret Giannetta of Giannetta Engineering and pertains to an area located on the southeast corner of North Fowler and East Belmont Avenues. The project proposes to vacate the recorded relinquishment of direct access rights along East Belmont Avenue per Parcel Map 2004-36. The proposed vacation is a condition of approval for previously approved Development Permit Application No. P22-03929 and Conditional Use Permit No. P24-02271. The applications authorized the construction of a ±5,225 square-foot commercial/retail building and ±5,130 square-foot fuel island canopy to be utilized as a general market with alcohol sales and service station.

The subject site is located within the Fancher Creek Development Project area, which was previously analyzed and approved by Rezone Application No. R-04-014 and the Fancher Creek Program Environmental Impact Report No. 10133.

The proposed project is consistent with the Fresno Municipal Code, Fresno General Plan and Roosevelt Community Plan policies.

DESCRIPTION OF PREVIOUS ENVIRONMENTAL REVIEW

Program Environmental Impact Report (EIR) No. 10133 prepared for the Fancher Creek Development Project was certified by the Fresno City Council on May 17, 2005. EIR No. 10133 required appropriate environmental impact mitigation measures. The EIR analyzed 476 acres with uses including office, commercial, single family residential, multiple family residential, and light industrial/business park. Included in the report was the analysis of 1,500,000 square feet of light industrial/business park uses within the Fancher Creek Development Project.

Per the Fresno General Plan, the *Employment – Light Industrial* land use designation accommodates a diverse range of light industrial uses, including limited manufacturing and processing, research and development, fabrication, utility equipment and service yards,

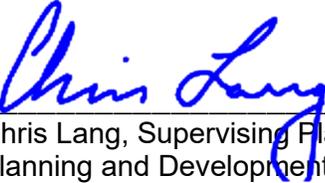
wholesaling, warehousing, and distribution activities. Small-scale retail and ancillary office uses are also permitted, and ±581,478 square feet of building area has already been constructed. Therefore, if approved, the building proposed by Conditional Use Permit Application No. P22-02271 and Development Permit Application No. P22-03929 would be within the planned 1,500,000 square feet of light industrial/business park space.

ANALYSIS REGARDING NECESSITY FOR SUBSEQUENT ENVIRONMENTAL REVIEW

An analysis has been performed pursuant the California Environmental Quality Act (CEQA) Guidelines § 15162 to determine whether subsequent environmental review is required for Environmental Assessment Application No. P24-03215 associated with the vacation of the recorded relinquishment of direct access rights. Based upon this analysis the following findings are made to support the determination that no subsequent environmental review is required:

1. No substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The proposed vacation was a condition of approval for the overall development and should not result in additional impacts.
2. No substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In this case, the proposed vacation is consistent with the original purpose and intent of the subject site within the Fresno General Plan.
3. There is no new information, which was not known and could not have been known at the time of the previous EIR that the project will have significant effect not discussed in the EIR. Furthermore, since an EIR was previously certified for the Fresno General Plan, the considerations set forth in CEQA Guidelines § 15162(a)(3)(C) and (D), related to the adequacy and feasibility of previously adopted mitigation measures, are not applicable.

Based upon these findings, it has been determined that no further environmental documentation is required for Environmental Assessment Application No. P24-03215 for Conditional Use Permit Application No. P22-02271 and Development Permit Application No. P22-03929.



Chris Lang, Supervising Planner
Planning and Development Department
City of Fresno

11/15/24

Date