

Exhibit L - 1



E202510000098

**CITY OF FRESNO**  
**NOTICE OF INTENT TO ADOPT A**  
**MITIGATED NEGATIVE DECLARATION**

**ENVIRONMENTAL ASSESSMENT FOR T-6376/P21-  
05373/P21-05090**

**APPLICANT:**

John Bonadelle  
Bonadelle Neighborhoods  
7030 N. Fruit # 101  
Fresno, CA 93711

**PROJECT LOCATION:**

Located on the west side of South Armstrong Avenue,  
between the San Joaquin Valley Railroad and East Church  
Avenue in the County of Fresno, California (See Exhibit A -  
Vicinity Map)

APN(s): 316-160-16s, -17s, -43s, -59s, and -61s

Site Latitude: 36° 43' 16.41" N  
Site Longitude: 119 ° 40' 31.61" W  
Mount Diablo Base & Meridian, Township 14S, Range 21E,  
Section 15

Filed with the  
FRESNO COUNTY CLERK  
2220 Tulare Street, Fresno, CA 93721

**FILED**

APR 24 2025

TIME

3:52 pm

FRESNO COUNTY CLERK  
By [Signature] DEPUTY

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.



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## PROJECT DESCRIPTION:

John Bonadelle of Bonadelle Neighborhoods has filed Pre-zone Application No. P21-05373, Vesting Tentative Tract Map No. 6376 (T-6376), and Annexation Application No. P21-05090 pertaining to ±34.70 acres of property located on the west side of South Armstrong Avenue, between the San Joaquin Valley Railroad and East Church Avenue.

Pre-zone Application (P21-05373) proposes to pre-zone the property from AL20 (Exclusive Agricultural, Fresno County) zone district to the City of Fresno RS-5/UGM (*Single-Family Residential, Medium Density/Urban Growth Management*) zone district.

Annexation Application (P21-05090) proposes to detach the property from the King River Conservation District and Fresno County Fire Protection District and annexation to the City of Fresno.

Vesting Tentative Tract Map No. 6376 proposes to subdivide approximately 34.70 acres of property into a 202-lot single-family residential development.

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. After conducting a review of the adequacy of the Project Specific Mitigation Measure Checklist and CEQA Guidelines §§ 15151 and 15179(b), the Planning and Development Department, as lead agency, finds that no substantial changes have occurred, and that no new information has become available.

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.



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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](mailto: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 May 15, 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](mailto:Juan.Lara@fresno.gov).

INITIAL STUDY PREPARED BY:

Juan Lara, Planner III

DATE: 04/24/2025

Attachments: Exhibit A – Vicinity Map

SUBMITTED BY:



Juan Lara, Planner III

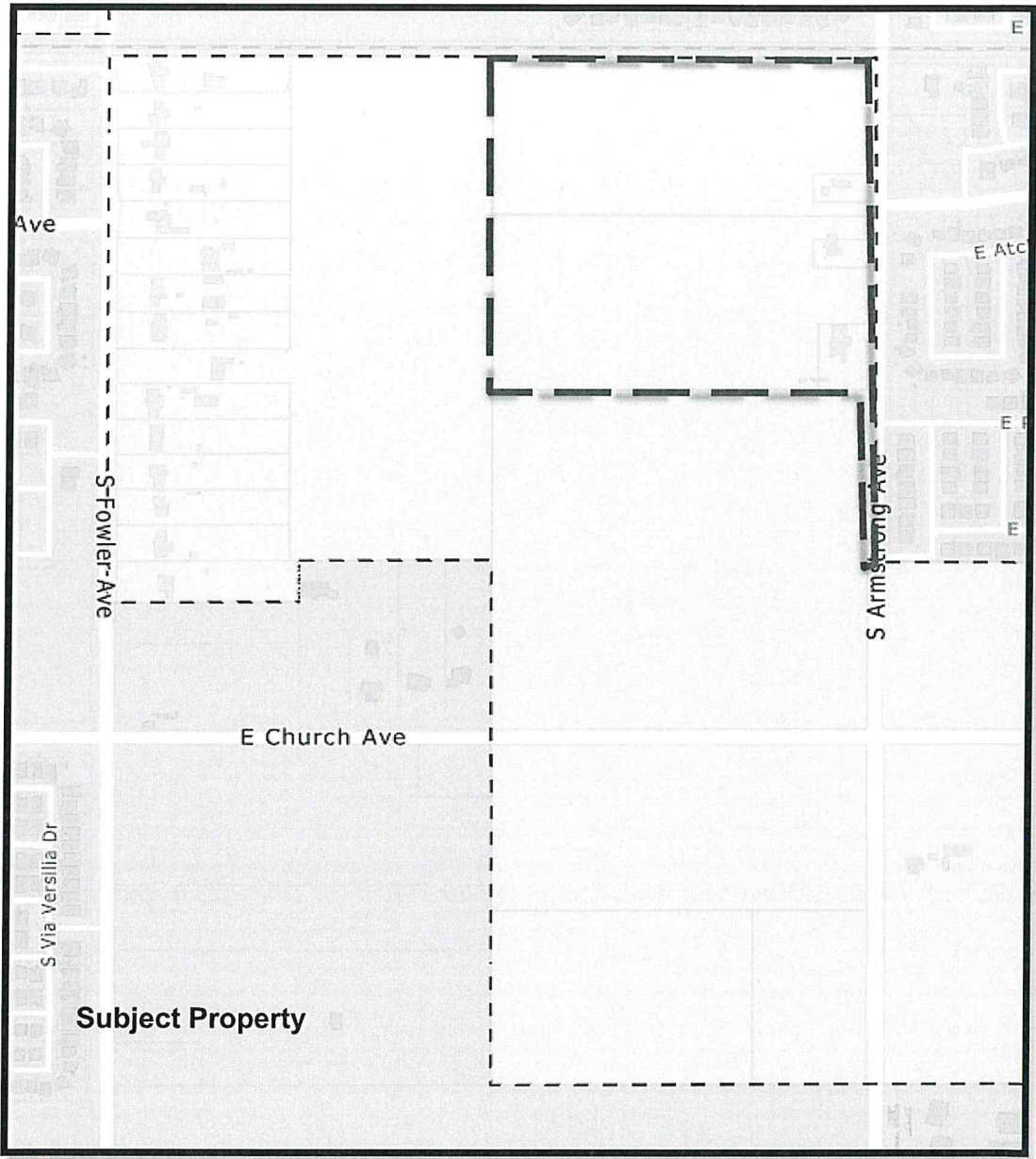
CITY OF FRESNO

PLANNING AND DEVELOPMENT  
DEPARTMENT



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Exhibit A – Vicinity Map



Legend





# MITIGATION MONITORING AND REPORTING PROGRAM – April 24, 2025

This Mitigation Monitoring and Reporting Program (MMRP) has been formulated based upon the findings of the Initial Study/Mitigated Negative Declaration (IS/MND) for the City of Fresno's T-6376/P21-05373/P21-05090 Residential Project (proposed Project). The MMRP lists mitigation measures recommended in the IS/MND for the proposed Project and identifies monitoring and reporting requirements as well as conditions recommended by responsible agencies who commented on the project.

The first column of the Table identifies the mitigation measure. The second column, entitled "Party Responsible for Implementing Mitigation," names the party responsible for carrying out the required action. The third column, "Implementation Timing," identifies the time the mitigation measure should be initiated. The fourth column, "Party Responsible for Monitoring," names the party ultimately responsible for ensuring that the mitigation measure is implemented. The last column will be used by the City to ensure that individual mitigation measures have been monitored.



Mitigation Measure	Party responsible for Implementing Mitigation	Implementation Timing	Party responsible for Monitoring	Verification (name/date)
<p><b>BIO-1:</b> In addition to implementation of the measures included in the Staff Report on Burrowing Owl Mitigation (CDFG 2012), if construction activities occur during the avian nesting season (generally, February 1 through August 31), preconstruction surveys for nesting birds by a qualified ornithologist should be conducted to ensure that no active nests are disturbed during construction. The survey should be conducted no more than seven days before construction activities begin. During this survey, all potential nesting areas should be inspected in and immediately adjacent to the impact areas for nests. If an active nest is found sufficiently close to work areas to be disturbed by these activities, the ornithologist should determine the extent of a construction-free buffer zone to be established around the nest (typically, 300 ft. for raptors and 25–100 ft. for other species) to ensure that no active nests of species protected by the California Fish and Game Code would be disturbed during project construction.</p>	Project Applicant and Qualified Biologist	Prior to initiation of any site preparation/construction	City of Fresno, Planning and Development Department	
<p><b>BIO-2:</b> To the extent practicable, construction shall be scheduled to avoid the nesting season, which extends from February through August. If it is not possible to schedule construction between September and January, pre-construction surveys for nesting birds shall be conducted by a qualified biologist to ensure that no active nests would be disturbed during the implementation of the Project. A pre-construction survey shall be conducted no more than 14 days prior</p>	Project Applicant and Qualified Biologist	Prior to initiation of any site preparation/construction	City of Fresno, Planning and Development Department	



Mitigation Measure	Party responsible for Implementing Mitigation	Implementation Timing	Party responsible for Monitoring	Verification (name/date)
<p>to the initiation of construction activities. During this survey, the qualified biologist shall inspect all potential nest substrates in and immediately adjacent to the impact areas. If an active nest is found close enough to the construction area to be disturbed by these activities, the qualified biologist shall determine the extent of a construction-free buffer to be established around the nest. If work cannot proceed without disturbing the nesting birds, work may need to be halted or redirected to other areas until nesting and fledging are completed or the nest has otherwise failed for non-construction related reasons.</p>				
<p><b>CUL-1:</b> If previously unknown resources are encountered before or during grading activities, construction shall stop in the immediate vicinity of the find and a qualified historical resources specialist shall be consulted to determine whether the resource requires further study. The qualified historical resources specialist shall make recommendations to the City on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines and the City's Historic Preservation Ordinance. If the resources are determined to be unique historical resources as defined under Section 15064.5 of the CEQA Guidelines, measures shall be identified by the monitor and recommended to the Lead Agency. Appropriate measures for significant</p>	<p>Project Applicant and qualified historical resources specialist</p>	<p>Planning and Development Department to review construction specifications to ensure inclusion of provisions included in mitigation measure.</p>	<p>City of Fresno, Planning and Development Department</p>	



Mitigation Measure	Party responsible for Implementing Mitigation	Implementation Timing	Party responsible for Monitoring	Verification (name/date)
resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds. No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any historical artifacts recovered as a result of mitigation shall be provided to a City-approved institution or person who is capable of providing long-term preservation to allow future scientific study.				
<b>HAZ-1:</b> Additional soil gas sampling shall be performed near the former southeastern UST once over-excavation, site grading, and other earthwork activities have been completed to confirm the low-level detections of PCE do not pose a vapor intrusion threat to future residential dwellings. If PCE levels are above the California Department of Toxic Substances Control (DTSC) soil gas thresholds, sub-slab vapor barriers, or another construction method which will reduce PCE levels to less than DTSC soil gas threshold shall be implemented.	Project Applicant	After earthwork activities have been completed, prior to constructing residential foundations.	City of Fresno, Planning and Development Department	
<b>NOI-1:</b> A sound wall shall be constructed along the entire project site frontage with the SJVR railroad line. In the vicinity of Lot 76, the wall shall be constructed to a minimum height of eight feet six inches (8'6") above project site grade, and the sound wall shall be constructed to a minimum height of seven (7) feet	Project Applicant	Construction shall be completed prior to occupancy permit.	City of Fresno, Planning and Development Department	



Mitigation Measure	Party responsible for Implementing Mitigation	Implementation Timing	Party responsible for Monitoring	Verification (name/date)
above project site grade along the remainder of the SJVR project site frontage. In order to be effective, the sound wall shall be turned inward (southward) for a minimum distance of twenty (20) feet along the east side of Lot 76. The locations and heights of the required sound walls are provided on Figure 1 of Appendix F. Suitable construction materials include concrete blocks, masonry, or stucco on both sides of a wood or steel stud wall.				
<b>NOI-2:</b> Mechanical ventilation or air conditioning shall be provided for all homes so that windows and doors can remain closed for sound insulation purposes.	Project Applicant	Planning and Development Department to review construction specifications to ensure inclusion of provisions included in mitigation measure.	City of Fresno, Planning and Development Department	
<b>TRA-1:</b> The proposed Project shall install traffic signal pole(s) less signal mast arms including all related pull boxes and conduit associated with said pole(s), as necessary for a future four-leg intersection at California Avenue and Armstrong Avenue.	Project Applicant	Planning and Development Department to review construction specifications to ensure inclusion of provisions included in mitigation measure.	City of Fresno, Planning and Development Department	
<b>TRA-2:</b> The following measures shall be implemented to ensure compliance with the Fresno Active Transportation Plan:	Project Applicant	Planning and Development Department to review construction specifications to ensure	City of Fresno, Planning and Development Department	



Mitigation Measure	Party responsible for Implementing Mitigation	Implementation Timing	Party responsible for Monitoring	Verification (name/date)
<ul style="list-style-type: none"> <li>○The Project shall construct a Class II Bikeway on its frontages to Armstrong Avenue and California Avenue.</li> <li>○The Project shall construct ADA compliant pedestrian sidewalks along internal streets connecting all uses to external sidewalks and along its frontages to Armstrong Avenue and California Avenue.</li> </ul>		inclusion of provisions included in mitigation measure.		