



State of California - Department of Fish and Wildlife  
**2025 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER: <b>E202510000170</b>
STATE CLEARINGHOUSE NUMBER (if applicable) <b>2025040475</b>

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY <b>CITY OF FRESNO</b>	LEAD AGENCY EMAIL	DATE <b>07/03/2025</b>
COUNTY/STATE AGENCY OF FILING <b>FRESNO COUNTY</b>	DOCUMENT NUMBER <b>E202510000170</b>	

PROJECT TITLE  
 CITY OF FRESNO EA NO. P23-03993/P23-03982/P23-03990

PROJECT APPLICANT NAME <b>CITY OF FRESNO</b>	PROJECT APPLICANT EMAIL	PHONE NUMBER <b>(559) 621-8056</b>
PROJECT APPLICANT ADDRESS <b>2600 FRESNO ST, RM 3043</b>	CITY <b>FRESNO</b>	STATE <b>CA</b>
		ZIP CODE <b>93721</b>

PROJECT APPLICANT (Check appropriate box)

Local Public Agency     School District     Other Special District     State Agency     Private Entity


CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,123.50	\$	<u>0.00</u>
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$	<u>2,968.75</u>
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$	<u>0.00</u>
<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)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	<u>0.00</u>
<input checked="" type="checkbox"/> County documentary handling fee	\$50.00	\$	<u>50.00</u>
<input type="checkbox"/> Other		\$	<u>0.00</u>

PAYMENT METHOD:

Cash     Credit     Check     Other 14218

TOTAL RECEIVED \$ 3,018.75

SIGNATURE  <b>X</b> 	AGENCY OF FILING PRINTED NAME AND TITLE  <b>Pricilla Gonzalez Deputy Clerk</b>
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County of Fresno  
Clerk's Office  
James A. Kus

Elections Department  
(559) 600-8683

Clerk Services Department  
(559) 600-2575

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Finalization 2025013172  
7/3/2025 02:28 PM  
CCR572442 pgonzales

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Description	Fee
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EIR - Negative Declaration	
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Time Recorded:	2:28 PM
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Recording Fee:	\$2,968.75
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Total Amount Due	\$2,968.75
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Total Paid

Check Tendered	\$2,968.7
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#14218

Amount Due	\$0.00
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E 202810000170

THANK YOU  
PLEASE KEEP FOR REFERENCE

County of Fresno  
Clerk's Office  
James A. Kus

Elections Department  
(559) 600-8683

Clerk Services Department  
(559) 600-2575

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Finalization 2025013173  
7/3/2025 02:37 PM  
CCR572442 pgonzales

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Description	Fee
EIR Administrative Fee	
Time Recorded: 2:37 PM	
Recording Fee:	\$50.00
Total Amount Due	\$50.00
Total Paid	
Credit Card #318487736	\$50.00
Amount Due	\$0.00

E 2025 10900017D

THANK YOU  
PLEASE KEEP FOR REFERENCE

5202510000170

PLEASE POST FOR THIRTY (30) DAYS FROM FILING

**NOTICE OF DETERMINATION**

DATE RECEIVED FOR FILING:

TO: \_\_\_ Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

FROM: CITY OF FRESNO  
Planning and Development Dept.  
2600 Fresno Street, Room 3043  
Fresno, CA 93721-3604

**FILED**  
JUL 03 2025 TIME 2:50  
FRESNO COUNTY CLERK  
By \_\_\_\_\_ DEPUTY

County Clerk  
County of Fresno  
2220 Tulare Street  
Fresno, CA 93721

**SUBJECT:** Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code

**PROJECT TITLE:**

**City of Fresno Environmental Assessment No. P23-03993/P23-03982/P23-03990 for Development Permit Application No. P23-03993, Conditional Use Permit Application No. P23-03982 and Planned Development Permit Application No. P23-03990**

<u>State Clearinghouse Number (If subject to Clearinghouse)</u>	<u>Lead Agency Contact Person</u>	<u>Area Code/Telephone</u>
2025040475	City of Fresno Planning and Development Dept. Rob Holt, Supervising Planner	(559) 621-8056

**PROJECT LOCATION:**

Development Permit Application No. P23-03993, Conditional Use Permit Application No. P23-03982 and Planned Development Permit Application No. P23-03990 pertains to approximately 18.73 acres of property located on the southeast corner of West Herndon and North Hayes Avenues (APNs: 504-092-09, 504-092-10ST, 504-092-15, and 504-092-16) in the City and County of Fresno, California. The project site is located in Mount Diablo Base & Meridian, Township 13S, Range 19E, Section 4.

**PROJECT DESCRIPTION:**

Development Permit Application No. P23-03993 requests authorization to construct the following:

- (APNs: 504-092-15, 504-092-16; approximately 2.20 acres) A proposed commercial complex including new construction of one (1) approximately 12,750 square-foot retail shell building, one (1) approximately 5,000 square-foot commercial pad for a future commercial building (Pad 1), and one (1) approximately 4,916 square-foot commercial pad for a future commercial building (Pad 2). Additional new on-site and off-site improvements include, but are not limited to, a paved parking lot, landscaping, two (2) solid waste enclosures, two (2) outdoor patios, curb, gutter, and sidewalks. Direct access to the subject properties are proposed via two (2) driveway approaches on North Hayes Avenue. The proposed drive-thru for Pad 1 is considered separately under Conditional Use Permit Application No. P23-03982.
- (APNs: 504-092-09, 504-092-10ST; approximately 16.53 acres) A proposed private multi-family residential apartment complex consisting of 33 three-story multi-family residential buildings encompassing a total of 396 multi-family residential dwelling units. The dwelling units would be comprised of 120 one-bedroom units, 192 two-bedroom units, and 84 three-bedroom units. These are

categorized 10 *Type 1* Buildings (one-bedroom units), 16 *Type 2* Buildings (two-bedroom units), and 7 *Type 3* Buildings (three-bedroom units) for a total of 33 residential buildings. Additionally, on-site and off-site improvements include, but shall not be limited to, a parking lot including covered (garages and carports) and uncovered parking spaces, landscaping, open space areas including barbeque areas, a tot lot area, swimming pool, basketball half-court, gazebo areas, dog park, and curb, gutter and sidewalks. Direct access is proposed via two (2) private gated entrances on North Hayes Avenue.

Conditional Use Permit Application No. P23-03982 requests authorization to construct a drive-thru use for Commercial Pad 1 (as described above).

Planned Development Permit Application No. P23-03990 requests authorization to modify the development standards for a reduction in minimum drive-thru separation requirements from Residential districts, reduction in width of the separation requirement of the EA (Expressway Area Overlay) zone district from the center line of the nearest travel lane to the nearest proposed building, a reduction in the minimum front yard and interior side yard setback requirements of the RM-2 zone district, and a reduction in the minimum front yard and Type 2 landscape setback requirements for the O zone district.

This is to advise and certify that the City of Fresno, the Lead Agency, approved the environmental finding and assessment prepared for the above-described project on July 3, 2025. The following determinations have been made regarding this project:

1. The project ( will  will not) have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.  
 A determination of project conformity to the Fresno General Plan Environmental Impact Report was made.
3. Mitigation measures ( were  were not) made a condition of the approval of the project.
4. A statement of Overriding Considerations ( was  was not) adopted for this project.
5. Findings ( were  were not) made pursuant to the provisions of CEQA.

The above-described environmental assessment, together with the full initial study, comments and responses and record of project approval, is available to the general public at the City of Fresno Planning and Development Department, 2600 Fresno Street, Room 3043, Fresno, California 93721-3604.




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Rob Holt  
Supervising Planner

07/03/2025

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Date

Attachments: Project Vicinity Map

