



FILED
JUL 10 2025
TIME

E202510000102

County of Fresno

By FRESNO COUNTY CLERK

DEPUTY

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

NOTICE OF DETERMINATION

To: ☐ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

☒ County Clerk, County of Fresno
2221 Kern Street
Fresno, CA 93721

From: Fresno County Department of Public Works and Planning, Development Services
and Capital Projects
2220 Tulare Street (corner of Tulare and "M") Suite "A", Fresno, CA 93721

Contact: Alyce Alvarez, (559) 600-9669

Subject: Filing of Notice of Determination in compliance with Section 21152 of the Public
Resource Code

Project: Initial Study No. 8589 and Unclassified Conditional Use Permit No. 3805

Location: The subject parcel is located north of E. Bullard Ave., 0.25-miles west of N.
Highland Ave., contiguous to the City of Clovis city boundary to the south (APN:
553-060-34S) (Sup. Dist. 5).

Sponsor: Derrel's Mini Storage, Inc.
3265 W. Ashlan Ave.
Fresno, CA 93722

Description: Allow a personal/recreational vehicle storage facility on a 10-acre portion of a
19.55-acre parcel in the AL-20 (Limited Agricultural, 20-acre minimum parcel
size) Zone District. The facility is planned to contain approximately 202,300
square foot of enclosed storage buildings, and approximately 2,543 square feet
caretaker's residence with an attached office and garage for the residents.

This is to advise that the County of Fresno (☒ Lead Agency ☐ Responsible Agency) has
approved the above described project on June 26, 2025 and has made the following
determination:

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.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the
project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.

DEVELOPMENT SERVICES AND CAPITAL PROJECTS DIVISION
2220 Tulare Street, Sixth Floor / Fresno, California 93721 / Phone (559) 600-4497 / 600-4022 / 600-4540 / FAX 600-4200
The County of Fresno is an Equal Employment Opportunity Employer

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5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not made pursuant to the provisions of CEQA.

This is to certify that the Initial Study with comments and responses and record of project approval is available to the General Public at Fresno County Department of Public Works and Planning, 2220 Tulare Street, Suite A, Corner of Tulare and "M" Streets, Fresno, California.

Alyce Alvarez
Alyce Alvarez, Planner

7/10/2025

Date

(559) 600- 9669 / alyalvarez@fresnocountyca.gov

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File original and one copy with: Fresno County Clerk 2221 Kern Street Fresno, California 93721		Space Below For County Clerk Only.	
Agency File No: IS 8589		LOCAL AGENCY MITIGATED NEGATIVE DECLARATION	
Responsible Agency (Name): Fresno County		Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor	
City: Fresno		Zip Code: 93721	
Agency Contact Person (Name and Title): Alyce Alvarez, Planner		Area Code: 559	Telephone Number: 600-9669
Extension: N/A			
Project Applicant/Sponsor (Name): Derrel's Mini Storage, Inc.		Project Title: Initial Study No. 8505 & Classified Conditional Use Permit No. 3805	
Project Description: Allow a personal/recreational vehicle storage facility on a 10-acre portion of a 19.55-acre parcel in the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District. The facility is planned to contain approximately 202,300 square feet of enclosed storage buildings, an approximately 2,543 square feet caretaker's residence and office building including a garage for the residents totaling 204,843 square feet. The subject parcel is located north of E. Bullard Ave., 0.25-miles west of N. Highland Ave., northerly adjacent from the City of Clovis. (553-060-34S) (Section 1 Township 13s Range 21e) (Sup. Dist. 5).			
Justification for Negative Declaration: It has been determined that there would be no impacts to Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation and Wildfire. Potential impacts related to Aesthetics, Agriculture and Forestry, Air Quality, Energy, Geology and Soils, Greenhouse Gases, Hazards and Hazardous Materials, Hydrology and Water Quality, have been determined to be less than significant. Potential impacts relating to Biological Resources, Cultural Resources, Transportation and Tribal Cultural Resources, have determined to be less than significant with compliance with the included Mitigation Measures.			
FINDING: The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Business Journal – April 30, 2025		Review Date Deadline: Planning Commission – June 26, 2025	
Date: 07/10/2025	Type or Print Signature: David Randall Senior Planner	Submitted by (Signature): Alyce Alvarez Planner	

State 15083, 15085

County Clerk File No.:E202510000108

**LOCAL AGENCY
MITIGATED NEGATIVE DECLARATION**