



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:

E202510000127

STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF FRESNO		05/22/2025
COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER	
FRESNO COUNTY	E202510000127	
PROJECT TITLE		

NOI TO ADOPT A MIT NEG DEC EA FOR P21-05778/P21-05870/P23-00149

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
CITY OF FRESNO		(559) 621-8039
PROJECT APPLICANT ADDRESS	CITY	STATE
2600 FRESNO STREET, ROOM 3043	FRESNO	CA
		ZIP CODE
		93721

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	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$	0.00
<input checked="" type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$	0.00

☐ Exempt from fee

☐ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ 0.00

☐ County documentary handling fee \$50.00 \$ 0.00

☒ Other NOI \$ 0.00

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☐ Other

TOTAL RECEIVED \$ 0.00

SIGNATURE

AGENCY OF FILING PRINTED NAME AND TITLE

X

Cierra Loera Deputy Clerk

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

ENVIRONMENTAL ASSESSMENT FOR P21-05778/P21-05870/P23-00149

APPLICANT:

Bonique Emerson
Precision Civil Engineering
1234 O Street
Fresno, CA 93721

PROJECT LOCATION:

Located on the west side of South Cherry Avenue between East North and East Central Avenues in the City and County of Fresno, California (See Exhibit A - Vicinity Map)

APN(s): 329-100-52, 329-100-01 (**Project development area**)

329-100-51 329-100-52,329-100-51, 329-100-01, 329-080-28,329-080-11, 329-080-10, 329-180-19, 329-180-18, 329-180-12, 329-180-09, 329-180-07,329-180-33, 329-180-28, 329-180-30, 329-180-32,329-080-30, 329-180-16, 329-100-44, and 329-100-03 (**Within annexation boundary, outside of development area**)

Site Latitude: 36°41'16.2168" N
Site Longitude: 119°46'55.47" W
Mount Diablo Base & Meridian, Township 14S, Range 20E, Section 27

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

FILED

MAY 22 2025 TIME

2:27pm

FRESNO COUNTY CLERK
By  DEPUTY

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 Daniel Onifer of Crown Enterprises, has filed Annexation Application No. P21-05778, Pre-zone Application No. P21-05870, and Development Permit Application No. P23-00149 pertaining to approximately 80.91 acres of property located on the west side of South Cherry Avenue between East North and East Central Avenues.

Annexation Application No. P21-05778 (for the North-Cherry No. 3b Reorganization) proposes detachment from the Kings River Conservation District and Fresno County Fire Protection District and annexation to the City of Fresno of approximately 80.91 acres.

Pre-zone Application No. P21-05870 proposing to pre-zone: approximately 15.95 acres of the subject property from the County of Fresno AL 20 (*Limited Agricultural*) zone district to the City of Fresno IH (*Heavy Industrial*) zone district; and approximately 35.77 acres of the subject property from the County AL 20 (*Limited Agricultural*) zone district to the City of Fresno IH/ANX (*Heavy Industrial/Annexed Rural Residential Transitional Overlay*) zone district.

Development Permit Application No. P23-00149 proposing to construct a long-term regional facility for the purpose of providing less-than-truckload (LTL) freight services on approximately 15.95 acres of property.

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

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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).

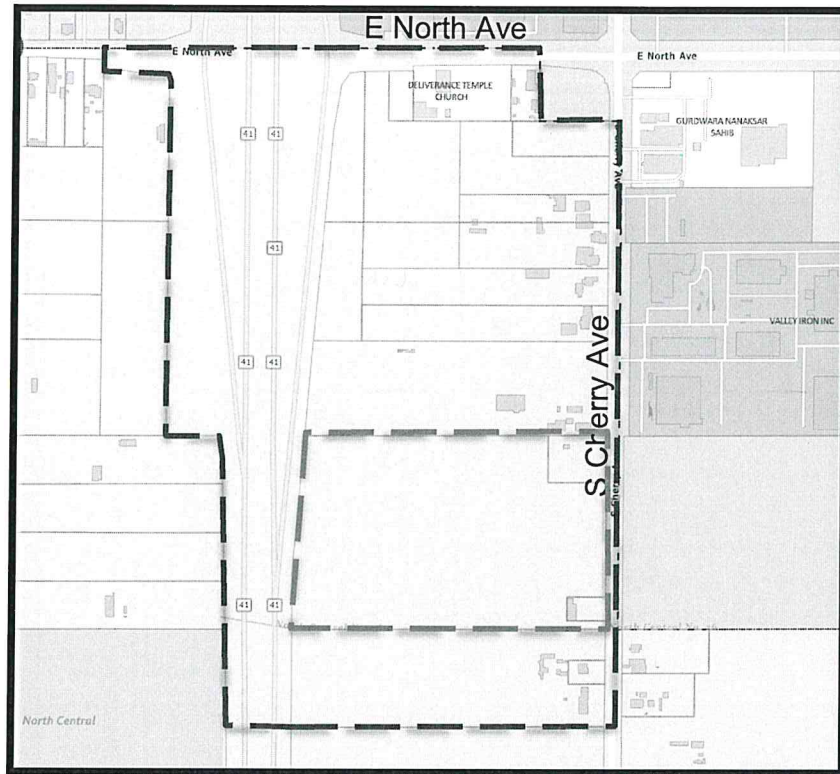
Additional information on the proposed project, including the Project Specific Mitigation Measure Checklist, proposed environmental finding of a Mitigated Negative Declaration and the Initial Study may be obtained from the Planning and Development Department, Fresno City Hall, 2600 Fresno Street, 3rd 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 June 13, 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.

INITIAL STUDY PREPARED BY: Juan Lara, Planner III	SUBMITTED BY: 
DATE: 5/22/2025	Juan Lara, Planner III CITY OF FRESNO PLANNING AND DEVELOPMENT DEPARTMENT
Attachments: Exhibit A – Vicinity Map	

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Exhibit A – Vicinity Map



Legend



Annexation Area

Project Development Area

