



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:  
**E202510000181**  
 STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF FRESNO	LEAD AGENCY EMAIL	DATE 07/16/2025
COUNTY/STATE AGENCY OF FILING FRESNO COUNTY		DOCUMENT NUMBER E202510000181

PROJECT TITLE  
 NOI TO ADOPT A MIT NEG DEC EA FOR T-6502/P24-04526/P24-04527/P25-0027

PROJECT APPLICANT NAME CITY OF FRESNO	PROJECT APPLICANT EMAIL	PHONE NUMBER (559) 621-8056
PROJECT APPLICANT ADDRESS 2600 FRESNO STREET, 3RD FLOOR ROOM 3043	CITY FRESNO	STATE 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	\$	<u>0.00</u>
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$	<u>0.00</u>
<input checked="" type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$	<u>0.00</u>


- Exempt from fee
- Notice of Exemption (attach)
- CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	<u>0.00</u>
<input type="checkbox"/> County documentary handling fee	\$50.00	\$	<u>0.00</u>
<input checked="" type="checkbox"/> Other NOI		\$	<u>0.00</u>

PAYMENT METHOD:

- Cash     Credit     Check     Other

TOTAL RECEIVED \$ 0.00

SIGNATURE  X 	AGENCY OF FILING PRINTED NAME AND TITLE Cierra Loera Deputy Clerk
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**CITY OF FRESNO  
NOTICE OF INTENT TO ADOPT A  
MITIGATED NEGATIVE DECLARATION**

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

**ENVIRONMENTAL ASSESSMENT FOR T-6502/P24-04526/P24-  
04527/P25-00027**

**FILED**  
JUL 16 2025  
TIME  
12:12pm  
FRESNO COUNTY CLERK  
By [Signature] DEPUTY

**APPLICANT:**

Brandon De Young  
De Young Properties  
677 West Palmdon Drive, Suite 208  
Fresno, CA 93704

**PROJECT LOCATION:**

Located on the north side of East McKinley Avenue, between North Temperance and North De Wolf Avenues in the County of Fresno, California (See Exhibit A - Vicinity Map)

APN(s): 310-052-27, -26T & -22

Site Latitude: 36° 45' 59.46" N

Site Longitude: 119 ° 39' 27.72" W

Mount Diablo Base & Meridian, Township 13S, Range 21E, Section 26

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.

E202510000181

**PROJECT DESCRIPTION:**

Ernie Escobedo of QK, Inc., on behalf of Brandon De Young of De Young Properties, has filed Annexation Application No. P24-04526, Pre-zone Application No. P24-04527, Vesting Tentative Tract Map No. 6502 (T-6502), and Planned Development Permit Application No. P25-00027 pertaining to approximately 39.51 acres of property located on the north side of East McKinley Avenue, between North Temperance and North De Wolf Avenues.

Annexation Application No. P24-04526 proposes to detach the property from the Kings River Conservation District and Fresno County Fire Protection District and annexation to the City of Fresno.

Pre-zone Application No. P24-04527 proposes to pre-zone: approximately 25.36 acres of the subject property from the Fresno County AE20 (*Exclusive Agricultural*) zone district to the City of Fresno RS-4 (*Single-Family Residential, Medium Low Density*) zone district; and, approximately 15.5 acres of the subject property from the Fresno County AE20 (*Exclusive Agricultural*) zone district to the City of Fresno OS (*Open Space*) zone district.

Vesting Tentative Tract Map No. 6502 proposes to subdivide approximately 23.56 acres of property into a 119-lot single-family residential development.

Planned Development Permit Application No. P25-00027 proposes to modify the RS-4 zone district development standards to allow for private streets; a reduction in the minimum lot size, width, and depth; a reduction in the minimum garage, street side yard, and rear yard setbacks; and, an increase in the maximum lot coverage requirement

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.

E202510000181

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.

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 Rob Holt at (559) 621-8056 or via email at [Robert.Holt@fresno.gov](mailto:Robert.Holt@fresno.gov) for more information.

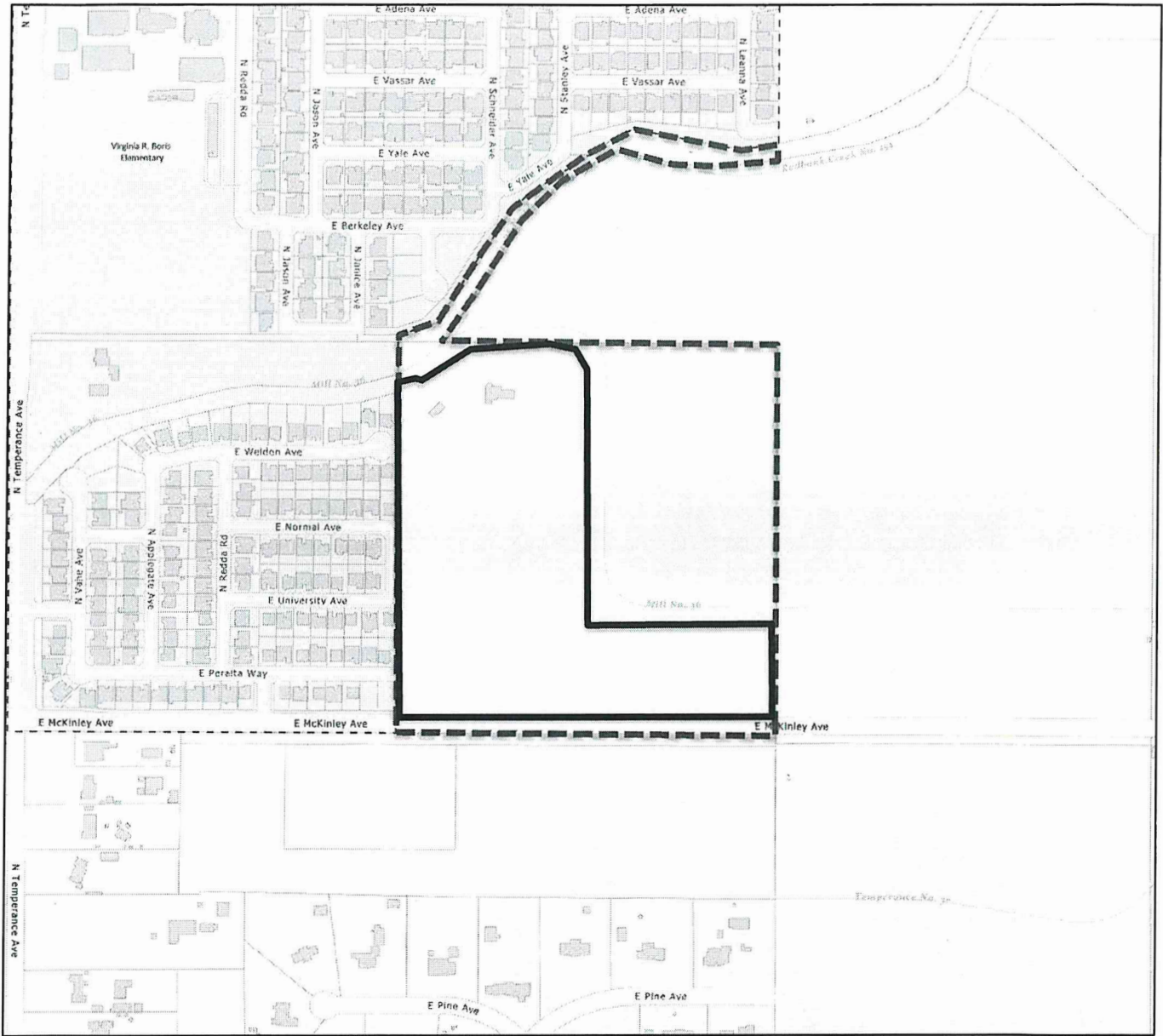
ANY INTERESTED PERSON may comment on the proposed environmental finding. Comments must be in writing and must state (1) the commentor's name and address; (2) the commentor's interest in, or relationship to, the project; (3) the environmental determination being commented upon; and (4) the specific reason(s) 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 August 5, 2025. Please direct comments to Rob Holt, Supervising Planner, City of Fresno Planning and Development Department, City Hall, 2600 Fresno Street, Room 3043, Fresno, California, 93721-3604; or by email to [Robert.Holt@fresno.gov](mailto:Robert.Holt@fresno.gov).

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<p>INITIAL STUDY PREPARED BY: Rob Holt, Supervising Planner</p>	<p>SUBMITTED BY: </p>
<p>DATE: 07/16/2025</p>	<p>Rob Holt, Supervising Planner CITY OF FRESNO PLANNING AND DEVELOPMENT DEPARTMENT</p>
<p>Attachments: Exhibit A – Vicinity Map</p>	

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### Exhibit A – Vicinity Map



#### Legend



Annexation Area



Subdivision Area

