



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 08/15/2025
COUNTY/STATE AGENCY OF FILING FRESNO COUNTY	DOCUMENT NUMBER E202510000181	

PROJECT TITLE
 EA NO.T-6502/P24-04526/P24-04527/P25-0027 FOR ANNEX APP NO24-04526 PREZONE APP P24-024527 VEST TENT TRACT MAP 6502

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 checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$	<u>2,968.75</u>
<input checked="" 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 19409

TOTAL RECEIVED \$ **3,018.75**

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE Cierra Loera Deputy Clerk
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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

E202510000181
FILED
AUG 15 2025
TIME 12:05
FRESNO COUNTY CLERK
DEPUTY

X 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. T-6502/P24-04526/P24-04527/P25-00027 for Annexation Application No. P24-04526, Pre-zone Application No. P24-04527, Vesting Tentative Tract Map No. 6502 and Planned Development Permit Application No. P25-00027

State Clearinghouse Number (If subject to Clearinghouse)

Lead Agency Contact Person

Area Code/Telephone

2025070728

City of Fresno
Planning and Development Dept.
Rob Holt, Supervising Planner

(559) 621-8056

PROJECT LOCATION:

Annexation Application No. P24-04526, Pre-zone Application No. P24-04527, Vesting Tentative Tract Map No. 6475 and Planned Development Permit Application No. P25-00027 pertains to approximately 39.51 acres of property located on the north side of East McKinley Avenue between North Temperance and North De Wolf Avenues (APNs: 310-052-27, 310-052-26T, and 310-052-22) in the City and County of Fresno, California. The project site is located in Mount Diablo Base & Meridian, Township 13S, Range 21E, Section 26.

PROJECT DESCRIPTION:

Annexation Application No. P24-04526, Pre-zone Application No. P24-04527, Vesting Tentative Tract Map No. 6475 and Planned Development Permit Application No. P25-00027 was filed by Ernie Escobedo of QK, Inc., on behalf of Brandon De Young of De Young Properties, and pertains to approximately 39.51 acres of property.

Annexation Application No. P24-04526 (McKinley-Temperance No. 1b Reorganization) is a request for annexation to the City of Fresno and detachment from the Fresno County Fire Protection District and the Kings River Conservation District.

Pre-zone Application No. P24-04527 proposes to reclassify approximately 23.56 acres of the subject property from the Fresno County AE-20 (Exclusive Agricultural) zone district to the City of Fresno RS-4 (Single-Family Residential, Medium Low Density) zone district; and approximately 15.50 acres of the subject property from the Fresno County AE-20 (Exclusive Agricultural) zone district to the City of Fresno OS (Open Space) zone district.

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Vesting Tentative Tract Map No. 6502 proposes to subdivide approximately 23.56 acres of property into a 119-lot single-family residential development, and which is contingent upon City Council approval of Annexation Application No. P24-04526, Pre-zone Application No. P24-04527 and the related environmental assessment.

Planned Development Permit Application No. P25-00027 proposes to modify the RS-4 zone district development standards, for 28 of the proposed lots located at the southeast corner of the subdivision, to allow for gated 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; and which is contingent upon City Council approval of Annexation Application No. P24-04526, Pre-zone Application No. P24-04527, Vesting Tentative Tract Map No. 6502 and the related environmental assessment.

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 March 5, 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.



Rob Holt
Supervising Planner

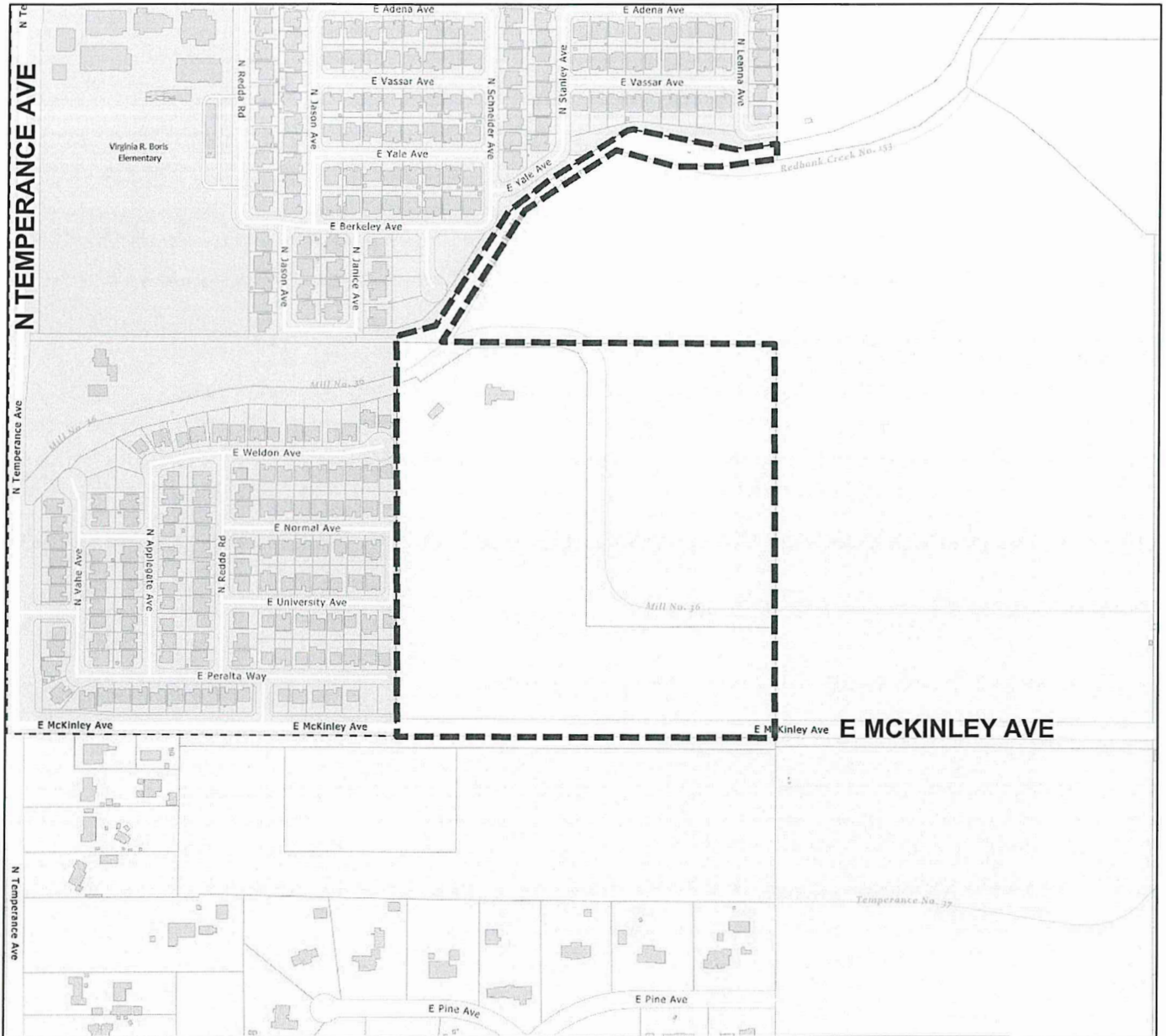
08/15/2025

Date

Attachments: Project Vicinity Map

Project Vicinity Map

E202510000181



LEGEND



Subject Property