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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

FILED
OCT 20 2025 TIME 10:14am
FRESNO COUNTY CLERK
By Cyan Edmisten DEPUTY
Cyan Edmisten

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-6432/P23-02268/P23-02269/P23-03234 for Annexation Application No. P23-02268, Pre-zone Application No. P23-02269, Planned Development Permit Application No. P23-03234 and Vesting Tentative Tract Map No. 6432

State Clearinghouse Number (If subject to Clearinghouse)	***Lead Agency Contact Person***	***Area Code/Telephone***
N/A	City of Fresno Planning and Development Dept. Juan Lara, Planner III	(559) 621-8039

PROJECT LOCATION:

Annexation Application No. P23-02268, Pre-zone Application No. P23-02269, Vesting Tentative Tract Map No. 6432 (T-6432), and Planned Development Permit Application No. P23-03234 pertaining to ±9.46 acres of property located on the west side of South Peach Avenue, between East Tulare and East Huntington Avenues. The project site is located in Mount Diablo Base & Meridian, Township 14S, Range 21E, Section 6.

PROJECT DESCRIPTION:

Bonique Emerson of Precision Civil Engineering, on behalf of Cameron Graham of Golden State Developers, has filed Annexation Application No. P23-02268, Pre-zone Application No. P23-02269, Vesting Tentative Tract Map No. 6432, and Planned Development Permit Application No. P23-03234 pertains to ±9.46 acres of property located on the west side of South Peach Avenue, between East Tulare and East Huntington Avenues.

Annexation Application No. P23-02268 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. P23-02269 proposes to pre-zone: approximately 4.18 acres of the property from the Fresno County RA-NB (*Single Family Residential Agricultural*) to the City of Fresno RS-5 (*Single-Family Residential, Medium Density*) and approximately 4.80 acres of the property from the Fresno County AL20 (*Limited Agricultural*) zone district to the City of Fresno RS-5/ANX (*Single-Family Residential, Medium Density/Annexed Rural Residential Overly*) zone districts.

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Vesting Tentative Tract Map No. 6432 proposes to subdivide approximately 3.97 acres of property into a 44-lot single-family residential development.

Planned Development Permit Application No. P23-03234 proposes to modify the RS-5 zone district development standards to allow for private streets; a reduction in the minimum lot size, and depth; a reduction in the minimum garage, street side yard, and rear yard setbacks, front; and an increase in the maximum lot coverage requirement

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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 October 16, 2025. The following determinations have been made regarding this project:

1. The project ([ ] will [X] 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.

   [X] 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 Program Environmental Impact Report was made.
3. Mitigation measures ([X] were [ ] were not) made a condition of the approval of the project.
4. A statement of Overriding Considerations ([ ] was [X] was not) adopted for this project.
5. Findings ([X] 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.

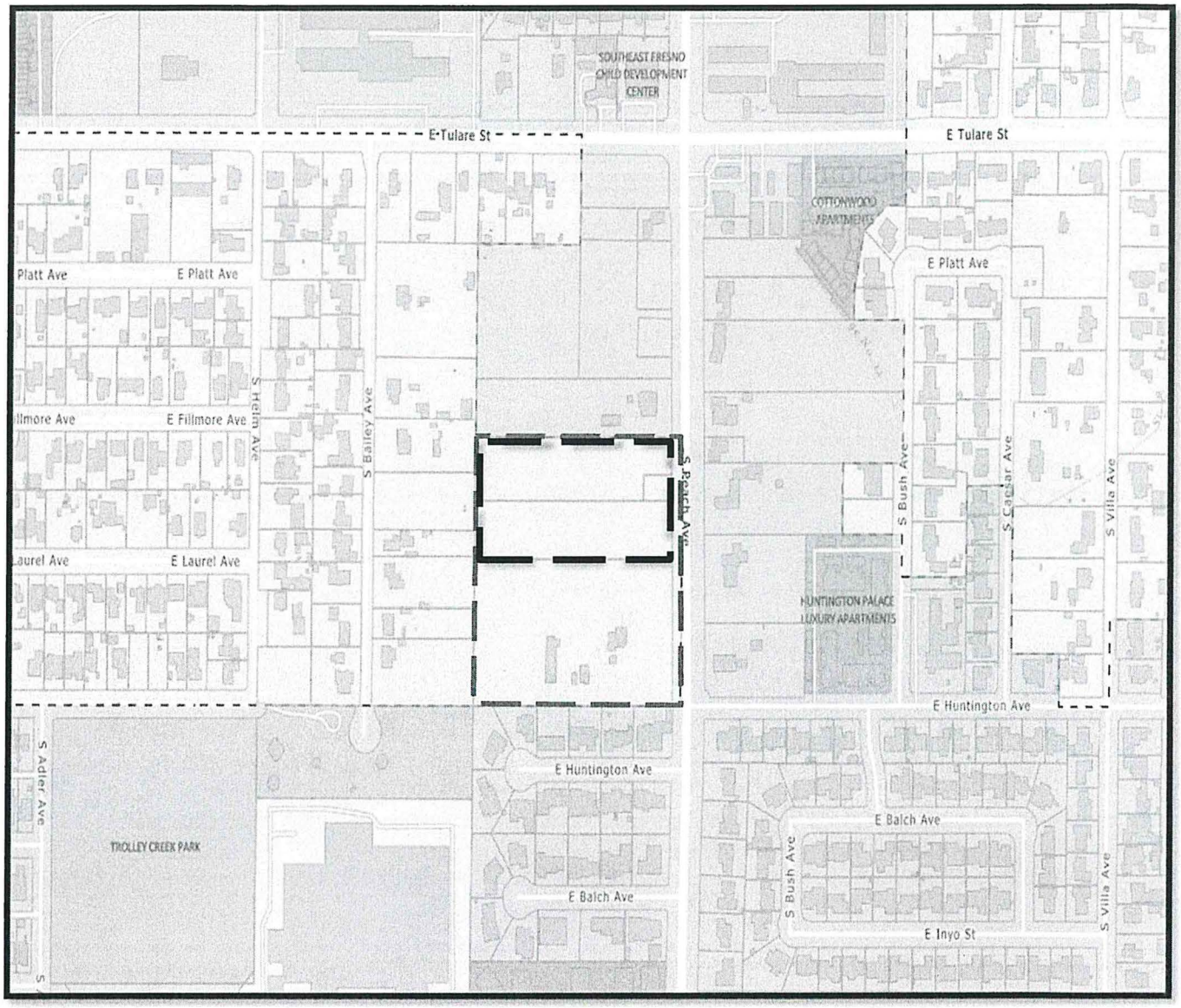
Juan Lara
Planner III

10/20/2025
Date

Attachments: Project Vicinity Map

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Project Vicinity Map



LEGEND

Annexation Area

Subdivision Area

