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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

FILED
SEP 05 2025 TIME 12:29pm
By FRESNO COUNTY CLERK Cyan Edmisten DEPUTY
Cyan Edmisten

ENVIRONMENTAL ASSESSMENT NO. P21-03923 FOR DEVELOPMENT PERMIT APPLICATION NO. P21-03923

APPLICANT:

G4 Enterprises LTD
Attn: Susan Gladding
8570 South Cedar Avenue
Fresno, CA 93725

PROJECT LOCATION:

3740 South East Avenue; Located on the northeast corner of South East Avenue and East Central Avenue, Fresno, CA in the City and County of Fresno, California (See Exhibit A - Vicinity Map)

APN: 330-02-131, 82S

Site Latitude: 36° 40' 51" N
Site Longitude: - 119° 45' 48" W
Mount Diablo Base & Meridian, Township 14S, Range 20E, Sections 25 & 26

PROJECT DESCRIPTION:

Development Permit and Environmental Assessment No. P21-03293 was filed by G4 Enterprises, LTD (herein, "Project Applicant") and proposes to develop a truck trailer storage lot on an approximately 15-acre site located at the northeast corner of South East Avenue and East Central Avenue in Fresno, CA 93725, (APN: 330-021-31). The proposed storage lot would provide truck trailer storage for the user of Building 31, located immediately north of the site at 3611 South NorthPointe Drive, Fresno, CA 93725, APN: (330-021-82S). The location of the proposed storage lot, immediately adjacent to Building 31, will provide operational efficiency for this industrial user. The storage lot is intended to supplement activities occurring at Building 31, and all truck trips utilizing the storage lot were considered when Building 31 was approved under Development Permit (D-17-175),Major Revised Exhibit (P20-03406), and Minor Revised Exhibit (P21-03615). The proposed storage lot and modifications to the existing Building 31 parking lot comprise the proposed Project.

The proposed trailer storage lot would contain a total of 357 trailer parking spaces (12'x55'), including 10 future electric truck trailer parking stalls and would be constructed with asphalt concrete (ac). The site will have pole lighting to illuminate the parking area. There will also be site drain inlets and piping

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facilities to drain onsite rainfall to existing storm drain facilities. The Project is proposing to construct a 7-foot high security fence along the perimeter of the proposed site with vehicle swing access gates and one ±260 square foot security building at the point of ingress. Other improvements include approximately 300 feet of curb, gutter, and sidewalk improvements along South East Avenue and similar improvements along the property's frontage of East Central Avenue. A water main will be installed along the Project's frontage along Central Ave and landscaping will also be provided along the Project's frontage of Central and East Avenues.

The proposed modifications to the Building 31 parking lot include the conversion of the truck entrance to the truck exit on the northwest corner of the site, and removal of the guard shack at the existing truck exit on the southeast corner of the site.

Operational times will be 24 hours a day, seven days a week. There will be one new point of ingress at South. East Avenue. No new drive approaches on East Central Avenue are proposed. The egress will remain at the existing location at the southeast corner of the Building 31 site. Traffic utilizing the parking lot will include trucks making deliveries to Building 31 and minimal existing employee trips. The parking lot is intended to supplement activities occurring at Building 31, and all truck trips utilizing the parking lot were considered when Building 31 was approved. No new employees will be generated by the proposed Project.

The project will also require dedications, vacations, and/or acquisitions for public street rights-of-way and utility easements as well as the construction of public facilities and infrastructure in accordance with the standards, specifications and policies of the City of Fresno in order to facilitate the future proposed development of the subject 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 Environmental Quality Act (CEQA) Guidelines §§ 15070 to 15075, this project has been evaluated with respect to each item on the CEQA Guidelines Appendix G Environmental Checklist Form (Initial Study Checklist) to determine whether this project may cause any significant effect on the environment.

The completed Initial Study Checklist, its associated narrative, technical studies and mitigation measures reflect research and analyses conducted to examine the interrelationship between the proposed project and the physical environment. Based upon the Initial Study evaluation, it was determined that there are project specific foreseeable impacts which require mitigation measures. With the project specific mitigation, 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 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).

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Additional information on the proposed project, including the 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 Thomas Veatch at (559) 621-8076 or via email at thomas.veatch@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 September 25, 2025 Please direct comments to Thomas Veatch, Planner City of Fresno Planning and Development Department, City Hall, 2600 Fresno Street, Room 3043, Fresno, California, 93721-3604; or by email to thomas.veatch@fresno.gov.

INITIAL STUDY PREPARED BY: Thomas Veatch, Planner	SUBMITTED BY: 
DATE: September 5, 2025	Ralph Kachadourian, Supervising Planner
Attachments: Exhibit A – Vicinity Map	

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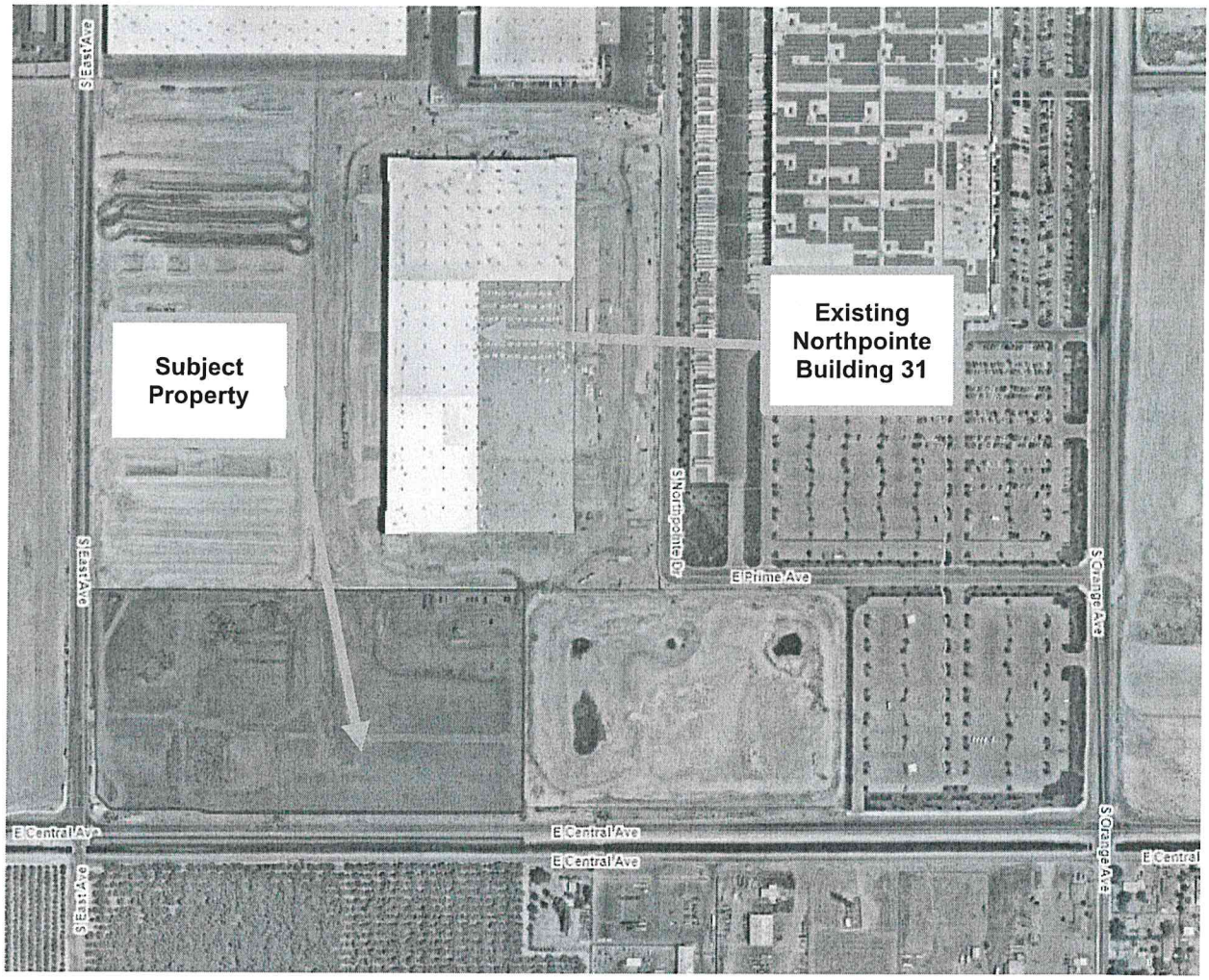
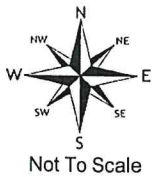
Vicinity Map



Subject property to developed
(±15.43 acres)



Not To Scale

PLANNING AND DEVELOPMENT DEPARTMENT

Environmental Assessment No.
P21-03293
Development Permit Application
No. P21-03293

PROPERTY ADDRESS

3740 South East Avenue
APN: 330-021-31

Existing Planned Land Use: Employment – Heavy Industrial

Existing Zone District: IH/UGM (*Heavy Industrial/Urban Growth Management*)

By: T. Veatch
September 5, 2025