PLEASE POST FOR THIRTY (30) DAYS FROM FILING

E20251000226

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 Department
2600 Fresno Street, Room 3043
Fresno, CA 93721-3604

FILED
OCT 29 2025 TIME 10:35am
FRESNO COUNTY CLERK
By _____ 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. Development Permit Application No. P21-03293

State Clearinghouse Number (If subject to Clearinghouse)	***Lead Agency Contact Person***	***Area Code/Telephone***
2025090236	City of Fresno Planning and Development Department Thomas Veatch, Planner III	(559) 621-8076

PROJECT LOCATION:
Development Permit Application No. P21-03293 pertains to a project site of approximately 15 acres. The subject property is located at the northeast corner of South East Avenue and East Central Avenue in Fresno, CA 93725, (APN: 330-021-31). The project site is located in Mount Diablo Base & Meridian, Township 14S, Range 20E, Sections 25 and 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 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

E2025/0000226

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.

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 17, 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 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.

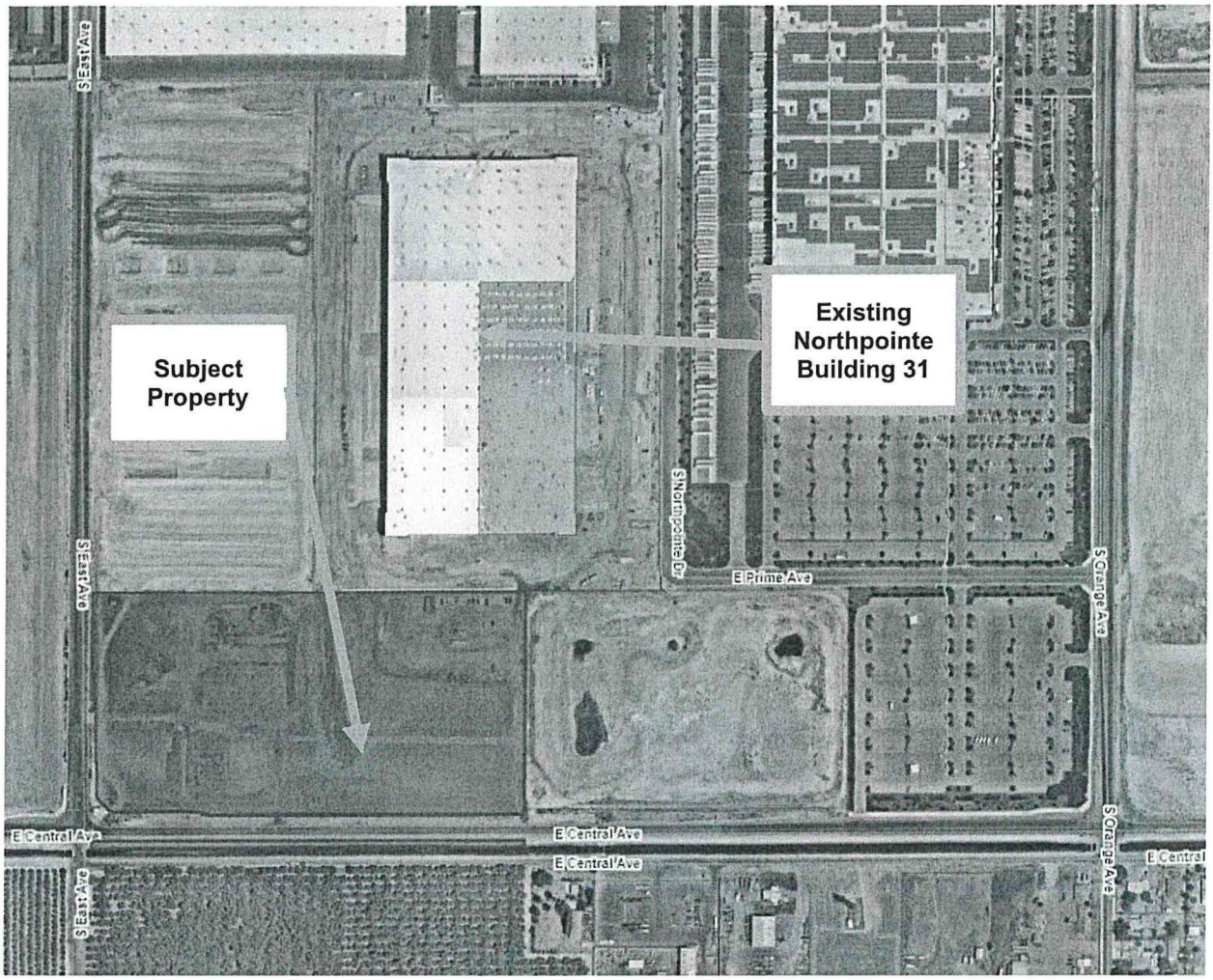
Ralph Kachadourian
Supervising Planner

October 29, 2025
Date

Attachments: Project Vicinity Map

FZ2025/0000226

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
October 29, 2025

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: **E202510000226**
	STATE CLEARINGHOUSE NUMBER *(if applicable)* **2025090236**

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF FRESNO		**10/29/2025**

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
FRESNO COUNTY	**E202510000226**

PROJECT TITLE

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

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL		PHONE NUMBER
CITY OF FRESNO			**(559) 621-8076**
PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
2600 FRESNO STREET	**FRESNO**	**CA**	**93721**

PROJECT APPLICANT *(Check appropriate box)*

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$4,123.50	$	0.00
☒ Mitigated/Negative Declaration (MND)(ND)	$2,968.75	$	2,968.75
☒ 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	$	50.00
☐ Other		$	0.00

PAYMENT METHOD:

☐ Cash ☒ Credit ☐ Check ☐ Other **TOTAL RECEIVED** $ **3,018.75**

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

ORIGINAL - PROJECT APPLICANT COPY - CDFW/ASB COPY - LEAD AGENCY COPY - COUNTY CLERK DFW 753.5a (Rev. 01012025)