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: | E202510000260 |
| STATE CLEARINGHOUSE NUMBER *(if applicable)* | |

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

| LEAD AGENCY | LEAD AGENCY EMAIL | DATE |
|---|---|---|
| **CITY OF FRESNO** | | **10/16/2025** |

| COUNTY/STATE AGENCY OF FILING | DOCUMENT NUMBER |
|---|---|
| **FRESNO COUNTY** | **E202510000260** |

PROJECT TITLE

**DEVELOPMENT PERMIT APPLICATION NO. P25-00532**

| PROJECT APPLICANT NAME | PROJECT APPLICANT EMAIL | PHONE NUMBER |
|---|---|---|
| **CITY OF FRESNO** | | **(559) 621-8056** |

| 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 | $ | 0.00 |
| ☐ 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 **CATEGORICAL EXEMPTION** | | $ | 0.00 |

**PAYMENT METHOD:**

☐ Cash ☒ Credit ☐ Check ☐ Other **TOTAL RECEIVED** $ **50.00**

| SIGNATURE | AGENCY OF FILING PRINTED NAME AND TITLE |
|---|---|
| X Cyan Edmisten | **Cyan Edmisten Deputy Clerk** |

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

County of Fresno
Clerk's Office
James A. Kus

Elections Department
(559) 600-8683

Clerk Services Department
(559) 600-2575

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Finalization 2025019925
10/16/2025 04:04 PM
CCR572471 Cedmisten

| Description | Fee |
|---|---|
| EIR Administrative Fee | |
| Time Recorded: 4:04 PM | |
| Recording Fee: | $50.00 |
| Total Amount Due | $50.00 |
| Total Paid | |
| Credit Card #329863801 | $50.00 |
| Amount Due | $0.00 |

E20251000260

THANK YOU
PLEASE KEEP FOR REFERENCE

E20251000260

# NOTICE OF EXEMPTION

**FROM:** City of Fresno Planning and Development Dept.
2600 Fresno Street
Fresno, California 93721-3604

**TO: X** Fresno County Clerk
2220 Tulare Street – First Floor Lobby
Fresno, California 93721

___ Office of Planning & Research
P.O. Box 3044, Room 212
Sacramento, California 95812-3044

FILED
OCT 16 2025 TIME 4:04pm
FRESNO COUNTY CLERK
By Cyan Edmisten DEPUTY

***Project Title*:** Development Permit Application No. P25-00532

***Project Location*:** 106 North Van Ness Avenue; Located on the northeast corner of North Van Ness and East Voorman Avenues in Fresno, California.
(APN: 459-311-26)

***Project Location – City:*** City of Fresno ***Project Location – County:*** County of Fresno

***Description of Nature, Purpose, and Beneficiaries of Project*:** Development Permit Application No. P25-00532 proposes to construct two (2) tri-plex residential units with six (6) garages, and off-site improvements. The parcel is zoned NMX/AH *(Neighborhood Mixed-Use/Apartment House Overlay)*.

***Beneficiaries of The Project Would Be:*** Brett Giannetta of Giannetta Engineering
1119 S Street, Fresno, CA 93721

***Name of Public Agency Approving Project:*** City of Fresno

***Name of Person or Agency Carrying Out Project:*** Brett Giannetta

***Exempt Status:*** (*check one*)

- ☐ Ministerial - PRC § 21080(b)(1); CEQA Guidelines §15268
- ☐ Declared Emergency - PRC § 21080(b)(3); CEQA Guidelines §15269(a)
- ☐ Emergency Project - PRC § 21080(b)(4); CEQA Guidelines §15269(b) and (c)
- ☒ **Categorical Exemption – CEQA Guidelines 15332/Class 32**
- ☐ Statutory Exemption – PRC §_____
- ☐ Other _____

***Reason(s) Why Project Is Exempt:***
**This project is categorically exempt under Section 15332/Class 32 of the California Environmental Quality Act (CEQA) Guidelines as follows:**

Under Section 15332/Class 32, the proposed project is exempt from CEQA requirements when the project is characterized as in-fill development meeting the following conditions:

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**a) The project is consistent with the applicable general plan designation and all applicable gen policies as well as with applicable zoning designation and regulations.**

By current standards, the subject site is identified as "in-fill" within an urban setting. This project is located on a site within the City limits and is consistent with the Fresno General Plan designation, policies, and zoning. The existing NMX *(Neighborhood Mixed-Use)* zone district is consistent with the Neighborhood Mixed-Use planned land use designation approved for this site by the Fresno General Plan, Downtown Neighborhoods Community Plan, and the Fresno County Airport Land Use Compatibility Plan.

**b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.**

The proposed project (Multi-Unit Residential) is located within the city limits, occurs on a vacant site of approximately 0.20 acres, which is less than the five-acre maximum, and is generally surrounded by offices. The subject site is substantially surrounded by urban uses where existing services and facilities are available to serve the project. Surrounding the property are single-family units to the north, east, & west, and a neighborhood market to the south.

**c) The project has no value as habitat for endangered, rare or threatened species.**

The subject property abuts North Van Ness Avenue, which is classified as a scenic drive in the City's Circulation Element of the Fresno General Plan. Scenic drives in addition to its transportation function provides opportunities for the enjoyment of natural and man-made scenic resources, which is typically considered a prohibited corridor for species migration. Additionally, the site habitat has no trees that would attract birds or other species. As previously stated in Finding b above, the site is substantially surrounded by development in all directions. Therefore, the site has no value as habitat for endangered, rare, or threatened species.

**d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.**

The proposed project was routed to the San Joaquin Air Pollution Control District, the city of Fresno Public Utilities Department-Water Division, Fresno Metropolitan Flood Control District, and no significant effects were identified relating to traffic, noise, air quality, or water quality.

<u>Traffic</u>
Senate Bill (SB) 743 requires that relevant CEQA analysis of transportation impacts be conducted using a metric known as vehicle miles traveled (VMT) instead of Level of Service (LOS). VMT measures how much actual auto travel (additional miles driven) a proposed project would create on California roads. If the project adds excessive car travel onto our roads, the project may cause a significant transportation impact.

The State CEQA Guidelines were amended to implement SB 743, by adding Section 15064.3.

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Among its provisions, Section 15064.3 confirms that, except with respect to transportation projects, a project's effect on automobile delay shall not constitute a significant environmental impact. Therefore, LOS measures of impacts on traffic facilities are no longer a relevant CEQA criteria for transportation impacts.

CEQA Guidelines Section 15064.3(b)(4) states that "[a] lead agency has discretion to evaluate a project's vehicle miles traveled, including whether to express the change in absolute terms, per capita, per household or in any other measure. A lead agency may use models to estimate a project's vehicle miles traveled and may revise those estimates to reflect professional judgment based on substantial evidence. Any assumptions used to estimate vehicle miles traveled and any revision to model outputs should be documented and explained in the environmental document prepared for the project. The standard of adequacy in Section 15151 shall apply to the analysis described in this section."

On June 25, 2020, the City of Fresno adopted CEQA Guidelines for Vehicle Miles Traveled Thresholds, pursuant to Senate Bill 743 effective on July 1, 2020. The thresholds described therein are referred to herein as the City of Fresno VMT Thresholds. The City of Fresno VMT Thresholds document was prepared and adopted consistent with the requirements of CEQA Guidelines Sections 15064.3 and 15064.7. The December 2018 Technical Advisory on Evaluating Transportation Impacts in CEQA (Technical Advisory) published by the Governor's Office of Planning and Research (OPR), was utilized as a reference and guidance document in the preparation of the Fresno VMT Thresholds.

The City of Fresno VMT Thresholds adopted a screening standard and criteria that can be used to screen out qualified projects that meet the adopted criteria from needing to prepare a detailed VMT analysis.

The City of Fresno VMT Thresholds Section 3.0 regarding Project Screening discusses a variety of projects that may be screened out of a VMT analysis including specific development and transportation projects. For development projects, conditions may exist that would presume that a development project has a less than significant impact. These may be size, location, proximity to transit, or trip-making potential. For transportation projects, the primary attribute to consider with transportation projects is the potential to increase vehicle travel, sometimes referred to as "induced travel."

The proposed project is eligible to screen out pursuant to the City of Fresno VMT Thresholds Section 3.0 (Project Screening) because of the following:

- The project is located within 0.5 miles of a Transit Priority Area or a High-Quality Transit Area.
- The project is located in a low VMT zone (Figure 6 of the City of Fresno VMT Guidelines).
- The project generates a low daily volume of traffic (less than 500 average daily trips (ADT)). The ITE Trip Generation Manual, 11th edition defines two-story multi-unit buildings as "Multifamily Housing (Low-Rise) with 6.74 ADT per unit. With 6 units proposed, this results

with 40.44 ADT for the project, which is less than the maximum threshold of 500 ADT.

Noise
The project is a multi-unit residential use. Typical noise from the project would be transportation-related noise from vehicles entering and exiting the site and human interaction outside of the property. Therefore, the project would not result in a significant amount of noise compared to the other adjacent uses and would be conditioned to comply with any applicable noise standards of the Citywide Development Code.

Air Quality
The project is conditioned to comply with any applicable regulations and conditions from the San Joaquin Valley Air Pollution Control District and the project is subject to review by the agency in regard to air quality during construction and operation. No significant air quality impacts were identified by the air district.

Water Quality
The site has been reviewed and conditioned by the Fresno Metropolitan Flood Control District, Fresno County Public Health, and the City of Fresno Public Utilities in regard to water quality. The surrounding properties have been substantially developed and therefore utilities and public services infrastructure exists in the area. Therefore, no significant water quality impacts were identified.

**e) The site can be adequately served by all required utilities and public services.**

The project has been routed to various utilities and public service providers which have provided project conditions for development of the project. The site has been reviewed and conditioned by the Fresno Metropolitan Flood Control District, Fresno County Environmental Health Division, City of Fresno Public Works Department, City of Fresno Public Utilities Department, and the City of Fresno Fire Department.

In addition, given the surrounding properties and neighborhood have been substantially developed and utilities and public services already exist in the area, and as stated in the Findings for CEQA Section 15332 above, the site can be adequately served by all required utilities, including sewer, water, and solid waste, as well as public services.

None of the exceptions to Categorical Exemptions outlined in the CEQA Guidelines, Section 15300.2 apply to the project. Furthermore, the proposed project is not expected to affect the environment significantly. A categorical exemption, as noted above, has been prepared for the project, and the area is not environmentally sensitive.

***Lead Agency Contact Person:*** Robert Holt ***Telephone No.*** *(559) 621-8056*

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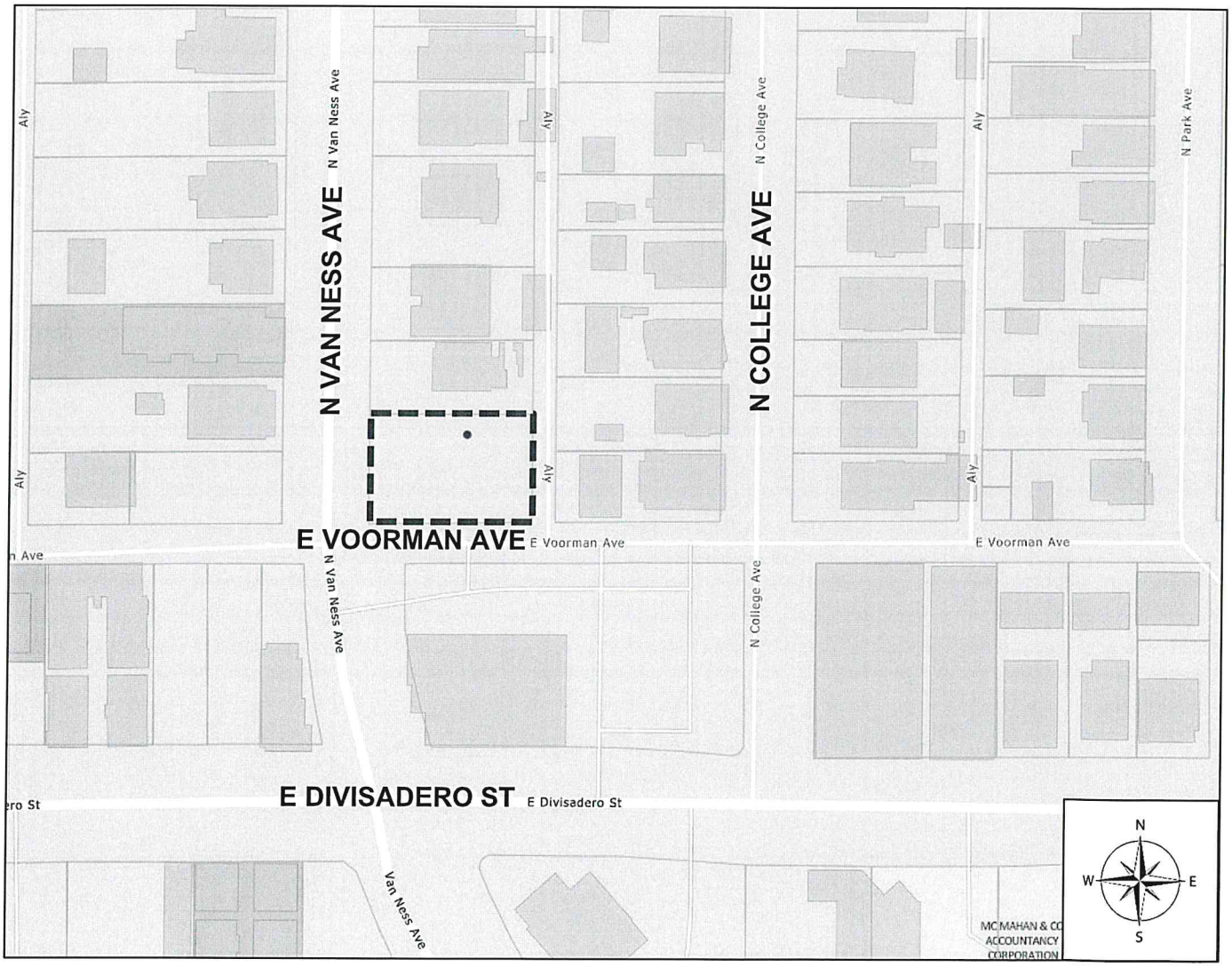
***Signature:*** Robert Holt **Date:** September 23, 2025
***Printed Name and Title:***
Robert Holt, Supervising Planner
City of Fresno Planning and Development Department
☒ Signed by Lead Agency ☐ Signed by Applicant

Enclosed:
- ❖ Site Location Vicinity Map
- ❖ Categorical Exemption Memo

E20251000260



# VICINITY MAP




**Subject Property**

E20251000260

**CITY OF FRESNO**
**CATEGORICAL EXEMPTION**
**ENVIRONMENTAL ASSESSMENT FOR**
**DEVELOPMENT PERMIT APPLICATION NO. P25-00532**

THE PROJECT DESCRIBED HEREIN IS DETERMINED TO BE CATEGORICALLYEXEMPT FROM THE PREPARATION OF ENVIRONMENTAL DOCUMENTS ACCORDING TO ARTICLE 19 OF THE STATE CEQA GUIDELINES.

**APPLICANT:** Bret Giannetta
Giannetta Engineering
1119 S Street
Fresno, CA 93721

**PROJECT LOCATION:** 106 North Van Ness Avenue; Located on the northeast corner of North Van Ness and East Voorman Avenues in Fresno, California.
APN: 459-311-26

**PROJECT DESCRIPTION:** Development Permit Application No. P25-00532 proposes to construct two (2) tri-plex residential units with six (6) garages, and off-site improvements. Related Minor Deviation Application No. P25-01588 requests authorization to reduce the minimum open space dimension requirement by 10 percent. The parcel is zoned NMX/AH *(Neighborhood Mixed-Use/Apartment House Overlay)*.

**This project is exempt under Sections 15332/Class 32 (In-fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines as follows:**

**Section 15332/Class 32 (Class 32/In-Fill Development Projects) of the CEQA Guidelines exempts from the provisions of CEQA, projects characterized as in-fill development, which meet the following conditions:**

**a) The project is consistent with the applicable general plan designation and all applicable gen policies as well as with applicable zoning designation and regulations.**

By current standards, the subject site is identified as "in-fill" within an urban setting. This project is located on a site within the City limits and is consistent with the Fresno General Plan designation, policies, and zoning. The existing NMX *(Neighborhood Mixed-Use)* zone district is consistent with the Neighborhood Mixed-Use planned land use designation approved for this site by the Fresno General Plan, Downtown Neighborhoods Community Plan, and the Fresno County Airport Land Use Compatibility Plan.

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**b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.**

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Date: September 23, 2025

Submitted by: Robert Holt

Robert Holt
Supervising Planner
Planning & Development Department
(559) 621-8056