



State of California - Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER: E202510000329
STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF FRESNO	LEAD AGENCY EMAIL	DATE 12/16/2025
COUNTY/STATE AGENCY OF FILING FRESNO COUNTY	DOCUMENT NUMBER E202510000329	

PROJECT TITLE
 REZONE APP. NO. P25-01778 & DEVELOPMENT PERMIT APP. NO. P25-01774 & EA NO. P25-01778/P25-01774

PROJECT APPLICANT NAME CITY OF FRESNO	PROJECT APPLICANT EMAIL	PHONE NUMBER (559) 621-8046
PROJECT APPLICANT ADDRESS 2600 FRESNO ST	CITY FRESNO	STATE CA
		ZIP CODE 93721

PROJECT APPLICANT (Check appropriate box)

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

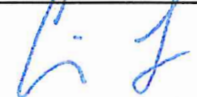
CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,227.50	\$	<u>0.00</u>
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$3,043.75	\$	<u>3,043.75</u>
<input checked="" type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,437.25	\$	<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

TOTAL RECEIVED \$ 3,093.75

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE Cierra Loera Deputy Clerk
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E202510000329

PLEASE POST UNTIL CLOSE OF BUSINESS ON MARCH 30, 2026

NOTICE OF DETERMINATION

DATE RECEIVED FOR FILING:

FROM: CITY OF FRESNO
Planning and Development Department
2600 Fresno Street
Fresno, CA 93721-3604

FILED

FEB 26 2026 TIME 2:32pm

- TO: Fresno County Clerk
2220 Tulare Street
Fresno, CA 93721
- Office of Planning & Research
U.S. Mail:
P.O. Box 3044
Sacramento, CA 95812-3044
- Street Address:
1400 Tenth Street, Room 113
Sacramento, CA 95814

FRESNO COUNTY CLERK
BY  DEPUTY

SUBJECT: Filing of Notice of Determination in compliance with §21152 of the Public Resources Code

PROJECT TITLE:

Rezone Application No. P25-01778 & Development Permit Application No. P25-01774, and Environmental Assessment No. P25-01778/P25-01774

<u>State Clearinghouse Number (If subject to Clearinghouse)</u>	<u>Lead Agency Contact Person</u>	<u>Area Code/Telephone No.</u>
SCH No. 2025120701	Valeria Ramirez Planner II Planning & Development Department	(559) 621-8046

PROJECT LOCATION:

The project site is addressed as 4092 North Cedar Avenue, which is located on the southeast corner of North Cedar Avenue and East Hampton Way in the City of Fresno, in Fresno County; APN(s) 438-220-01, -02, -03, -04, -05, -06, -07, -08, -09, -10; Township 13S Range 20E, Section 24, Mount Diablo Base & Meridian; Latitude: 36°47'14.5" North and Longitude 119°45'15.8" West.

PROJECT DESCRIPTION:

Rezone Application No. P25-01778 and Development Permit Application No. P25-01774 were filed by Terra Mortensen of Galloway, Inc., on behalf of Stock Five Development, Inc. The applicant proposes to develop an approximately 20,000 sq. ft. one-story healthcare facility at 4092 North Cedar Ave located in the City of Fresno. The proposed Project would consist of a Program of All-Inclusive Care ("PACE") facility serving seniors in the community offering community-based

services and medical care services to individuals aged 55 and over who have been categorized as "nursing home eligible" by the state's Medicaid program.

The proposed Project would provide a viable alternative to nursing home placement for such patients by delivering care through a comprehensive service package of medical, behavioral, and social services that enables patients to stay in their own homes and communities.

The community-based services would include rehabilitation therapies (physical therapy, occupational therapy, speech therapy), engagement programs promoting socialization among seniors, nutritional support services including counseling and meals, and counseling services.

The medical care services would include medical care from doctors and advance practice providers, nursing and medication services, dentistry care, podiatry care, optometry care, and audiology care. The proposed Project would not include any overnight services, and all patients will be returned to their homes via private van service at the end of each day.

The PACE center would follow the care model described above, providing comprehensive healthcare services for senior citizens in the City of Fresno.

Rezone Application No. P25-01778 is necessary to remove a condition of zoning that precludes the proposed use from occupying the site.

This is to advise and certify that the City Council, City of Fresno, the Lead Agency, approved the above-described project on February 19, 2026, and has made the following determinations regarding the 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 Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
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, with its Mitigated Negative Declaration, 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.

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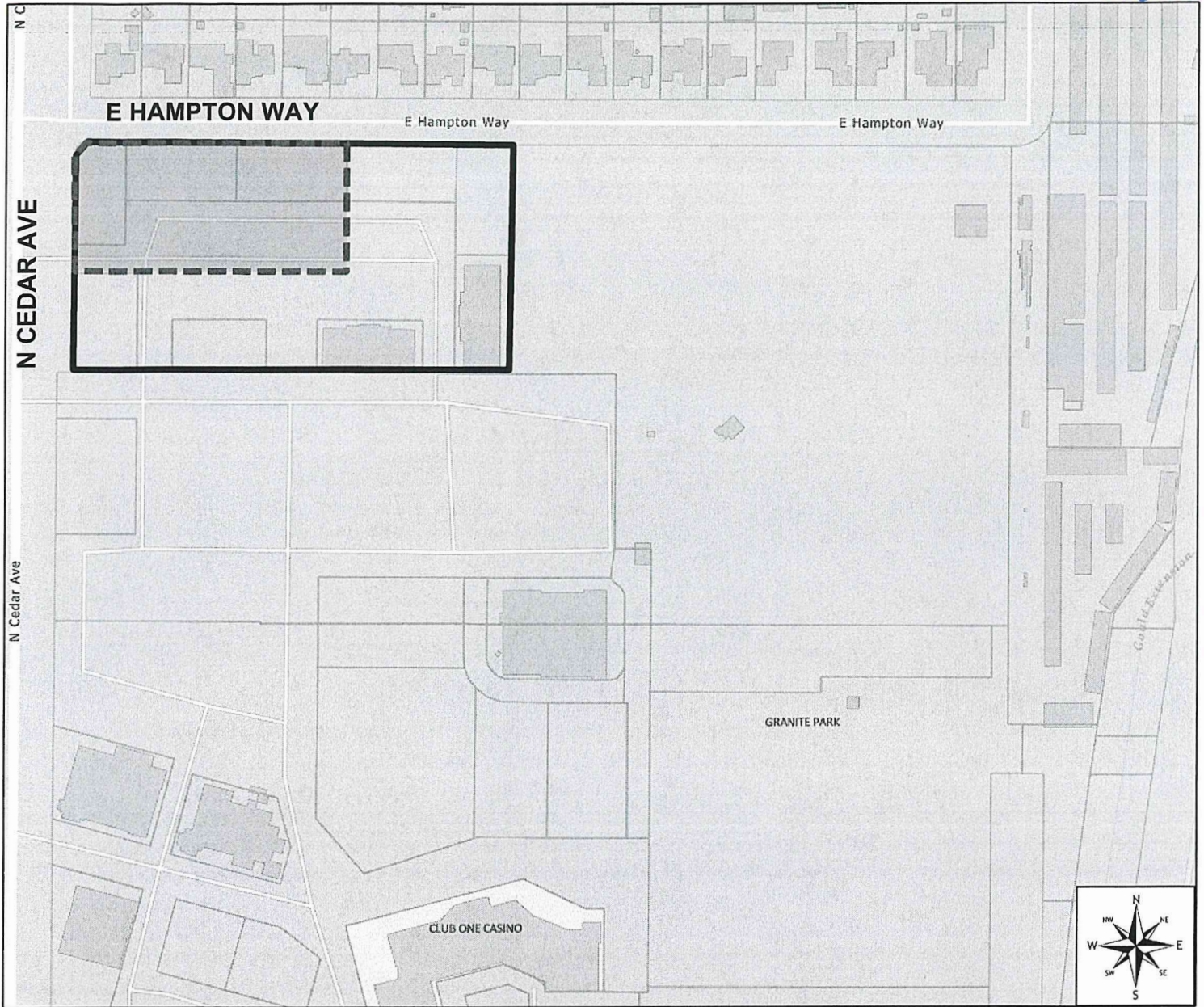
Robert Holt
Supervising Planner, City of Fresno

02/26/2026
Date

Attachment: Project Vicinity Map

VICINITY MAP

E2025/0000329



LEGEND



Rezone Boundary
±3.96 acres



Development Boundary