



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:
E202610000053
 STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF FRESNO	LEAD AGENCY EMAIL JOHN.GEORGE@FRESNO.GOV	DATE 02/27/2026
COUNTY/STATE AGENCY OF FILING FRESNO COUNTY		DOCUMENT NUMBER E202610000053

PROJECT TITLE
ENVIRONMENTAL ASSESSMENT FOR T-6419

PROJECT APPLICANT NAME CITY OF FRESNO	PROJECT APPLICANT EMAIL JOHN.GEORGE@FRESNO.GOV	PHONE NUMBER
PROJECT APPLICANT ADDRESS 2600 FRESNO ST, RM 3043	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 type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$3,043.75	\$	<u>0.00</u>
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,437.25	\$	<u>0.00</u>

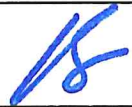
- Exempt from fee
- Notice of Exemption (attach)
- CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	<u>0.00</u>
<input type="checkbox"/> County documentary handling fee	\$50.00	\$	<u>0.00</u>
<input type="checkbox"/> Other		\$	<u>0.00</u>

PAYMENT METHOD:

Cash Credit Check Other NOI

TOTAL RECEIVED \$ 0.00

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE Pricilla Gonzalez Deputy Clerk
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E 2026 10000053

<p style="text-align: center;">CITY OF FRESNO</p> <p style="text-align: center;">NOTICE OF INTENT TO ADOPT A</p> <p style="text-align: center;">MITIGATED NEGATIVE DECLARATION</p>	<p style="text-align: center;">Filed with the FRESNO COUNTY CLERK 2220 Tulare Street, Fresno, CA 93721</p>
<p style="text-align: center;">ENVIRONMENTAL ASSESSMENT FOR T-6419</p>	<p style="text-align: center;">FILED</p>
<p>APPLICANT:</p> <p>Bret Giannetta Giannetta Engineering 1119 S Street Fresno, CA 93721</p>	<p style="text-align: center;">FEB 27 2026 ^{TIME} 10:50am</p> <p style="text-align: center;">FRESNO COUNTY CLERK BY <u>[Signature]</u> DEPUTY</p>
<p>PROJECT LOCATION:</p> <p>11001 North Willow Avenue; Located on the east side of North Portofino Drive between East Copper Drive and North Alicante Avenue in the City and County of Fresno, California (See Exhibit A - Vicinity Map)</p> <p>APN: 579-390-64S</p> <p>Site:Latitude:36°53'42.2192"N & Site Longitude: 119°43'48.1332" W Mount Diablo Base & Meridian, Township 12S, Range 20E, Section 12</p>	
<p>The full Initial Study is on file in the Planning and Development Department, Fresno City Hall, 3rd Floor, Room 3043, 2600 Fresno Street, Fresno, CA 93721.</p>	

PROJECT DESCRIPTION:

Vesting Tentative Tract Map No. 6419, Plan Amendment/Rezone Application No. P24-00452, and Planned Development Permit Application No. P24-00449 were filed by Bret Giannetta of Giannetta Engineering, on behalf of Will Amador of Gary McDonald Homes. Vesting Tentative Tract Map No. 6419 is proposing to subdivide an approximately 8.47-acre portion of the subject property into a 53-lot single-unit residential development. Plan Amendment/Rezone Application No. P24-00452 is proposing to change the planned land use designation from Commercial Community to Medium Density Residential and to change the zoning from CC (*Commercial Community*) to RS-5 (*Single-Unit Residential, Medium Density*). Planned Development Permit Application No. P24-00449 proposes to modify the RS-5 zone district development standards to allow for reduced setbacks, lot coverage, lot width, and lot size.

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, and 15150, this project has been evaluated with respect to each item on the attached Appendix G/Initial Study Checklist to determine whether this project may cause any additional significant effect on the environment. After conducting a review of the adequacy of the Project Specific Mitigation Measure Checklist and CEQA Guidelines §§ 15097, the Planning and Development Department, as lead agency, finds that no substantial changes have occurred.

The completed Appendix G/Initial Study Checklist, its associated narrative, technical studies and mitigation measures reflect applicable comments of responsible and trustee agencies and research and analyses conducted to examine the interrelationship between the proposed project and the physical environment. The information contained in the project application and its related environmental assessment application, responses to requests for comment, checklist, Initial Study narrative, and any attachments thereto, combine to form a record indicating that an Initial Study has been completed in compliance with the State CEQA Guidelines.

All new development activity and many non-physical projects contribute directly or indirectly toward cumulative impacts on the physical environment. It has been determined that the incremental effect contributed by this project toward cumulative impacts is not considered substantial or significant in itself and/or that cumulative impacts accruing from this project may be mitigated to less than significant with application of feasible mitigation measures.

With mitigation imposed under the Project Specific Mitigation Measure Checklist, 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 Planning and Development Department, as lead agency, finds that no substantial changes have occurred.

Based upon the evaluation guided by the Appendix G/Initial Study Checklist, it was determined that there are project specific foreseeable impacts which require project level mitigation measures.

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).

Additional information on the proposed project, including the Project Specific Mitigation Measure Checklist, 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 John George at (559) 621-8073 or via email at John.George@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 March 20, 2026. Please direct comments to John George, Planner III, City of Fresno Planning and Development Department, City Hall, 2600 Fresno Street, Room 3043, Fresno, California, 93721-3604; or by email to John.George@fresno.gov.

INITIAL STUDY PREPARED BY:

John George, Planner III

DATE: 02/27/26

Attachments:

Exhibit A – Vicinity Map

SUBMITTED BY:



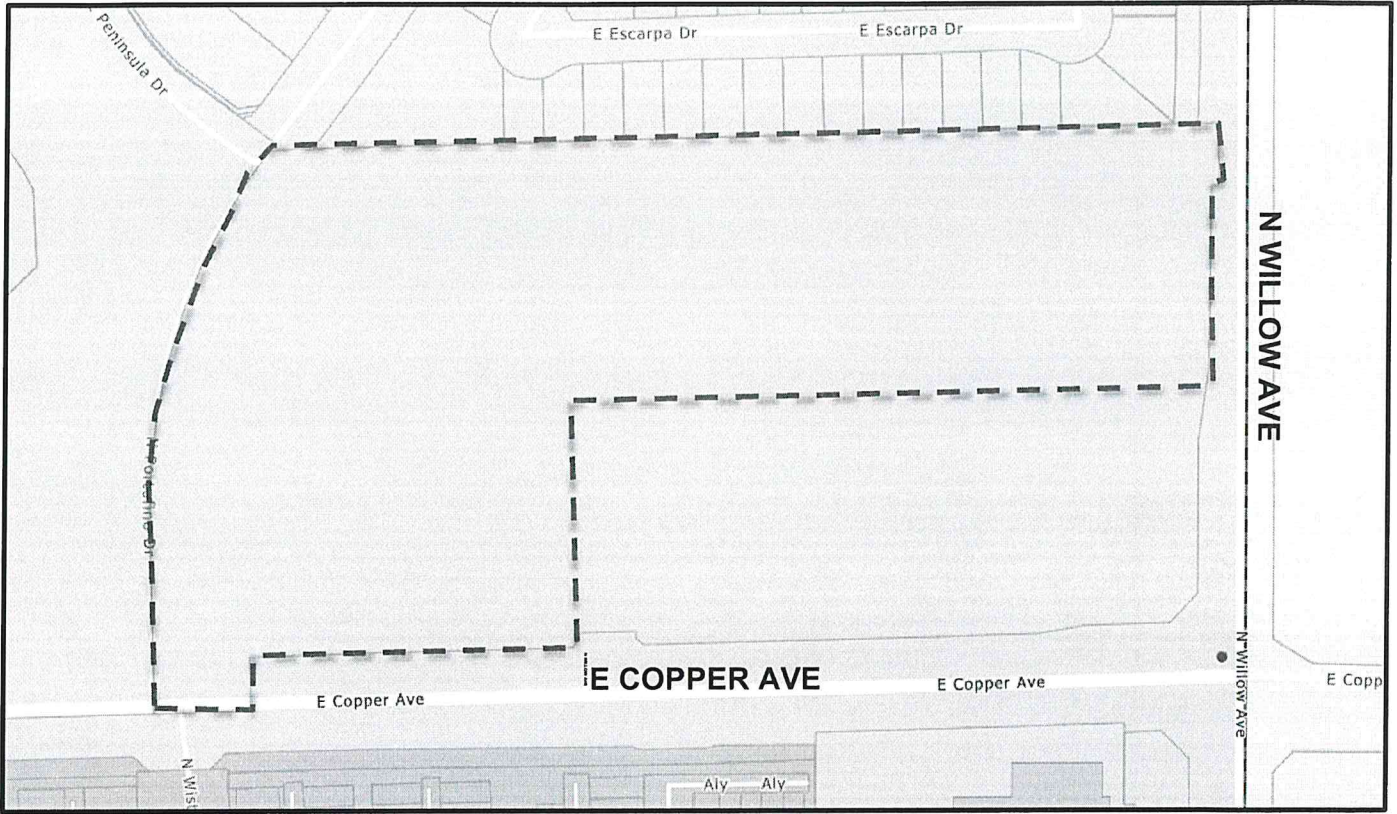
Rob Holt, Supervising Planner

CITY OF FRESNO

PLANNING AND DEVELOPMENT
DEPARTMENT

E202610000053

Exhibit A – Vicinity Map



Legend



T-6419 Subject Property

