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:
E202610000194
STATE CLEARINGHOUSE NUMBER *(if applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF FRESNO		**07/02/2026**

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
FRESNO COUNTY	**E202610000194**

PROJECT TITLE

ENVIRONMENTAL ASSESSMENT FOR P24-01360/P24-01364

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL		PHONE NUMBER
CITY OF FRESNO			**(559) 621-8059**
PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
2600 FRESNO ST, RM 3043	**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)	$4,227.50	$	0.00
☐ Mitigated/Negative Declaration (MND)(ND)	$3,043.75	$	0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,437.25	$	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	$	0.00
☐ Other		$	0.00

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☒ Other **NOI** **TOTAL RECEIVED** $ **0.00**

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X	**Pricilla Gonzalez Deputy Clerk**

E202610000194

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

JUL 02 2026 TIME 8:20am

FRESNO COUNTY CLERK
BY _____ DEPUTY

ENVIRONMENTAL ASSESSMENT FOR P24-01360/P24-01364

APPLICANT:

Nicholas Crawford
Crawford Architecture & Planning
7122 East Garland Avenue
Fresno, CA 93737

PROJECT LOCATION:

2317 West Dakota Avenue; located on south side of West Dakota Avenue, between North Pleasant and North Hughes Avenues in the City and County of Fresno, California (See Exhibit A - Vicinity Map)

APN: 433-220-06

Site Latitude: 36°47'9.2184" N & Site Longitude: 119°50'16.4652" W Mount Diablo Base & Meridian, Township T.13S, Range R. 20E, Section 19

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.

Nicholas Crawford of Crawford Architecture & Planning has filed Conditional Use Permit Application No. P24-01360 and Rezone Application No. P24-01364.

Conditional Use Permit Application No. P24-01360 proposes to develop a 1-acre parcel (APN 433-220-06) with a 12-unit multi-family residential development at 2317 West Dakota Avenue, located on the south side of West Dakota Avenue, between North Pleasant and North Hughes Avenues in the City and County of Fresno, California (see Exhibit A). The project site is within the Fresno-High Roeding Community Plan and includes rezoning the existing parcel from RS-5/cz (Residential Single-Unit, Medium Density/Conditions of Zoning) to RS-5 (Residential Single-Unit, Medium Density) to remove current zoning conditions that limit development to 10 units and restrict structures to a single story.

In addition to the 12 units, the proposed development would include private garages, two carports, and uncovered parking, providing 23 total parking spaces, as well as the construction of electric vehicle (EV) charging stations, as required by CAL Green EV-Requirements. In accordance with CAL Green EV-Requirements, 40% of the total number of proposed parking spaces must be EV-Ready w/Low Power Level 2 receptables; therefore, nine of the proposed parking spaces would be EV-Ready. The proposed Project would also include approximately 0.3 acres of open space in the southern portion of the Project site. The proposed Project would include off-site improvements along West Dakota Avenue,

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including sidewalks, curbs, and a driveway approach. The development would be a maximum height of 29.5 feet, and the proposed buildings would be all electric. Rezone Application No. P24-01364 proposes to remove existing zoning conditions that currently restrict development on the site to 10 single-story residential units and require adherence to all conditions of approval associated with Site Plan Review Application No. S-92-48, which pertains to the construction of a 10-unit apartment complex on 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 Public Resources Code (PRC) §§ 21093 and 21094 and 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 significant effect on the environment. The Planning and Development Department, as lead agency, finds that no substantial changes have occurred with respect to the circumstances under which the MEIR was certified and that no new information, which was not known and could not have been known at the time that the MEIR was certified as complete, has become available.

The completed Appendix G/Initial Study Checklist, and its associated narrative 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, 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. Based upon the evaluation guided by the Appendix G/Initial Study Checklist, it was determined that there are no 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, that the proposed project will not have a significant adverse effect on the environment. Public notice has been provided as prescribed by § 15072 of the CEQA Guidelines and by § 21092 of the PRC Code (CEQA provisions).

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 Brittany Martin, Planner II at (559) 621-8059 or via email at Brittany.Martin@fresno.gov for more information.

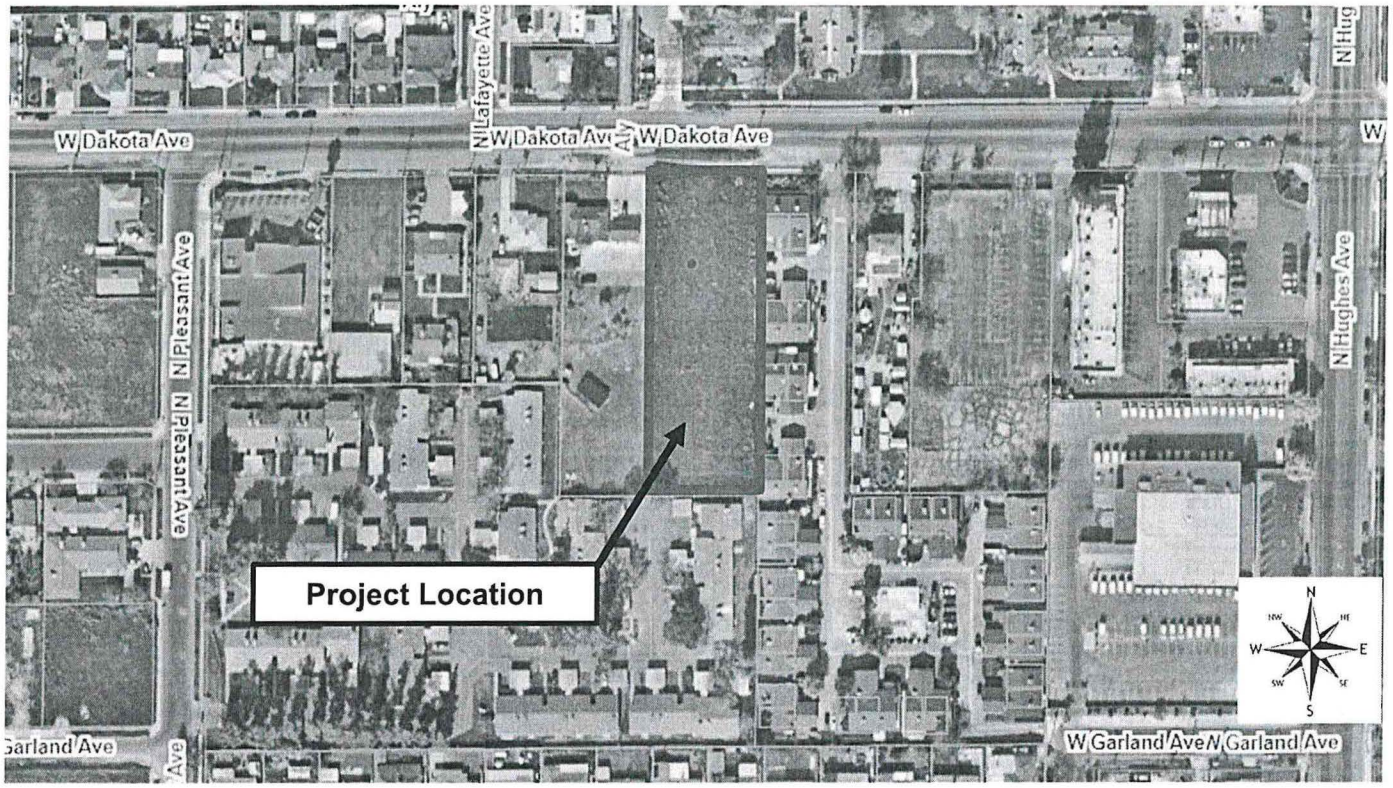
ANY INTERESTED PERSON may comment on the proposed environmental finding. Comments must be in writing and must state (1) the commentor's name and address; (2) the commentor's interest in, or relationship to, the project; (3) the environmental determination being commented upon; and (4) the specific reason(s) 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 July 22, 2026. Please direct comments to Brittany Martin, Planner II, City of Fresno Planning and Development Department, City Hall, 2600 Fresno Street, Room 3043, Fresno, California, 93721-3604; or by email to Brittany.Martin@fresno.gov.

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INITIAL STUDY PREPARED BY: Brittany Martin, Planner II	SUBMITTED BY: Brittany Martin Brittany Martin, Planner II CITY OF FRESNO PLANNING AND DEVELOPMENT DEPARTMENT
DATE: July 2, 2026	
Attachments: Exhibit A – Project Location Map	

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Exhibit A – Project Location Map



Legend

Subject Property