

E202310000044

PLEASE POST UNTIL CLOSE OF BUSINESS ON MARCH 23, 2023

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 Dept.
2600 Fresno Street, Room 3043
Fresno, CA 93721-3604

FILED
FEB 21 2023
TIME 2:30pm
By _____
FRESNO COUNTY CLERK
DEPUTY

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. P21-06275 for
Conditional Use Permit Application No. P21-06275**

<u>State Clearinghouse Number (If subject to Clearinghouse)</u>	<u>Lead Agency Contact Person</u>	<u>Area Code/Telephone</u>
2022110336	City of Fresno Planning & Development Department Phillip Siegrist, Planning Manager	(559) 621-8061

PROJECT LOCATION:

Located on the North side of East Dorothy Avenue, between South Cherry and South East Avenues in the City and County of Fresno, California

Site Latitude: 36°42'18" N

Site Longitude: 119°46'40.8" W

Mount Diablo Base & Meridian, Township 14S, Range 20E, Section 22 - California

Site Address: 2839 East Dorothy Avenue

Assessor's Parcel Number(s): 328-201-26S

PROJECT DESCRIPTION:

Eric Vincent of Vincent Designs, on behalf of Meras Water Solutions, has filed Conditional Use Permit Application No. P21-06275 pertaining to an existing ±25,696 square-foot office/warehouse shell building on ±3.36 acres located on the north side of East Dorothy Avenue, between South Cherry and South East Avenues.

Conditional Use Permit Application No. P21-06275 is a subsequent entitlement to previously approved Development Permit No. P18-03647 (approved December 11, 2019) which authorized the development of seven (7) office/warehouse shell buildings (Buildings A, B, C, D, E, F, & G) and establishment of certain permitted "by-right" uses on ±11.28 acres (total) of property located on the north and south sides of East Dorothy Avenue, between South Cherry and South East Avenues (three (3) lots comprised of APNs: 328-200-30, 84S, & 85S). The seven (7) office/warehouse

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buildings range from 26,00 to 41,000 square feet with approximately 1,500 square feet of office space per building. In addition, each building has two (2) loading docks.

The Project site is already developed, and environmental impacts associated with that development were previously analyzed under related Environmental Assessment No. P18-03647 which resulted in a Mitigated Negative Declaration, dated May 10, 2019 (prior MND), being prepared.

Under the current Project (P21-06275), the Project Applicant proposes to lease 25,695 square-foot Building C located at 2839 East Dorothy Avenue. The Project Applicant (Meras Water Solutions) is a water treatment and remediation company that develops service programs for industrial water treatment, agricultural water treatment, food safety water treatment, and Legionella risk management programs. The facility will solely be used for the storage and shipping of environmentally hazardous chemicals to customers. Chemicals will be stored on-site no longer than 30 days from their received date. No hazardous waste will be produced at the site and hazardous chemicals will neither be mixed or manufactured at the facility. All empty hazardous chemical containers will be sent back to the respective vendor for cleaning and reuse. A complete list of chemicals stored on-site is provided in Appendix A.

The proposed use is anticipated to generate very minimal customer foot traffic, as most customer interactions require inspections that occur out in the field (off-site). Approximately four (4) to ten (10) employees are anticipated to be on-site, with the majority of office staff operating remotely from another location.

During the peak season (April to September) deliveries via box truck are to occur daily while larger freight shipments are to be received one (1) to five (5) times per week. A propane powered forklift will be utilized for both loading and unloading shipments and is the only heavy machine to be operated on-site as necessary.

As previously mentioned, the site is already developed. Aside from interior tenant improvements, the project does not propose new construction or modifications to the existing site.

Pursuant to Fresno Municipal Code Table 15-1302 (Land Use Regulations – Employment Districts), uses involving the storage of chemicals are permitted in the IH (*Heavy Industrial*) zone district with an approved Conditional Use Permit. Therefore, the Project application was filed for purposes of establishing a conditionally permitted use within Building C (2839 East Dorothy Avenue).

This is to advise and certify that the City of Fresno, the Lead Agency, approved the proposed project as well as the environmental finding and assessment prepared for the above-described project on February 17, 2023. The following determinations have been made regarding this 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.
3. Mitigation measures (were were not) made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan (was was not) adopted for this project
5. A statement of Overriding Considerations (was was not) adopted for this project.
6. Findings (were were not) made pursuant to the provisions of Section 15091 of CEQA.

The above-described environmental assessment, a Mitigated Negative Declaration, together with the full initial study, comments and responses and record of project approval, is available to the general

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public by contacting Phillip Siegrist, Planning Manager, City of Fresno Planning and Development Department at Phillip.Siegrist@fresno.gov.

Phillip Siegrist

Phillip Siegrist
Planning Manager, City of Fresno

February 21, 2023

Date