

**PLEASE POST FOR THIRTY (30) DAYS FROM FILING**

**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 & Development Department  
2600 Fresno Street, Room 3043  
Fresno, CA 93721-3604

County Clerk  
County of Fresno  
2220 Tulare Street  
Fresno, CA 93721

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

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**PROJECT TITLE:**

**City of Fresno Environmental Assessment No. P22-02524 for Conditional Use Permit  
Application No. P22-02524**

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**State Clearinghouse Number**  
**(If subject to Clearinghouse)**

**Lead Agency Contact Person**

**Area Code/Telephone**

2023010353

City of Fresno  
Planning & Development  
Dept.  
Erik Young, Planner III

(559) 621-8009

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**PROJECT LOCATION:**

Conditional Use Permit Application No. P22-02524 pertains to approximately ±8.50 acres of property. The subject property is located on the north side of West Clinton Avenue between North Valentine and North Marks Avenues (APNs: 442-071-37, 49, & 50) in the City and County of Fresno, California. The project site is located in Mount Diablo Base & Meridian, Township 13S, Range 19E, Section 25.

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**PROJECT DESCRIPTION:**

Conditional Use Permit Application No. P22-02524 was filed by Ariel Valli of Valli Architectural Group, on behalf of Baco Properties, and pertains to ±8.50 acres of property. The applicant proposes an expansion of the existing adjacent storage facility. This includes converting the existing ice-skating facility to a single-floor self-storage facility, constructing two single-level self-storage buildings at approximately ±22,400 square-feet and ±21,500 square-feet, and constructing a ±103,476 square-foot RV/boat storage area.

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This is to advise and certify that the City of Fresno, the Lead Agency, approved the environmental finding and assessment prepared for the above-described project on February 13, 2023. The following determinations have been made regarding this project:

1. The project ([ ] will [X] 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.  
[X] A Mitigated Negative Declaration was prepared for this project pursuant to the provisions

of CEQA.

[ ] A determination of project conformity to the Fresno General Plan Program Environmental Impact Report (City of Fresno PEIR No. SCH No. 2019050005) was made. (Fresno County Clerk File No. E201410000345)

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, 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 or by contacting Erik Young at [Erik.Young@fresno.gov](mailto:Erik.Young@fresno.gov).

  
\_\_\_\_\_  
Erik Young

May 2, 2023  
\_\_\_\_\_  
Date

Planner III

Attachments: Project Vicinity Map

# VICINITY MAP



## Legend

Subject Property

