

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

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

PROJECT TITLE:

City of Fresno Environmental Assessment No. P22-02079 for Development Permit Application No. P22-02079

State Clearinghouse Number
(If subject to Clearinghouse)

Lead Agency Contact Person

Area Code/Telephone

2023040029

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

(559) 621-8009

PROJECT LOCATION:

Development Permit Application No. P22-02079 pertains to approximately ±6.43 acres of property. The subject property is located on the south side of West Nielsen, between South Hughes and South West Avenues. (APN: 458-060-04) in the City and County of Fresno, California. The project site is located in Mount Diablo Base & Meridian, Township 14S, Range 20E, Section 6.

PROJECT DESCRIPTION:

Conditional Use Permit Application No. P22-02524 was filed by Rickardo Gomez of Gomez Architects, Inc., on behalf of MM Properties 2106, LLC., and pertains to ±6.43 acres of property. The applicant proposes a phased project: Phase 1 – Construct a ±53,760 sq. ft. warehouse appliance storage and distribution center with 16 parking stalls, and full site improvements. Phase 1's warehouse will be utilized by Ventura TV – Electronics and Appliances. Phase 2 – Construct a ±50,193 sq. ft. building, a ±6,271 sq. ft. detached building, and additional parking to accommodate the expansion.

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 June 28, 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.



Erik Young

June 28, 2023

Date

Planner III

Attachments: Project Vicinity Map

VICINITY MAP



Legend

Subject Property

