

E202310000297

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

FILED
JAN 09 2024
TIME 3:06pm
FRESNO COUNTY CLERK
By _____ 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. Development Permit Application No. P22-03852

State Clearinghouse Number
(If subject to Clearinghouse)

Lead Agency Contact Person

Area Code/Telephone

2023100891

City of Fresno
Planning and Development Department
Thomas Veatch, Planner III

(559) 621-8076

PROJECT LOCATION:

Conditional Use Permit Application No. P22-03852 pertains to a project site of approximately ±9.36 acres. The subject property is located 4879 North Bryan Avenue; Located on the west side of North Bryan Avenue between West Shaw Avenue and West Fairmont Avenue in the City and County of Fresno, California (APN: 512-03-08). The project site is located in Mount Diablo Base & Meridian, Township 3, Range 19, Section 16.

Development Permit Application No. P22-03852 was filed by Jon Frame of RL Davidson on behalf of Jay Bhandal of Majestic Palms, and pertains to ± 9.36 acres of property. The application proposes a 114-unit, multi-family development on a ±7.22-acre portion of the project site in the City of Fresno. The apartment complex includes twenty-six 1-bed/1-bath units ranging from 744 to 841 square feet, eighty-four 2-bed/2-bath units, each roughly 1,000 square feet, and four 3-bed/2-bath units that are 1,329 square feet. The Project also proposes a 3,512-square-foot community building and 182 on-site parking spaces, comprised of two accessible covered spaces, four accessible visitor parking spaces, 92 covered spaces, and 84 uncovered spaces. The Project would provide residents with approximately 40,900 square feet of community open space. The Project will support the Regional Mixed-Use designation by providing a higher-density option than the existing homes in the area. In addition, the Project is designed to benefit pedestrians on and off the project site with pathways throughout and connecting to sidewalks offsite. There will be a six-foot-tall concrete wall surrounding the Project Site. A new exterior lighting and security camera system will be around the property perimeter. The Project would result in onsite and offsite infrastructure improvements, including new and relocated utilities, internal drive aisles, and frontage improvements including dedications of right of way to North Bryan Avenue and Veterans Boulevard.

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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 October 27, 2022. 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.
 A determination of project conformity to the Fresno General Plan Program Environmental Impact Report (City of Fresno PEIR No. SCH No. 201905005) was made. (Fresno County Clerk File No. E2020010000101)
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.



Jose Valenzuela
Supervising Planner

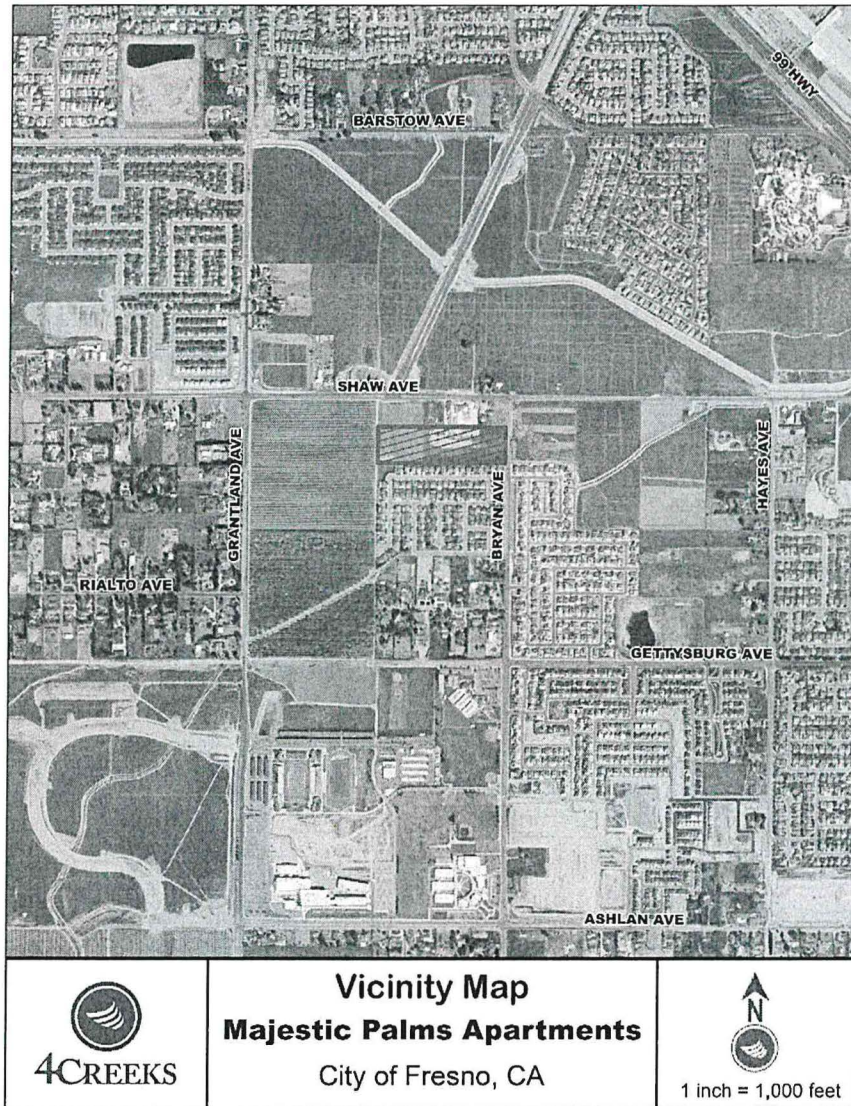
1-6-2024

Date

Attachments: Project Vicinity Map

E20231000297

Vicinity Map



PLANNING AND DEVELOPMENT DEPARTMENT

Environmental Assessment No.
P22-03852
Development Permit Application
No. P22-03852

PROPERTY ADDRESS

4879 North Bryan Avenue
APN: 512-031-08

Planned Land Use: Regional Mixed-Use

Zone District: RMX (*Regional – Mixed Use*)

By: T. Veatch

January 8, 2024



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER:
E202310000297
 STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF FRESNO	LEAD AGENCY EMAIL	DATE 01/09/2024
COUNTY/STATE AGENCY OF FILING FRESNO COUNTY		DOCUMENT NUMBER E202310000297

PROJECT TITLE
ENVIRONMENTAL ASSESSMENT FOR DEVELOPMENT PERMIT APPLICATION NO. P22-03852

PROJECT APPLICANT NAME CITY OF FRESNO	PROJECT APPLICANT EMAIL	PHONE NUMBER
PROJECT APPLICANT ADDRESS 2600 FRESNO STEET, ROOM 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)	\$4,051.25	\$	<u>0.00</u>
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,916.75	\$	<u>2,916.75</u>
<input checked="" type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,377.25	\$	<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 checked="" type="checkbox"/> County documentary handling fee	\$50.00	\$	<u>50.00</u>
<input type="checkbox"/> Other		\$	<u>0.00</u>

PAYMENT METHOD:

- Cash Credit Check Other

TOTAL RECEIVED \$ **2,966.75**

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Cierra Loera Deputy Clerk
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