

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
Development & Development Dept.
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. P22-04326
and Development Permit Application No. P22-04326**

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

Lead Agency Contact Person

Area Code/Telephone

2024050176

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

(559) 621-8009

PROJECT LOCATION:

Development Permit Application No. P22-02376 pertains to approximately ±7.10 acres of property located on the south side of East Shepherd Avenue between North Maple and North Chance Avenues in the City and County of Fresno, California APNs: 403-030-51 [previously 403-030-07], 403-030-01, 403-030-02, 403-030-03, 403-030-09, & 403-030-10)

Site Latitude: 36° 54' 59.184" N

Site Longitude: 119° 45' 3.816" W

PROJECT DESCRIPTION:

Development Permit Application No. P22-04326 was filed by George Jones on behalf of Fresno Holdings, LLC. The applicant proposes to develop a three-story, 191-unit luxury multi-family residential apartment complex that includes 13 buildings (with solar roofing as required by the California Building Code) in multiple buildings with carports, a community building and open space amenities on approximately 7.10 acres of property bounded by E. Shepherd Ave. to the north, N. Maple Ave. to the east, E. Serena Ave to the south, and N. Chance Avenue to the north (See Figure 3). The project site will have multiple access points; the main entrance and exit will be separate and located along E. Shepherd Ave; a dual entry/exit will be located along N. Chance Ave.;, and, one along N. Maple Ave. The project will be surrounded with a wrought iron fence and combination wrought iron-masonry block wall, and would provide gated entrances as mentioned above. The development includes internal driveways and parking (both covered [solar carports and garages] and uncovered) with electrical vehicle charging stations, a community building, swimming pool, and two

centrally-located green open space areas. Outside of parking, building, and recreational areas, the remainder of the project site would be landscaped with trees and shrubs (Figure 3 – 7).

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 May 3, 2024. The following determinations have been made regarding this project:

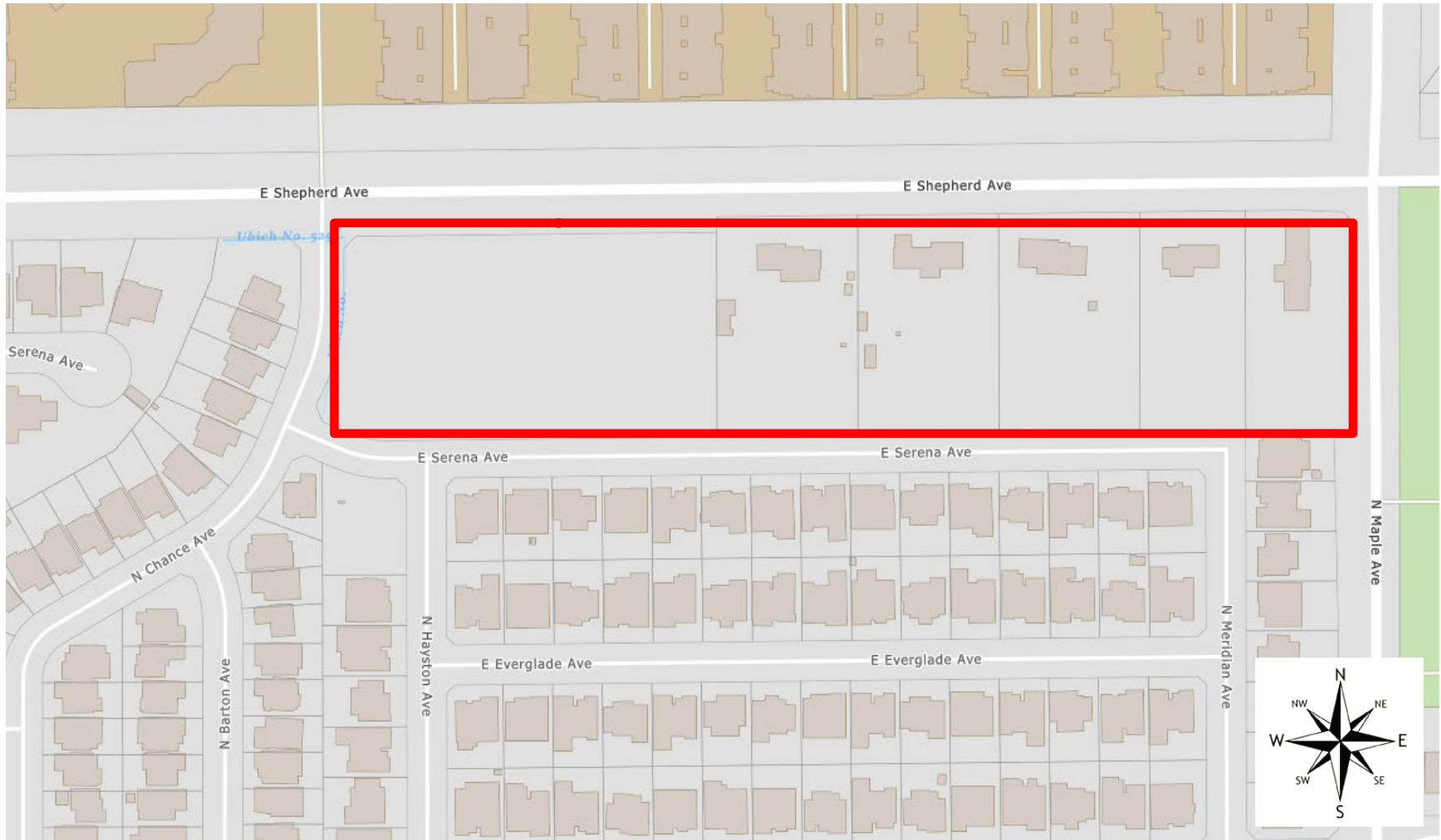
1. The project (will will not) have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
 A determination of project conformity to the Fresno General Plan Program Environmental Impact Report (City of Fresno PEIR No. SCH No. 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.

<i>Erik Young</i> _____ Erik Young Supervising Planner	6/12/2024 _____ Date
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Attachments: Project Vicinity Map

Exhibit A: Vicinity Map



Legend

Subject Property 