



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER: E202510000086
STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF FRESNO	LEAD AGENCY EMAIL	DATE 04/04/2025
COUNTY/STATE AGENCY OF FILING FRESNO COUNTY	DOCUMENT NUMBER E202510000086	
PROJECT TITLE ENVIRONMENTAL ASSESSMENT FOR P23-03993/O23-03982/P23-03990		

PROJECT APPLICANT NAME CITY OF FRESNO	PROJECT APPLICANT EMAIL	PHONE NUMBER (559) 621-8056
PROJECT APPLICANT ADDRESS 2600 FRESNO STREET	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)	\$4,123.50	\$	<u>0.00</u>
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$	<u>0.00</u>
<input checked="" type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$	<u>0.00</u>
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	<u>0.00</u>
<input type="checkbox"/> County documentary handling fee	\$50.00	\$	<u>0.00</u>
<input checked="" type="checkbox"/> Other NOI		\$	<u>0.00</u>

PAYMENT METHOD:

Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 0.00

SIGNATURE <i>Cyan Edmisten</i> X Cyan Edmisten	AGENCY OF FILING PRINTED NAME AND TITLE Cyan Edmisten Deputy Clerk
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E202510000086

CITY OF FRESNO
NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION

Filed with the
FRESNO COUNTY CLERK
2220 Tulare Street, Fresno, CA 93721

ENVIRONMENTAL ASSESSMENT FOR P23-03993/P23-03982/P23-03990

APPLICANT:

Armen Basmajian
Bella Vita, Inc.
6729 North Willow Avenue, Suite 105
Fresno, CA 93722

PROJECT LOCATION:

Located on the southeast corner of West Herndon and North Hayes Avenues in the City and County of Fresno, California (See Exhibit A - Vicinity Map)

APN: 504-092-09, 504-092-10ST, 504-092-15, 504-092-16

Site Latitude: 36°50'06" N & Site Longitude: 119°53'56" W
Mount Diablo Base & Meridian, Township 13S, Range 19E, Section 4

FILED
APR 04 2025 TIME 8:29am
FRESNO COUNTY CLERK
By Cyan Edmisten DEPUTY
Cyan Edmisten

The full Initial Study is on file in the Planning and Development Department, Fresno City Hall, 3rd Floor, Room 3043, 2600 Fresno Street, Fresno, CA 93721.

PROJECT DESCRIPTION:

Development Permit Application No. P23-03993 requests authorization to construct the following:

1) (APNs: 504-092-15, 504-092-16; approximately 2.20 acres) A proposed commercial complex including new construction of one (1) approximately 12,750 square-foot retail shell building, one (1) approximately 5,000 square-foot commercial pad for a future commercial building (Pad 1), and one (1) approximately 4,916 square-foot commercial pad for a future commercial building (Pad 2). Additional new on-site and off-site improvements include, but are not limited to, a paved parking lot, landscaping, two (2) solid waste enclosures, two (2) outdoor patios, curb, gutter, and sidewalks. Direct access to the subject properties are proposed via two (2) driveway approaches on North Hayes Avenue. The proposed drive-thru for Pad 1 is considered separately under Conditional Use Permit Application No. P23-03982.

2) (APNs: 504-092-09, 504-092-10ST; approximately 16.53 acres) A proposed private multi-family residential apartment complex consisting of 33 three-story multi-family residential buildings encompassing a total of 396 multi-family residential dwelling units. The dwelling units would be comprised of 120 one-bedroom units, 192 two-bedroom units, and 84 three-bedroom units. These are categorized 10 *Type 1* Buildings (one-bedroom units), 16 *Type 2* Buildings (two-bedroom units), and 7 *Type 3* Buildings (three-bedroom units) for a total of 33 residential buildings. Additionally, on-site and off-site improvements include, but shall not be limited to, a parking lot including covered (garages and carports) and uncovered parking spaces, landscaping, open space areas including barbeque areas, a tot lot area, swimming pool, basketball half-court, gazebo areas, dog park, and curb, gutter and sidewalks. Direct access is proposed via two (2) private gated entrances on North Hayes Avenue.

Conditional Use Permit Application No. P23-03982 requests authorization to construct a drive-thru use for Commercial Pad 1 (as described above).

Planned Development Permit Application No. P23-03990 requests authorization to modify the development standards for a reduction in minimum drive-thru separation requirements from Residential districts, reduction in width of the separation requirement of the EA (Expressway Area Overlay) zone district from the center line of the nearest travel lane to the nearest proposed building, a reduction in the minimum front yard and interior side yard setback requirements of the RM-2 zone district, and a reduction in the minimum front yard and Type 2 landscape setback requirements for the O zone district.

The City of Fresno has prepared an Initial Study of the above-described project and proposes to adopt a Mitigated Negative Declaration.

Pursuant to the California Public Resources Code (PRC) §§ 21093 and 21094 and California Environmental Quality Act (CEQA) Guidelines §§ 15070 to 15075, 15150, and 15152, this project has been evaluated with respect to each item on the attached Appendix G/Initial Study Checklist to determine whether this project may cause any additional significant effect on the environment. After conducting a review of the adequacy of the Project Specific Mitigation Measure Checklist and CEQA Guidelines §§ 15151 and 15179(b), the Planning and Development Department, as lead agency, finds that no substantial changes have occurred and that no new information has become available.

The completed Appendix G/Initial Study Checklist, its associated narrative, technical studies and mitigation measures reflect applicable comments of responsible and trustee agencies and research and analyses conducted to examine the interrelationship between the proposed project and the physical environment. The information contained in the project application and its related environmental assessment application, responses to requests for comment, checklist, Initial Study narrative, and any attachments thereto, combine to form a record indicating that an Initial Study has been completed in compliance with the State CEQA Guidelines and the CEQA.

All new development activity and many non-physical projects contribute directly or indirectly toward cumulative impacts on the physical environment. It has been determined that the incremental effect contributed by this project toward cumulative impacts is not considered substantial or significant in itself and/or that cumulative impacts accruing from this project may be mitigated to less than significant with application of feasible mitigation measures.

With mitigation imposed under the Project Specific Mitigation Measure Checklist, there is no substantial evidence in the record that this project may have additional significant, direct, indirect or cumulative effects on the environment that are significant. The Planning and Development Department, as lead agency, finds that no substantial changes have occurred and that no new information has become available.

Based upon the evaluation guided by the Appendix G/Initial Study Checklist, it was determined that there are project specific foreseeable impacts which require project level mitigation measures.

The Initial Study has concluded that the proposed project will not result in any adverse effects, which fall within the "Mandatory Findings of Significance" contained in § 15065 of the State CEQA Guidelines. The finding is, therefore, made that the proposed project will not have a significant adverse effect on the environment.

Public notice has been provided regarding staff's finding in the manner prescribed by § 15072 of the CEQA Guidelines and by § 21092 of the PRC Code (CEQA provisions).

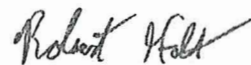
Additional information on the proposed project, including the Project Specific Mitigation Measure Checklist, proposed environmental finding of a Mitigated Negative Declaration and the Initial Study may be obtained from the Planning and Development Department, Fresno City Hall, 2600 Fresno Street, 3rd Floor, Room 3043, Fresno, California 93721 3604. Please contact Rob Holt at (559) 621-8056 or via email at Robert.Holt@fresno.gov for more information.

ANY INTERESTED PERSON may comment on the proposed environmental finding. Comments must be in writing and must state (1) the commentor's name and address; (2) the commentor's interest in, or relationship to, the project; (3) the environmental determination being commented upon; and (4) the specific reason(s) why the proposed environmental determination should or should not be made. Any comments may be submitted at any time between the publication date of this notice and close of business on April 25, 2025. Please direct comments to Rob Holt, Supervising Planner, City of Fresno Planning and Development Department, City Hall, 2600 Fresno Street, Room 3043, Fresno, California, 93721-3604; or by email to Robert.Holt@fresno.gov.

INITIAL STUDY PREPARED BY:

Rob Holt, Supervising Planner

SUBMITTED BY:



E202510000086

	<p>Rob Holt, Supervising Planner CITY OF FRESNO PLANING AND DEVELOPMENT DEPARTMENT</p>
<p>DATE: 04/04/2025</p>	
<p>Attachments: Exhibit A – Vicinity Map</p>	

