



FILED

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AUG 12 2019

TIME 8:20am

County of Fresno

By *Jessica M. [Signature]*  
FRESNO COUNTY CLERK  
DEPUTY

DEPARTMENT OF PUBLIC WORKS AND PLANNING  
STEVEN E. WHITE, DIRECTOR

NOTICE OF DETERMINATION

2019049038

To:  Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

County Clerk, County of Fresno  
2221 Kern Street  
Fresno, CA 93721

From: Fresno County Department of Public Works and Planning, Development Services  
and Capital Projects  
2220 Tulare Street (corner of Tulare and "M") Suite "A", Fresno, CA 93721

Subject: Filing of Notice of Determination in compliance with Section 21152 of the Public  
Resource Code

Project: Initial Study Application No. 7495, General Plan Amendment Application No. 554;  
Amendment Application No. 3831, Conditional Use Permit Application No. 3621,  
Vesting Tentative Tract Map Application No. 6226; Site Plan Review Application  
No. 8108

Location: The project site is located within the Millerton Specific Plan approximately 1,163  
feet south of Millerton Avenue, 880 feet west Marina Drive, and 2.2 miles east of  
the unincorporated community of Friant (SUP. DIST. 5) (APN 300-542-12).

Sponsor: Jeffrey T. Roberts on behalf of Assemi Group, Inc.

Description: Allow Amend the Land Use Element of the County-adopted Millerton Specific  
Plan by changing the land use designation of a five-acre area of a 40-acre parcel  
known as APN 300-542-12 from "Park" to "Medium-Density Residential" and  
change its zoning from the 'O' (Open Conservation) Zone District to an R-1(c)  
(Single-Family Residential, 6,000 square-foot minimum parcel size, Conditional)  
Zone District; and simultaneously change the land use designation of a 1.5-acre  
area within the same parcel, but at a different on-site location, from "Medium-  
Density Residential" to "Open Space" to provide for the park and change its  
zoning from the R-1(c) (Single-Family Residential, 6,000 square-foot minimum  
parcel size, Conditional) Zone District to an 'O' (Open Conservation) Zone  
District. Allow a Planned Unit Residential Development (PUD) consisting of 80  
single-family residential lots on an approximately 25-acre portion of the subject  
40-acre parcel in the R-1(c) Zone District. Amend the Transportation Element of  
the County-adopted Millerton Specific Plan by changing the name of the northerly  
approximately half-mile section of "Saubrice Avenue" to "Morningside Way"; and  
Amend Section C.1 (2) of the Transportation Element of the County-adopted  
Millerton Specific Plan by eliminating Captains Hill Road as a Collector and  
removing it from Figure SP1-9 (Circulation Element and Bikeway Plan) of the  
Millerton Specific Plan.

This is to advise that the County of Fresno ( Lead Agency  Responsible Agency) has approved the above described project on August 6, 2019 and has made the following determination:

1. The project  will  will not have a significant effect on the environment.
2.  An Environmental Impact Report (EIR) was not 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.
3. Mitigation Measures  were  were not made a condition of approval for the project.
4. A statement of Overriding Consideration  was  was not adopted for this project.

This is to certify that the Initial Study with comments and responses and record of project approval is available to the General Public at Fresno County Department of Public Works and Planning, 2220 Tulare Street, Suite A, Corner of Tulare and "M" Streets, Fresno, California.

M MOLLRING  
 Marianne Mollring, Senior Planner  
 (559) 600- 4569 /EMAIL [mmollring@co.fresno.ca.us](mailto:mmollring@co.fresno.ca.us)

8-6-19  
 Date

EA:

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Governor's Office of Planning & Research

AUG 12 2019

STATE CLEARINGHOUSE