

File original and one copy with: Fresno County Clerk 2221 Kern Street Fresno, California 93721		Space Below for County Clerk Only. CLK-2046.00 E04-73 R00-00	
Agency File No: IS 8081	LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION		County Clerk File No: E-
Responsible Agency (Name): Fresno County	Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor	City: Fresno	Zip Code: 93721
Agency Contact Person (Name and Title): Ejaz Ahmad, Planner	Area Code: 559	Telephone Number: 600-4204	Extension: N/A
Applicant (Name): Jerry Cook	Project Title: Unclassified Conditional Use Permit Application No. 3713		
Project Description: Allow a high intensity park with related improvements for weddings, fundraisers, corporate retreat, and private parties, including a veterinary office and a fruit stand/wine tasting room, on approximately 10-acre portion of a 43.94-acre parcel and a 1.62-acre parcel totaling 45.56 acres in the AE-40 (Exclusive Agricultural; 40-acre minimum parcel size) Zone District. The project site is located on the east side of Tollhouse Road (State Route 168), approximately 4.7 miles northeast of the City of Clovis (APNs: 150-141-24; 150-141-19) (13305 Tollhouse Road) (Sup. Dist. 5).			
Justification for Mitigated Negative Declaration: Based upon the Initial Study (IS 8081) prepared for Unclassified Conditional Use Permit Application No. 3713, staff has concluded that the project will not have a significant effect on the environment. No impacts were identified related to Mineral Resources, Population and Housing or Recreation. Potential impacts related to Agricultural and Forestry Resources, Air Quality, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use Planning, Public Services, Tribal Cultural Resources, Utilities and Service Systems and Wildfire have been determined to be less than significant. Potential impacts related to Aesthetics, Biological Resources, Cultural Resources, Noise and Transportation have been determined to be less than significant with the included Mitigation Measures. The Initial Study and Mitigated Negative Declaration (MND) is available for review at 2220 Tulare Street, Suite A, Street Level, located on the southeast corner of Tulare and "M" Street, Fresno, California.			
FINDING: The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Business Journal – September 30, 2022		Review Date Deadline: Planning Commission – November 17, 2022	
Date: Sept. 27, 2022	Type or Print Name: David Randall, Senior Planner	Submitted by (Signature):	

State 15083, 15085

County Clerk File No. _____

**LOCAL AGENCY
MITIGATED NEGATIVE DECLARATION**