



State of California - Department of Fish and Wildlife
2023 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER: E202310000328
STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY PUBLIC WORKS AND PLANNING	LEAD AGENCY EMAIL	DATE 12/13/2023
COUNTY/STATE AGENCY OF FILING FRESNO COUNTY	DOCUMENT NUMBER E202310000328	

PROJECT TITLE
 I.S. NO. 8307, GP AMEND APP NO. 566, AMEND APP 3850, TT MAP APP NO. 6420 & V APP NO. 4140

PROJECT APPLICANT NAME COUNTY OF FRESNO	PROJECT APPLICANT EMAIL	PHONE NUMBER (559) 600-4204
PROJECT APPLICANT ADDRESS 2220 TULARE ST, STE B	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)	\$3,839.25	\$	<u>0.00</u>
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,764.00	\$	<u>0.00</u>
<input checked="" type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$	<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 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

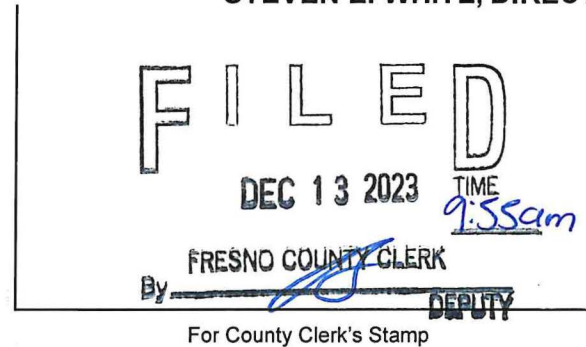
SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE Pricilla Gonzalez Deputy Clerk
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County of Fresno

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

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION



Notice is hereby given that the County of Fresno has prepared Initial Study (IS) No. 8307 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

INITIAL STUDY NO. 8307, GENERAL PLAN AMENDMENT APPLICATION NO. 566, AMENDMENT APPLICATION NO. 3850, TENTATIVE TRACT MAP APPLICATION NO. 6420, and VARIANCE APPLICATION NO. 4140 filed by **ELEGANTE ESTATES LLC** aka **VINTAGE ON THE BLUFF LLC** proposing to amend the Land Use Element of the Fresno County General Plan by changing the land use designation of a 15.24-acre parcel and a 21.18-acre parcel from Agricultural to Rural Residential; change the zoning of the subject parcels from the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District to the R-R (Rural Residential, two-acre minimum parcel size) Zone District; allow Tentative Tract Map to create 18 single-family lots from the subject parcels; and allow Variance to waive public road frontage and lot depth to lot width ratio requirement of RR Zone District, and a gated entry with private roads and individual septic system and water well on each of the proposed lots. The subject parcels are located at the junction of Friant Road and Willow Avenue, approximately 1,870 feet north of the City of Fresno boundary (APN 579-060-37; 55) (12760 and 12762 N. Friant Road, Fresno) (Sup. Dist. 2).

Adopt the Mitigated Negative Declaration prepared for Initial Study No. 8307 and take action on General Plan Amendment Application No. 566, Amendment Application No. 3850, Tentative Tract Map Application No. 6420, and Variance Application No. 4140 with Findings and Conditions.

(hereafter, the "Proposed Project")

The County of Fresno has determined that it is appropriate to adopt a Mitigated Negative Declaration for the Proposed Project. The purpose of this Notice is to (1) provide notice of the availability of IS Application No. 8307 and the draft Mitigated Negative Declaration and request written comments thereon; and (2) provide notice of the public hearing regarding the Proposed Project.

Public Comment Period

The County of Fresno will receive written comments on the Proposed Project and Mitigated Negative Declaration from December 15, 2023, through January 16, 2024.

Email written comments to eahmad@fresnocountyca.gov or mail comments to:

Fresno County Department of Public Works and Planning
Development Services and Capital Projects Division
Attn: Ejaz Ahmad
2220 Tulare Street, Suite B
Fresno, CA 93721

Initial Study No. 8307 and the draft Mitigated Negative Declaration may be viewed at the above address Monday through Thursday, 9:00 a.m. to 5:00 p.m., and Friday, 8:30 a.m. to 12:30 p.m. (except holidays), or at www.fresnocountyca.gov/initialstudies. An electronic copy of the draft Mitigated Negative Declaration for the Proposed Project may be obtained from Ejaz Ahmad at the addresses above.

PROGRAM ACCESSIBILITY AND ACCOMMODATIONS: The Americans with Disabilities Act (ADA) Title II covers the programs, services, activities, and facilities owned or operated by state and local governments like the County of Fresno ("County"). Further, the County promotes equality of opportunity and full participation by all persons, including persons with disabilities. Towards this end, the County works to ensure that it provides meaningful access to people with disabilities to every program, service, benefit, and activity, when viewed in its entirety. Similarly, the County also works to ensure that its operated or owned facilities that are open to the public provide meaningful access to people with disabilities.

To help ensure this meaningful access, the County will reasonably modify policies/ procedures and provide auxiliary aids/services to persons with disabilities. If, as an attendee or participant at the meeting, you need additional accommodations such as an American Sign Language (ASL) interpreter, an assistive listening device, large print material, electronic materials, Braille materials, or taped materials, please contact the Current Planning staff as soon as possible during office hours at (559) 600-4497 or at jpotthast@fresnocountyca.gov. Reasonable requests made at least 48 hours in advance of the meeting will help to ensure accessibility to this meeting. Later requests will be accommodated to the extent reasonably feasible.

Public Hearing

The Planning Commission will hold a public hearing to consider approving the Proposed Project and the Mitigated Negative Declaration on January 25, 2024, at 8:45 a.m., or as soon thereafter as possible, in Room 301, Hall of Records, 2281 Tulare Street, Fresno, California 93721. Interested persons are invited to appear at the hearing and comment on the Proposed Project and draft Mitigated Negative Declaration.

The item is anticipated to be heard by the **Board of Supervisors** at a later date should the Commission recommend approval and if the Commission's action is appealed. A separate notice will be sent confirming the Board of Supervisors' hearing date.

For questions, please call Ejaz Ahmad at (559) 600-4204.

Published: December 15, 2023

EA:

G:\4360Devs&Pln\PROJSEC\PROJDOCS\AA\3800-3899\3850 - See GPA 566, VA 4140, TTH 6420\IS-CEQA\CEQA docs (Revised for SCHAA 3850 NOIw\Clkstp.docx

LOCATION MAP



CITY OF CLOVIS

MADERA COUNTY

SAN JOAQUIN RIVER

FRIANT

LITTLE DRY CREEK

BIGLIONE

BIRKHEAD

SUBJECT PROPERTY

WILLOW BLUFF

RENO

GARONNE

QUEENS
KINGS

BIG DRY CREEK CANAL

FRIANT VIEW

OLD FRIANT

CADE

SILAXO

DIABLO HIGH

KYNZLEE

CITY OF FRESNO

FRIANT

ALICANTE

VIA VENTANA

CLUBHOUSE

VIA MARBELLA

COPPER RIVER

GLASGOW

CHESTNUT

TAMARIND

AUBERRY

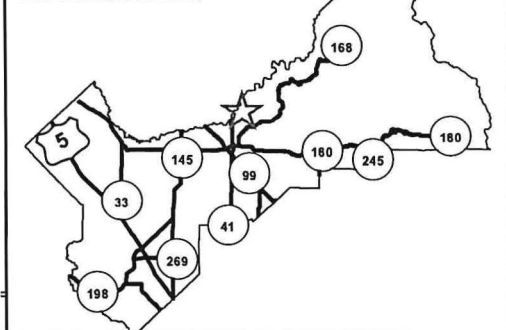
COPPER

Legend

- Subject Property
- City of Clovis
- City of Fresno
- City Sphere of Influence



VICINITY MAP



F202310000328

Miles