

File original and one copy with: <b>Fresno County Clerk 2221 Kern Street Fresno, California 93721</b>		Space Below For County Clerk Only.  CLK-2046.00 E04-73 R00-00	
Agency File No: Initial Study (IS) No 8307	<b>LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION</b>	County Clerk File No: <b>E-</b>	
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: 600-4042
		Extension: N/A	
Project Applicant/Sponsor (Name): Elegante Estates LLC aka Vintage on the Bluff LLC		Project Title: General Plan Amendment Application No. 566, Amendment Application No. 3850, Tentative Tract Map Application No. 6420; Variance Application No. 4140	
Project Description: 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).			
Justification for Negative Declaration: Based upon the Initial Study (IS 8307) prepared for General Plan Amendment Application No. 566, Amendment Application No. 3850, Tentative Tract Map Application No. 6420; and Variance Application No. 4140, staff has concluded that the project will not have a significant effect on the environment.  No impacts were identified related to mineral resources, recreation, or wildfire.  Potential impacts related to agriculture and forestry resources, air quality, energy, geology and soils, hydrology and water quality, greenhouse gas emissions, hazards and hazardous materials, land use and planning, noise, population and housing, public services, tribal cultural resources and utilities and service systems have been determined to be less than significant.  Potential impact related to aesthetics, biological resources, cultural resources, and transportation have been determined to be less than significant with the identified mitigation measures.  The Initial Study and 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 – December 15, 2023		Review Date Deadline: Planning Commission – January 25, 2024	
Date:	Type or Print Signature: David Randall, Senior Planner	Submitted by (Signature): Ejaz Ahmad, Planner	

State 15083, 15085

County Clerk File No.: \_\_\_\_\_

**LOCAL AGENCY  
MITIGATED NEGATIVE DECLARATION**