File original and one copy with:			Space Below For County Clerk Only.						
Fresno County Clerk			.,		,				
2221 Kern Street									
Fresno, California 93721									
Agency File No: LOC			CLK-2046.00 E04-73 R00-00						
1		1	MITIGATED NEGATIVE		1	E-202310000336			
		DECLARATION		L-202310000330					
Responsible Agency (Name): Address (S		Street and P.O. Box):			City: Zip Code:				
Fresno County 2220 Tulare St. Six		•			Fresno		93721		
Agency Contact Person (Name and Title):			Area Code:		Те	Telephone Number:		tension:	
Elliot Racusin, Planner				559	600-4245		N//	N/A	
D. C. J. A. Brand O. C. Albana			<u> </u>	Desired Title					
Project Applicant/Sponsor (Name):				Project Title:					
Ben Ewell/ White Fox Creek, LLC.			Initial Study No. 7918, General Plan Amendment Application No. 561, Conditional Use Permit Application No. 3688						
				- Conditional Coe Fermit Application No. Cooc					
Project Description: Proposition to amond Unclosed Find Conditional Llas Devroit Application No. 2965 and 2025. (the White Few Crock Sub Unit Diag of the									
Proposing to amend Unclassified Conditional Use Permit Application No. 2865 and 3035, (the White Fox Creek Sub-Unit Plan of the Millerton Specific Plan) to allow a 200-unit multiple-family residential complex as an alternative to the planned Hotel/Conference									
Center and 3-Par Course use, and approve Conditional Use Permit No. 3688 to allow a Planned Residential Development for the									
200-unit multiple-family residential complex, and adopt Amendment Application No. 3847 to adjust the boundaries of the existing O(c)									
(Open Conservation, Conditional) and C-6(c) (General Commercial, Conditional) Zone District. The project site is comprised of a 23-									
acre site located on the east side of Mariana Drive, beginning approximately 150-feet south of Millerton Road. The site is approximately three miles east of the unincorporated community of Friant (APN: 300-350-27s) (Dist. No. 5).									
Justification for Negative Declar	ation:								
Based upon the Initial								l Use Permit	
Application No. 3688,	staff has concl	uded that the proj	ject will	not have a sig	nifica	nt effect on the enviro	onment.		
No impacts were iden	tified related to	agricultural and f	orestry i	resources, and	d mine	eral resources.			
·			•						
Potential impacts related to air quality, biological resources, energy, greenhouse gas emissions, hazards and hazardous materials,									
land use and planning, noise, population and housing, public services, recreation, tribal cultural resources, utilities and service systems, and wildfire have been determined to be less than significant.									
dystems, and whalle have been determined to be less than digitilisation.									
Potential impact related to aesthetics, cultural resources, geology and soils, hydrology and water quality and transportation have been determined to be less than significant with the identified mitigation measure.									
determined to be less	than significant	t with the identifie	d mitiga	tion measure.					
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 Newspaper and Date of Publication:			on the						
• •					Review Date Deadline:				
Fresno Business Journal - December 20, 2023						Planning Commission Hearing- TBD			
Date:	Type or Print Si	gnature:				nitted by (Signature):	1 (1)		
19/10/02	David Randa	II. Senior Planner	· >	1	Ellic	t Racusin Ellis	V 1/200	a A ~	

State 15083, 15085

County Clerk File No.: E202310000336

LOCAL AGENCY MITIGATED NEGATIVE DECLARATION