



FILED

AUG 12 2024

TIME  
3:35pm

E202310000336

County of Fresno

By \_\_\_\_\_  
FRESNO COUNTY CLERK

DEPUTY

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

### NOTICE OF DETERMINATION

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 No. 7918, General Plan Amendment No. 561; Amendment Application No. 3847, Conditional Use Permit No. 3688

Location: The subject parcel is located on the east side of Mariana Drive, 150-feet south of Millerton Road, between Sky Harbour Drive and Winchell Cove Road, approximately three miles east of the unincorporated community of Friant (APN 300-350-27S). Section 10, Township 11s, Range 21e (Dist. No.: 5).

Sponsor: Austin Ewell Jr. on behalf of White Fox Creek, LLC.

Description: Proposing to amend 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).

This is to advise that the County of Fresno ( Lead Agency  Responsible Agency) has approved the above described project on August 6, 2024 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.

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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.



August 6, 2024

David Randall, Senior Planner

(559) 600- 4052 /EMAIL [drandall@fresnocountyca.gov](mailto:drandall@fresnocountyca.gov)

Date

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