



F2023/0000302

County of Fresno

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

FILED
OCT 25 2024 TIME 9:49am
FRESNO COUNTY CLERK
By [Signature] DEPUTY

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. 8307, General Plan Amendment Application No. 566,
Amendment Application No. 3850, Tentative Tract Map Application No. 6420,
Variance Application No. 4140, Site Plan Review Application No. 8330.

Location: The subject parcels are located on the southeast corner 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) (Sup. Dist. 2).

Sponsor: Vintage on the Bluff LLC aka Vintage on the Bluff LLC

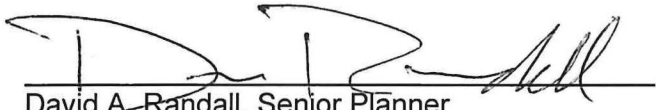
Description: Amend the Land Use Element of the Fresno County General Plan by changing
the land use designation of a 15.24-acre parcel and a 21.18-acre parcel from
Agriculture to Rural Residential; rezone said parcels from the AE-20 (Exclusive
Agricultural, 20-acre minimum parcel size) Zone District to the R-R (Rural
Residential, two-acre net minimum parcel size) Zone District to allow the creation
of 16 lots (Tract 6420) from the subject parcels; a Variance to waive the public
road frontage requirement and the 4 to 1 lot depth to lot width ratio requirement
for the lots; and approve a Tentative Tract Map for the creation of a 16 lot
residential development with an exception for private road width and minimum
centerline road curve radius per County Ordinance Code 17.72.333-A.

This is to advise that the County of Fresno (☒ Lead Agency ☐ Responsible Agency) has
approved the above-described project on October 22, 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.
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.



David A. Randall, Senior Planner
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Date

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