



# E202410000047 County of Fresno

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

**FILED**  
AUG 28 2025  
TIME 4:10 pm

## 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  
FRESNO COUNTY CLERK  
*[Signature]*  
DEPUTY

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. 8285 and Variance Application No. 4138

Location: The subject parcel is located on the east side of N. Biola Ave., approximately 2,000 feet south of W. Ashlan Ave., approximately 4 miles north of the City of Kerman. (APN: 016-110-07) (3488 N. Biola Ave.) (Sup. Dist. 1).

Sponsor: Melissa White Holtermann (GSW Farms LLC)  
7571 W. Remington Suite 104  
Fresno, CA 93711

Description: Allow the creation of a 2.0-acre and an 18.0-acre parcel, from an existing 20-acre parcel, in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

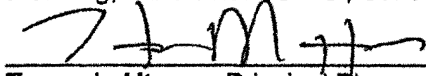
This is to advise that the County of Fresno ( Lead Agency  Responsible Agency) has approved the above described project on June 26, 2025 and has made the following determination:

1. The project [ will  will not] have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [ were  were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [ was  was not] adopted for this project.
5. A statement of Overriding Considerations [ was  was not] adopted for this project.

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6. Findings  were  were not made pursuant to the provisions of CEQA.

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.



Tawanda Mtunga, Principal Planner  
(559) 600- 4256 / [tmtunga@fresnocountyca.gov](mailto:tmtunga@fresnocountyca.gov)

8/27/2025

Date

E20241000047

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: <b>IS 8285</b>		<b>LOCAL AGENCY NEGATIVE DECLARATION</b>	
Responsible Agency (Name): <b>Fresno County</b>		Address (Street and P.O. Box): <b>2220 Tulare St. Sixth Floor</b>	
Agency Contact Person (Name and Title): <b>Alyce Alvarez, Planner</b>		City: <b>Fresno</b>	
Project Applicant/Sponsor (Name): <b>Melissa White Holtermann (GSW Farms LLC)</b>		County Clerk File No: <b>E- 20241000047</b>	
Area Code: <b>559</b>		Zip Code: <b>93721</b>	
Telephone Number: <b>600-9669</b>		Extension: <b>N/A</b>	
Project Title: <b>IS 8285 &amp; VA 4138</b>		Project Description: <b>Allow the creation of a substandard sized two-acre parcel and an eighteen-acre parcel from an existing 20-acre parcel within the AE-20 (Exclusive Agricultural, 20-acre parcel minimum) Zone District. The subject parcel is located on the east side of N. Biola Ave., approximately 2,000 feet south of W. Ashlan Ave., approximately 4 miles North of the City of Kerman. (APN: 016-110-07) (3488 N. Biola Ave.) (Sup. Dist. 1).</b>	
Justification for Negative Declaration:  It has been determined that there would be no impacts to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Mineral Resources, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire.  Potential impacts related to Agricultural and Forestry Resources, Geology and Soils, and Land Use and Planning have been determined to be less than significant. Mitigation Measures were not necessary to reduce any impact to less than significant.			
FINDING: <b>The proposed project will not have a significant impact on the environment.</b>			
Newspaper and Date of Publication: <b>Fresno Business Journal – February 14, 2024</b>		Review Date Deadline: <b>Planning Commission – February 13, 2025</b>	
Date: <b>8/27/25</b>	Type or Print Signature: <b>Tawanda Mtunga Principal Planner</b>	Submitted by (Signature): <b>Alyce Alvarez Planner</b> <i>Alyce Alvarez</i>	

State 15083, 15085

County Clerk File No.: E-20241000047

**LOCAL AGENCY  
NEGATIVE DECLARATION**