File original and one copy with:	Space Below For County Clerk Only.
Fresno County Clerk 2221 Kern Street Fresno, California 93721	E202510000138 CLK-2046.00 E04-73 R00-00

Agency File No:	**LOCAL AGENCY NEGATIVE DECLARATION**	County Clerk File No:
IS 8658		

Responsible Agency (Name):	Address (Street and P.O. Box):	City:	Zip Code:
Fresno County	2220 Tulare St. Sixth Floor	Fresno	93721

Agency Contact Person (Name and Title):	Area Code:	Telephone Number:	Extension:
Arianna Brown, Planner	559	600-4245	N/A

Project Applicant/Sponsor (Name):	Project Title:
Nick Yovino, JD Investments	Initial Study No. 8658 & Variance Application 4181

Project Description:

Allow waive the lot size requirements and allow for the creation of two substandard 2.55-acre parcels from an existing 5.09-acre parcel located in the AL-20 (Limited Agricultural, 20-acre minimum) Zone District. If approved, a mapping procedure will follow. The subject parcel is located on the west side of Willow Bluff, approximately 0.65-miles from the City of Fresno. (APN:579-050-16) (12739 Willow Bluff) (Sup. Dist. 5).

Justification for Negative Declaration:

Based upon the Initial Study No. 8658 prepared for Variance Application No. 4181, staff has concluded that the project will not have a significant effect on the environment. It has been determined that there would be no impacts to Aesthetics, Biological Resources, Geology/Soils, Hydrology/Water Quality, Noise, Recreations, Utilities/Service Systems, Agriculture & Forestry Resources, Cultural Resources, Greenhouse Gas Emissions, Land Use/Planning, Population/Housing, Transportation, Wildfire, Air Quality, Energy, Hazards & Hazardous Materials, Mineral Resources, Public Services, Tribal Cultural Resources or Mandatory Findings of Significance.

FINDING:

The proposed project will not have a significant impact on the environment.

Newspaper and Date of Publication:	Review Date Deadline:
Fresno Business Journal – June 13, 2025	Planning Commission – July 24, 2025

Date:	Type or Print Signature:	Submitted by (Signature):
June 11, 2025	David Randall Senior Planner	Arianna Brown Planner

State 15083, 15085

County Clerk File No.: E-202510000138

LOCAL AGENCY
MITIGATED NEGATIVE DECLARATION

"G:\4360Devs&Pln\PROJSEC\PROJDOCS\VA\4100-4199\4181\CEQA\VA 4781 Draft ND.docx"

DRAFT