



State of California - Department of Fish and Wildlife  
**2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER: <b>E202510000138</b>
STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY <b>PUBLIC WORKS AND PLANNING</b>	LEAD AGENCY EMAIL	DATE <b>06/06/2025</b>
COUNTY/STATE AGENCY OF FILING <b>FRESNO COUNTY</b>	DOCUMENT NUMBER <b>E202510000138</b>	

PROJECT TITLE  
**INITIAL STUDY NO. 8658 & VARIANCE APP NO.4181**

PROJECT APPLICANT NAME <b>COUNTY OF FRESNO PUBLIC WORKS &amp; PLANNING</b>	PROJECT APPLICANT EMAIL	PHONE NUMBER <b>(559) 600-4245</b>
PROJECT APPLICANT ADDRESS <b>2220 TULARE STREET, SUITE A</b>	CITY <b>FRESNO</b>	STATE <b>CA</b>
		ZIP CODE

PROJECT APPLICANT (Check appropriate box)

Local Public Agency     School District     Other Special District     State Agency     Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,227.50	\$	<u>0.00</u>
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$3,043.75	\$	<u>3,043.75</u>
<input checked="" type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,437.25	\$	<u>0.00</u>


- Exempt from fee
- Notice of Exemption (attach)
- CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	<u>0.00</u>
<input checked="" type="checkbox"/> County documentary handling fee	\$50.00	\$	<u>50.00</u>
<input type="checkbox"/> Other		\$	<u>0.00</u>

PAYMENT METHOD:

- Cash     Credit     Check     Other 5469

TOTAL RECEIVED \$ **3,093.75**

SIGNATURE <b>X</b>  Cyan Edmisten	AGENCY OF FILING PRINTED NAME AND TITLE Cyan Edmisten Deputy Clerk
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County of Fresno  
Clerk's Office  
James A. Kus

Elections Department  
(559) 600-8683

Clerk Services Department  
(559) 600-2575

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Finalization 2026004432  
3/6/2026 08:17 AM  
CCR572471 Cedmisten

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Description	Fee
EIR - Negative Declaration	
Time Recorded: 8:17 AM	
Recording Fee:	\$3,043.75
Total Amount Due	\$3,043.75
Total Paid	
Check Tendered	\$3,043.7
#5469	
Amount Due	\$0.00

E202510000138

THANK YOU  
PLEASE KEEP FOR REFERENCE

County of Fresno  
Clerk's Office  
James A. Kus

Elections Department  
(559) 600-8683

Clerk Services Department  
(559) 600-2575

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Finalization            2026004433  
3/6/2026      08:17 AM  
CCR572471            Cedmisten

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Description	Fee
EIR Administrative Fee	
Time Recorded:      8:17 AM	
Recording Fee:	\$50.00
Total Amount Due	\$50.00
Total Paid	
Check Tendered	\$50.00
#5469	
Amount Due	\$0.00

E202510000138

THANK YOU  
PLEASE KEEP FOR REFERENCE



E202510000138

FILED

County of Fresno

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

MAR 06 2026 TIME 8:17am

FRESNO COUNTY NOTICE OF DETERMINATION

BY Liam Edmisten DEPUTY COUNTY CLERK

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

Contact: Arianna Brown, (559) 600- 4245

Subject: Filing of Notice of Determination in compliance with Section 21152 of the Public Resource Code

Project: Initial Study No. 8658 & Variance Application No. 4181

Location: 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).

Sponsor: Nick Yovino, JD Investments

Description: Allow waiver of 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.

This is to advise that the County of Fresno ( Lead Agency  Responsible Agency) has approved the above-described project on March 3, 2026, and has made the following determination:

- The project  will  will not have a significant effect on the environment.
- 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.
- Mitigation measures  were  were not made a condition of the approval of the project.
- A mitigation reporting or monitoring plan  was  was not adopted for this project.
- A statement of Overriding Considerations  was  was not adopted for this project.
- 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.

Arianna Brown  
Arianna Brown, Planner  
(559) 600-4245 /EMAIL [arbrown@fresnocountyca.gov](mailto:arbrown@fresnocountyca.gov)

3/5/26  
Date

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E202510000138

File original and one copy with: <b>Fresno County Clerk 2221 Kern Street Fresno, California 93721</b>		Space Below For County Clerk Only.		<b>FILED</b>	
				MAR 06 2026 <sup>TIME</sup> 8:17am	
Agency File No: <b>IS 8658</b>		<b>LOCAL AGENCY NEGATIVE DECLARATION</b>		County Clerk File No: <i>E202510000138</i> <b>FRESNO COUNTY CLERK</b> <i>Cyan Edmisten</i> <b>DEPUTY</b>	
Responsible Agency (Name): Fresno County	Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor		City: Fresno	Zip Code: 93721	
Agency Contact Person (Name and Title): Arianna Brown, Planner		Area Code: 559	Telephone Number: 600-4245	Extension: N/A	
Project Applicant/Sponsor (Name): Nick Yovino, JD Investments		Project Title: Initial Study No. 8658 & Variance Application No. 4181			
Project Description: Allow waiver of 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: Fresno Business Journal – June 13, 2025			Review Date Deadline: Board of Supervisors – March 3, 2026		
Date: March 5, 2026	Type or Print Signature: Tawanda Mtunga Principle Planner		Submitted by (Signature): Arianna Brown Planner		

State 15083, 15085

County Clerk File No.: E-

**LOCAL AGENCY  
NEGATIVE DECLARATION**