

File original and one copy with: Fresno County Clerk 2221 Kern Street Fresno, California 93721		Space Below For County Clerk Only. CLK-2046.00 E04-73 R00-00	
Agency File No: IS 8026	LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION		County Clerk File No: E- 20261000077
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): Alyce Alvarez, Planner	Area Code: 559	Telephone Number: 600-9669	Extension: N/A
Applicant (Name): Rob Strahm	Project Title: Initial Study No. 8026 and Amendment Application No. 3844		
Project Description: Rezone an existing 15.02-acre parcel currently zoned AL-20 (Limited Agricultural, 20-acre minimum parcel size) and C-4 (Central Trading). The project proposes to rezone the AL-20 portion of the project site to the R-1-B(c) (Single-Family Residential, 12,500 square-foot minimum parcel size, Conditional) Zone District with shared use of an existing well subject to conditions restricting further sub-division unless/until community water is available, and the C-4 Zone District to remain. If this rezone is approved, the Applicant intends to subdivide the parcel into three (3) 2-acre parcels and a remainder. The remainder parcel would be comprised of land zoned C-4 and R-1-B(c).			
Justification for Negative Declaration: Based upon the Initial Study prepared for Amendment Application No. 3844, 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 Agriculture and Forestry Resources, Mineral Resources, and Tribal Cultural Resources. Potential impacts related to Aesthetics, Air Quality, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation, Utilities and Service Systems, and Wildfire have been determined to be less than significant. Potential impacts related to Biological Resources have been determined to be less than significant with mitigation incorporated through implementation of the identified mitigation measures. The Initial Study and MND are available for review at 2220 Tulare Street, Suite A, Fresno, CA 93721.			
FINDING: The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Business Journal – March 23, 2026		Review Date Deadline: April 22, 2026	
Date: March 20, 2026	Type or Print Signature: Tawanda Mtunga Principal Planner	Submitted by (Signature): Alyce Alvarez Planner	

State 15083, 15085

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