County of Fresno

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

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

Contact: Alyce Alvarez, (559) 600-9669

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

Project: Initial Study No. 8026, Amendment Application No. 3844

Location: The subject parcel is located on north side of Dorabella Rd., and west side of north Aspen Rd. 150 feet east of California State Route 168 within the unincorporated community of Shaver Lake. (APN: 120-260-14) (Sup. Dist. 5).

Sponsor: Rob Strahm, Strahm Engineering and Associates

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).

This is to advise that the County of Fresno (☒ Lead Agency ☐ Responsible Agency) has approved the above described project on November 17, 2026, 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.
3. ☒ A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.

4. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.

5. A mitigation reporting or monitoring plan [☐ was ☒ was not] adopted for this project.

6. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.

7. 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.

11/18/2026

Ober Ramirez, Senior Planner — Date
(559) 600-4231 /oramirez@fresnocountyca.gov

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