FILED
OCT 05 2026
TIME 1:41pm
FRESNO COUNTY CLERK
BY DEPUTY

E20261000182

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. 8664, Amendment Application No. 3878

Location: The subject parcel is located on the northeast corner of Valentine Avenue and Whitesbridge Road on the south side of State Route 180 (APN: 326-150-21) (116 N. Valentine Avenue) (Sup. Dist. 1).

Sponsor: Joseph Kalpakoff

Description: Rezone a 7.79-acre parcel from the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to the M-1(c) (Light Manufacturing, Conditional) Zone District for a limited number of industrial uses as requested by the applicant, including an office building, a truck maintenance building, a fueling station, and a truck wash station. Also included in this proposal is a request to vacate a portion of Valentine Avenue which borders the site's westerly property line.

This is to advise that the County of Fresno (☒ Lead Agency ☐ Responsible Agency) has approved the above described project on September 22, 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.

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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.

10/05/2026

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

Date

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FILED

File original and one copy with:	Space Below For County Clerk Only.
Fresno County Clerk **2221 Kern Street** **Fresno, California 93721**	OCT 05 2026 TIME 1:45pm FRESNO COUNTY CLERK BY _____ DEPUTY CLK-2046.00 E04-73 R00-00

Agency File No:	**LOCAL AGENCY MITIGATED NEGATIVE DECLARATION**	County Clerk File No:
IS 8664		**E- 202610000209**

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:
Alyce Alvarez, Planner	559	600-9669	N/A

Applicant (Name):	Project Title:
Joseph Kalpakoff	Initial Study No. 8664 and Amendment Application No. 3878

Project Description:

Rezone an existing 7.79-acre parcel from the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to the M-1(c) (Light Manufacturing, Conditional) Zone District for limited industrial uses as requested by the applicant, including an office building, a truck maintenance building, a fueling station, and a truck wash station. Also included in this proposal is vacationing of Valentine Avenue which borders with the westerly property line.

Justification for Negative Declaration:

Based upon the Initial Study prepared for Amendment Application No. 3878, 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 Land Use and Planning, Mineral Resources, Population and Housing, Recreation, and Wildfire.

Potential impacts related to Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Noise, Public Services, and Transportation have been determined to be less than significant.

Potential impacts related to Cultural Resources, Hydrology and Water Quality, Tribal Cultural Resources, and Utilities and Service Systems have been determined to be less than significant with incorporation of 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:	Review Date Deadline:
Fresno Business Journal – July 24, 2026	August 24, 2026

Date:	Type or Print Signature:	Submitted by (Signature):
July 22, 2026	Ober Ramirez Senior Planner	Alyce Alvarez Planner

State 15083, 15085

County Clerk File No.: E202610000209

LOCAL AGENCY
MITIGATED NEGATIVE DECLARATION