



E202610000282

County of Fresno

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

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

FILED

SEP 14 2026 TIME 2:05pm

FRESNO COUNTY CLERK
BY [Signature] DEPUTY
For County Clerk's Stamp

Notice is hereby given that the County of Fresno has prepared Initial Study (IS) No. 8911 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

INITIAL STUDY NO. 8911 and **VARIANCE APPLICATION NO. 4208** filed by **JOE COELHO** proposing to allow the creation of a substandard-sized 2.01-acre parcel and a 147.56-acre parcel from an existing 149.57-acre parcel within the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The subject parcel is located on the north side of W. Mount Whitney Avenue between S. Hayes Avenue and S. Polk Avenue, approximately 1.0 mile west of the unincorporated community of Lanare (APN: 053-200-10S) (20705 S. Polk Avenue) (Sup. Dist. 4). (hereafter, the "Proposed Project").

The County of Fresno has determined that it is appropriate to adopt a Negative Declaration for the Proposed Project. The purpose of this Notice is to (1) provide notice of the availability of IS No. 8911 and the draft Negative Declaration and request written comments thereon; and (2) provide notice of the public hearing regarding the Proposed Project.

Public Comment Period

The County of Fresno will receive written comments on the Proposed Project and Negative Declaration from Friday, September 18, 2026, until Monday, October 19, 2026.

Email written comments to kbolton@fresnocountyca.gov, or mail comments to:

Fresno County Department of Public Works and Planning
Development Services and Capital Projects Division
Attn: Katie Bolton
2220 Tulare Street, Suite A
Fresno, CA 93721

IS Application No. 8911 and the draft Negative Declaration may be viewed at the above address Monday through Thursday, 9:00 a.m. to 5:00 p.m., and Friday, 8:30 a.m. to 12:30 p.m. (except holidays), or at www.co.fresno.ca.us/initialstudies. An electronic copy of the draft Negative Declaration for the Proposed Project may be obtained from Katie Bolton at the addresses above.

Public Hearing

The Planning Commission will hold a public hearing to consider approving the Proposed Project and the Negative Declaration on October 22, 2026 at 8:45 a.m., or as soon thereafter as possible, in Room 301, Hall of Records, 2281 Tulare Street, Fresno, California 93721. Interested persons are invited to appear at the hearing and comment on the Proposed Project and draft Negative Declaration.

For questions, please call Katie Bolton at (559) 600-4205

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