

# Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

<b>SCH #</b>
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**Project Title:** Environmental Assessment No. T-6432/P23-02268/P23- 02269/P23-03234

Lead Agency: City of Fresno Contact Person: Juan Lara  
 Mailing Address: 2600 Fresno Street, 3rd Floor, Room 3043 Phone: (559) 621-8039  
 City: Fresno Zip: 93721 County: Fresno

**Project Location:** County: Fresno City/Nearest Community: Fresno  
 Cross Streets: East Tulare Street & South Peach Avenue Zip Code: 93727

Longitude/Latitude (degrees, minutes and seconds): 36 ° 44 ' 27.08 " N / 119 ° 43 ' 06.94 " W Total Acres: 9.46

Assessor's Parcel No.: 463-140-01, 463-140-02, 463-140-03, 463-140-04 Section: 6 Twp.: 14S Range: 21E Base: Mt Diablo

Within 2 Miles: State Hwy #: State Route 180 Waterways: \_\_\_\_\_  
 Airports: Fresno-Yosemite International Railways: \_\_\_\_\_ Schools: Easterby Elementary School, Kings Canyon Middle +

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_  FONSI \_\_\_\_\_

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: \_\_\_\_\_

**Development Type:**

Residential: Units 44 Acres 3.97  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational: \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  Other: \_\_\_\_\_

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: Cultural Resources, Tribal Cultural Resc +

**Present Land Use/Zoning/General Plan Designation:**

Present Land Use: Vacant /Rural Residential Zoning: RA-NB & AL20 / General Plan Designation: Medium Density Residential

**Project Description:** (please use a separate page if necessary)

Annexation Application No. P23-02268 proposes to detach the property from the Kings River Conservation District and Fresno County Fire Protection District and annexation to the City of Fresno.  
 Pre-zone Application No. P23-02269 proposes to pre-zone: approximately 4.18 acres of the property from the Fresno County RA-NB (Single Family Residential Agricultural) to the City of Fresno RS-5 Single-Family Residential, Medium Density) and approximately 4.80 acres of the property from the Fresno County AL20 (Limited Agricultural) zone district to the City of Fresno RS-5/ANX (Single-Family Residential, Medium Density/Annexed Rural Residential Overlay) zone districts.  
 Vesting Tentative Tract Map No. 6432 proposes to subdivide approximately 3.97 acres of property into a 44-lot single-family residential development.  
 Planned Development Permit Application No. P23-03234 proposes to modify the RS-5 zone district development standards to allow for private streets; a reduction in the minimum lot size, and depth; a reduction in the minimum garage, street side yard, and rear yard setbacks, front; and an increase in maximum lot coverage.  
 On- and off-site improvements including circulation roads, interior private streets, curb, gutter, sidewalk, water and sewer utilities, and landscaping would be developed to City standards by the Project developer.  
 Sewer services will be provided by the City of Fresno. Water Service will be provided by the Bakman Water District.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".


<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

### Local Public Review Period (to be filled in by lead agency)

Starting Date 08/08/2025 Ending Date 08/27/2025

### Lead Agency (Complete if applicable):

Consulting Firm: <u>Crawford &amp; Bowen Planning, Inc.</u>	Applicant: <u>Bonique Emerson, Precision Civil Engineering</u>
Address: <u>113 N. Church St. Suite 310</u>	Address: <u>1234 O Street</u>
City/State/Zip: <u>Visalia, CA 93291</u>	City/State/Zip: <u>Fresno, CA 93721</u>
Contact: <u>Emily Bowen</u>	Phone: <u>(559) 449-4500</u>
Phone: <u>(559) 840-4414</u>	

Signature of Lead Agency Representative:  Date: 08/08/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.