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

SCH #

Project Title: Granite Park PACE FAcility

Lead Agency: City of Fresno | Contact Person: Valeria Ramirez
Mailing Address: 2600 Fresno Street, Room 3043 | Phone: 559-621-8046
City: Fresno | Zip: 93721 | County: Fresno

Project Location: County: Fresno | City/Nearest Community: Fresno
Cross Streets: East Hampton Way and North Cedar Avenue | Zip Code: 93726
Longitude/Latitude (degrees, minutes and seconds): 36 ° 47 ' 14.486 " N / 119 ° 45 ' 15.792 " W Total Acres: 4.49
Assessor's Parcel No.: 438-220-01, 02, 03, 04, 05, 06, 07, 08, 09, 10 | Section: 24 | Twp.: 13S | Range: 20E | Base: Mt. Diablo
Within 2 Miles: State Hwy #: SR 168 & SR 41 | Waterways:
Airports: Fresno Yosemite International Airport | Railways: N/A | Schools: Centennial Elem, Duncan Polytech

Document Type:

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

Local Action Type:

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

Development Type:

☐ Residential: Units ____ Acres ____
☐ Office: Sq.ft. ____ Acres ____ Employees ____
☒ Commercial: Sq.ft. ____ Acres 4.49 Employees ____
☐ Industrial: Sq.ft. ____ Acres ____ Employees ____
☐ Educational:
☐ Recreational:
☐ Water Facilities: Type ____ MGD ____
☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type ____ MW ____
☐ Waste Treatment: Type ____ MGD ____
☐ Hazardous Waste: Type
☐ Other:

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Employment - Office

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

Rezone Application No. P25-01778 and Development Permit Application No. P25-01774 was filed by Stock Five Development, Inc. The applicant proposes to develop an approximately 20,000 sq. ft. one-story healthcare facility at 4092 North Cedar Ave located in the City of Fresno. The proposed Project would consist of a Program of All-Inclusive Care ("PACE") facility serving seniors in the community offering community-based services and medical care services to individuals aged 55 and over who have been categorized as "nursing home eligible" by the state's Medicaid program. The proposed Project would provide a viable alternative to nursing home placement for such patients by delivering care through a comprehensive service package of medical, behavioral, and social services that enables patients to stay in their own homes and communities. The community-based services would include rehabilitation therapies (physical therapy, occupational therapy, speech therapy), engagement programs promoting socialization among seniors, nutritional support services including counseling and meals, and counseling services. The medical care services would include medical care from doctors and advance practice providers, nursing and medication services, dentistry care, podiatry care, optometry care, and audiology care. The proposed Project would not include any overnight services, and all patients will be returned to their homes via private van service at the end of each day. The PACE center would follow the care model described above, providing comprehensive healthcare services for senior citizens in the City of Fresno.
Rezone Application No. P25-01778 is necessary to remove a condition of zoning that precludes the proposed use from occupying the site.

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 and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

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

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

Starting Date December 16, 2025 Ending Date January 15, 2026

Lead Agency (Complete if applicable):

Consulting Firm: Provost and Pritchard Consulting Group
Address: 455 East Fir Avenue
City/State/Zip: Clovis, CA 93611
Contact: Josh Bridgegroom
Phone: 559-449-2700

Applicant: Terra Mortensen
Address: 575 East Locust Avenue, Suite 103
City/State/Zip: Fresno, CA 93720
Phone: 559-721-5030

Signature of Lead Agency Representative: VALERIAR Digitally signed by VALERIAR Date: 2025.12.16 10:52:28 -08'00' **Date:** 12/16/2025

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