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: Environmental Assessment No's. P24-01360 and P24-01364

Lead Agency: City of Fresno | Contact Person: Brittany Martin
Mailing Address: 2600 Fresno St | Phone: 559-621-8059
City: Fresno | Zip: 93721 | County: Fresno

Project Location: County: Fresno | City/Nearest Community: Fresno
Cross Streets: Located on the south side of West Dakota Avenue between North Pleasant and North Hughes Avenues | Zip Code: 93705
Longitude/Latitude (degrees, minutes and seconds): 36 ° 47 ′ 09.2184 ″ N / 119 ° 50 ′ 16.4652 ″ W Total Acres: 1
Assessor's Parcel No.: 433-220-06 | Section: 19 | Twp.: 13S | Range: 20E | Base: MDBM
Within 2 Miles: State Hwy #: Highway 99 | Waterways: Herndon Canal, Victoria Colony Canal
Airports: N/A | Railways: Southern Pacific | Schools: Dewolf, Cooper, Roeding, Wilson, Aspen Valley

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 12 Acres 1
☐ 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

Present Land Use/Zoning/General Plan Designation:

Vacant Parcel, RS-5/cz (Residential Single-Unit Medium Density/conditions of zoning), Residential Medium-Density

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

Conditional Use Permit Application No. P24-01360 proposes to develop a 1-acre parcel (APN 433-220-06) with a 12-unit multi-family residential development at 2317 West Dakota Avenue, located on the south side of West Dakota Avenue, between North Pleasant and North Hughes Avenues in the City and County of Fresno, California. Rezone Application No. P24-01364 proposes to remove existing zoning conditions that currently restrict development on the site to 10 single-story residential units and require adherence to all conditions of approval associated with Site Plan Review Application No. S-92-48, which pertains to the construction of a 10-unit apartment complex on the subject property. The proposed rezone would change the parcel's designation from RS-5/cz (Residential Single-Unit, Medium Density/Conditions of Zoning) to RS-5 (Residential Single-Unit, Medium Density).

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 7/2/2026 Ending Date 7/22/2026

Lead Agency (Complete if applicable):

Consulting Firm: SWCA Environmental Consultants
Address: 4111 Broad Street, Suite 210
City/State/Zip: San Luis Obispo, CA 93401
Contact: Brandi Cummings
Phone: 805-786-2250

Applicant: Crawford Architecture & Planning
Address: 7122 East Garland Avenue
City/State/Zip: Fresno, CA 93737
Phone:

Signature of Lead Agency Representative: BRITTANYNM Digitally signed by BRITTANYNM Date: 2026.07.02 14:42:01 -07'00' **Date:** 7/2/2026

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