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: T-6352/P21-05405

Lead Agency: City of Fresno | Contact Person: John George

Mailing Address: 2600 Fresno Street, 3rd Floor, Room 3043 | Phone: 559-621-8073

City: Fresno | Zip: 93711 | County: Fresno

Project Location: County: Fresno | City/Nearest Community: Fresno

Cross Streets: South Dewitt Avenue and East Laurite Avenue | Zip Code: 93727

Longitude/Latitude (degrees, minutes and seconds): 36 ° 42 ' 43.776 " N / 119 ° 42 ' 14.436 " W | Total Acres: 2.15

Assessor's Parcel No.: 481-436-01, 481-100-14, 481-100-16 | Section: 17 | Twp.: 14S | Range: 21E | Base: MDMB

Within 2 Miles: State Hwy #: | Waterways:

Airports: | Railways: | Schools: Edith B. Storey Elementary, Sanger West High School

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 17 Acres 2.15
☐ Office: Sq.ft. Acres Employees
☐ Commercial: Sq.ft. Acres 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: Cul

Present Land Use/Zoning/General Plan Designation:

Vacant/Zoning: RS-4/General Plan Designation: Medium Low Density Residential

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

Plan Amendment-Rezone Application No. P21-05405 and Vesting Tentative Tract Map No. 6352 were filed by Patricia Rawlings, and Bill and Gail Misaki (Project Applicant). The Project Applicant proposes to develop a 17-lot single-unit residential subdivision and infrastructure in the project site.

The project site is currently zoned RS-4/UGM (Single-Unit Residential, Medium Low Density/Urban Growth Management) and the current planned land use designation is Medium Low Density Residential, which is intended to provide for single unit residential uses. The proposed zoning is RS-5/UGM (Single-Unit Residential, Medium Density) and the proposed land use is Medium Density Residential. Therefore, a rezone and General Plan amendment are required. The RS-5 zone district is intended for smaller lots and higher density single unit residential. The proposed RS-5 is similar to the surrounding area. The project proposes the RS-5 development standards.

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 08/25/2026 Ending Date 09/15/2026

Lead Agency (Complete if applicable):

Consulting Firm: Vang Inc.Consulting Engineers
Address: 4010 North Chestnut Avenue, Suite 101
City/State/Zip: Fresno, CA 937
Contact: Ken Vang
Phone: 559-775-0023

Applicant: Patricia Rawlings
Address: 1111 Yellowstone Avenue
City/State/Zip: Pocatello, ID 83201
Phone: 208-233-2424

Signature of Lead Agency Representative: _____ **Date:** 08/24/2026

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