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: Vesting Tentative Tract Map 6525

Lead Agency: City of Fresno | Contact Person: Rob Holt
Mailing Address: 2600 Fresno Street | Phone: (559)621-8062
City: Fresno | Zip: 93721 | County: Fresno

Project Location: County: Fresno | City/Nearest Community: Fresno
Cross Streets: East Butler Avenue, South Peach Avenue, East Lane Avenue, South Winery Avenue | Zip Code: 93727
Longitude/Latitude (degrees, minutes and seconds): 36 ° 43 ′ 48.9498 ″ N / -119 ° 43 ′ 29.5572 ″ W Total Acres: 47.57
Assessor's Parcel No.: 472-021-30 | Section: 7 | Twp.: 14 | Range: 21E | Base: Mount Diablo
Within 2 Miles: State Hwy #: SR 180 | Waterways: Ventura Canyon Canal, Braley Canal
Airports: N/A | Railways: N/A | Schools: Elementary: Greenberg, Ayer; Sunnyside High

Document Type:

CEQA: ☒ NOP ☐ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) ☐ Early Cons ☐ Neg Dec ☐ Mit Neg Dec 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 432 Acres 47.57
☐ 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: Cultural, GHG

Present Land Use/Zoning/General Plan Designation:

PI, Public and Institutional

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

The proposed project would include the demolition of an existing 522,470-square-foot vacant building previously utilized by the Internal Revenue Service and deemed eligible for a historic resource by the City of Fresno Historic Preservation Commission, and the associated surface parking lot with 2,698 parking spaces and landscaped area. The proposed project would construct a subdivision with 432 single-unit residential lots and 3 outlots for public open space within a planned residential community with public streets throughout and private alleys and walkways on the western half on a site area of approximately 47.57 acres, see Figure 3. The proposed project would include associated parking and circulation, landscaping, lighting, and utilities and infrastructure. The project site is currently zoned as PI (Public and Institutional) and is designated as Public and Institutional under the City of Fresno General Plan and would require a Rezone to rezone the parcel to RS-5 (Single-Unit Residential, Medium Density) and a General Plan Amendment to change the land use designation to Medium Density Residential. The project applicant is requesting approval of applications for a General Plan Amendment-Rezone (P25-03475), Tentative Tract Map (T-6525), and Planned Development (P25-03477). The City is the Lead Agency for review of the proposed project under the CEQA.

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**".

X	Air Resources Board	X	Office of Historic Preservation
	Boating & Waterways, Department of	X	Office of Public School Construction
	California Emergency Management Agency	X	Parks & Recreation, Department of
X	California Highway Patrol		Pesticide Regulation, Department of
X	Caltrans District # 6		Public Utilities Commission
	Caltrans Division of Aeronautics	X	Regional WQCB # 5
X	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	X	San Joaquin River Conservancy
	Conservation, Department of		Santa Monica Mtns. Conservancy
	Corrections, Department of		State Lands Commission
	Delta Protection Commission		SWRCB: Clean Water Grants
X	Education, Department of		SWRCB: Water Quality
	Energy Commission		SWRCB: Water Rights
X	Fish & Game Region # 4		Tahoe Regional Planning Agency
	Food & Agriculture, Department of	X	Toxic Substances Control, Department of
	Forestry and Fire Protection, Department of	X	Water Resources, Department of
	General Services, Department of		
	Health Services, Department of		Other:
X	Housing & Community Development		Other:
X	Native American Heritage Commission		

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

Starting Date October 19, 2026 Ending Date November 18, 2026

Lead Agency (Complete if applicable):

Consulting Firm: LSA Associates, Inc.
Address: 2565 Alluvial Avenue, Suite 112
City/State/Zip: Clovis, CA 93611
Contact: Kyle Simpson
Phone: (559)490-1212

Applicant: AFI Fresno Residential Investors, LLC
Address: 13063 Ventura Blvd, Suite 200
City/State/Zip: Studio City, CA 91604
Phone: (619)507-0172

Signature of Lead Agency Representative: Robert Holt **Date:** 10/19/2026

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