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. P22-04122

Lead Agency: City of Fresno
Contact Person: Robert Holt
Mailing Address: 2600 Fresno Street
Phone: (559) 621-8056
City: Fresno
Zip: 93721
County: Fresno

Project Location: County: Fresno
City/Nearest Community: Fresno
Cross Streets: Alluvial and Abby
Zip Code: 93721
Longitude/Latitude (degrees, minutes and seconds): 36 ° 50 ′ 31.2 ″ N / 119 ° 47 ′ 13.2 ″ W
Total Acres: 7.77
Assessor's Parcel No.: 303-201-27
Section: 33
Twp.: 12S
Range: 20E
Base:
Within 2 Miles: State Hwy #: Highway 41
Waterways:
Airports:
Railways:
Schools: Pinedale Elementary, Lincoln Elementary, Kastner Interm

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. 104867 Acres 2.41 Employees 85
- ☐ 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 Resources, Tribal Cultural Resources

Present Land Use/Zoning/General Plan Designation:

Land Use: Vacant; Zoning: CR; General Plan Designation: Commercial - Regional

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

Development Permit Application No. P22-04122 and Conditional Use Permit Application No. P22-04472 were filed by Living Spaces and pertains to approximately 8.00 acres of property. The applicant proposes the construction of an approximately 104,867 sq. ft. furniture showroom. Additionally, the project will include on- and off-site improvements including, but not limited to, parking, landscaping, and sidewalks. Conditional Use Permit Application No. P22-04472 allows for the on-sale of beer and wine in conjunction with the furniture showroom business.

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
_____ Boating & Waterways, Department of
_____ California Emergency Management Agency
_____ California Highway Patrol
_____ Caltrans District # _____
_____ Caltrans Division of Aeronautics
_____ Caltrans Planning
_____ Central Valley Flood Protection Board
_____ Coachella Valley Mtns. Conservancy
_____ Coastal Commission
_____ Colorado River Board
_____ Conservation, Department of
_____ Corrections, Department of
_____ Delta Protection Commission
_____ Education, Department of
_____ Energy Commission
_____ Fish & Game Region # _____
_____ Food & Agriculture, Department of
_____ Forestry and Fire Protection, Department of
_____ General Services, Department of
_____ Health Services, Department of
_____ Housing & Community Development
_____ Native American Heritage Commission

_____ Office of Historic Preservation
_____ Office of Public School Construction
_____ Parks & Recreation, Department of
_____ Pesticide Regulation, Department of
_____ Public Utilities Commission
_____ Regional WQCB # _____
_____ Resources Agency
_____ Resources Recycling and Recovery, Department of
_____ S.F. Bay Conservation & Development Comm.
_____ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
_____ San Joaquin River Conservancy
_____ Santa Monica Mtns. Conservancy
_____ State Lands Commission
_____ SWRCB: Clean Water Grants
_____ SWRCB: Water Quality
_____ SWRCB: Water Rights
_____ Tahoe Regional Planning Agency
_____ Toxic Substances Control, Department of
_____ Water Resources, Department of

_____ Other: _____
_____ Other: _____

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

Starting Date 05/05/2023 Ending Date 05/26/2023

Lead Agency (Complete if applicable):

Consulting Firm: LSA
Address: 2565 Alluvial Avenue, Suite 172
City/State/Zip: Clovis, CA 93611
Contact: Kyle Simpson
Phone: (559) 490-1212

Applicant: Brian Saltikov
Address: 14501 Artesia Boulevard
City/State/Zip: La Mirada, CA 90638
Phone: (714) 713-9931

Signature of Lead Agency Representative: Rob Holt Digitally signed by Rob Holt DN: C=US, E=Robert.Holt@fresno.gov, O=City of Fresno, OU=Planning and Development Department, CN=Rob Holt Date: 2023.05.08 09:56:36-07'00' **Date:** 05/08/2023

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