

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: General Plan Amendment/Rezone Application No. P22-04389 and Development Permit Application No. P22-0+

Lead Agency: City of Fresno Contact Person: Steven Lieng
Mailing Address: 2600 Fresno Street Phone: (559) 621-8007
City: Fresno Zip: 93721 County: Fresno

Project Location: County: Fresno City/Nearest Community: Fresno/Clovis
Cross Streets: Armstrong Avenue/Clinton Avenue Zip Code: _____
Longitude/Latitude (degrees, minutes and seconds): 36 ° 46 ' 24.9 " N / 119 ° 40 ' 19.1 " W Total Acres: 4.39
Assessor's Parcel No.: 310-250-13 Section: 27 Twp.: 13 Range: 21 Base: MDB
Within 2 Miles: State Hwy #: None Waterways: None
Airports: Fresno Yosemite Internation+ Railways: None Schools: CUSD

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 64 Acres 4.39
 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: _____

Present Land Use/Zoning/General Plan Designation:

Vacant (previously, garden nursery)/RS-1 Single Family/Residential - Low Density

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

Armstrong LLC (Applicant) requests a General Plan Amendment (GPA)/Rezone (Application No. P22-04389) and Development Permit (Application No. P22-02376) to facilitate the development of a 64-unit multi-family residential development ("Armstrong Apartments") to occupy one (1) parcel totaling approximately 4.20 net acres (15 dwelling units (du) per acre (ac)) that is located on the east side of North Armstrong Avenue between East Shields Avenue and East Clinton Avenue at 2594 North Armstrong Avenue, Fresno, CA 93727 (APN 310-250-13). The GPA would amend the Fresno General Plan planned land use designation from Residential – Low Density to Residential – Medium High Density. The Rezone would change the zone district from RS-1 – Residential Single-Family, Extremely Low Density to RM-1 – Residential Multi-Family, Medium High

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

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

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

Starting Date 6/16/2023 Ending Date 7/5/2023

Lead Agency (Complete if applicable):

Consulting Firm: <u>Precision Civil Engineering, Inc.</u>	Applicant: <u>The Vincent Company Architects, Inc.</u>
Address: <u>1234 O Street</u>	Address: <u>1500 West Shaw Avenue, Suite 304</u>
City/State/Zip: <u>Fresno, CA 93721</u>	City/State/Zip: <u>Fresno, CA 93711</u>
Contact: <u>Jenna Chilingirian</u>	Phone: <u>(559) 225-2602</u>
Phone: <u>(559) 449-4500 ext. 117</u>	

Signature of Lead Agency Representative: STEVENLI STEVENLI
E:Steven.Liang@steno.gov; O:STEVENLI; O:Users; O:LA/ParDev; O:LA/Departments; DC:steno;
06/16/2023
Printing & Distribution
I am approving this document
Steven.Liang@steno.gov
2023.06.16 10:47:19 AM PDT Date: 6/16/2023

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