

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: Villa Bacarra Apartments

Lead Agency: City of Fresno Contact Person: Erik Young, Supervising Planner
Mailing Address: 2600 Fresno Street Phone: 559.621.8009
City: Fresno Zip: 93721 County: Fresno

Project Location: County: Fresno City/Nearest Community: Fresno
Cross Streets: NWC of Maple & Shepherd Avenues Zip Code: 93729

Longitude/Latitude (degrees, minutes and seconds): 36 ° 51 ' 58 " N / 119 ° 44 ' 54 " W Total Acres: 7.10

Assessor's Parcel No.: 403-030-01, -02, -03, -09, -10 Section: 25 Twp.: 12S Range: 20E Base: Mt. Diablo

Within 2 Miles: State Hwy #: N/A Waterways: N/A
Airports: N/A Railways: N/A Schools: Maple Creek Elem/Clc+

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: _____

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 191 Acres 7.1
 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: _____

Present Land Use/Zoning/General Plan Designation:

Residential Urban Neighborhood / RM-2 (Multi-Family Residential, Urban Neighborhood)

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

The applicant proposes to develop a three-story, 191-unit luxury multi-family residential apartment complex that includes 13 buildings (with solar roofing as required by the California Building Code) in multiple buildings with carports, a community building and open space amenities on approximately 7.10 acres of property bounded by E. Shepherd Ave. to the north, N. Maple Ave. to the east, E. Serena Ave to the south, and N. Chance Avenue to the north. The project site will have multiple access points; the main entrance and exit will be separate and located along E. Shepherd Ave; a dual entry/exit will be located along N. Chance Ave.; and one along N. Maple Ave. The project will be surrounded with a wrought iron fence and combination wrought iron-masonry block wall and would provide gated entrances as mentioned above. The development includes

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".

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| <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 type="checkbox"/> Native American Heritage Commission | |

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

Starting Date May 3, 2024 Ending Date June 1, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>Ericsson-Grant, Inc.</u>	Applicant: <u>George Jones, Fresno Holdings</u>
Address: <u>315 S. Coast Highway, Suite U277</u>	Address: <u>1315 E. Curtis Ave</u>
City/State/Zip: <u>Encinitas, CA 92024</u>	City/State/Zip: <u>Reedley, CA 93654</u>
Contact: <u>kgrant@ericsson-grant.com</u>	Phone: <u>559-246-9985</u>
Phone: <u>858-353-7073</u>	

Signature of Lead Agency Representative: *Erik Young* Date: 5/34/2024

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