

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. P23-03993/P23-03982/P23-03990

Lead Agency: City of Fresno

Contact Person: Robert Holt

Mailing Address: 2600 Fresno Street, 3rd Floor, Room 3043

Phone: (559) 621-8056

City: Fresno

Zip: 93721

County: Fresno

Project Location: County: Fresno

City/Nearest Community: Fresno

Cross Streets: West Herndon Avenue and North Hayes Avenue

Zip Code: 93722

Longitude/Latitude (degrees, minutes and seconds): 36 ° 50 ' 06 " N / 119 ° 53 ' 56 " W Total Acres: 18.73

Assessor's Parcel No.: 504-092-09, 504-092-10ST, 504-092-15, 504-092-16

Section: 4

Twp.: 13S

Range: 19E

Base: Mt Diablo

Within 2 Miles: State Hwy #: State Route 99

Waterways: San Joaquin River

Airports: Sierra Sky Airport

Railways: Topeka Atchison and Santa Fe

Schools: River Bluff Elementary, Rio Vista Middle

Document Type:

CEQA: <input type="checkbox"/> NOP	<input type="checkbox"/> Draft EIR	NEPA: <input type="checkbox"/> NOI	Other: <input type="checkbox"/> Joint Document
<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplement/Subsequent EIR	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input type="checkbox"/> Neg Dec	(Prior SCH No.) _____	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Mit Neg Dec	Other: _____	<input type="checkbox"/> FONSI	_____

Local Action Type:

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input checked="" type="checkbox"/> Planned Unit Development	<input checked="" type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Land Division (Subdivision, etc.)	<input type="checkbox"/> Other: _____

Development Type:

<input checked="" type="checkbox"/> Residential: Units 396	Acres 16.53	<input type="checkbox"/> Transportation: Type _____
<input type="checkbox"/> Office: Sq.ft. _____	Acres _____ Employees _____	<input type="checkbox"/> Mining: Mineral _____
<input checked="" type="checkbox"/> Commercial: Sq.ft. 22666	Acres 2.20 Employees 70	<input type="checkbox"/> Power: Type _____ MW _____
<input type="checkbox"/> Industrial: Sq.ft. _____	Acres _____ Employees _____	<input type="checkbox"/> Waste Treatment: Type _____ MGD _____
<input type="checkbox"/> Educational: _____		<input type="checkbox"/> Hazardous Waste: Type _____
<input type="checkbox"/> Recreational: _____		<input type="checkbox"/> Other: _____
<input type="checkbox"/> Water Facilities: Type _____	MGD _____	

Project Issues Discussed in Document:

<input checked="" type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input type="checkbox"/> Recreation/Parks	<input type="checkbox"/> Vegetation
<input type="checkbox"/> Agricultural Land	<input type="checkbox"/> Flood Plain/Flooding	<input type="checkbox"/> Schools/Universities	<input type="checkbox"/> Water Quality
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Septic Systems	<input type="checkbox"/> Water Supply/Groundwater
<input type="checkbox"/> Archeological/Historical	<input checked="" type="checkbox"/> Geologic/Seismic	<input type="checkbox"/> Sewer Capacity	<input type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Minerals	<input type="checkbox"/> Soil Erosion/Compaction/Grading	<input type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input type="checkbox"/> Solid Waste	<input type="checkbox"/> Land Use
<input type="checkbox"/> Drainage/Absorption	<input type="checkbox"/> Population/Housing Balance	<input type="checkbox"/> Toxic/Hazardous	<input type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input type="checkbox"/> Public Services/Facilities	<input type="checkbox"/> Traffic/Circulation	<input checked="" type="checkbox"/> Other: Cultural Resources, Tribal Cultural Resc. +

Present Land Use/Zoning/General Plan Designation:

Zoning: O/EUAUGM/cz (Office/Expressway Area Overlay/Urban Growth Management/conditions of zoning) and RM-2/EAUGM (Multi-Family Residential, Urban Neighborhood/Expressway Area Overlay/Urban Growth Management) | Planned Land Use: Employment - Office and Urban Neighbor +

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

Development Permit Application No. P23-03993 requests authorization to construct the following:
 1) (APNs: 504-092-15, 504-092-16; approximately 2.20 acres) A proposed commercial complex including new construction of one (1) approximately 12,750 square-foot retail shell building, one (1) approximately 5,000 square-foot commercial pad for a future commercial building (Pad 1), and one (1) approximately 4,916 square-foot commercial pad for a future commercial building (Pad 2). Additional new on-site and off-site improvements include, but are not limited to, a paved parking lot, landscaping, two (2) solid waste enclosures, two (2) outdoor patios, curb, gutter, and sidewalks. Direct access to the subject properties are proposed via two (2) driveway approaches on North Hayes Avenue. The proposed drive-thru for Pad 1 is considered separately under Conditional Use Permit Application No. P23-03982.
 2) (APNs: 504-092-09, 504-092-10ST; approximately 16.53 acres) A proposed private multi-family residential apartment complex consisting of 33 three-story multi-family residential buildings encompassing a total of 396 multi-family residential dwelling units. The dwelling units would be comprised of 120 one-bedroom units, 192 two-bedroom units, and 84 three-bedroom units. These are categorized 10 Type 1 Buildings (one-bedroom units), 16 Type 2 Buildings (two-bedroom units), and 7 Type 3 Buildings (three-bedroom units) for a total of 33 residential buildings. Additionally, on-site and off-site improvements include, but shall not be limited to, a parking lot including covered (garages and carports) and uncovered parking spaces, landscaping, open space areas including barbecue areas, a tot lot area, swimming pool, basketball half-court, gazebo areas, dog park, and curb, gutter and sidewalks. Direct access is proposed via two (2) private gated entrances on North Hayes Avenue.

Conditional Use Permit Application No. P23-03982 requests authorization to construct a drive-thru use for Commercial Pad 1 (as described above).

Planned Development Permit Application No. P23-03990 requests authorization to modify the development standards for a reduction in minimum drive-thru separation requirements from Residential districts, reduction in width of the separation requirement of the EA (Expressway Area Overlay) zone district from the center line of the nearest travel lane to the nearest proposed building, a reduction in the minimum front yard and interior side yard setback requirements of the RM-2 zone district, and a reduction in the minimum front yard and Type 2 landscape setback requirements for the O zone district.

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"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date 04/04/2025 Ending Date 04/25/2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>4Creeks</u>	Applicant: <u>Armen Basmajian</u>
Address: <u>1275 North Willow Avenue</u>	Address: <u>6729 North Willow Avenue, Suite 105</u>
City/State/Zip: <u>Clovis, CA 93619</u>	City/State/Zip: <u>Fresno, CA 93722</u>
Contact: <u>David Duda</u>	Phone: <u>(559) 449-0300</u>
Phone: <u>(559) 802-3052</u>	

Signature of Lead Agency Representative:  Date: 04/04/2025

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