

### 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 Application No. T-6376/P21-05373/P21-05090

Lead Agency: City of Fresno Contact Person: Juan Lara  
Mailing Address: 2600 Fresno Street Phone: 559-621-8039  
City: Fresno Zip: 93721 County: Fresno

Project Location: County: Fresno City/Nearest Community: Fresno

Cross Streets: West side of S. Armstrong Avenue, between the SJV Railroad and East Church Avenue Zip Code:

Longitude/Latitude (degrees, minutes and seconds): 36 ° 43 ' 16" N / 119 ° 40 ' 31" W Total Acres: 39.50

Assessor's Parcel No.: 316-160-16S, -17S, -43S, -59S an Section: 15 Twp.: 14S Range: 21E Base: Mount

Within 2 Miles: State Hwy #: Waterways:

Airports: Railways: SJV Railroad Schools: Sanger West High Sch

#### 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  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 202 Acres 34.7
 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  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: Transportation, T

#### Present Land Use/Zoning/General Plan Designation:

Residence/Vacant, RS-5/UGM, Medium Density Residential

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

Pre-zone Application No. P21-05373, Annexation Application No. P21-05090 and Vesting Tentative Tract Map No. 6376 were filed by Bonadelle Communities. Pre-zone Application No. P21-05373 requests authorization to change to the City of Fresno official zone map for the Project site from the AL20 (Agriculture, 20-acre parcel, Fresno County) zone district to the City of Fresno RS-5/UGM (Single-Family Residential, Medium Density/Urban Growth Management) zone district. Annexation Application No. P21-05090 proposes to detach from the King River Conservation District and Fresno County Fire Protection District and annexation to the City. Vesting Tentative Tract Map No. 6376 proposes the subdivision of the approximately 34.7-acre site into 202 single-family residential lots. There will be three access points from S. Armstrong Ave.

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 type="checkbox"/> Native American Heritage Commission	

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

Starting Date 4-25-2025 Ending Date 5-14-2025

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### Lead Agency (Complete if applicable):

Consulting Firm: <u>Crawford &amp; Bowen Planning, Inc.</u>	Applicant: <u>John Bonadelle, Bonadelle Communities</u>
Address: <u>113 N. Church St. Suite 310</u>	Address: <u>7030 N. Fruit Ave #101</u>
City/State/Zip: <u>Visalia, CA 93291</u>	City/State/Zip: <u>Fresno, CA 93711</u>
Contact: <u>Emily Bowen</u>	Phone: <u>559-435-9700</u>
Phone: <u>559-840-4414</u>	

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Signature of Lead Agency Representative: Juan Lara, Planner III  Date: 4-25-2025

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