

2019089026

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: Initial Study No. 7517 (Jason Higon on behalf of Higon Investment Group)

Lead Agency: County of Fresno Contact Person: Ejaz Ahmad
Mailing Address: 2220 Tulare Street, Sixth Floor Phone: (559) 600-4204
City: Fresno Zip: 93721 County: Fresno

Project Location: County: Fresno City/Nearest Community: City of Fresno
Cross Streets: Northeast corner of N. Fine and E. Washington Avenues Zip Code:
Longitude/Latitude (degrees, minutes and seconds): Total Acres: 0.34
Assessor's Parcel No.: 462-132-10 Section: 6 Twp.: 14S Range: 21E Base: Mt. Diablo
Within 2 Miles: State Hwy #: - 180 Waterways:
Airports: - Railways: - Schools: -

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:
[X] Mit Neg Dec Other: FONSI

Local Action Type:

[] General Plan Update [] Specific Plan [X] Rezone [] Annexation
[X] 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:

[X] Residential: Units 6 Acres 0.34
[] 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:

[X] Aesthetic/Visual [] Fiscal [X] Recreation/Parks [X] Vegetation
[X] Agricultural Land [X] Flood Plain/Flooding [X] Schools/Universities [X] Water Quality
[X] Air Quality [X] Forest Land/Fire Hazard [] Septic Systems [X] Water Supply/Groundwater
[X] Archeological/Historical [X] Geologic/Seismic [X] Sewer Capacity [X] Wetland/Riparian
[X] Biological Resources [X] Minerals [X] Soil Erosion/Compaction/Grading [X] Growth Inducement
[] Coastal Zone [X] Noise [X] Solid Waste [X] Land Use
[X] Drainage/Absorption [X] Population/Housing Balance [X] Toxic/Hazardous [X] Cumulative Effects
[] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

Single-Family dwellings /R-1-B (Single-Family Residential)/Low Density Residential in the Roosevelt Community Plan

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

Amend the County-adopted Roosevelt Community Plan by redesignating a 0.34-acre (15,098 square feet) parcel from Low-Density Residential to Medium-High-Density Residential and rezone the site from the R-1-B(nb) (Single-Family Residential, 12,500 square-foot minimum parcel size, Neighborhood Beautification Overlay) Zone District to the R-2(nb)(c) (Low-Density Multiple-Family Residential, 6,600 square-foot minimum parcel size, Neighborhood Beautification Overlay, Conditional) Zone District to allow those uses permitted in the R-1 Zone District (Section 827.1-A.), and one-family or multiple-family dwellings (Section 827.1-D). The project site is located on the northeast corner of N. Fine Avenue and E. Washington Avenue in a County island in the City of Fresno (SUP. DIST. 3) (4955 E. Washington Ave., Fresno) (APN 462-132-10).

State Clearinghouse Contact: (916) 445-0613

State Review Began: 8 - 9 - 2019

SCH COMPLIANCE 9 - 9 - 2019

Project Sent to the following State Agencies

[X] Resources Cal EPA
[] Boating & Waterways [] ARB: Airport & Freight
[X] Central Valley Flood Prot. [] ARB: Transportation Projects
[] Coastal Comm [] ARB: Major Industrial/Energy
[] Colorado Rvr Bd Resources, Recycl. & Recovery
[X] Conservation [X] SWRCB: Div. of Drinking Water
[X] CDFW # 4 SWRCB: Div. Drinking Wtr #
[X] Cal Fire SWRCB: Div. Financial Assist.
[] Historic Preservation SWRCB: Wtr Quality
[X] Parks & Rec SWRCB: Wtr Rights
[] Bay Cons & Dev Comm. [X] Reg. WQCB # 5f
[] DWR [X] Toxic Sub Ctrl-CTC

Yth/Adlt Corrections

Corrections

Independent Comm

[] Delta Protection Comm
[] Delta Stewardship Council
[] Energy Commission
[X] NAHC
[X] Public Utilities Comm
[] Santa Monica Bay Restoration
[] State Lands Comm
[] Tahoe Rgl Plan Agency

CalSTA

[] Aeronautics
[X] CHP
[X] Caltrans# 6
[] Trans Planning

Other

[] Education
[X] Food & Agriculture
[X] HCD
[X] OES

State/Consumer Svcs

[] General Services

Conservancy

Other:

Please note State Clearinghouse Number (SCH#) on all Comments

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Please forward late comments directly to the Lead Agency

AQMD/APCD 7

(Resources: 8 / 10)

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 checked="" 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 checked="" type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # 6 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB #5 |
| <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 checked="" 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 checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" 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 checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input checked="" type="checkbox"/> Health Services, Department of | <input checked="" type="checkbox"/> Other: <u>US Fish & Wildlife</u> |
| <input type="checkbox"/> Housing & Community Development | <input checked="" type="checkbox"/> Other: <u>San Joaquin Valley Air Pollution Control District</u> |
| <input type="checkbox"/> Native American Heritage Commission | |

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

Starting Date August 9, 2019 Ending Date September 9, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>County of Fresno</u>	Applicant: <u>Jason Higton</u>
Address: <u>2220 Tulare Street, 6th Floor</u>	Address: <u>7445 N. Laguna Vista Avenue</u>
City/State/Zip: <u>Fresno, CA 93721</u>	City/State/Zip: <u>Fresno, CA 93711</u>
Contact: <u>Ejaz Ahmad, Project Planner</u>	Phone: <u>(559) 978-8586</u>
Phone: <u>(550)600-4204</u>	

Signature of Lead Agency Representative:  Date: 08-07-19

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

REVIEWING AGENCIES CHECKLIST

KEY
 S = Document sent by lead agency
 X = Document sent by SCH
 ✓ = Suggested distribution

- Resources Agency**
- Boating & Waterways
- Coastal Commission
- Coastal Conservancy
- Colorado River Board
- Conservation
- Fish & Wildlife
- Forestry
- Office of Historic Preservation
- Parks & Recreation
- Reclamation
- S.F. Bay Conservation & Development Commission
- Water Resources (DWR)
- Business, Transportation & Housing**
- Aeronautics
- California Highway Patrol
- CALTRANS District # 6
- Department of Transportation Planning (headquarters)
- Housing & Community Development
- Food & Agriculture
- Health & Welfare**
- Health Services, Fresno County
- State & Consumer Services**
- General Services
- OLA (Schools)

- Environmental Protection Agency**
- Air Resources Board
- APCD/AQMD
- California Waste Management Board
- SWRCB: Clean Water Grants
- SWRCB: Delta Unit
- SWRCB: Water Quality
- SWRCB: Water Rights
- Regional WQCB # _____ (Fresno County)
- Youth & Adult Corrections**
- Corrections
- Independent Commissions & Offices**
- Energy Commission
- Native American Heritage Commission
- Public Utilities Commission
- Santa Monica Mountains Conservancy
- California Highway Patrol
- U.S. Fish & Wildlife Service

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 City/State/Zip Fresno, CA 93711
 Phone: (559) 978-8586

For SCH Use Only:
 Date Received at SCH: _____
 Date Review Starts: _____
 Date to Agencies: _____
 Date to SCH: _____
Clearance Date: _____
 Notes: