

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# 2019049038

Project Title: Initial Study No. 7495 (Jeffrey T. Roberts/Assemi Group, Inc.)

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: Friant
Cross Streets: 1,163 feet south of Millerton Avenue, 880 feet west of Marina Drive Zip Code:
Longitude/Latitude (degrees, minutes and seconds): Total Acres: 40
Assessor's Parcel No.: 300-542-12 Section: 15 Twp.: 11S Range: 21E Base: Mt. Diablo
Within 2 Miles: State Hwy #: 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:
Governor's Office Planning & Research

Local Action Type:

[ ] General Plan Update [ ] Specific Plan [ X ] Rezone [ ] Annexation
[ X ] General Plan Amendment [ ] Master Plan [ ] Prezone [ ] Redevelopment
[ ] General Plan Element [ X ] Planned Unit Development [ X ] Use Permit [ ] Coastal Permit
[ ] Community Plan [ X ] Site Plan [ X ] Land Division (Subdivision, etc.) [ ] Other:
APR 08 2019 STATE CLEARINGHOUSE

Development Type:

[ X ] Residential: Units 80 Acres 40
[ ] 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:

Undeveloped /R-1(c) & 'O' /Medium Density Residential and Open Space in County-adopted Millerton New Town Specific Plan

Project Description: (please use a separate page if necessary)
Amend the Land Use Element of the County-adopted Millerton Specific Plan by changing the land use designation of a five-acre area of a 40-acre parcel known as APN 300-542-12 from "Park" to "Medium-Density Residential" and change its zoning from the 'O' (Open Conservation) Zone District to an R-1(c) (Single-Family Residential, 6,000 square-foot minimum parcel size, Conditional) Zone District; and simultaneously change the land use designation of a 1.5-acre area within the same parcel, but at a different on-site location, from "Medium-Density Residential" to "Open Space" to provide for the park and change its zoning from the R-1(c) (Single-Family Residential, 6,000 square-foot minimum parcel size, Conditional) Zone District to an 'O' (Open Conservation) Zone District.

State Clearinghouse Contact: (916) 445-0613

State Review Began: 4 - 8 - 2019

SCH COMPLIANCE 5 - 7 - 2019

Project Sent to the following State Agencies

- X Resources
Boating & Waterways
X Central Valley Flood Prot.
Coastal Comm
Colorado Rvr Bd
X Conservation
X CDFW # 4
X Cal Fire
Historic Preservation
X Parks & Rec
Bay Cons & Dev Comm.
DWR
CalSTA
Aeronautics
CHP
X Caltrans# 6
Trans Planning
Other
Education
Food & Agriculture
HCD
OES
State/Consumer Svcs
General Services
Cal EPA
ARB: Airport & Freight
ARB: Transportation Projects
ARB: Major Industrial/Energy Resources, Recycl.& Recovery
X SWRCB: Div. of Drinking Water
SWRCB: Div. Drinking Wtr #
SWRCB: Div. Financial Assist.
SWRCB: Wtr Quality
SWRCB: Wtr Rights
X Reg. WQCB # 5F
Toxic Sub Ctrl-CTC
Yth/Adlt Corrections
Corrections
Independent Comm
Delta Protection Comm
Delta Stewardship Council
Energy Commission
X NAHC
Public Utilities Comm
Santa Monica Bay Restoration
State Lands Comm
Tahoe Rgl Plan Agency
Conservancy
Other:

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

SCH#: 2019049038

Please forward late comments directly to the Lead Agency

AQMD/APCD 7

(Resources: 4 / 13)

## 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 checked="" type="checkbox"/> Parks & Recreation, Department of
<input 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 checked="" 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 #4	<input type="checkbox"/> Tahoe Regional Planning Agency
<input checked="" 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 &amp; Wildlife Service</u>
<input checked="" 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 April 8, 2019

Ending Date May 7, 2019

### Lead Agency (Complete if applicable):

Consulting Firm: County of Fresno

Address: 2220 Tulare Street, 6th Floor

City/State/Zip: Fresno, CA 93721

Contact: Ejaz Ahmad, Project Planner

Phone: (550) 600-4204

Applicant: Jeffrey T. Roberts/Assemi Group, Inc.

Address: 1396 W. Herndon Avenue, Suite 101

City/State/Zip: Fresno, CA 93626

Phone: (559) 288-0688

Signature of Lead Agency Representative: \_\_\_\_\_



Date: April 3, 2019

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

**Project Description:**

(Continued from "Notice of Completion and Environmental Document Transmittal")

Allow a Planned Unit Residential Development (PUD) consisting of 80 single-family residential lots on a 25-acre portion of the subject 40-acre parcel in the R-1(c) Zone District.

Amend the Transportation Element of the County-adopted Millerton Specific Plan by changing the name of the northerly approximately half-mile section of "Saubrice Avenue" to "Morningside Way"

Amend Section C.1 (2) of the Transportation Element of the County-adopted Millerton Specific Plan by eliminating Captains Hill Road as a Collector and removing it from Figure SP1-9 (Circulation Element and Bikeway Plan) of the Millerton Specific Plan.

The project site is located within the Millerton Specific Plan approximately 1,163 feet south of Millerton Avenue, 880 feet west Marina Drive, and 2.2 miles east of the unincorporated community of Friant (SUP. DIST. 5) (APN 300-542-12).