

## 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

<b>SCH #</b>
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**Project Title:** Vesting Tentative Tract Map No. 6472

Lead Agency: City of Fresno Contact Person: Juan Lara  
 Mailing Address: 2600 Fresno Street, Room 3065 Phone: (559) 621-8039  
 City: Fresno Zip: 93721 County: Fresno

**Project Location:** County: Fresno City/Nearest Community: Fresno  
 Cross Streets: Southeast corner of West Shaw Avenue and North Grantland Avenue Zip Code: 93723

Longitude/Latitude (degrees, minutes and seconds): 36 ° 48 ' 15 " N / 119 ° 54 ' 51 " W Total Acres: 96.14

Assessor's Parcel No.: 512-031-01S; 512-031-09 to -22 Section: 16S Twp.: 13E Range: 16 Base: MDBM

Within 2 Miles: State Hwy #: 99 Waterways: \_\_\_\_\_  
 Airports: \_\_\_\_\_ Railways: Union Pacific Schools: 3 Elementary, 1 Middle, 2 High School

**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: \_\_\_\_\_  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 486 Acres 38.99 net  
 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: Annex/Pre-zone 96.14 acres

**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:**

See page attached.

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

See page attached.

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 checked="" type="checkbox"/> Air Resources Board	<input checked="" 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 checked="" type="checkbox"/> Caltrans District # <u>6</u>	<input checked="" type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input checked="" 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 checked="" 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 checked="" type="checkbox"/> Fish & Game Region # <u>4</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" 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 November 19, 2024 Ending Date December 18, 2024

### Lead Agency (Complete if applicable):

Consulting Firm: <u>QK</u>	Applicant: <u>Lennar Homes of California</u>
Address: <u>5080 California Avenue, Suite 220</u>	Address: <u>8080 N. Palm Avenue</u>
City/State/Zip: <u>Bakersfield, CA 93309</u>	City/State/Zip: <u>Fresno, CA 93711</u>
Contact: <u>Jaymie Brauer, Principal Planner</u>	Phone: <u>(559) 374-9484</u>
Phone: <u>(661) 616-2600</u>	

Signature of Lead Agency Representative: \_\_\_\_\_ JUANALA  Date: November 19, 2024

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

Present Land Use	Present Zoning	Present City of Fresno General Plan Designation
<p>APN 512-031-01S: Open space/ag;</p> <p>APNs 512-031-09 through - 22: Rural Residential</p>	<p>Rural Residential – Neighborhood Beautification (County of Fresno)</p>	<p>APN 512-031-01S: Residential Medium High Density (12-16 D.U./acre), Residential Urban Neighborhood (16-30 D.U./acre), Residential High Density (30-45 D.U./acre) and Public/Quasi-Public Facility;</p> <p>APNs 512-031-09 through - 22: Residential Low Density (1-3.5 D.U./acre)</p>

**Project Description:**

Vesting Tentative Tract Map No. 6472 is located on an approximately 80-acre parcel (APN 512-031-01S) on the southeast corner of West Shaw Avenue and North Grantland Avenue. The planned alignment of Veterans Boulevard bifurcates the Project Site.

*Site Configuration*

The Project proposes the development of 236 single-family detached dwelling units on 20.83 net acres west of the Veterans Boulevard alignment for a density of 11.3 dwelling units per net acre in the proposed RS-5 zone district. Lot sizes will range from 2,375 square feet to 5,538 square feet.

The Project also proposes the development of 50-cluster style buildings on approximately 18.16 net acres east of the Veterans Boulevard alignment. Each cluster is comprised of five single-family attached units for a total of 250 units and a density of 13.76 units per net acre in the proposed RM-2 zone district. Lot sizes will range from 1,234 square feet to 1,254 square feet. The buildings will have "alley-style" garage entries, private streets, guest parking, open space, bicycle and walking trails throughout.

One 16.75-acre remainder lot is proposed at the southeast corner of West Shaw Avenue and North Grantland Avenue. The remainder lot is not included in the plan for development.

On- and off-site improvements including circulation roads, interior local streets, curb, gutter, sidewalk, open space, and landscaping are proposed as part of the project. The Project will construct the remainder of Veterans Boulevard between Shaw Avenue and Gettysburg

Avenue. Water and sewer utilities will be provided by the City of Fresno and new pipelines will be installed along North Grantland Avenue and West Gettysburg Avenue.

### *Entitlements*

Lennar Homes of California is requesting approval of the following related entitlement applications:

- Pre-zone Application No. P24-02876 proposes to pre-zone approximately 96.14 acres from the Fresno County Rural Residential designation to the City of Fresno RS-5 (Residential Single-Family, Medium Density [21.9 acres]), RM-2 (Residential Multi-Family, Urban Neighborhood [20.95 acres]), RM-3 (Residential Multi-Family, High Density [17.84 acres]), RM-1 (Residential Multi-Family, Medium High Density [4.68 acres]), PI (Public and Institutional [3.27 acres]) and RS-3 (Residential Single-Family Low Density [27.5 acres]) zone districts.
- Annexation Application No. P24-03218 proposes the Annexation of APNs 512-031-01S, 512-031-09, 512-031-10, 512-031-11, 512-031-12, 512-031-13, 512-031-14, 512-031-15, 512-031-22, 512-031-17, 512-031-18, 512-031-19, 512-031-20, 512-031-21, 512-031-16 into the City of Fresno corporate limits and the detachment of these properties from the King River Conservation District and the North Central Fire Protection District.
- Planned Development Application No. P24-02868 requests the reduction of the minimum lot size and the reduction of minimum lot width and transfer of density.
- Development Permit Application No. P24-03242 proposes the development of the eastern portion of the residential development, including the construction of 250 single-family attached dwelling units.
- Vesting Tentative Tract Map (T-6472) (P24-01378) application proposes to subdivide the 79.96-acre parcel (APN 512-031-01S) into 486 single-family lots, two RM-1 lots, one PI lot, one RM-3 lot and one remainder lot (RM-3).

### *Buildout*

The Project will be developed in two phases with two resultant Final Maps. Phase One consists of the 236 western single-family residential lots and Phase Two consists of the eastern 250 single-family attached units. Veterans Boulevard will be developed in tandem with Phase One and Two. Development of the Project Site is anticipated to occur between Quarter 1 2026 and Quarter 2 2027.