State of California - Department of Fish and Wildlife

2024 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER:	E202410000323
STATE CLEARINGHOUSE NUMBER *(if applicable)*	

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF FRESNO		**11/19/2024**
COUNTY/STATE AGENCY OF FILING		DOCUMENT NUMBER
FRESNO COUNTY		**E202410000323**

PROJECT TITLE

VESTING TENTATIVE TRACT MAP NO. 6472

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL		PHONE NUMBER
CITY OF FRESNO			**(559) 621-8039**
PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
2600 FRESNO ST, ROOM 3065	**FRESNO**	**CA**	**93721**

PROJECT APPLICANT *(Check appropriate box)*

[X] Local Public Agency [ ] School District [ ] Other Special District [ ] State Agency [ ] Private Entity

CHECK APPLICABLE FEES:

[ ] Environmental Impact Report (EIR)	$4,051.25	$	0.00
[ ] Mitigated/Negative Declaration (MND)(ND)	$2,916.75	$	0.00
[X] Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,377.25	$	0.00

[ ] Exempt from fee

- [ ] Notice of Exemption (attach)
- [ ] CDFW No Effect Determination (attach)

[ ] Fee previously paid (attach previously issued cash receipt copy)

[ ] Water Right Application or Petition Fee (State Water Resources Control Board only)	$850.00	$	0.00
[ ] County documentary handling fee	$50.00	$	0.00
[X] Other **NOP**		$	0.00

PAYMENT METHOD:

[ ] Cash [ ] Credit [ ] Check [ ] Other

TOTAL RECEIVED $ 0.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X	**Pricilla Gonzalez Deputy Clerk**

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FILED
NOV 19 2024 TIME 1:50
FRESNO COUNTY CLERK
By _____ DEPUTY

City of FRESNO
2600 Fresno Street, Room 3065
Fresno, California 93721-3604
(559) 621-8003
www.fresno.gov

Planning and Development Department
Jennifer K. Clark, AICP, HDFP
Director

COUNTY CLERK: PLEASE POST UNTIL DECEMBER 18, 2024 AT 5:00 P.M.

DATE: November 19, 2024

TO: Office of Planning and Research, Responsible and Trustee Agencies, Other Public Agencies and Other Interested Parties

SUBJECT: Notice of Preparation of an Environmental Impact Report and Scoping Meeting regarding proposed development at property located southeast corner of West Shaw Avenue and North Grantland Avenue.

LEAD AGENCY: City of Fresno, Planning and Development Department
2600 Fresno Street, Room 3043
Fresno, CA 93721
(559) 621-8056

CONTACT: Juan Lara
Juan.Lara@fresno.gov
(559) 621-8039

COMMENT PERIOD: November 19, 2024 – December 18, 2024

SEE ATTACHED FULL NOTICE OF PREPARATION

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NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING FOR VESTING TENTATIVE TRACT MAP NO. 6472 PROJECT

TO: Responsible and Trustee Agencies, other interested agencies, and members of the public

FROM: City of Fresno, Planning and Development Department

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report (EIR)

DATE: November 19, 2024 to December 18, 2024

Notice is Hereby Given:

The City of Fresno (City) is the Lead Agency on the below-described Vesting Tentative Tract Map No. 6472 Project and has prepared a Notice of Preparation (NOP) of an Environmental Impact Report (EIR), pursuant to the California Environmental Quality Act (CEQA). The NOP is intended to solicit the views of the public, interested parties, and/or agencies as to the scope and content of the environmental information which is relevant to you or your agency's statutory responsibilities in connection with the proposed project. Specifically, the City is requesting that commenters identify environmental topics (and/or special studies) that they believe need to be explored in the forthcoming EIR, and to identify other relevant environmental issues related to the scope and content of the forthcoming EIR.

Project Title:

Vesting Tentative Tract Map No. 6472

Project Applicant:

Lennar Homes of California

Project Location:

The Project is generally located on the southeast corner of West Shaw Avenue and North Grantland Avenue (Figure 1). The Project is within Section 16, Township 13 South, Range 19 East, of the Mount Diablo Baseline and Meridian and the U.S. Geological Survey 7.5 Minute Herndon Quadrangle. The Project is located immediately south and west of the City of Fresno corporate limits, in unincorporated Fresno County, and lies within the boundaries of the sphere of influence. The site is bounded by West Shaw Avenue (north), North Grantland Avenue (west), West Gettysburg Avenue (south) and North Bryan Avenue (east), and is situated approximately one mile southwest of State Route (SR) 99.

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The Project consists of two distinct areas: a proposed residential development area and a proposed annexation area. The proposed Entitlement Area encompasses both the residential development area (APN 512-031-01S), and the Annexation Only Area that includes the unincorporated 14 parcels to the east (APNs 512-031-09 through -22), which are developed with rural residential homes. The following terms will be used to distinguish the two areas:

- **Project Site:** This term refers to the approximately 80-acre parcel (APN 512-031-01S) to be developed as part of Vesting Tentative Tract Map No. 6472. This parcel will also be annexed into the City.

- **Annexation Only Area:** This term refers to the developed parcels (APNs 512-031-09 through -22 and adjacent Rights-of-ways).

- **Entitlement Area:** This term refers to both the *Annexation Area* and the *Project Site* parcels (APNs 512-031-01S and 512-031-09 through -22).

The Project Site has planned land use designations of 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 in the Fresno General Plan. The Annexation Only Area has a planned land use designation of Residential Low Density (1-3.5 D.U./acre) in the Fresno General Plan.

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.

Environmental Factors Potentially Affected:

Potentially significant environmental impacts of the Project include, but are not limited to, the following: Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources,

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Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, Wildfire, Mandatory Findings of Significance.

The associated maps are available for public review via e-mail (see Planner contact information below).

Document Availability and Public Review Timeline:

Due to the time limits mandated by State law, your response to the NOP must be sent no later than 30 days after receipt of this notice. The review period for the NOP will be from November 19, 2024 to December 18, 2024. Electronic copies of the NOP can be accessed on the City's https://www.fresno.gov/darm/planning-development/plans-projects-under-review/. A copy of the NOP can also be obtained by email via the email address below.

Written Comments:

The City requests that any potential Responsible or Trustee Agencies responding to this NOP reply in a manner consistent with Section 15082(b) of the CEQA Guidelines, which allows for submittal of any comments in response to this notice no later than 30 days after receipt of the NOP. **Comments in response to this NOP will be accepted through 5:00 p.m., Thursday, December 18, 2024**.

Please send your written comments to:

Attn: Juan Lara, Planner III
City of Fresno, Planning and Development Department
2600 Fresno Street, Room 3065
Fresno, CA 93721
Phone: (559) 621-8039
Email: Juan.Lara@fresno.gov

All written comments should reference Vesting Tentative Tract Map No. 6472 (P24-01378) EIR. Please include your name, address, and phone number, and/or email so that we may contact you for clarification, if necessary.

Persons with questions or requests for information may call Juan Lara at (559) 621-8039 or email at Juan.Lara@fresno.gov.

Public Scoping Meeting:

In addition to the opportunity to submit written comments, one public scoping meeting will be held to inform interested parties about the proposed Project, and to provide agencies and the public with an opportunity to provide comments on the scope and content of the EIR. This

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meeting will be held at **6:00 p.m.** on **Thursday, December 5, 2024,** at **Harvest Elementary** (6514 W. Gettysburg Avenue, Fresno, CA 93723).

Newspaper Notice of Preparation Published: The Fresno Bee, November 22, 2024

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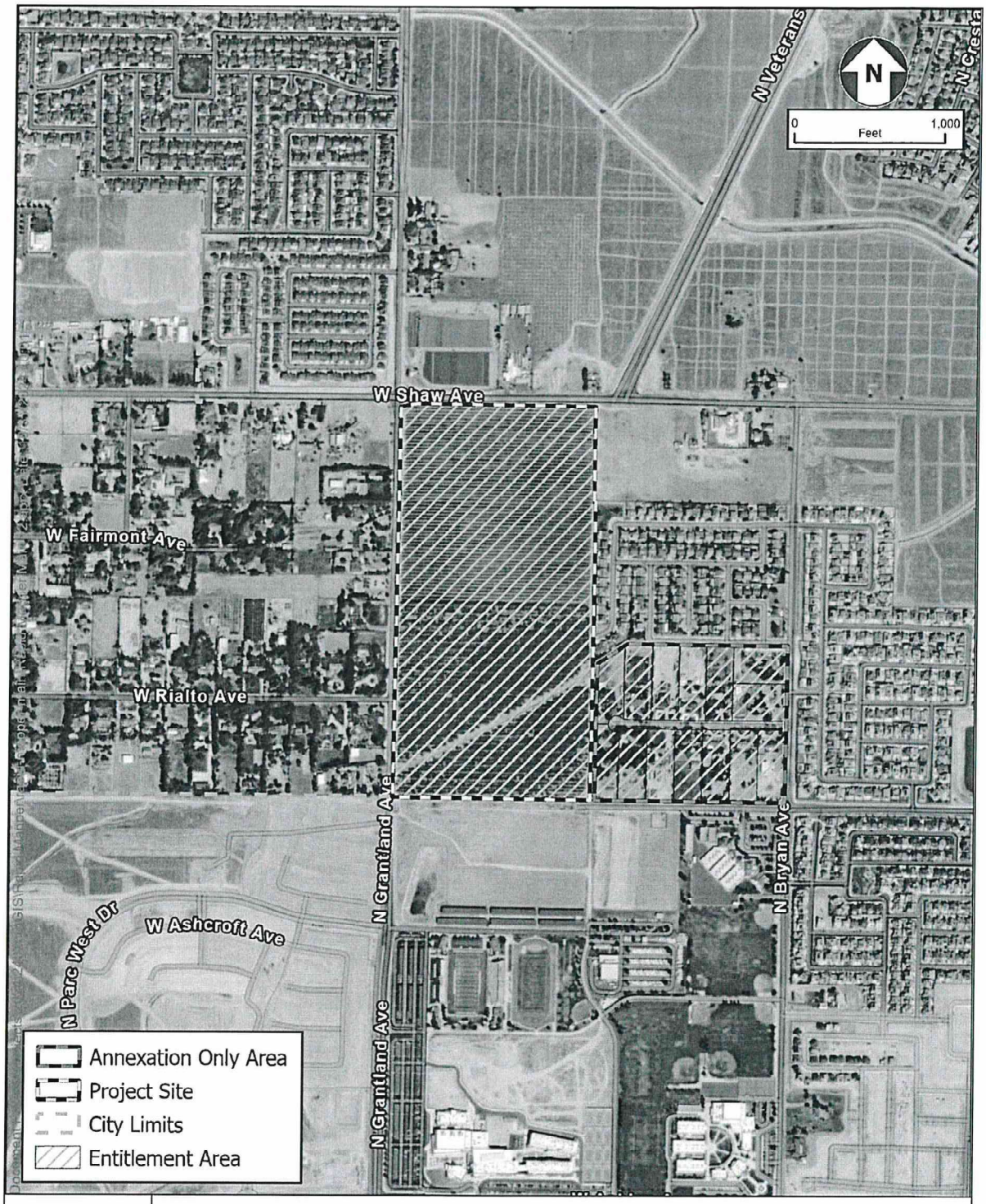

Figure 1 – Project Area