

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 No. T-6502/P24-04526/P24-04527/P25-00027**Lead Agency:** City of Fresno**Contact Person:** Rob Holt**Mailing Address:** 2600 Fresno Street, 3rd Floor, Room 3043**Phone:** (559) 621-8056**City:** Fresno**Zip:** 93721**County:** Fresno**Project Location:** County: Fresno**City/Nearest Community:** Fresno**Cross Streets:** East McKinley Avenue & North Temperance Avenue**Zip Code:** 93737**Longitude/Latitude (degrees, minutes and seconds):** 36 ° 45 ' 59.81 " N / 119 ° 39 ' 30.24 " W **Total Acres:** 39.51**Assessor's Parcel No.:** 310-052-27, 310-052-26T, 310-052-22**Section:** 26**Twp.:** 13S**Range:** 21E**Base:** Mt Diablo**Within 2 Miles:** State Hwy #: State Route 180**Waterways:****Airports:** Fresno-Yosemite International**Railways:** Atchison Topeka and Santa Fe**Schools:** Virginia Boris Elementary, Clovis South High**Document Type:**

CEQA: ☐ NOP ☐ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) ☐ Mit Neg Dec ☐ Other: _____

NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI ☐ Other: _____

Other: ☐ Joint Document ☐ Final Document ☐ Other: _____

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 119 Acres 23.56

☐ 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: Cultural Resources, Tribal Cultural Res.

Present Land Use/Zoning/General Plan Designation:**Present Land Use:** Vacant & Ponding Basin / **Zoning:** AE20 / **General Plan Designation:** Medium Low Density Residential & Open Space**Project Description:** (please use a separate page if necessary)

Vesting Tentative Tract Map No. 6502 (Project) is generally located on the north side of East McKinley Avenue, east of North Temperance Avenue. The Project is located immediately east of the City of Fresno (City) corporate limits, in unincorporated Fresno County, and lies within the boundaries of the City's Sphere of Influence (SOI).

The Project is located on an undeveloped approximately 24-acre parcel (APN 310-052-27) to be developed as part of Vesting Tentative Tract Map No. 6502. The Project includes the annexation of the Project site, and two adjacent parcels owned and maintained by the Fresno Metropolitan Flood Control District (FMFCD), APNs 310-052-26T and 310-052-22 (Annexation Only Area). Environmental analysis of these parcels in this document is for annexation purposes only. No development is proposed regarding the parcels owned and maintained by FMFCD. These two parcels are currently developed with a Fresno Irrigation District (FID) canal and ponding basin.

The Project site is designated as Medium Low Density Residential (3.5 - 6 dwelling units (du) / acre) in the City of Fresno 2035 General Plan. The Annexation Only Area is designated as Open Space - Ponding Basin in the City of Fresno 2035 General Plan and comprises approximately 18 acres. De Young Properties is requesting approval of the following entitlement applications:

- Vesting Tentative Tract Map (T-6502) Application No. P24-04042 proposes to subdivide the 24-acre Project Site (APN 310-052-27) into 119 single-family lots, 28 of which are proposed to be within a gated HOA. The proposed residential subdivision includes a 1.32-acre trail and accompanying 11,000 square foot park.
- The associated Pre-zone Application proposes to pre-zone approximately 24 acres from the Fresno County Exclusive Agriculture, 20-Acre Minimum (AE-20) designation to the City of Fresno RS-4 (Single-Family Residential, Medium Low Density) zone district and 18 acres (Annexation Only Area) from the Fresno County Exclusive Agriculture, 20-Acre Minimum (AE-20) designation to the City of Fresno OS (Open Space) zone district.
- The associated Annexation Application proposes the annexation of APNs 310-052-27, 310-052-26T, and 310-052-22 into the City limits and the removal of these properties from the Kings River Conservation District and the Fresno County Fire Protection District.
- The associated Planned Development Application proposes to modify the RS-4 zone district development standards of the gated HOA portion of the proposed subdivision to allow for private streets, a reduction in the minimum lot size, width, and depth, and a reduction in the minimum garage, street side yard, and rear yard setbacks, and an increase in the maximum lot coverage requirement.

On- and off-site improvements including circulation roads, interior local streets, curb, gutter, sidewalk, water and sewer utilities, and landscaping would be developed to City standards by the Project developer. Water and sewer services will be provided by the City of Fresno.

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 checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date 07/16/2025 Ending Date 08/05/2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>QK, Inc.</u>	Applicant: <u>Brandon De Young</u>
Address: <u>5080 California Avenue, Suite 220</u>	Address: <u>677 West Palmdon Drive</u>
City/State/Zip: <u>Bakersfield, CA 93309</u>	City/State/Zip: <u>Fresno, CA 93704</u>
Contact: <u>Jaymie Brauer</u>	Phone: <u>(559) 435-0900</u>
Phone: <u>(661) 616-2600</u>	

Signature of Lead Agency Representative:  Date: 07/16/2025

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