

# 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

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| <b>SCH #</b> |
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**Project Title:** Environmental Assessment No. T-6507/T-6511/P25-01637

Lead Agency: City of Fresno Contact Person: Robert Holt  
 Mailing Address: 2600 Fresno Street, RM 3043 Phone: (559) 621-8056  
 City: Fresno Zip: 93721 County: Fresno

**Project Location:** County: Fresno City/Nearest Community: Fresno

Cross Streets: North Grantland Avenue and West Dakota Avenue Zip Code: 93723

Longitude/Latitude (degrees, minutes and seconds): 36 ° 47 ' 11.58 " N / 119 ° 55 ' 15.0096 " W Total Acres: 234.58

Assessor's Parcel No.: 512-043-12s, -13s, -14, -15, -16, -17s, -18, -19, -20, -21, -22, -23, -24, -25, -26, + Section: 20 Twp.: 13S Range: 19E Base: MDB

Within 2 Miles: State Hwy #: CA99 Waterways: Silvia Ditch, Minor Thornton Ditch

Airports: N/A Railways: N/A Schools: Justin Garza High School

**Document Type:**

- |   |  |                                    |  |
|---|--|------------------------------------|--|
| CEQA: <input checked="" type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR                 | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons           | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA        | <input type="checkbox"/> Final Document        |
| <input type="checkbox"/> Neg Dec              | (Prior SCH No.) _____                              | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____          |
| <input type="checkbox"/> Mit Neg Dec          | Other: _____                                       | <input type="checkbox"/> FONSI     |  |

**Local Action Type:**

- |  |   |   |   |
|--|---|---|---|
| <input type="checkbox"/> General Plan Update               | <input type="checkbox"/> Specific Plan            | <input checked="" type="checkbox"/> Rezone                            | <input type="checkbox"/> Annexation     |
| <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan              | <input type="checkbox"/> Prezone                                      | <input type="checkbox"/> Redevelopment  |
| <input type="checkbox"/> General Plan Element              | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit                                   | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan                    | <input type="checkbox"/> Site Plan                | <input checked="" type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: _____   |

**Development Type:**

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Residential: Units <u>1203</u> Acres <u>234.58</u> | <input type="checkbox"/> Transportation: Type _____            |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____              | <input type="checkbox"/> Mining: Mineral _____                 |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____          | <input type="checkbox"/> Power: Type _____ MW _____            |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____          | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____  | <input type="checkbox"/> Hazardous Waste: Type _____           |
| <input type="checkbox"/> Recreational: _____   | <input type="checkbox"/> Other: _____                          |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____                        |  |

**Project Issues Discussed in Document:**

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

**Present Land Use/Zoning/General Plan Designation:**

Medium Density Residential (RS-4), Urban Neighborhood (RM-2), Public Facility (PF), Community Commercial (CC)

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

Granville Homes (Applicant) has filed applications for a General Plan Amendment-Rezone (P25-01637), Tentative Tract Map No. 6511 (P25-01631), and Tentative Tract Map No. 6507 (P25-01600) pertaining to approximately 234.58 acres of property located on the west side of North Grantland Avenue, between West Ashlan and West Shields Avenues in the City of Fresno, California.  
 •General Plan Amendment (GPA) proposes to designate the proposed North Parc West Drive in both tract maps as a Collector Street in the City's Circulation Element of the General Plan. It will also revise the Figure MT-2 of the General Plan – Paths and Trails to relocate the planned Class I Bicycle/Pedestrian Path to run alongside North Parc West Drive throughout both tract maps.  
 •Rezone (REZ) proposes to designate approximately 3.31 acres of property located on the southwest corner of North Grantland and West Ashlan Avenues as the RM-1 (Residential, Medium High Density) zone district.  
 •Tentative Tract Map No. 6511 (TTM) (Parc West 2) proposes to subdivide the northern 145.32-acres (net) into 678 single-family lots. Parks, open space, and landscape buffers are planned for approximately 17.17 acres throughout Parc West 2.  
 •Tentative Tract Map No. 6507 (TTM) (Parc West 3) proposes to subdivide the southern 89.26-acres (net) into 525 single-family lots. Parks, open space, landscape buffers, and other public uses are planned for approximately 7.81-acres throughout Parc West 3.

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "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 type="checkbox"/> California Highway Patrol                        | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input checked="" type="checkbox"/> Caltrans District # <u>6</u>          | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics                 | <input checked="" type="checkbox"/> Regional WQCB # <u>5</u>                 |
| <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 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 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                  | Other: _____   |
| <input type="checkbox"/> Health Services, Department of                   | 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 08/18/25 Ending Date 09/17/25

**Lead Agency (Complete if applicable):**

|   |   |
|---|---|
| Consulting Firm: <u>Precision Civil Engineering</u> | Applicant: <u>Darius Assemi, Granville Homes</u>    |
| Address: <u>1234 O Street</u>                       | Address: <u>1306 West Herndon Avenue, Suite 101</u> |
| City/State/Zip: <u>Fresno, CA 93721</u>             | City/State/Zip: <u>Fresno, CA 93711</u>             |
| Contact: <u>Luke Risner</u>                         | Phone: <u>(559) 436-0900</u>                        |
| Phone: <u>(559) 449-4500</u>                        |   |

Signature of Lead Agency Representative:  Date: 08/18/25

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