

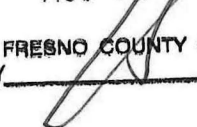
E202610000241

CITY OF FRESNO
NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION

Filed with the
FRESNO COUNTY CLERK
2220 Tulare Street, Fresno, CA 93721

FILED

AUG 12 2026 ^{TIME} 1:30pm

FRESNO COUNTY CLERK
BY  DEPUTY

ENVIRONMENTAL ASSESSMENT FOR
T-6294/P25-03555

APPLICANT:

Walter Diamond
Lennar Homes of California
5 River Park Place East, Suite 210
Fresno, CA 93720

PROJECT LOCATION:

5326 North Grantland Avenue; Located at the southeast corner of North Grantland and West Barstow Avenues in the City and County of Fresno, California (See Exhibit A - Vicinity Map)

APN: 505-060-07

Site Latitude: 36°48'48.7"N &
Site Longitude: 119°54'58.6" W
Mount Diablo Base & Meridian, Township 13S, Range 19E, Section 9

The full Initial Study is on file in the Planning and Development Department, Fresno City Hall, 3rd Floor, Room 3043, 2600 Fresno Street, Fresno, CA 93721.

PROJECT DESCRIPTION:

Vesting Tentative Tract Map No. 6294 and Planned Development Permit Application No. P25-03555 were filed by Lennar Homes of California, on behalf of Northwest Fresnans Investment Group and pertain to approximately 29.84 acres of property located on the southeast corner of North Grantland and West Barstow Avenues. Vesting Tentative Tract Map No. 6294 proposes to subdivide approximately 27.34 net acres of property into a 187-lot single-unit residential development. Planned Development Permit Application No. P25-03555 proposes to modify the RS-5 zone district development standards to allow for a reduction in the front yard and rear yard setbacks, a reduction in minimum lot size, and an increase in maximum lot coverage.

The City of Fresno has prepared an Initial Study of the above-described project and proposes to adopt a Mitigated Negative Declaration.

Pursuant to the California Environmental Quality Act (CEQA) Guidelines §§ 15070 to 15075, and 15150, this project has been evaluated with respect to each item on the attached Appendix G/Initial Study Checklist to determine whether this project may cause any additional significant effect on the environment. After conducting a review of the adequacy of the Project Specific Mitigation Measure Checklist and CEQA Guidelines §§ 15097, the Planning and Development Department, as lead agency, finds that no substantial changes have occurred.

The completed Appendix G/Initial Study Checklist, its associated narrative, technical studies and mitigation measures reflect applicable comments of responsible and trustee agencies and research and analyses conducted to examine the interrelationship between the proposed project and the physical environment. The information contained in the project application and its related environmental assessment application, responses to requests for comment, checklist, Initial Study narrative, and any attachments thereto, combine to form a record indicating that an Initial Study has been completed in compliance with the State CEQA Guidelines.

All new development activity and many non-physical projects contribute directly or indirectly toward cumulative impacts on the physical environment. It has been determined that the incremental effect contributed by this project toward cumulative impacts is not considered substantial or significant in itself and/or that cumulative impacts accruing from this project may be mitigated to less than significant with application of feasible mitigation measures.

With mitigation imposed under the Project Specific Mitigation Measure Checklist, there is no substantial evidence in the record that this project may have additional significant, direct, indirect or cumulative effects on the environment that are significant. The Planning and Development Department, as lead agency, finds that no substantial changes have occurred.

Based upon the evaluation guided by the Appendix G/Initial Study Checklist, it was determined that there are project specific foreseeable impacts which require project level mitigation measures.

The Initial Study has concluded that the proposed project will not result in any adverse effects, which fall within the "Mandatory Findings of Significance" contained in § 15065 of the State CEQA Guidelines. The finding is, therefore, made that the proposed project will not have a significant adverse effect on the environment.

Public notice has been provided regarding staff's finding in the manner prescribed by § 15072 of the CEQA Guidelines and by § 21092 of the PRC Code (CEQA provisions).

Additional information on the proposed project, including the Project Specific Mitigation Measure Checklist, proposed environmental finding of a Mitigated Negative Declaration and the Initial Study may be obtained from the Planning and Development Department, Fresno City Hall, 2600 Fresno Street, 3rd Floor, Room 3043, Fresno, California 93721 3604. Please contact Chris Lang at (559) 621-8023 or via email at Chris.Lang@fresno.gov for more information.

ANY INTERESTED PERSON may comment on the proposed environmental finding. Comments must be in writing and must state (1) the commentor's name and address; (2) the commentor's interest in, or relationship to, the project; (3) the environmental determination being commented upon; and (4) the specific reason(s) why the proposed environmental determination should or should not be made. Any comments may be submitted at any time between the publication date of this notice and close of

E202610000241

business on September 1, 2026. Please direct comments to Chris Lang, Supervising Planner, City of Fresno Planning and Development Department, City Hall, 2600 Fresno Street, Room 3043, Fresno, California, 93721-3604; or by email to Chris.Lang@fresno.gov.

INITIAL STUDY PREPARED BY:

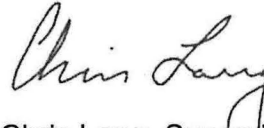
Chris Lang, Supervising Planner

DATE: 08/12/2026

Attachments:

Exhibit A – Vicinity Map

SUBMITTED BY:



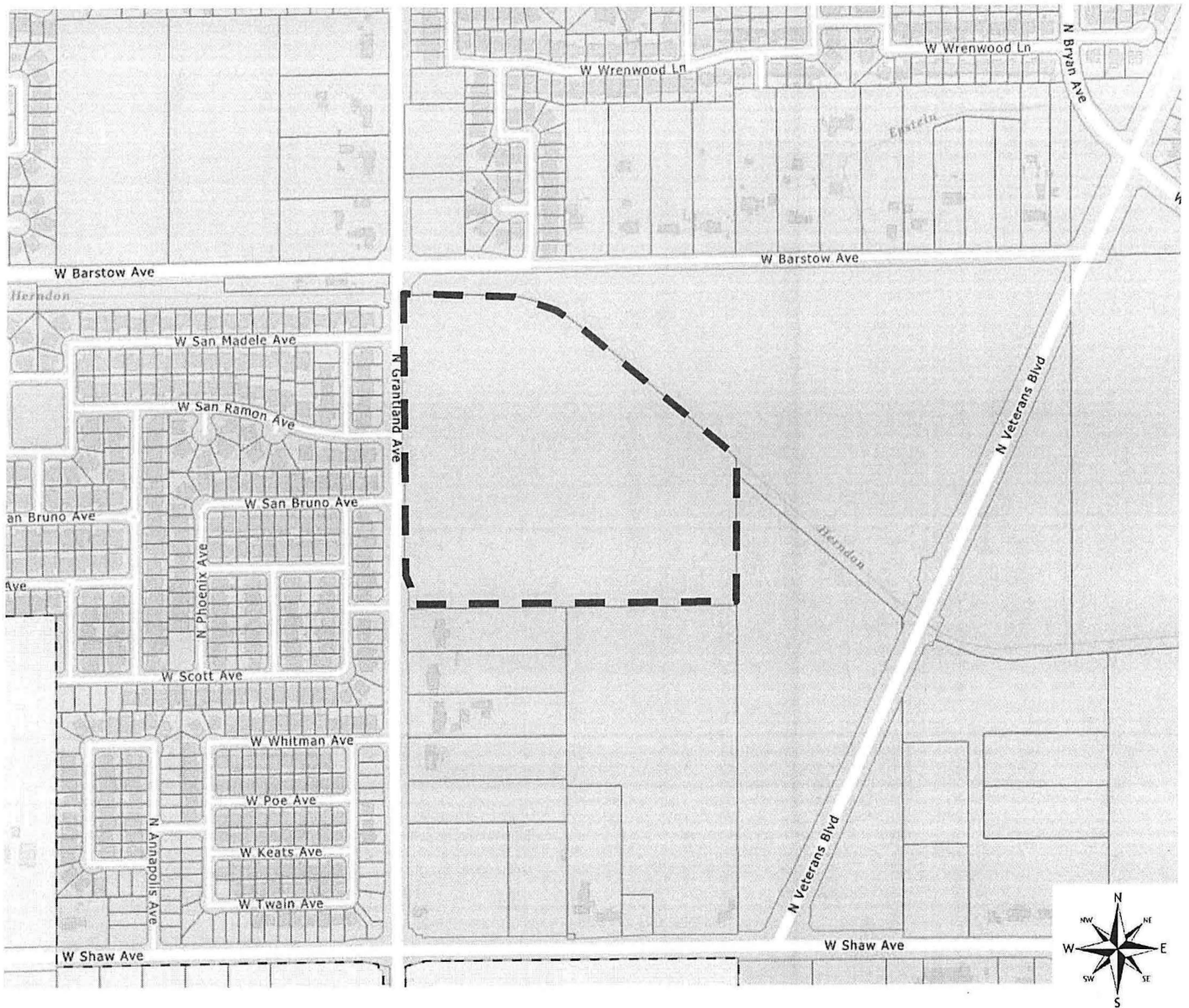
Chris Lang, Supervising Planner

CITY OF FRESNO

PLANNING AND DEVELOPMENT
DEPARTMENT

E202610000241

Exhibit A – Vicinity Map



Subject Property