Notice of Preparation of a Draft Environmental Impact Report for Vesting Tentative Tract Map 6525

Date: October 19, 2026

To: Responsible Agencies, Interested Parties and Organizations

Subject: Notice of Preparation of an Environmental Impact Report for the Vesting Tentative Tract Map 6525

Lead Agency: City of Fresno

Contact: Rob Holt
Supervising Planner
City of Fresno – Planning and Development Department
2600 Fresno Street
Fresno, CA 93721
(559) 621-8062
Robert.Holt@fresno.gov

Notice is Hereby Given: The City of Fresno (City) is the Lead Agency for the Vesting Tentative Tract Map 6525 (proposed 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 6525

Project Location: The proposed project is located at 5046 East Lane Avenue in the City of Fresno, on Assessor's Parcel Number (APN) 472-021-30, see Figure 1. The project site is bound to the north by East Lane Avenue and multi-unit residential uses and Greenberg Elementary School, to the east by single-unit residential uses, to the south by East Butler Avenue and single-unit residential uses, and to the west by multi-unit residential uses, see Figure 2.

Project Description: The proposed project would include the demolition of an existing 522,470-square-foot vacant building previously utilized by the Internal Revenue Service and deemed eligible for a historic resource by the City of Fresno Historic Preservation Commission, and the associated surface parking lot with 2,698 parking spaces and landscaped area. The proposed project would construct a subdivision with 432 single-unit residential lots and 3 outlots for public open space within a planned residential community with public streets throughout and private alleys and walkways on the western half on a site area of approximately 47.57 acres, see Figure 3. The proposed project would include associated parking and circulation, landscaping, lighting, and utilities and infrastructure. The project site is currently zoned as PI (Public and Institutional) and is designated as Public and Institutional under the City of Fresno General

Plan and would require a Rezone to rezone the parcel to RS-5 (Single-Unit Residential, Medium Density) and a General Plan Amendment to change the land use designation to Medium Density Residential. The project applicant is requesting approval of applications for a General Plan Amendment-Rezone (P25-03475), Tentative Tract Map (T-6525), and Planned Development (P25-03477). The City is the Lead Agency for review of the proposed project under the CEQA.

Areas of Potential Environmental Effects: Potentially significant environmental impacts of the proposed project include, but may not be limited to, the following: Air Quality, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, and Noise.

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 publication of this notice. The review period for the NOP will be from 10/19/2026 to 11/18/2026. Copies of the NOP can be reviewed at the City of Fresno, 2600 Fresno Street, Room 3043, Fresno, CA 93721. Electronic copies can also be accessed on the City's website at: https://www.fresno.gov/planning/plans-projects-under-review/.

Public Scoping Meeting: The CEQA process encourages comments and questions from the public throughout the planning process. Pursuant to Section 15083 of the CEQA Guidelines, a virtual Public Scoping Meeting will be held via Zoom to solicit public comments on the scope and content of the EIR**.** A public scoping meeting for this project will be conducted via zoom on 11/3/2026 at 6:00 PM at the following link:

https://fresno.zoomgov.com/w/1652047998?tk=gi1jxuZO_vXVsUexN-o7DhADX_3WNJL6FwrEi4wFa-k.DQkAAAAAYnhAfhZVTHBHZmhNYVFSR0VhY1FISnluUm1nAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA

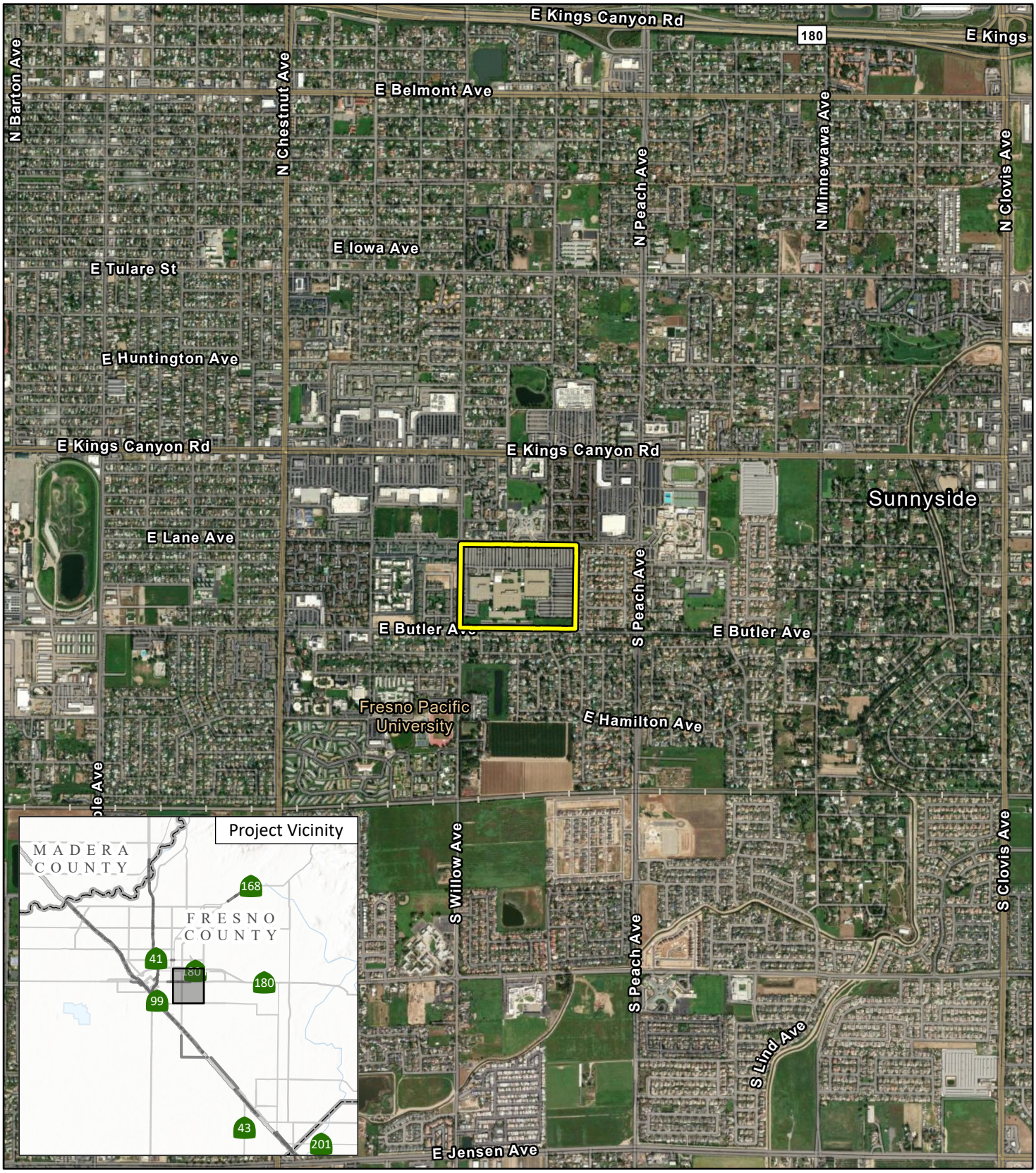
Submitting Comments: Comments and suggestions as to the appropriate scope of analysis of the EIR are invited from all interested parties. Written comments or questions concerning the EIR for the proposed project should be directed to Robert Holt at the Planning and Development Department at the following address below by 5:00 PM on 11/18/2026.

Fresno City Hall, Attn: Rob Holt
2600 Fresno Street
Fresno, CA 93721
(559) 621-8056
Robert.Holt@fresno.gov

Please include the commenter's full name, address, phone number and/or email so that we may contact you for clarification, if necessary.

Attachments:

Figures 1, 2, and 3.



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Project Site

FIGURE 1

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0 1000 2000
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SOURCE: USGS The National Map (2026)

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Vesting Tentative Tract Map 6525

Project Location and Regional Context



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Project Site

FIGURE 2

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Vesting Tentative Tract Map 6525

Project Site

SOURCE: U.S. Census Bureau (USCB), google hybrid, ParcelQuest (2026), Nearmap (2/8/2026)

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FIGURE 3
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SOURCE: FUSCOE Engineering
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Vesting Tentative Tract Map 6525
Vesting Tentative Tract Map No. 6525 Site Plan - Full Site Plan

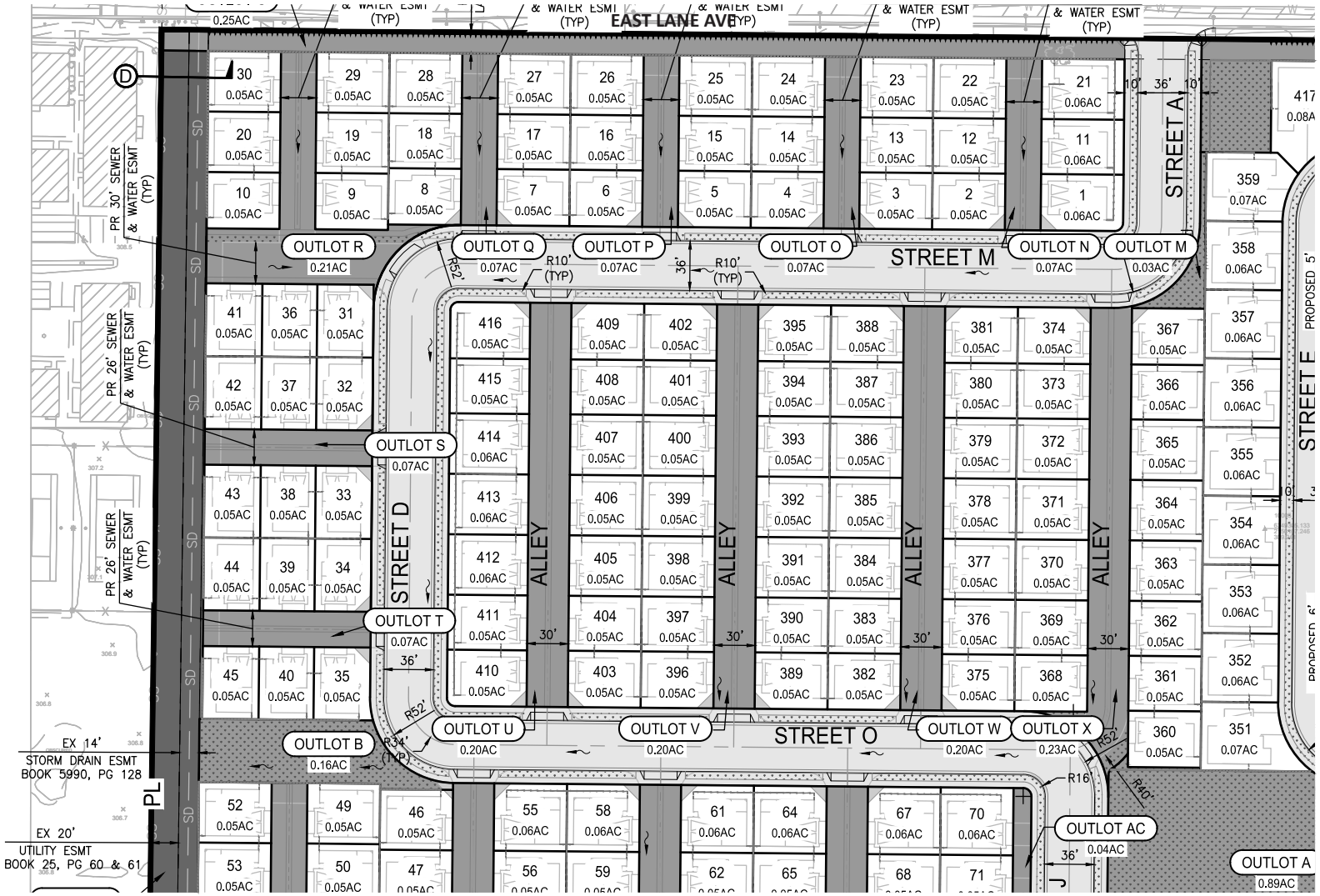

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FIGURE 3
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SOURCE: FUSCOE Engineering
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Vesting Tentative Tract Map 6525
Vesting Tentative Tract Map No. 6525 Site Plan



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FIGURE 3
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SOURCE: FUSCOE Engineering
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Vesting Tentative Tract Map 6525
Vesting Tentative Tract Map No. 6525 Site Plan

See Page 2 of 5

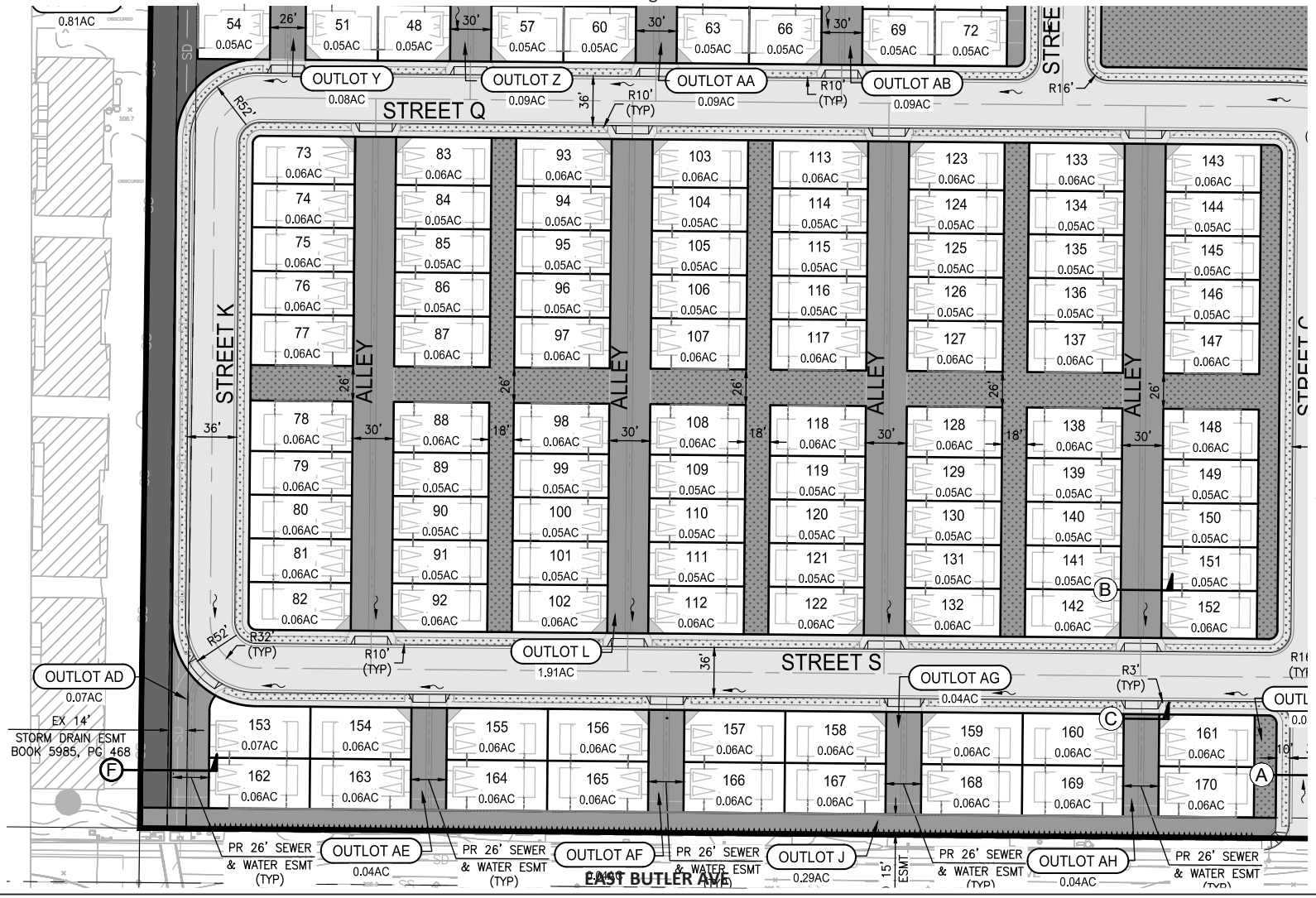

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FIGURE 3
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SOURCE: FUSCOE Engineering

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Vesting Tentative Tract Map 6525

Vesting Tentative Tract Map No. 6525 Site Plan

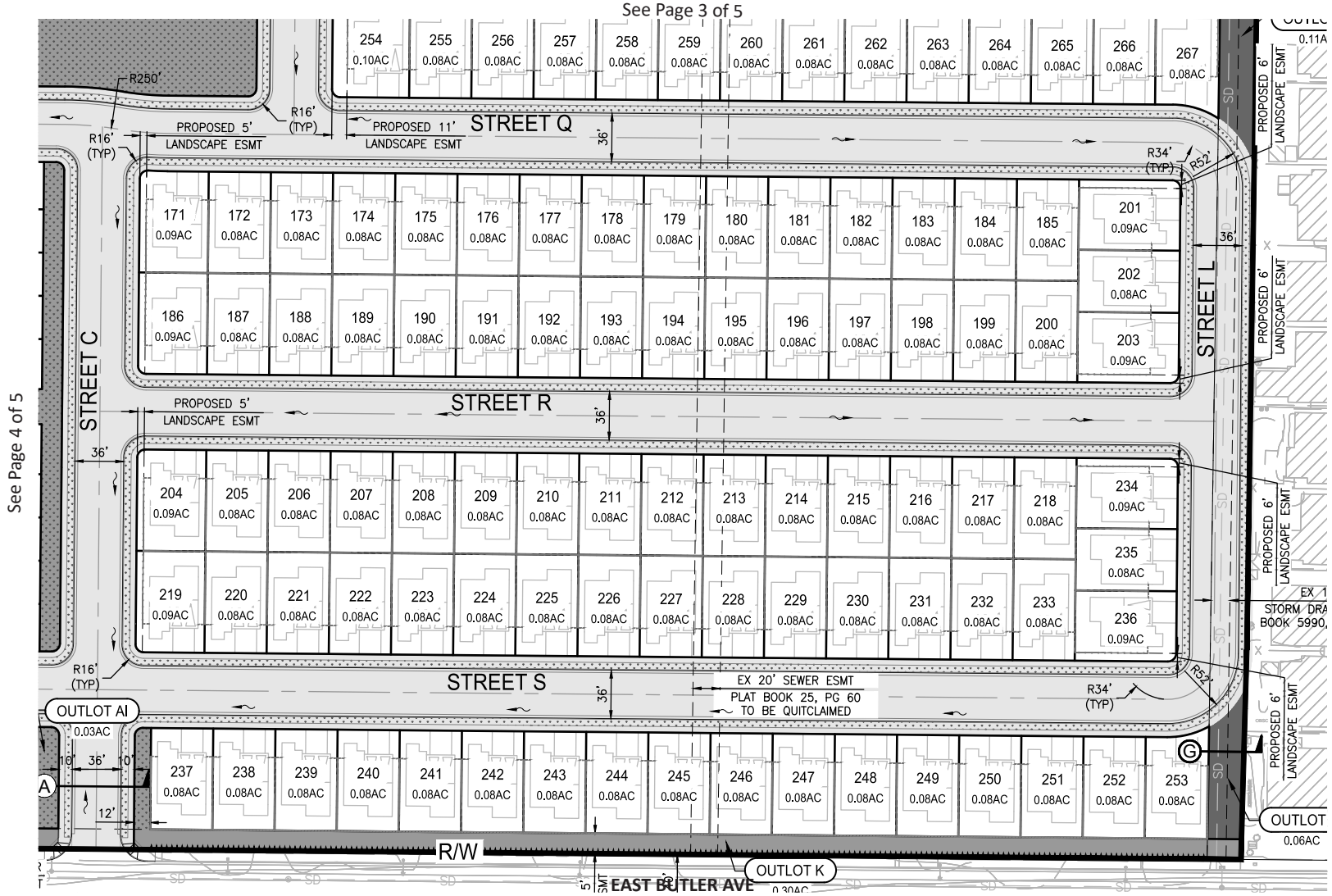

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FIGURE 3
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SOURCE: FUSCOE Engineering
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Vesting Tentative Tract Map 6525
Vesting Tentative Tract Map No. 6525 Site Plan