

Notice of Availability of a Draft Environmental Impact Report for the Vesting Tentative Tract Map No. 6360 Project

Date: February 23, 2024

To: State Clearinghouse, Responsible Agencies, Interested Parties and Organizations

Subject: Notice of Availability of a Draft Environmental Impact Report for Vesting Tentative Tract Map No. 6360 Project in Fresno, CA

Lead Agency: City of Fresno
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Comment Period: February 23, 2024 to April 8, 2024

Notice is Hereby Given that the City of Fresno (City) is the Lead Agency on the below-described Vesting Tentative Tract Map No. 6360 Project (proposed project) and has completed a Draft Environmental Impact Report (EIR), pursuant to the California Environmental Quality Act (CEQA).

Project Title: Vesting Tentative Tract Map No. 6360 Project (Environmental Assessment Application No. T-6360/P22-00387/P22-00388) (State Clearinghouse No. 2022080152)

Project Location: The proposed project is located on approximately 31.29 acres on the northeast corner of the intersection between North Armstrong Avenue and East McKinley Avenue, in Fresno, California (Assessor's Parcel Numbers [APNs]: 574-140-04 and 574-140-05). Site Latitude: 36.766109°, Site Longitude: -119.671989°. Mount Diablo Base & Meridian, SE quarter of Section 27, Township 13 South, Range 21 East.

Project Description: The proposed Vesting Tentative Tract Map No. 6360 would construct 326 single-family residences, private streets, communal park space, a 15,207 square-foot pool and recreation area, and supporting landscaping, pedestrian, parking, and public utility uses. Associated entitlements to facilitate development of the proposed project include a Planned Development Permit to allow for modified development standards, a General Plan Amendment (Low Density Residential to Medium Density Residential), and a Rezone from RS-3 to RS-5

(Single Family Residential, Low Density to Single Family Residential, Medium Density). To facilitate the future development of the subject property, the proposed project will also require dedications and/or acquisitions for public street rights-of-way and utility easements, as well as the construction of public facilities and infrastructure in accordance with the standards, specifications, and policies of the City of Fresno.

Anticipated Significant Environmental Effects: The Draft EIR identifies potential significant effects in the following areas:

- Air Quality
- Greenhouse Gas Emissions
- Transportation

Mitigation measures identified in the Draft EIR would reduce potentially significant effects to air quality to less-than-significant levels. However, the proposed project would result in significant and unavoidable impacts related to greenhouse gas emissions and transportation.

Public Review Period: The City of Fresno will receive public comments on the Draft EIR from February 23, 2024 through April 8, 2024. All documents related to this project are available for public review during normal business hours (Monday - Friday, 8:00 A.M. – 5:00 P.M.) by appointment only, at the Planning and Development Department at 2600 Fresno Street, Room 3043, Fresno, CA 93721. Electronic copies may also be requested for review. Please contact Chris Lang via e-mail or by phone to request electronic copies or to schedule an appointment to view documents. Documents related to this project can also be accessed on the City's website at: <https://www.fresno.gov/darm/planning-development/plans-projects-under-review>.

Written comments concerning the Draft EIR are due by 5:00 P.M. on April 8, 2024 and should be submitted to Chris Lang (contact information provided above).