

**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

|              |
|--------------|
| <b>SCH #</b> |
|--------------|

**Project Title:** \_\_\_\_\_

Lead Agency: \_\_\_\_\_ Contact Person: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Phone: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_ County: \_\_\_\_\_

**Project Location:** County: \_\_\_\_\_ City/Nearest Community: \_\_\_\_\_

Cross Streets: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Longitude/Latitude (degrees, minutes and seconds): \_\_\_\_\_° \_\_\_\_\_' \_\_\_\_\_" N / \_\_\_\_\_° \_\_\_\_\_' \_\_\_\_\_" W Total Acres: \_\_\_\_\_

Assessor's Parcel No.: \_\_\_\_\_ Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: \_\_\_\_\_ Waterways: \_\_\_\_\_

Airports: \_\_\_\_\_ Railways: \_\_\_\_\_ Schools: \_\_\_\_\_

**Document Type:**

|                                      |  |                                    |  |
|--------------------------------------|--|------------------------------------|--|
| CEQA: <input 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 type="checkbox"/> Rezone                            | <input type="checkbox"/> Annexation     |
| <input 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 type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: _____   |

**Development Type:**

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

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

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

## 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 type="checkbox"/> Native American Heritage Commission         |  |

---

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

Starting Date \_\_\_\_\_ Ending Date \_\_\_\_\_

---

### Lead Agency (Complete if applicable):

|                        |                       |
|------------------------|-----------------------|
| Consulting Firm: _____ | Applicant: _____      |
| Address: _____         | Address: _____        |
| City/State/Zip: _____  | City/State/Zip: _____ |
| Contact: _____         | Phone: _____          |
| Phone: _____           |                       |

---

Signature of Lead Agency Representative: \_\_\_\_\_ Date: \_\_\_\_\_

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

| Present Land Use  | Present Zoning  | Present City of Fresno General Plan Designation  |
|---|---|--|
| <p>APN 512-031-01S: Open space/ag;</p> <p>APNs 512-031-09 through - 22: Rural Residential</p> | <p>Rural Residential – Neighborhood Beautification (County of Fresno)</p> | <p>APN 512-031-01S: Residential Medium High Density (12-16 D.U./acre), Residential Urban Neighborhood (16-30 D.U./acre), Residential High Density (30-45 D.U./acre) and Public/Quasi-Public Facility;</p> <p>APNs 512-031-09 through - 22: Residential Low Density (1-3.5 D.U./acre)</p> |

### **Project Description:**

Vesting Tentative Tract Map No. 6472 is located on an approximately 80-acre parcel (APN 512-031-01S) on the southeast corner of West Shaw Avenue and North Grantland Avenue. The planned alignment of Veterans Boulevard bifurcates the Project Site.

#### *Site Configuration*

The Project proposes the development of 236 single-family detached dwelling units on 20.83 net acres west of the Veterans Boulevard alignment for a density of 11.3 dwelling units per net acre in the proposed RS-5 zone district. Lot sizes will range from 2,375 square feet to 5,538 square feet.

The Project also proposes the development of 50-cluster style buildings on approximately 18.16 net acres east of the Veterans Boulevard alignment. Each cluster is comprised of five single-family attached units for a total of 250 units and a density of 13.76 units per net acre in the proposed RM-2 zone district. Lot sizes will range from 1,234 square feet to 1,254 square feet. The buildings will have "alley-style" garage entries, private streets, guest parking, open space, bicycle and walking trails throughout.

One 16.75-acre remainder lot is proposed at the southeast corner of West Shaw Avenue and North Grantland Avenue. The remainder lot is not included in the plan for development.

On- and off-site improvements including circulation roads, interior local streets, curb, gutter, sidewalk, open space, and landscaping are proposed as part of the project. The Project will construct the remainder of Veterans Boulevard between Shaw Avenue and Gettysburg

Avenue. Water and sewer utilities will be provided by the City of Fresno and new pipelines will be installed along North Grantland Avenue and West Gettysburg Avenue.

### *Entitlements*

Lennar Homes of California is requesting approval of the following related entitlement applications:

- Pre-zone Application No. P24-02876 proposes to pre-zone approximately 96.14 acres from the Fresno County Rural Residential designation to the City of Fresno RS-5 (Residential Single-Family, Medium Density [21.9 acres]), RM-2 (Residential Multi-Family, Urban Neighborhood [20.95 acres]), RM-3 (Residential Multi-Family, High Density [17.84 acres]), RM-1 (Residential Multi-Family, Medium High Density [4.68 acres]), PI (Public and Institutional [3.27 acres]) and RS-3 (Residential Single-Family Low Density [27.5 acres]) zone districts.
- Annexation Application No. P24-03218 proposes the Annexation of APNs 512-031-01S, 512-031-09, 512-031-10, 512-031-11, 512-031-12, 512-031-13, 512-031-14, 512-031-15, 512-031-22, 512-031-17, 512-031-18, 512-031-19, 512-031-20, 512-031-21, 512-031-16 into the City of Fresno corporate limits and the detachment of these properties from the King River Conservation District and the North Central Fire Protection District.
- Planned Development Application No. P24-02868 requests the reduction of the minimum lot size and the reduction of minimum lot width and transfer of density.
- Development Permit Application No. P24-03242 proposes the development of the eastern portion of the residential development, including the construction of 250 single-family attached dwelling units.
- Vesting Tentative Tract Map (T-6472) (P24-01378) application proposes to subdivide the 79.96-acre parcel (APN 512-031-01S) into 486 single-family lots, two RM-1 lots, one PI lot, one RM-3 lot and one remainder lot (RM-3).

### *Buildout*

The Project will be developed in two phases with two resultant Final Maps. Phase One consists of the 236 western single-family residential lots and Phase Two consists of the eastern 250 single-family attached units. Veterans Boulevard will be developed in tandem with Phase One and Two. Development of the Project Site is anticipated to occur between Quarter 1 2026 and Quarter 2 2027.

**NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT AND PUBLIC  
SCOPING MEETING FOR VESTING TENTATIVE TRACT MAP NO. 6472 PROJECT**

TO: Responsible and Trustee Agencies, other interested agencies, and members of the public

FROM: City of Fresno, Planning and Development Department

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report (EIR)

DATE: November 19, 2024 to December 18, 2024

**Notice is Hereby Given:**

The City of Fresno (City) is the Lead Agency on the below-described Vesting Tentative Tract Map No. 6472 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 No. 6472

**Project Applicant:**

Lennar Homes of California

**Project Location:**

The Project is generally located on the southeast corner of West Shaw Avenue and North Grantland Avenue (Figure 1). The Project is within Section 16, Township 13 South, Range 19 East, of the Mount Diablo Baseline and Meridian and the U.S. Geological Survey 7.5 Minute Herndon Quadrangle. The Project is located immediately south and west of the City of Fresno corporate limits, in unincorporated Fresno County, and lies within the boundaries of the sphere of influence. The site is bounded by West Shaw Avenue (north), North Grantland Avenue (west), West Gettysburg Avenue (south) and North Bryan Avenue (east), and is situated approximately one mile southwest of State Route (SR) 99.

The Project consists of two distinct areas: a proposed residential development area and a proposed annexation area. The proposed Entitlement Area encompasses both the residential development area (APN 512-031-01S), and the Annexation Only Area that includes the unincorporated 14 parcels to the east (APNs 512-031-09 through -22), which are developed with rural residential homes. The following terms will be used to distinguish the two areas:

- **Project Site:** This term refers to the approximately 80-acre parcel (APN 512-031-01S) to be developed as part of Vesting Tentative Tract Map No. 6472. This parcel will also be annexed into the City.
- **Annexation Only Area:** This term refers to the developed parcels (APNs 512-031-09 through -22 and adjacent Rights-of-ways).
- **Entitlement Area:** This term refers to both the *Annexation Area* and the *Project Site* parcels (APNs 512-031-01S and 512-031-09 through -22).

The Project Site has planned land use designations of Residential Medium High Density (12-16 D.U./acre), Residential Urban Neighborhood (16-30 D.U./acre), Residential High Density (30-45 D.U./acre) and Public/Quasi-Public Facility in the Fresno General Plan. The Annexation Only Area has a planned land use designation of Residential Low Density (1-3.5 D.U./acre) in the Fresno General Plan.

### **Project Description:**

Vesting Tentative Tract Map No. 6472 is located on an approximately 80-acre parcel (APN 512-031-01S) on the southeast corner of West Shaw Avenue and North Grantland Avenue. The planned alignment of Veterans Boulevard bifurcates the Project Site.

#### *Site Configuration*

The Project proposes the development of 236 single-family detached dwelling units on 20.83 net acres west of the Veterans Boulevard alignment for a density of 11.3 dwelling units per net acre in the proposed RS-5 zone district. Lot sizes will range from 2,375 square feet to 5,538 square feet.

The Project also proposes the development of 50-cluster style buildings on approximately 18.16 net acres east of the Veterans Boulevard alignment. Each cluster is comprised of five single-family attached units for a total of 250 units and a density of 13.76 units per net acre in the proposed RM-2 zone district. Lot sizes will range from 1,234 square feet to 1,254 square feet. The buildings will have "alley-style" garage entries, private streets, guest parking, open space, bicycle and walking trails throughout.

One 16.75-acre remainder lot is proposed at the southeast corner of West Shaw Avenue and North Grantland Avenue. The remainder lot is not included in the plan for development.

On- and off-site improvements including circulation roads, interior local streets, curb, gutter, sidewalk, open space, and landscaping are proposed as part of the project. The Project will construct the remainder of Veterans Boulevard between Shaw Avenue and Gettysburg Avenue. Water and sewer utilities will be provided by the City of Fresno and new pipelines will be installed along North Grantland Avenue and West Gettysburg Avenue.

### *Entitlements*

Lennar Homes of California is requesting approval of the following related entitlement applications:

- Pre-zone Application No. P24-02876 proposes to pre-zone approximately 96.14 acres from the Fresno County Rural Residential designation to the City of Fresno RS-5 (Residential Single-Family, Medium Density [21.9 acres]), RM-2 (Residential Multi-Family, Urban Neighborhood [20.95 acres]), RM-3 (Residential Multi-Family, High Density [17.84 acres]), RM-1 (Residential Multi-Family, Medium High Density [4.68 acres]), PI (Public and Institutional [3.27 acres]) and RS-3 (Residential Single-Family Low Density [27.5 acres]) zone districts.
- Annexation Application No. P24-03218 proposes the Annexation of APNs 512-031-01S, 512-031-09, 512-031-10, 512-031-11, 512-031-12, 512-031-13, 512-031-14, 512-031-15, 512-031-22, 512-031-17, 512-031-18, 512-031-19, 512-031-20, 512-031-21, 512-031-16 into the City of Fresno corporate limits and the detachment of these properties from the King River Conservation District and the North Central Fire Protection District.
- Planned Development Application No. P24-02868 requests the reduction of the minimum lot size and the reduction of minimum lot width and transfer of density.
- Development Permit Application No. P24-03242 proposes the development of the eastern portion of the residential development, including the construction of 250 single-family attached dwelling units.
- Vesting Tentative Tract Map (T-6472) (P24-01378) application proposes to subdivide the 79.96-acre parcel (APN 512-031-01S) into 486 single-family lots, two RM-1 lots, one PI lot, one RM-3 lot and one remainder lot (RM-3).

### *Buildout*

The Project will be developed in two phases with two resultant Final Maps. Phase One consists of the 236 western single-family residential lots and Phase Two consists of the eastern 250 single-family attached units. Veterans Boulevard will be developed in tandem with Phase One and Two. Development of the Project Site is anticipated to occur between Quarter 1 2026 and Quarter 2 2027.

### **Environmental Factors Potentially Affected:**

Potentially significant environmental impacts of the Project include, but are not limited to, the following: Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources,

Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, Wildfire, Mandatory Findings of Significance.

The associated maps are available for public review via e-mail (see Planner contact information below).

**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 receipt of this notice. The review period for the NOP will be from November 19, 2024 to December 18, 2024. Electronic copies of the NOP can be accessed on the City's <https://www.fresno.gov/darm/planning-development/plans-projects-under-review/>. A copy of the NOP can also be obtained by email via the email address below.

**Written Comments:**

The City requests that any potential Responsible or Trustee Agencies responding to this NOP reply in a manner consistent with Section 15082(b) of the CEQA Guidelines, which allows for submittal of any comments in response to this notice no later than 30 days after receipt of the NOP. **Comments in response to this NOP will be accepted through 5:00 p.m., Thursday, December 18, 2024.**

Please send your written comments to:

Attn: Juan Lara, Planner III  
City of Fresno, Planning and Development Department  
2600 Fresno Street, Room 3065  
Fresno, CA 93721  
Phone: (559) 621-8039  
Email: [Juan.Lara@fresno.gov](mailto:Juan.Lara@fresno.gov)

All written comments should reference Vesting Tentative Tract Map No. 6472 (P24-01378) EIR. Please include your name, address, and phone number, and/or email so that we may contact you for clarification, if necessary.

Persons with questions or requests for information may call Juan Lara at (559) 621-8039 or email at [Juan.Lara@fresno.gov](mailto:Juan.Lara@fresno.gov).

**Public Scoping Meeting:**

In addition to the opportunity to submit written comments, one public scoping meeting will be held to inform interested parties about the proposed Project, and to provide agencies and the public with an opportunity to provide comments on the scope and content of the EIR. This



meeting will be held at **6:00 p.m.** on **Thursday, December 5, 2024**, at **Harvest Elementary** (6514 W. Gettysburg Avenue, Fresno, CA 93723).

Newspaper Notice of Preparation Published: The Fresno Bee, November 22, 2024



Figure 1 – Project Area