

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

SCH #

Project Title: T-6468/P23-04061

Lead Agency: City of Fresno Contact Person: Rob Holt

Mailing Address: 2600 Fresno Street, 3rd Floor, Room 3043 Phone: (559) 621-8056

City: Fresno Zip: 93721 County: Fresno

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

Cross Streets: Hawes and Crystal Zip Code: 93706

Longitude/Latitude (degrees, minutes and seconds): 36 0 43 ' 37.2 " N / 119 0 49 ' 55.2 " W Total Acres: 7.82

Assessor's Parcel No.: 464-070-05 & portion of 464-070-09 Section: 14S Twp.: 20E Range: 7 Base: Mt Diablo

Within 2 Miles: State Hwy #: SR 99, SR 180 Waterways:

Airports: Chandler Executive Airport Railways: Southern Pacific Schools: Columbia Elementary, Gaston Middle, Easton High

Document Type:

CEQA: [] NOP [] Draft EIR [] NEPA: [] NOI [] Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[] Mit Neg Dec Other:

Local Action Type:

[] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other:

Development Type:

[] Residential: Units 84 Acres 7.82
[] Office: Sq.ft. Acres Employees
[] Commercial: Sq.ft. Acres Employees
[] Industrial: Sq.ft. Acres Employees
[] Educational:
[] Recreational:
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[] Other:

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Vacant Land / RS-5 zoning / Medium Density Residential planned land use designation

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

The Kearney and Crystal Subdivision (Tract 6468), Application No. P23 03663, was filed by the applicant, Terance Frazer, on Behalf of Kearney and Crystal, LLC. The applicant is proposing a gated residential community in the southwest portion of Fresno (city) that would include 84 residential units distributed amongst 74 two-story buildings, a 0.16-acre park, and 22 guest parking spaces on a 7.82-acre site (APN 464-070-050) (Figures 1 and 2). The project proposes to subdivide the existing parcel into 84 residential lots ranging in size from 1,866 square feet to 3,745 square feet and 3 open space lots for a total of 87 lots. The tentative tract map would be recorded in two phases, with 45 lots, including two open space lots and a gated entry, in Phase 1, and 42 lots, including one open space lot, in Phase 2. The residential development would be constructed with 84 total single-family residential buildings (64 units will be Single-Family Dwelling, Detached uses and 20 units will be Single-Family Dwelling, Attached uses). A minimum of 64 of the 84 units will have recessed garages. The three-bedroom, two-story residences would reside on individual lots and would range in size from 1,244 square feet to 1,596 square feet. Private garages and off-street parking would provide 336 private parking spaces for homeowners (4 per unit), and an additional 22 guest parking spaces would be provided at the center of the community. Additionally, a looping roadway through the community would be sufficiently wide to allow for on-street parking. Access to the community would be via a single entrance from South Crystal Avenue, across from West Brother Avenue. Internal access would be provided by a single looping road constructed for circulation within the project. A gated emergency access would be provided at the southern end of the eastern boundary of the project site, which would exit onto South Crystal Avenue (Figure 3). The project would also include frontage improvements along South Crystal Avenue to better support traffic through the area. The project is requesting three modifications to City of Fresno (City) requirements: 1) modification to Standard P-56B to allow the right-of-way to be placed at the back of the curb with a 5' public utilities easement where the standard requires street lights on alternating sides of the street; and 2) modification to Fresno Municipal Code Section 15.903 to allow reduced minimum lot sizes of 1,866 square feet where the section requires 2,500 square feet. The 7.82-acre site is flat and currently undeveloped and vacant. Project construction would require approximately 400 cubic yards of material import (6,150 cubic yards of cut and 6,550 cubic yards of fill) and would result in site disturbance over the entire site. It is anticipated that the project would generate between 200 and 300 average daily vehicle trips. Construction is expected to last approximately 15 months. Water and sewer service would be provided by the City; gas and electric services would be provided by Pacific Gas and Electric Company (PG&E); and storm drain service would be provided by the Fresno Metropolitan Flood Control District. The property is currently zoned RS-5 (Residential Single-Family, Medium Density), designated Medium Density per the City's General Plan, and is located within the Southwest Fresno Specific Plan area. The project would result in a gross residential density of 10.7 du/ac, which is below the maximum permitted density of 12 du/ac for the RS-5 zone. The site would be fenced and cabled such that only residents and approved visitors will be able to enter the site.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

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".

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| <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 | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

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

Starting Date 12/16/2024 Ending Date 01/06/2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>SWCA</u>	Applicant: <u>Kearney and Crystal, LLC</u>
Address: <u>411 Broad Street, Suite 210</u>	Address: <u>2141 Tuolumne Street, Suite M</u>
City/State/Zip: <u>San Luis Obispo, CA 93401</u>	City/State/Zip: <u>Fresno, CA 93721</u>
Contact: <u>Brandi Cummings</u>	Phone: <u>(559) 349-6965</u>
Phone: <u>(805) 786-2550</u>	

Signature of Lead Agency Representative:  Date: 12/16/2024

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