

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: Environmental Assessment No. T-6475/P24-02520

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: East McKinley Avenue and North Armstrong Avenue Zip Code: 93727

Longitude/Latitude (degrees, minutes and seconds): 36 ° 45 ' 57.6 " N / 119 ° 40 ' 30 " W Total Acres: 5.42

Assessor's Parcel No.: 574-130-05 Section: 27 Twp.: 13S Range: 21E Base: Mount Diablo

Within 2 Miles: State Hwy #: State Route 180 Waterways: _____
 Airports: Fresno-Yosemite International Railways: San Joaquin Valley Railroad Schools: Hirayama Elementary, Sanchez Intermediate, Clovis

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: _____ FONSI _____

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 53 Acres 5.42
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ 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 Resources, Greenhouse Gas E

Present Land Use/Zoning/General Plan Designation:

Present Land Use: Vacant / Zoning: RS-5 / General Plan Designation: Medium Density Residential

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

The Project subject property is approximately 5.42 acres (APN 574-130-05) located on the north side of the East McKinley Avenue alignment between North Armstrong and North Laverne Avenues. Vesting Tentative Tract Map No. 6475 will subdivide a 5.42-acre portion of the subject property into a 53-lot single-family residential subdivision and four outlots. Outlots A and B will be dedicated in fee, to the City, for public landscaping (and irrigation) purposes located adjacent to the proposed lot frontages along the East McKinley Avenue alignment. Outlots C and D will be dedicated in fee, to the City, for public open space purposes (park) located in the center of the subdivision along the East McKinley Avenue alignment frontage (See Exhibit A). On- and off-site improvements including circulation roads, interior local streets, curb, gutter, sidewalk, water and sewer utilities, and landscaping would be developed to City standards by the Project developer. Water and sewer services will be provided by the City of Fresno.

The subject property is zoned Residential Single-Family, Medium Density (RS-5) with a General Plan land use designation of Residential Medium Density (5.0-12 D.U./acre). The applicant is requesting the approval of a Planned Development, Parcel Map and Tentative Tract Map Application.

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".

<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"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date 02/10/2025 Ending Date 03/03/2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>QK, Inc.</u>	Applicant: <u>Connor Callaway - Lennar Homes</u>
Address: <u>601 Pollasky Avenue, Suite 301</u>	Address: <u>8080 North Palm Avenue</u>
City/State/Zip: <u>Clovis, CA 93612</u>	City/State/Zip: <u>Fresno, CA 93711</u>
Contact: <u>Jaymie Brauer</u>	Phone: <u>(559) 939-0796</u>
Phone: <u>(661) 487-2991</u>	

Signature of Lead Agency Representative:  Date: 02/07/2025

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