

PLEASE POST FOR THIRTY (30) DAYS FROM FILING

NOTICE OF DETERMINATION

DATE RECEIVED FOR FILING:

TO: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: CITY OF FRESNO
Development & Resource Management Dept.
2600 Fresno Street, Room 3043
Fresno, CA 93721-3604

FILED

DEC 19 2019

TIME
11:00 AM

☒ County Clerk
County of Fresno
2220 Tulare Street
Fresno, CA 93721

FRESNO COUNTY CLERK
By *Jessica Munoz*
DEPUTY
Jessica Munoz

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code

PROJECT TITLE:

City of Fresno Environmental Assessment No. P18-03724 for Prezone Application No. P18-03343; Annexation Application No. P18-03263; Planned Development Permit Application No. P18-03739; Vesting Tentative Tract map No. 6224 (P18-03724).

State Clearinghouse Number
(If subject to Clearinghouse)

N/A

Lead Agency Contact Person

City of Fresno
Planning and Development
Dept.
Will Tackett, Supervising Planner

Area Code/Telephone

(559) 621-8063

PROJECT LOCATION:

Prezone Application No. P18-03443, Planned Development Permit Application No. P18-03739, Annexation Application No. P18-03263 and Vesting Tentative Tract Map No. 6224 (P18-03724) pertains to approximately 69.15 acres of property. The subject property is located on the east side of North Temperance Avenue, between East Shields and East Clinton Avenues (APN: 310-260-01 through -08 and -56) in the City and County of Fresno, California. The project site is located in Mount Diablo Base & Meridian, Township 13S, Range 21E, Section 26.

PROJECT DESCRIPTION:

Jeff Callaway, on behalf of Lennar Homes of California, Inc., has filed Prezone Application No. P18-03443, Annexation Application No. P18-03263, Planned Development Permit Application No. P18-03739, and Vesting Tentative Tract Map No. T-6224 pertaining to a total of ± 69.15 acres of property located on the east side of North Temperance Avenue, between East Shields and East Clinton Avenue.

Prezone Application No. P18-03443 proposes to prezone the Official Zoning Map of the City of Fresno to rezone the subject property from the Fresno County AE-20 (Exclusive Agriculture)(± 69.15 acres) to the RS-3/ANX/EA/UGM (Residential Single Family, Low Density/Annexed Rural Residential Transitional/Expressway Area/Urban Growth Management)(± 11.85 acres), RS-4/EA/UGM (Residential Single Family, Medium Low Density/Expressway Area/Urban Growth Management)(± 23 acres) and RS-5/EA/UGM (Residential Single Family, Medium Density/Expressway Area/Urban Growth Management)(± 34.3 acres) zone districts in accordance with the Fresno General Plan Land Use Map.

E201410000448

Annexation Application No. P18-03263 proposes to initiate annexation proceedings for the Shields-Temperance No. 2 Reorganization proposing incorporation of the subject property within the City of Fresno; and, detachment from the Kings River Conservation District and Fresno County Fire Protection District.

Planned Development Permit Application No. P18-03739 proposes to modify the RS-4/EA/UGM (Residential Single Family, Medium Low Density/Expressway Area/Urban Growth Management) and RS-5/EA/UGM (Residential Single Family, Medium Density/Expressway Area/Urban Growth Management) zone district development standards to allow for reduced front and rear yard setbacks, reduced lot sizes and increased lot coverage for the proposed single family residences; as well as, a Density Transfer in accordance with Section 15-310-C of the Fresno Municipal Code.

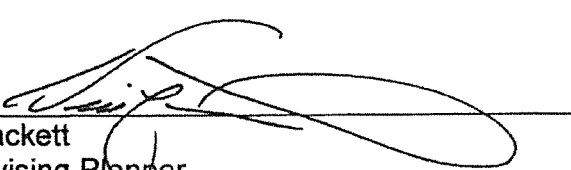
Vesting Tentative Tract Map No. 6224 (P18-03724) proposes to subdivide a ±57.3 acre portion of the subject property for the purpose of creating a 349-lot single family residential public street planned development subject to the findings and compliance with the Conditions of Approval included within the Staff Report to the City Council dated December 5, 2019.

The 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 in order to facilitate the future proposed development of the subject property.

This is to advise and certify that the City of Fresno, the Lead Agency, approved the environmental finding and assessment prepared for the above-described project on August 16, 2019. The following determinations have been made regarding this project:

1. The project (☐) will ☒ will not) have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
☐ A determination of project conformity to the Fresno General Plan Master Environmental Impact Report (City of Fresno MEIR No. SCH No. 2012111015) was made. (Fresno County Clerk File No. E201410000345)
3. Mitigation measures (☒ were ☐ were not) made a condition of the approval of the project.
4. A statement of Overriding Considerations (☐ was ☒ was not) adopted for this project.
5. Findings (☐ were ☒ were not) made pursuant to the provisions of CEQA.

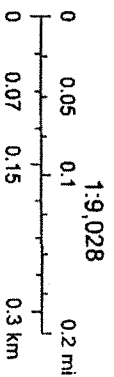
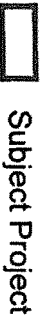
The above-described environmental assessment, together with the full initial study, comments and responses and record of project approval, is available to the general public at the City of Fresno Development and Resource Management Department, 2600 Fresno Street, Room 3043, Fresno, California 93721-3604.


Will Tackett
Supervising Planner

12/18/19
Date

Attachments: Project Vicinity Map

Vicinity Map





State of California - Department of Fish and Wildlife

2018 ENVIRONMENTAL FILING FEE CASH RECEIPT

DFW 753.5a (Rev. 01/03/18) Previously DFG 753.5a

RECEIPT NUMBER:

E201910000448

STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF FRESNO		12/19/2019
COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER	
FRESNO COUNTY	E201910000448	
PROJECT TITLE		

EA NO P18-03724 FOR PREZON APP NO P18-03343 ANNEX APP NO P18-03263

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
CITY OF FRESNO		(559) 621-8063
PROJECT APPLICANT ADDRESS	CITY	STATE
2600 FRESNO ST, ROOM 3043	FRESNO	CA
		ZIP CODE
		93721

PROJECT APPLICANT (Check appropriate box)

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,271.00 \$	0.00
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,354.75 \$	2,354.75
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,077.00 \$	0.00

☐ Exempt from fee☐ Notice of Exemption (attach)☐ CDFW No Effect Determination (attach)☐ Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$1,112.00 \$	0.00
<input checked="" type="checkbox"/> County documentary handling fee	\$50.00 \$	50.00
<input type="checkbox"/> Other	\$	0.00

PAYMENT METHOD:

☐ Cash ☒ Credit ☐ Check ☐ Other

TOTAL RECEIVED \$ 2,404.75

SIGNATURE

X

Jessica Munoz

AGENCY OF FILING PRINTED NAME AND TITLE

Jessica Munoz Deputy Clerk