Notice of Preparation of a Draft Environmental Impact Report

Date: August 8, 2022

To: Responsible Agencies, Interested Parties and Organizations

Subject: Notice of Preparation of an Environmental Impact Report for the Vesting Tentative Tract Map No. 6360 Project in Fresno, CA

Lead Agency: City of Fresno

Contact: Chris Lang
Planner III
City of Fresno – Planning and Development Department
2600 Fresno Street, Room 3043
Fresno, CA 93721
(559) 621-8023
Chris.Lang@fresno.gov

Notice is Hereby Given: The City of Fresno (City) is the Lead Agency on the below-described Vesting Tentative Tract Map No. 6360 (proposed 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. 6360

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. Site Latitude: 36.766109°, Site Longitude: –119.671989°. Mount Diablo Base & Meridian, SE quarter of Section 27, Township 13 South, Range 21 East (Assessor's Parcel Numbers [APNs]: 574-140-04 and 574-140-05). The attached Figure 1 shows the regional and local context of the project location.

Project Description: The proposed Vesting Tentative Tract Map No. 6360 would construct 328 single-family residences, private streets, communal park space, a 14,168 square-foot pool and recreation area, and supporting landscaping, pedestrian, parking, and public utility uses. The project site plan in shown in Figure 2, attached. Associated entitlements to facilitate development of the proposed project include a Planned Development Permit to allow for 328 single-family residences, 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.

Areas of Potential Environmental Effects: Potentially significant environmental impacts of the proposed project include, but may not be limited to, the following: Air Quality, Greenhouse Gas Emissions, and Transportation.

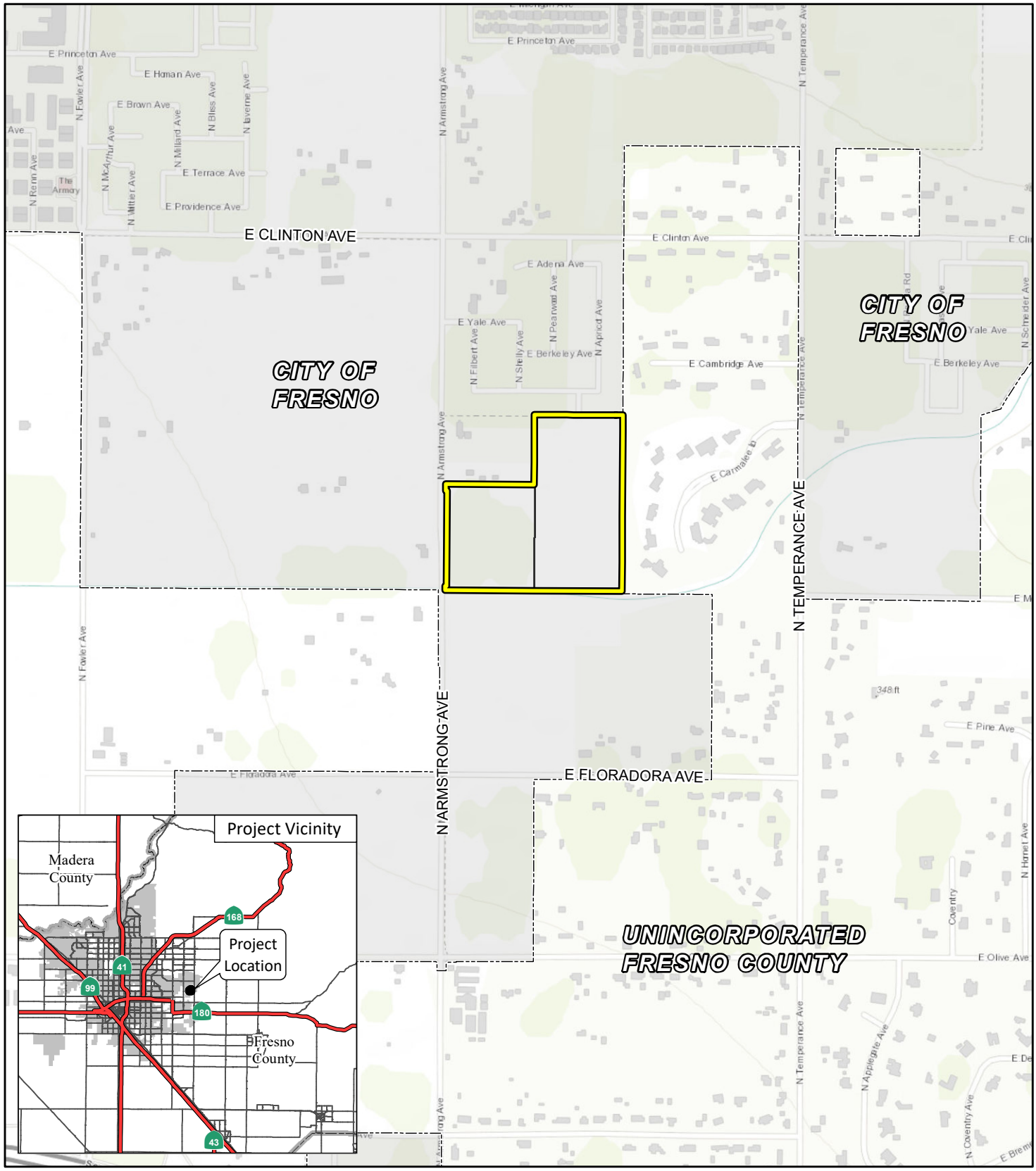
Document Availability and Public Review Timeline: Due to the time limits mandated by State law, your response to the NOP must be sent no later than 30 days after publication of this notice. The review period for the NOP will be from August 8, 2022, to September 6, 2022. Copies of the NOP can be reviewed at the City of Fresno, 2600 Fresno Street, Room 3043, Fresno, CA 93721. Electronic copies can also be accessed on the City's website at: https://www.fresno.gov/darm/planning-development/plans-projects-under-review/

Public Scoping Meeting: The CEQA process encourages comments and questions from the public throughout the planning process. Pursuant to Section 15083 of the CEQA Guidelines, a Public Scoping Meeting will be held to solicit public comments on the scope and content of the EIR**.** A public scoping meeting for this project will be conducted virtually at 6:00 PM on Wednesday, August 17, 2022. The webinar information is provided below:

Via Zoom online meeting at: https://bit.ly/TractMap6360
Or by Phone at: +1 669 444 9171 US
Webinar ID: 301 002 7686

Submitting Comments: Comments and suggestions as to the appropriate scope of analysis of the EIR are invited from all interested parties. Written comments or questions concerning the EIR for the proposed project should be directed to the City's Project Planner, Chris Lang, at the following address by 5:00 PM on September 6, 2022. Please include the commenter's full name, address, phone number and/or email so that we may contact you for clarification, if necessary. Please submit comments to:

Chris Lang
Planner III
City of Fresno – Planning and Development Department
2600 Fresno Street, Room 3043
Fresno, CA 93721
(559) 621-8023
Chris.Lang@fresno.gov



LSA

LEGEND

- Project Location
- Parcel Boundary
- Fresno City Limit

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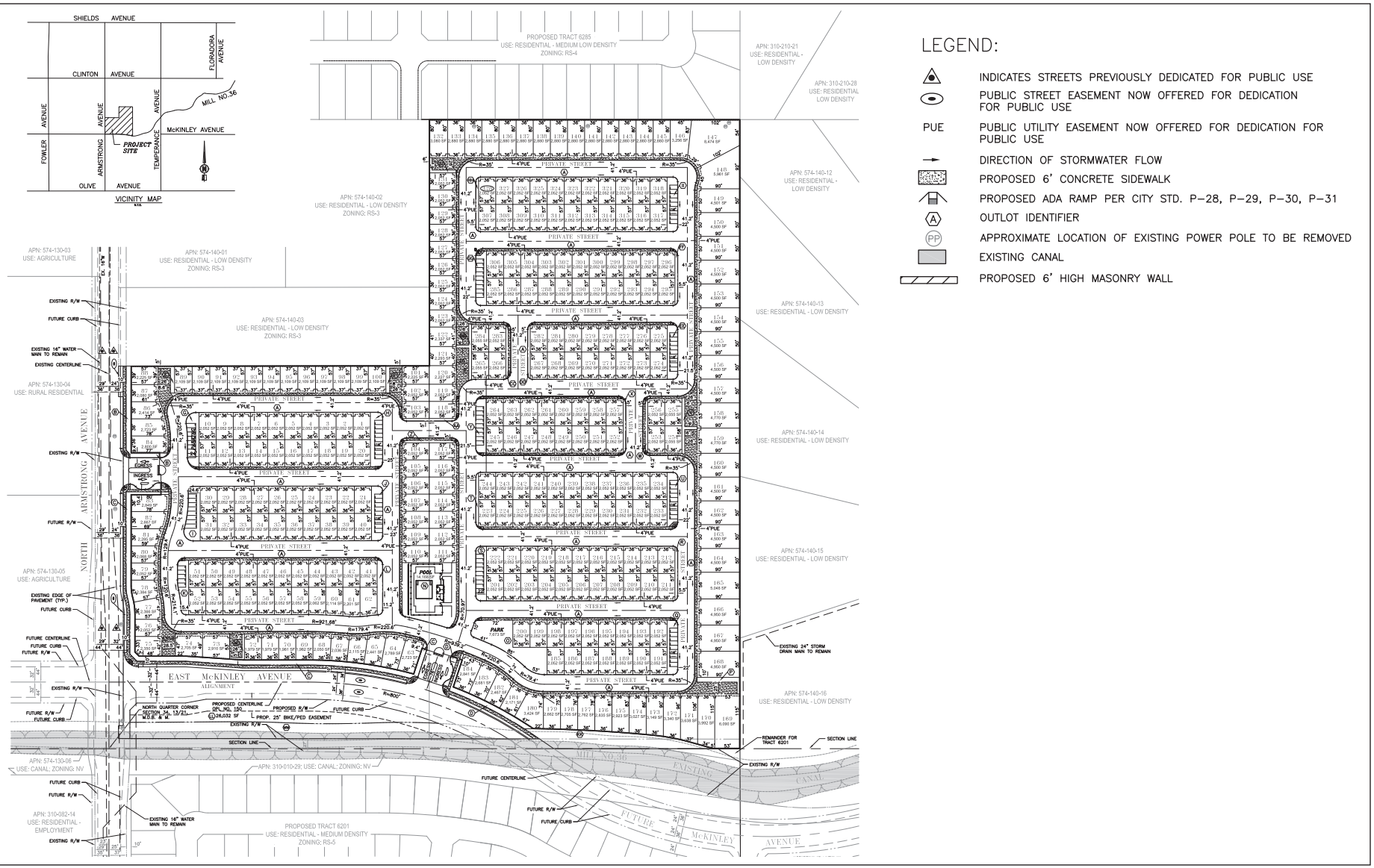
SOURCE: Esri Streetmap (2021)

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FIGURE 1

Vesting Tentative Tract Map No. 6360

Notice of Preparation
Regional and Local Context



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FIGURE 2

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SOURCE: Harbour & Associates, 5/19/2022

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Vesting Tentative Tract Map No. 6360
Notice of Preparation
Site Plan