

# 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 3076  
Fresno, CA 93721-3604

E201510000186

FILED

JUL 31 2015

TIME  
11:30 AM

☒ County Clerk  
County of Fresno  
2221 Kern Street  
Fresno, CA 93721

By [Signature] FRESNO COUNTY CLERK  
DEPUTY

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

**PROJECT TITLE:**

City of Fresno Environmental Assessment No. R-15-006/T-6095 for Rezone Application No. R-15-006 and Vesting Tentative Map No. 6095/UGM

**State Clearinghouse Number**  
(If subject to Clearinghouse)

N/A

**Lead Agency Contact Person**

City of Fresno  
Development & Resource Management 559-621-8061  
Dept.  
Phillip Siegrist, Planner II

**Area Code/Telephone**

**PROJECT LOCATION:**

Rezone Application No. R-15-006 and Vesting Tentative Map No. 6095/UGM pertain to approximately 19.6 net acres of land located at 1302 South Armstrong Avenue, located between East California and East Church Avenues. The project site is further located in Section 15, Township 14 South, Range 21 East, Mount Diablo Base & Meridian and at Latitude: 36°43'02.91"; Longitude - 119°40'14.67" W.

**PROJECT DESCRIPTION:**

Jeff Callaway of IBA Engineering and Surveying, on behalf of Lennar Homes of California, has filed Rezone Application No. R-15-006 and Vesting Tentative Tract Map No. 6095/UGM pertaining to approximately 19.6 acres of property located on the east side of South Armstrong Avenue, between East California and East Church Avenues.

Rezone Application No. R-15-006 proposes to prezone the entirety of the subject property (APNs 316-160-62, 63) from the AL-20 (*Agriculture Limited, 20 Acres* – Fresno County) zone district to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district. Vesting Tentative Tract Map No. 6095/UGM proposes to subdivide the property into a 93-lot single family residential subdivision. The subject property will require annexation to the City of Fresno and detachment from the Fresno County Fire Protection District and the Kings River Conservation District.

The applications have been filed in order to facilitate approval of a proposed rezone and tract map for a 93-lot single family residential subdivision in accordance with Rezone Application No. R-15-006 and Vesting Tentative Tract Map No. 6095/UGM. The proposed rezone will bring the subject site into conformance with the medium low density and medium density residential land use designated for the site by the Fresno General Plan. In addition, the proposed rezone request is supported by staff, the Planning Commission and the City Council.

This is to advise and certify that the (Council of the) City of Fresno, the Lead Agency, approved the proposed rezone and tract map as well as the environmental finding and assessment prepared for the above-described project on July 30, 2015 and has made the following determinations 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 SCH No. 2012111015) was made.
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, with its finding of conformity to the Fresno General Plan Master Environmental Impact Report (City of Fresno MEIR SCH No. 2012111015), 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 3074, Fresno, California 93721-3604.

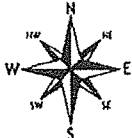


McKencie Contreras  
Supervising Planner, City of Fresno

7.30.15

Date

Attachments: Project Vicinity Map



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