

Notice of Determination

Appendix D

To:
[] Office of Planning and Research
U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113 Sacramento, CA 95814

[] County Clerk
County of: Fresno
Address: 2221 Kern Street Fresno, CA 93721

From:
Public Agency: City of Fresno, Dev. & Res. Mgmt.
Address: 2600 Fresno Street, Third Floor Fresno, CA 93721
Contact: Mike Sanchez, Planning Manager
Phone: (559) 621-4040

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2007121033
Project Title: Westlake Development Project
Project Applicant: Westlake Development Company, Inc.
Project Location (include county): City of Fresno, Fresno County. X-streets: Gettysburg/Shields/Garfield/Grantland

Project Description:
Granville at Westlake, Inc. (the project Applicant) is proposing to develop a master planned 460 acre project with residential and commercial uses developed around a 55 acre man-made private lake. The project consisted of Plan Amendment No. A-07-012, Rezone Application No. R-07-08. The plan amendment application involved amending residential, commercial, public facility and open space planned land uses and circulation element of the 2025 Fresno General Plan and West Area Community Plan. The rezone application consisted of changing the zoning of several existing agriculture, residential, commercial zoned properties to various residential and commercial zoned districts.

This is to advise that the City Council of the City of Fresno has approved the above ([] Lead Agency or [] Responsible Agency)

described project on 12/19/2013 and has made the following determinations regarding the above (date) described project.

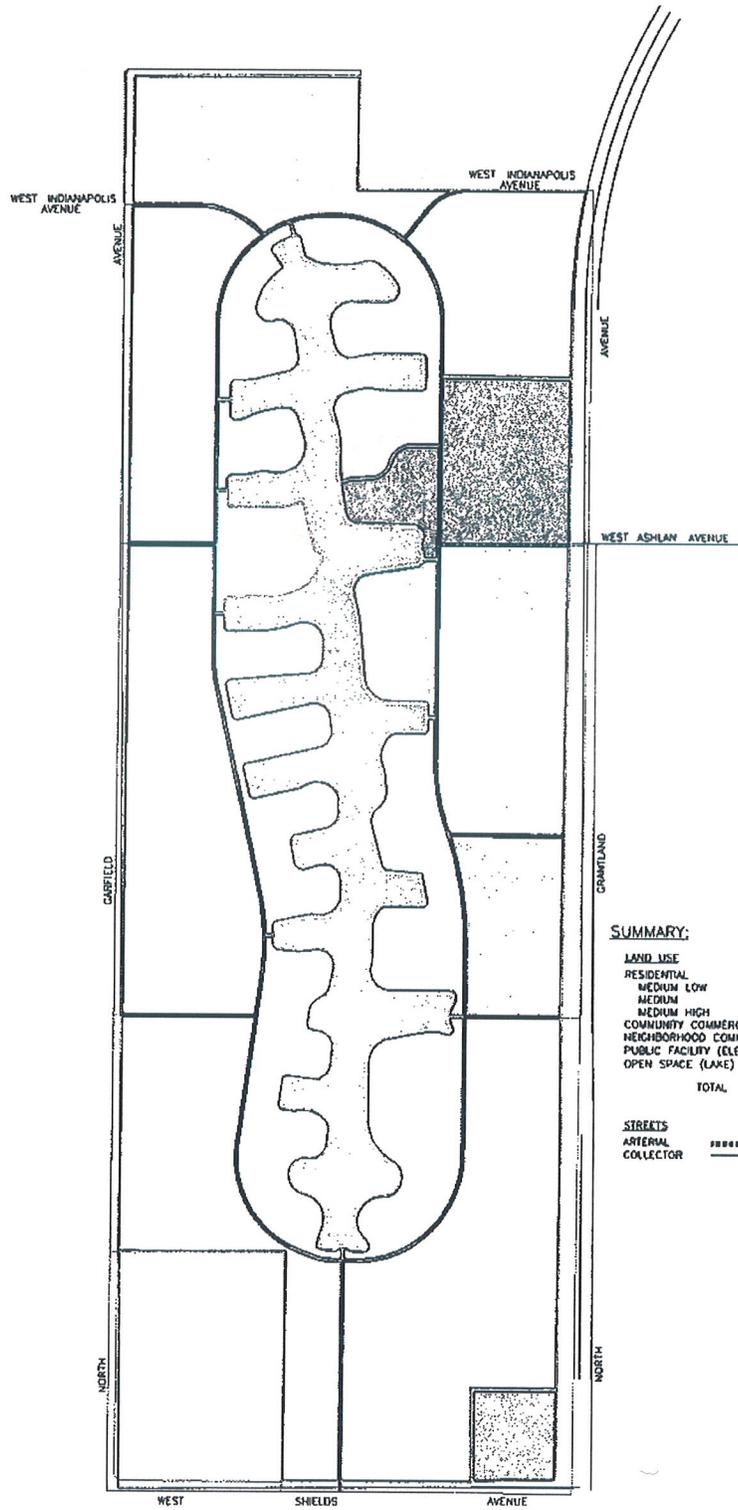
- 1. The project [] will [] will not] have a significant effect on the environment.
2. [] An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. [] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [] were [] were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [] was [] was not] adopted for this project.
5. A statement of Overriding Considerations [] was [] was not] adopted for this project.
6. Findings [] were [] were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:
City of Fresno Development & Resource Management Department, 2600 Fresno St., 3rd Floor, Fresno, CA 93721

Signature (Public Agency): [Signature] Title: Planning Manager

Date: 12-20-13 Date Received for filing at OPR:

Exhibit "E":
 Proposed Planned Land Use Map (A-07-012)
 (Page 1)



SUMMARY:

LAND USE	AREA (ACRES)
RESIDENTIAL	
MEDIUM LOW	82.42
MEDIUM	207.00
MEDIUM HIGH	36.83
COMMUNITY COMMERCIAL	22.87
NEIGHBORHOOD COMMERCIAL	7.45
PUBLIC FACILITY (ELEMENTARY SCHOOL)	15.75
OPEN SPACE (LAKE)	50.68
TOTAL	430.00

STREETS

ARTERIAL =====
 COLLECTOR -----

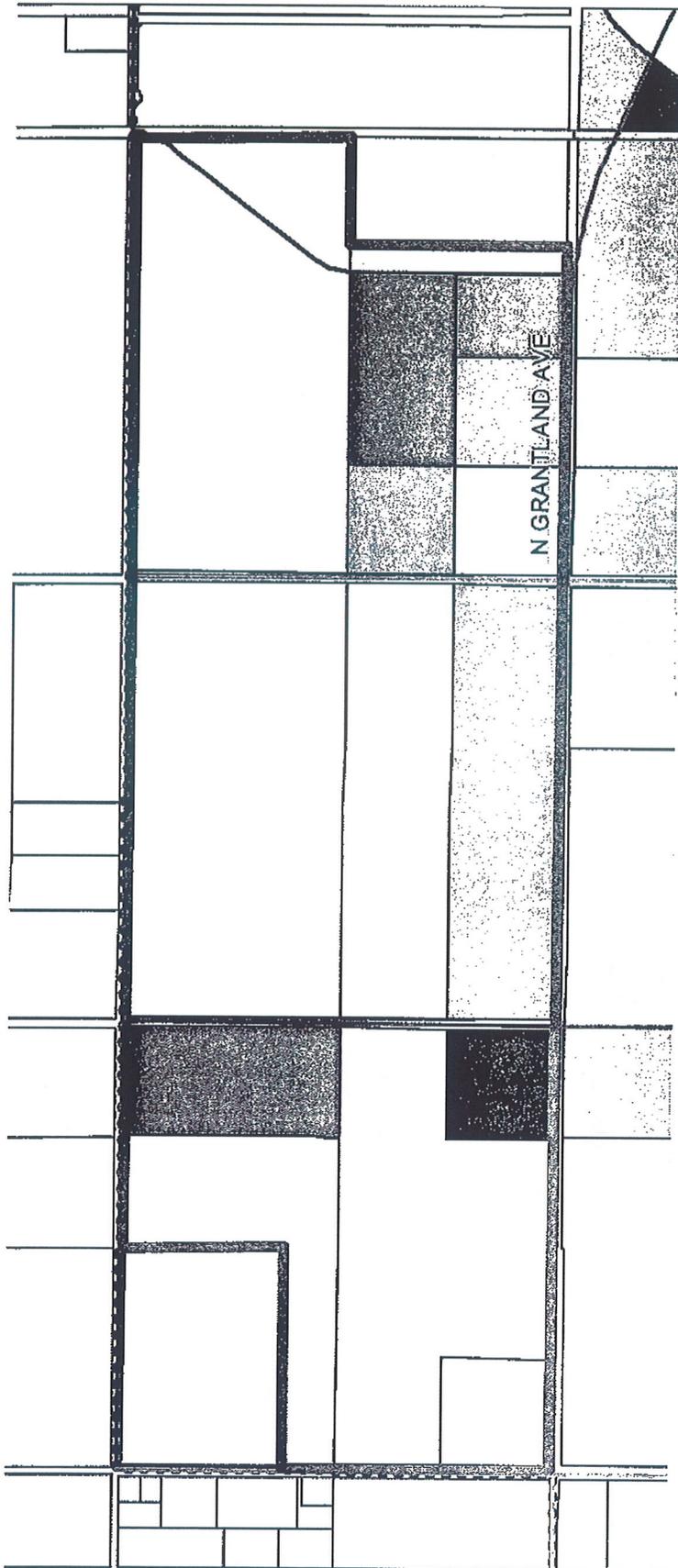
GARY G. GIANNETTA
 CIVIL ENGINEERING & LAND SURVEYING

118 N. STREET
 FOLSOM, CA 95721
 (504) 284-2050 FAX (504) 284-0588

DATE: 10/18/13

**Exhibit E
(page 2)**

**Existing Planned Land
Use Map for Subject
Property (From:)**



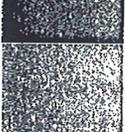
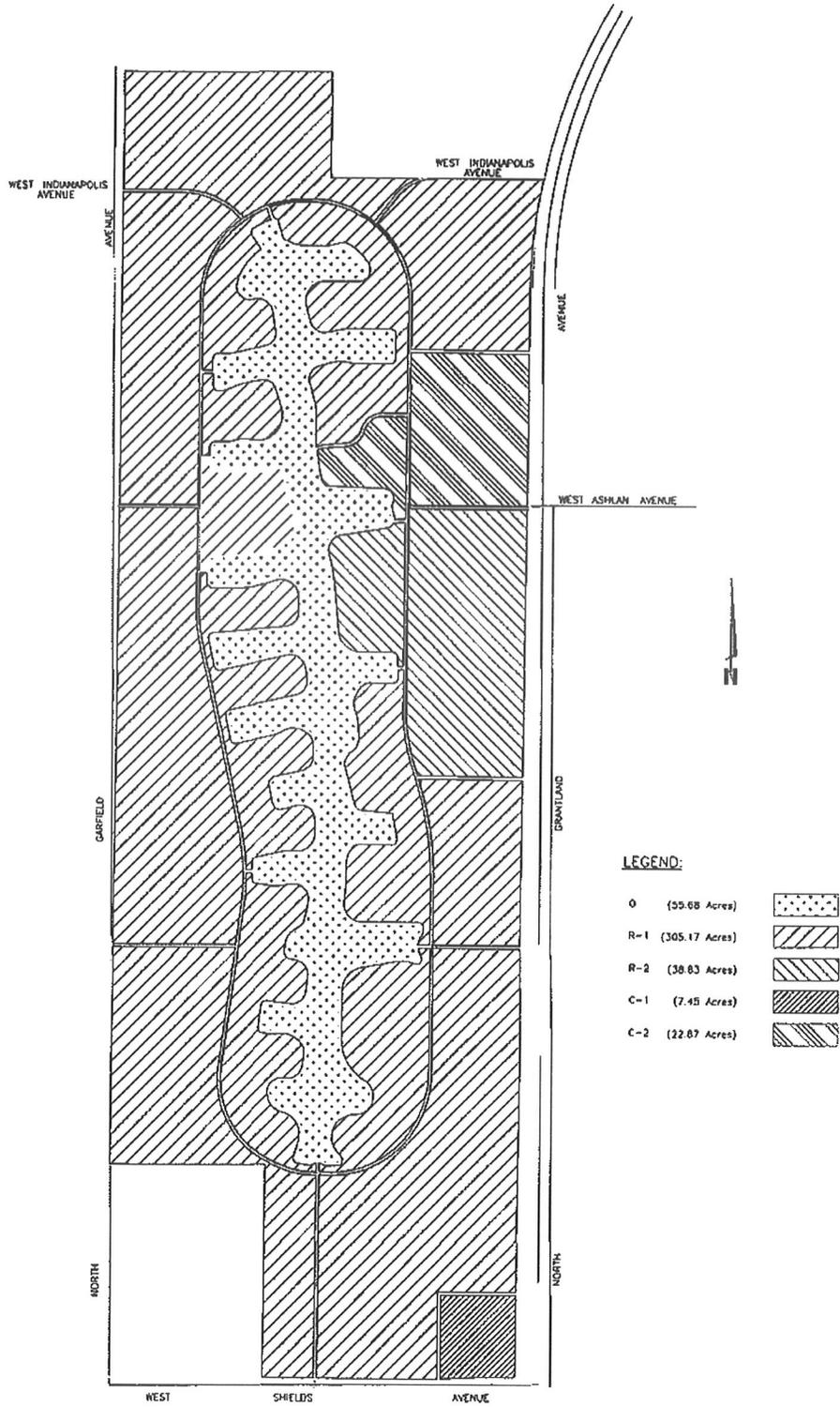
-  **Public Facility (Elem School)**
(±17 acres)
-  **Medium-Low Density Residential**
(±194 acres)
-  **Medium Density Residential**
(±102 acres)
-  **Open Space / Ponding Basin**
(±26 acres)
-  **Medium-High Density Residential**
(±61 acres)
-  **Neighborhood Commercial**
(±19 acres)
-  **Office Commercial**
(±11 acres)

Exhibit "F":
 Proposed Prezone/Rezone Map (R-07-008)
 (Page 1)



LEGEND:

O (59.68 Acres)	
R-1 (305.17 Acres)	
R-2 (38.63 Acres)	
C-1 (7.45 Acres)	
C-2 (22.67 Acres)	

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 PRINCETON, IL 61870
 (309) 284-3530 FAX (309) 284-0096
 DATE: 10/18/13

Exhibit "F":
 Proposed Prezone/Rezone Map
 (Existing Zoning)
 (Page 2)



CARY G. GIANNETTA
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 DATE: 10/18/13