



±160 acres of property located on the west side of North Grantland Avenue between West Ashlan and West Gettysburg Avenues.

Conditions of Zoning

- The Parc West development was approved in 2021 for the development of up to 844 single-family lots.
- Associated applications included a Rezone, and conditions of zoning were placed on the subject property.
- Existing Conditions of Zoning are as per the following:

The proposed project shall construct the intersection of Grantland Avenue at Gettysburg Avenue, including the installation of a traffic signal with protected left-turn phasing per City of Fresno standards, prior to the issuance of building permits for **450** homes.

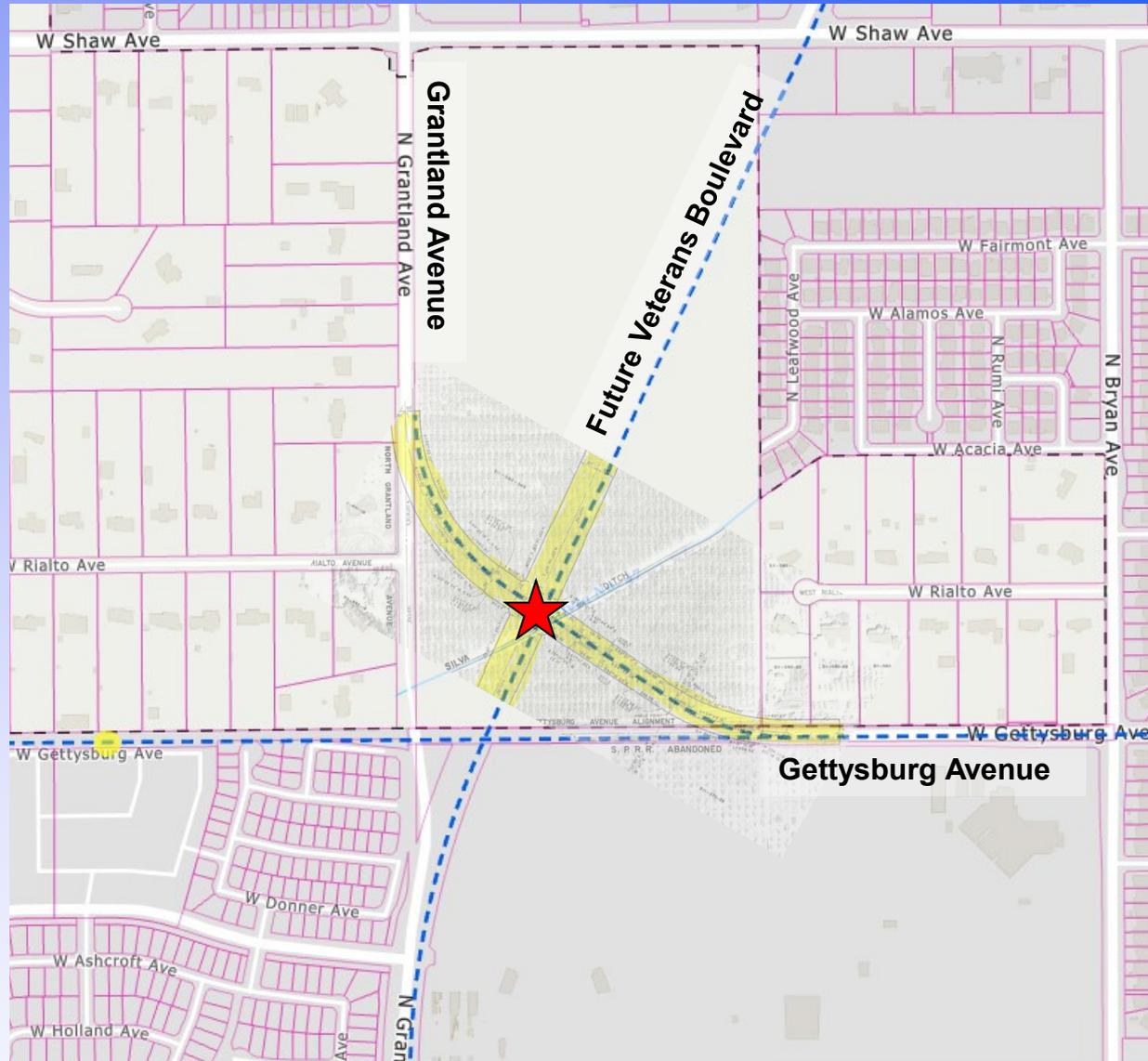
- The construction of the segment of Veterans Boulevard from Grantland/Gettysburg to Shaw Avenues prior to the issuance of 650 building permits is also required.

Conditions of Zoning

Proposed revision to conditions of zoning:

- The proposed project shall construct the intersection of Veterans Boulevard at Grantland/Gettysburg Avenues, including the installation and operation of a traffic signal with protected left-turn phasing per City of Fresno Standards, prior to the issuance of **650** building permits.

An Addendum to EIR SCH# 202039061 dated April 15, 2025 was prepared for the project.



Staff Recommendation

- **ADOPTION** Environmental Assessment No. P24-04357, dated April 15, 2025, an Addendum to the Final Environmental Impact Report (EIR); and,
- **APPROVE** Rezone Application No. P24-04357 proposing to amend the existing conditions of zoning.