



## Legislation Details (With Text)

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**Title:** Consideration of Vesting Tentative Tract Map No. 6350/UGM and related Environmental Assessment No. T-6350, for property located to the west of North Grantland Avenue between West Ashlan Avenue and the West Gettysburg Avenue Alignment (Council District 1).

1. ADOPT Environmental Assessment No. T-6350, dated September 28, 2021, an Addendum to the Final Environmental Impact Report (EIR) State Clearinghouse (SCH) No. 2020039061 for the proposed project pursuant to the California Environmental Quality Act (CEQA).

2. APPROVE Vesting Tentative Tract Map No. 6350/UGM proposing to subdivide the approximate 14.57 acre property into a 73-lot single-family residential development subject to compliance with the Conditions of Approval dated December 1, 2021, and the related environmental assessment.

**Sponsors:** Planning and Development Department

**Indexes:**

**Code sections:**

**Attachments:** 1. Exhibit A - Vesting Tentative Tract Map No. T-6350 dated November 5, 2021, 2. Exhibit B - Operational Statement, 3. Exhibit C - 2021 Aerial Photograph of Site, 4. Exhibit D - Fresno General Plan Planned Land Use Map, 5. Exhibit E - Fresno Municipal Code Findings, 6. Exhibit F - Noticing Vicinity Map (1000 feet), 7. Exhibit G - Conditions of Approval for Vesting Tentative Tract Map No. 6350/UGM dated December 1, 2021, 8. Exhibit H - Comments and Requirements from Responsible Agencies, 9. Exhibit I - Environmental Assessment No. T-6350, FEIR Addendum, dated September 28, 2021

Date	Ver.	Action By	Action	Result
12/1/2021	1	Planning Commission	APPROVED	Pass

## REPORT TO THE PLANNING COMMISSION

**December 1, 2021**

**FROM:** MIKE SANCHEZ, Assistant Director  
Development Services Division

**THROUGH:** ISRAEL TREJO, Supervising Planner  
Development Services Division

**BY:** CHRIS LANG, Planner  
Development Services Division

**SUBJECT**

Consideration of Vesting Tentative Tract Map No. 6350/UGM and related Environmental Assessment No. T-6350, for property located to the west of North Grantland Avenue between West Ashlan Avenue and the West Gettysburg Avenue Alignment (Council District 1).

1. **ADOPT** Environmental Assessment No. T-6350, dated September 28, 2021, an Addendum to the Final Environmental Impact Report (EIR) State Clearinghouse (SCH) No. 2020039061 for the proposed project pursuant to the California Environmental Quality Act (CEQA).
2. **APPROVE** Vesting Tentative Tract Map No. 6350/UGM proposing to subdivide the approximate 14.57 acre property into a 73-lot single-family residential development subject to compliance with the Conditions of Approval dated December 1, 2021, and the related environmental assessment.

## EXECUTIVE SUMMARY

Gary Giannetta Civil Engineering and Land Surveying, on behalf of Grantland Holdings No. 1 LLC, has filed Vesting Tentative Tract Map No. 6350/UGM pertaining to approximately 14.57 net acres of property located on the west side of North Grantland Avenue between West Ashlan Avenue and the West Gettysburg Avenue Alignment. Vesting Tentative Tract Map No. 6350/UGM is a proposal to subdivide the property into a conventional 73-lot single-family residential subdivision. The proposed density of the subdivision is approximately 5.01 dwelling units per acre (du/ac).

The subject property is located within the Fresno General Plan and the West Area Community Plan, and both plans designate the subject site for Medium Density Residential (5 to 12 dwelling units per acre) planned land uses. Therefore, the subject application is consistent with the planned land use for the project site, and will implement goals, objectives, and policies of the Fresno General Plan and the West Area Community Plan.

The existing RS-5/UGM/cz (*Residential Single Family, Medium Density/Urban Growth Management/conditions of zoning*) zoning for the subject property and the proposed residential density of approximately 5.01 dwelling units per acre is consistent with the Medium Density Residential (5-12 dwelling units per acre) planned land use designation for the subject property.

## BACKGROUND / ANALYSIS

The subject property was annexed in 2015 and was most recently used for agricultural purposes. The immediate vicinity of the subject property is primarily rural residential and agricultural in nature. Property to the east and south is located within the boundaries of the City of Fresno. The surrounding property abutting the proposed subdivision map is currently vacant, with future subdivisions proposed to surround the subject site. Property directly to the east has previously been approved to be subdivided through the approval of Vesting Tentative Tract Map No. 6212/UGM, and an EIR was approved for the entire Parc West development of approximately 160 acres of property, in which the proposed subdivision is located.

The property to the south is currently being used for agricultural purposes, and to the east are several Central Unified School District facilities (Koligian Education Complex), which include Harvest Elementary School, Glacier Point Middle School, the Deran Koligian Stadium, and Justin Garza High School. Properties to the west of Garfield Ave and north of the Gettysburg Ave alignment all remain in the County of Fresno. The properties to the north of the Gettysburg Ave alignment are developed

with a rural residential neighborhood consisting of approximately 30 homes, and property to the west Garfield Avenue contains agricultural uses.

### Rezone Application No. P19-00417

In 2013, approximately 2,600 residential units were approved for development on 460 acres of property on the west side of North Grantland Avenue between West Shields and West Gettysburg Avenues as part of the previously contemplated Westlake project. The Westlake project never moved forward.

Conditions of zoning existed on the subject property and related to the construction of road improvements and infrastructure for the previous Westlake project, such as installation of traffic signals and street dedications. These conditions were applicable to the Westlake project, which proposed development on a much larger scale than the proposed project. The applicant requested removal of these conditions of zoning as part of Rezone Application No. P19-00417. Rezone Application No. P19-00417 was reviewed by the Planning Commission on December 2, 2020, resulting in a recommendation for approval to the City Council with a vote of 6-0-1. The City Council subsequently approved the rezone application on January 28, 2021, with a vote of 7-0.

New alternative conditions of zoning were placed on the subject property by the City Council, similar to what was previously required, but with reference to new Public Works conditions which are more appropriate for the proposed Parc West development. These conditions require the construction of infrastructure in a more proportionate relation to the number of building permits issued for new homes and are based upon conditions of approval from the Department of Public Works.

The proposed project will require dedications for public street rights-of-way as well as the installation and construction of both public and private facilities and infrastructure in accordance with the standards, specifications and policies of the City of Fresno.

### **Landscaping/Walls/Open Space**

The proposed subdivision is located adjacent to and abutting a future loop road, which is classified a collector street, within the boundaries of the West Area Community Plan. A proposed bicycle/pedestrian trail is to be constructed along the interior side of the loop road and will be located within 26' wide outlots. A six-foot high concrete/masonry wall is required to be constructed at the rear of the outlots along the major street.

Plan Amendment Application No. P19-00417, which was also approved by the City Council on January 28, 2021, established a 36-foot wide off-street trail which abuts the easterly and southerly boundaries of the proposed tentative map. The future trail will connect to future adjacent subdivisions as well as provide access to an approximately two-acre Neighborhood Park, which is designed to serve the entire 160-acre "Parc West" development. The 2-acre Neighborhood Park and will satisfy the required minimum open space standards. Pedestrian improvements within the outlots are to include necessary sidewalks and ramps to connect to the adjacent subdivision to the east.

The developer is required to provide street trees on all public street frontages per §15-4308-N of the Fresno Municipal Code and for the dedication of planting and buffer landscaping easements as determined by the Planning Department. Street trees shall be planted at the minimum rate of one tree for each 60' of street frontage or one tree per home (whichever is greater) by the Developer.

Furthermore, the developer is required to provide irrigation for all street trees. The irrigation system shall comply with FMC Section 15-2309, Irrigation Specifications and AB1881.

The long-term maintenance and operating costs, including repair and replacement, of certain required public improvements (“Services”) associated with all new single-family developments (e.g., landscaped areas, concrete curb and gutters, sidewalks, curb ramps, median islands, etc.) are the ultimate responsibility of the Developer. The Developer shall provide for maintenance of these “Services” either by a mechanism approved by the Public Works Department or by annexing to the City of Fresno’s Community Facilities District No. 11 (“CFD No. 11”).

## **Public Services**

### **Public Utilities**

The Department of Public Utilities (DPU) has identified that adequate sanitary sewer and water services are available to serve the project site subject to implementation of the Fresno General Plan policies and the mitigation measures of the related Environmental Impact Report, and the construction and installation of public facilities and infrastructure in accordance with Department of Public Works Standards, specifications and policies.

For sanitary sewer service these infrastructure improvements and facilities include typical requirements for construction and extension of sanitary sewer mains and branches, including the connection to a pending sewer main located in the future collector street. The proposed project will also be required to provide payment of sewer connection charges.

For water service, required infrastructure improvements and facilities include extension of water mains within the interior of the proposed tract to individual lots, providing an adequate, reliable, and sustainable water supply for the project’s urban domestic and public safety consumptive purposes.

Installation of these services with meters to proposed residential lots along with payment of applicable Water Capacity Charges comprise this project’s obligations toward implementation of the Fresno General Plan policies (including the mitigation measures of the associated Environmental Impact Report). Implementation of the Water Resources Management Plan and the identified project related conditions of approval will provide an adequate, reliable, and sustainable water supply for the project’s urban domestic and public safety consumptive purposes.

### **Fresno Metropolitan Flood Control District**

According to the Fresno Metropolitan Flood Control District (FMFCD), the subject site is not located within a flood prone or hazard area. FMFCD has indicated that master plan facilities are to be constructed by the developer in the proposed loop road and proceeding down the North Garfield Avenue alignment to a future basin at the Northwest corner of the North Garfield and West Dakota Avenues alignments. Grading and drainage patterns are to direct drainage toward the northern and eastern portions of the subject property, where master plan facilities will be installed.

Until these permanent facilities are installed, grading and drainage patterns will direct drainage to the east, through T-6212, down North Grantland Avenue, and to temporary facilities to be constructed.

### **Fire Department**

The subject property is located within the boundaries of the Fire Station 16 Service Area. Additional Fire service requirements for development of the proposed project will include installation of public fire hydrants and the provision of adequate fire flows per Public Works Standards, with two sources water. Internal access to the tract is acceptable for emergency response purposes, and compliance with the provision of two means of emergency access during all phases of construction is required.

Review for compliance with fire and life safety requirements for the interior of proposed buildings and the intended use are reviewed by both the Fire Department and the Building and Safety Services Section of the Planning and Development Department when a submittal for building plan review is made as required by the California Building Code.

## **Streets and Access Points**

The Fresno General Plan designates the future loop road as a collector street. The project will take access from two points along the collector street frontage. The project will also provide pedestrian access between T-6350 and T-6212 to the east, along with two access points to the future trail to the south. The developer of this project will be required to dedicate and construct improvements along all major street frontages and on all interior local streets within the subdivision. Direct vehicular access will be relinquished along all major street frontages of single-family residential lots.

The Public Works Department, Traffic Engineering Division has reviewed the proposed project and potential traffic related impacts for the proposed application and has determined that the streets adjacent to and near the subject site will be able to accommodate the quantity and kind of traffic which may be potentially generated subject to the requirements stipulated within the memoranda from the Traffic Engineering Division dated November 8, 2021. These requirements generally include: (1) The provision of a minimum two points of vehicular access to major streets for any phase of the development; (2) Street improvements, (including, but not limited to, construction of concrete curbs, gutters, pavement, underground street lighting systems); and, (3) Payment of applicable impact fees (including, but not limited to, the Traffic Signal Mitigation Impact (TSMI) Fee, and the Fresno Major Street Impact (FMSI) Fee.

## **Council District Project Review Committee**

The proposed project was reviewed by the District 1 Project Review Committee on October 7, 2021. The Committee recommended approval of the project with a vote of 4-0 in favor of the project.

## **Notice of Planning Commission Hearing**

The Planning and Development Department mailed notices of this Planning Commission hearing to surrounding property owners within 1,000 feet of the subject property, pursuant to Section 15-5007 of the Fresno Municipal Code (see attached Noticing Vicinity Map - Exhibit F).

## **LAND USE PLANS AND POLICIES**

As proposed, the project will be consistent with the Fresno General Plan goals and objectives related to residential land use and the urban form:

- Provide for a diversity of districts, neighborhoods, housing types (including affordable housing), residential densities, job opportunities, recreation, open space, and educational venues that appeal to a broad range of people throughout the city.
- Plan for a diverse housing stock that will support balanced urban growth and make efficient use of resources and public facilities.
- Make full use of existing infrastructure, and investment in improvements to increase competitiveness and promote economic growth.
- Promote orderly land use development in pace with public facilities and services needed to serve development.
- Improve Fresno's visual image and enhance its form and function through urban design strategies and effective maintenance.
- Encourage the development of Complete Neighborhoods and districts with an efficient and diverse mix of residential densities, building types, and affordability which are designed to be healthy, attractive, and centered by schools, parks, and public and commercial services to provide a sense of place and that provide as many services as possible within walking distance. Healthy communities demonstrate efficient development patterns providing for: Sufficient affordable housing development in appropriate locations; A mix of land uses and a built environment that supports walking and biking; Multimodal, affordable transportation choices; and, Safe public spaces for social interaction.

These Goals contribute to the establishment of a comprehensive city-wide land use planning strategy to meet economic development objectives, achieve efficient and equitable use of resources and infrastructure, and create an attractive living environment in accordance with Objective LU-1 of the Fresno General Plan.

Policy UF-1-d further emphasizes provisions for a diversity and variation of building types, densities, and scale of development in order to reinforce the identity of individual neighborhoods, foster a variety of market-based options for living and working to suit a large range of income levels, and further affordable housing opportunities throughout the city.

Likewise, Objective LU-5 of the General Plan calls for a diverse housing stock that will support balanced urban growth and make efficient use of resources and public facilities; and Implementing Policy LU-5-c promotes medium density residential use to maximize efficient use of residential property through a wide range of densities.

Objective UF-14 directs the City to create an urban form that facilitates multi-modal connectivity, by creating the opportunity for people to travel through a variety of modes of transportation, including biking and walking.

The proposed subdivision has been designed to promote connectivity to the proposed adjacent neighborhood via an off-street trail which will be utilized for open space and pedestrian uses. Pedestrian and bicycle access will be provided for more direct access to the greater community area,

which includes three Central Unified School District sites.

The goals of the West Area Community Plan include developing the West Area as a planned community with a complete range of services and facilities for the needs of the community residents, in adherence to a set of specific standards for residential, commercial, industrial, and public infrastructure development, with special emphasis on minimization of land use conflict between agriculture and urban uses.

Objective W-1 of the West Area Community Plan supports this goal by promoting compatibility between areas planned for, or committed to, active farming operations and areas planned for urban development.

Objective W-3 of the West Area Community Plan encourages providing streetscapes which create a positive image of the West Area and contribute to the West Area Community's quality of life.

This project supports the above-mentioned policies in that the density and intensity of the proposed development conform to the applicable Medium Density Residential land use designation of the Fresno General Plan and West Area Community Plan.

The proposed project will provide for connectivity through both vehicular and pedestrian integration with adjacent land for future development.

Therefore, it is staff's opinion that the proposed project is consistent with respective general and community plan objectives and policies and will not conflict with any applicable land use plan, policy or regulation of the City of Fresno.

## **ENVIRONMENTAL FINDING**

An environmental assessment was prepared for this project in accordance with the requirements of the California Environmental Quality Act (CEQA) Guidelines.

Preparation of the environmental assessment necessitated a thorough review of the proposed project and relevant environmental issues and considered previously prepared environmental and technical studies, specifically the Final Environmental Impact Report (EIR) State Clearinghouse (SCH) No. 2020039061. These environmental and technical studies have examined projected sewage generation rates of planned urban uses, the capacity of existing sanitary sewer collection and treatment facilities, and optimum alternatives for increasing capacities; groundwater aquifer resource conditions; water supply production and distribution system capacities; traffic carrying capacity of the planned major street system; and student generation projections and school facility site location identification.

The proposed project has been determined to be a subsequent project that is fully within the scope of the FEIR SCH No. 2020039061 as provided by the CEQA, as codified in the Public Resources Code (PRC) Section 21157.1(d) and the CEQA Guidelines Section 15177(c). Therefore, the Planning and Development Department proposes to adopt an addendum to the Final Environmental Impact Report (EIR) State Clearinghouse (SCH) No. 2020039061.

It has been further determined that all applicable mitigation measures of SCH No. 2020039061 have been applied to the project, together with project specific mitigation measures, as necessary to

assure that the project will not cause significant adverse cumulative impacts, growth inducing impacts and irreversible significant effects beyond those identified by SCH No. 2020039061 as provided by CEQA Section 15178(a). In addition, pursuant to Public Resources Code, Section 21157.6(b)(1), staff has determined that no substantial changes have occurred with respect to the circumstances under which the FEIR was certified and that no new information, which was not known and could not have been known at the time that the FEIR was certified as complete, has become available. Therefore, it has been determined based upon the evidence in the record that the project will not have a significant impact on the environment and that the addendum is appropriate in accordance with the provisions of CEQA Section 21157.5(a)(2) and CEQA Guidelines Section 15164.

Based upon the attached environmental assessment (**Exhibit I**) and applicable mitigation measures, staff has determined that there is no evidence in the record that the project may have a significant effect on the environment and has prepared an addendum for this project.

## **FRESNO MUNICIPAL CODE FINDINGS**

Based upon analysis of the applications, staff concludes that the required findings contained within FMC Section 15-3309 (Tentative Tract Map Findings) of the Fresno Municipal Code can be made. These findings are attached as Exhibit E.

## **GROUNDINGS FOR DENIAL OF TENTATIVE MAP**

The Subdivision Map Act (California Government Code §§ 66410, *et seq.*) provides that approval of a proposed subdivision map shall be denied if any of the following findings are made.

1. That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451 of the SMA.
2. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
3. That the site is not physically suitable for the type of development.
4. That the site is not physically suitable for the proposed density of development.
5. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
6. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
7. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access of or use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.



Staff has reviewed the proposed vesting tentative tract map and has determined that none of the findings above apply to the project and, therefore, has recommended approval subject to the conditions of approval.

## CONCLUSION / RECOMMENDATION

The appropriateness of the proposed project has been examined with respect to its consistency with goals and policies of the Fresno General Plan and the West Area Community Plan; its compatibility with surrounding existing or proposed uses; and its avoidance or mitigation of potentially significant adverse environmental impacts. These factors have been evaluated as described above and by the accompanying environmental assessment. Upon consideration of this evaluation, it can be concluded that Vesting Tentative Tract Map No. T6350/UGM is appropriate for the project site. Planning Commission action of the proposed Vesting Tentative Tract Map, unless appealed to the Council, is final.

### Attachments:

Exhibit A:	Vesting Tentative Tract Map No. T-6350 dated November 5, 2021
Exhibit B:	Operational Statement
Exhibit C:	2021 Aerial Photograph of Site
Exhibit D:	Fresno General Plan Planned Land Use Map
Exhibit E:	Fresno Municipal Code Findings
Exhibit F:	Noticing Vicinity Map (1000 feet)
Exhibit G:	Conditions of Approval for Vesting Tentative Tract Map No. 6350/UGM dated December 1, 2021
Exhibit H:	Comments and Requirements from Responsible Agencies
Exhibit I:	Environmental Assessment No. T-6350, FEIR Addendum, dated September 28, 2021