

**NOTICE OF
ENVIRONMENTAL IMPACT REPORT (EIR) PREPARATION
AND NOTICE OF THE PUBLIC SCOPING MEETING
FOR THE
FRESNO EL PASEO PROJECT
CITY OF FRESNO**

The City of Fresno Planning and Development Department will be the Lead Agency and will prepare an EIR for the proposed Fresno El Paseo Project, as described below.

Project Description

The proposed project is located in northwest Fresno and is generally bound by West Herndon Avenue on the north, North Bryan and West Bullard Avenues on the east, Carnegie Avenue to the south, and state Route 99 to the west. Entitlements for this project will include a General Plan Amendment, Rezone Application, a Development Agreement, Master Conditional Use Permit, Tentative Tract Map and Conditional Use Permit for Phase I of the El Paseo known as Market Place.

The applicant proposes to develop an approximately 238-acre project at the northwest gateway of the City of Fresno. The final development would include retail, office, hospitality, and entertainment uses. The integrated, mixed-use project is planned to include:

- A large retail marketplace
- A lifestyle center or town center project
- A mid-rise office park and hotel
- A light industrial business park

It is anticipated that the proposed project would be implemented in five phases. A conceptual plan and phasing for the entire site is shown on Figure 4, *Master Site Plan*. A more detailed plan for the first phase of the project is shown as Figure 5, *El Paseo Marketplace*. Project buildout is anticipated to occur over approximately nine years (2010-2019). The first phase, El Paseo Marketplace, would consist of a “big-box” retail development with approximately 793,000 square feet of retail space including smaller outparcel restaurant and retail uses. Primary access for this project phase is planned off of Bryan Avenue. More specific plans and detailed uses for future phases would be dependent in part upon market conditions. Anticipated building area and uses are summarized in Table 1, *Site Phase Summary*.

Phase	Site Area	Potential Allowable Building Area	Parking Required
1	+/- 74.38 acres	+/- 906,788 SF	3,929 @ 4.5/1000 – retail 10/1000 - restaurant
2A	+/- 27.79 acres	Retail/Rest. +/- 17,000 SF	68 @ 4/1000
		Office +/- 252,000 SF	1,008 @ 4/1000

		Office/Health +/- 68,000 SF	272 @ 4/1000
2B	+/- 72.5 acres	Theater 70,000 SF 2,500 seats	834 @ 1:3 seats
		Retail +/- 616,633 SF	2,775 @ 4.5/1000
		Hotel +/- 90,600 SF	132 @ 1/ Room
		Hotel +/- 62,400 SF	120 @ 1/ Room
3	+/- 45.12 acres	Office +/- 370,000 SF	1,480 @ 4/1000
		Retail/Restaurant +/- 68,500 SF	343 @ 5/1000
4	+/- 8.18 acres	+/- 83,000 SF	374 @ 4.5/1000
5	+/- 10.5 acres	+/- 113,000 SF	452 @ 4/1000
Total	+/- 238.03 acres	+/- 2,717,921 SF	+/- 11,787 stalls

The figures and tables cited above can be found within in the initial study document, which is also available on the City of Fresno website at Planning and Development/Planning Division/Major Projects Under Review.

On the basis of the Initial Study, City staff has concluded that the project may have a significant effect on the environment and has therefore recommended preparation of an Environmental Impact Report. The Initial Study reflects the independent judgment of the City. The initial study identifies potential impacts in the following areas: aesthetics; agriculture resources; air quality; biological resources, cultural resources geology and soils; hazards and hazardous materials, hydrology and water quality; land use and planning; mineral resources, noise; populations and housing; public services; recreation; transportation and traffic; and utilities and service systems

The proposed Initial Study is available for a 30-day public review period beginning January 4, 2008, and ending February 4, 2008. Copies of the documents are available for review at the City of Fresno Planning and Development Department, Fresno City Hall, 2600 Fresno Street, Third Floor, Fresno, CA, 93721 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. Any written comments on the Notice of Preparation must be received no later than February 4, 2008 at 5:00 p.m. to the attention of Mike Sanchez at the address listed below or via e-mail at mike.sanchez@fresno.gov .

The City of Fresno will hold a scoping meeting at 6:00 P.M. on Tuesday, January 15, 2008 in Meeting Room A, Fresno City Hall, 2600 Fresno Street, Fresno, California. All interested agencies, parties, and the general public are invited to attend. For additional information, please call Mike Sanchez, Planning Manager, at (559) 621-8040.

Date: January 4, 2008

Mike Sanchez
 Planning Manager
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