
**NOTICE OF AVAILABILITY
DRAFT ENVIRONMENTAL IMPACT REPORT**

PROJECT TITLE: FIG GARDEN FINANCIAL CENTER PHASE IV
LEAD AGENCY: CITY OF FRESNO, DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT

OVERVIEW: Notice is hereby given that the City of Fresno is seeking written comment on the **Draft Environmental Impact Report (EIR) for the Fig Garden Financial Center Phase IV Project (SCH#2011061087)** in accordance with the California Environmental Quality Act CEQA. This notice has been prepared in accordance with CEQA Guidelines §15087(c), which requires public notification of availability of a Draft EIR. This notice includes the following: a brief description of the project and its location, the starting and end dates of the public review process, a list of significant environmental effects, the address where the document can be reviewed, and the location to send public comments.

PROJECT LOCATION: The project is located in the City of Fresno, California. The project site addresses are 507 West San Jose Avenue, 525 West San Jose Avenue, and 569 West San Jose Avenue. The 4.69-acre project site is situated near the northeast corner of North Palm Avenue and West Shaw Avenue, and is bounded by the Fig Garden Financial Center to the west, West San Ramon Avenue, North Colonial Avenue and West San Jose Avenue to the north, the Fig Garden Village shopping center to the south, and single- and multi-family residential development to the north, south, and east.

PROJECT DESCRIPTION: The project proposes development of a four story commercial office building and associated parking. The office building would comprise a total of 104,593 square feet of net useable area, with an underground parking structure and at-grade parking to accommodate approximately 474 vehicles. The underground structure will be accessed onsite, via the driveway/parking area at the adjacent four story commercial office building. Development entitlements for this project include a General Plan amendment, Rezoning, Conditional Use Permit, and Vesting Tentative Parcel Map.

The proposed office building structure would be developed in a single phase and is designed to be consistent with the predominant character and scale of the architecture of the adjacent Fig Garden Financial Center. Access to the site would be from North Palm Avenue through the Fig Garden Financial Center's driveway and from Shaw Avenue via private driveways. No public access will be provided from West San Jose Avenue, although emergency fire access and an emergency pedestrian gate will be available. No parking will be permitted along West San Jose Avenue.

SIGNIFICANT ENVIRONMENTAL EFFECTS: CEQA Guidelines §15087(c)(4) requires that the Notice of Availability lists the significant environmental effects anticipated as a result of the project. The Draft EIR identified significant and unavoidable impacts in the following area: aesthetics/visual resources. The Draft EIR determined that all other project impacts could be reduced to a less-than-significant level through the incorporation of mitigation or project design features.

PUBLIC REVIEW PERIOD: MARCH 14, 2012 TO APRIL 27, 2012

ADDRESS WHERE COPY OF DRAFT EIR IS AVAILABLE FOR REVIEW:

City of Fresno Development and Resource Management Department 2600 Fresno Street Third Floor Fresno, CA 93721	Fresno County Free Library Central Reference 2420 Mariposa Street Fresno, CA 93721	Fig Garden Library 3071 West Bullard Avenue Fresno, CA 93711
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The Draft EIR is available in hard copy or CD for purchase from the City of Fresno Planning and Development Department. The documents are also available on the City's website at:

<http://www.fresno.gov/Government/DepartmentDirectory/PlanningandDevelopment/Planning/MajorProjectsunderReview.htm>

Written comments concerning the Draft EIR are due by 5pm Friday April 27, 2012 and should be sent to:

Mike Sanchez, Planning Manager
City of Fresno Planning and Development Department
2600 Fresno Street, Room 3043
Fresno, California 93721
Phone: (559) 621-4040
Fax: (559) 498-1026
E-mail: Mike.Sanchez@fresno.gov

Public Review Process: CEQA Guidelines §15087 describes the public review procedures for a Draft EIR. The Draft EIR will be subject to public review and comment for a period of 45 days. The City of Fresno requests that reviewers submit comments on the Draft EIR consistent with the provisions of CEQA Guidelines §15087. Only responses to environmental issues raised will be prepared pursuant to §15204 of the CEQA Guidelines

Public hearings will be held, subsequent to the public review period, at a time and place to be specified by legal advertisement in a local newspaper of general circulation. **For additional information or if you would like to be notified of the hearings, please contact: Mike Sanchez at (559) 621-8040 or Mike.Sanchez@fresno.gov.**



Mike Sanchez
Planning Manager
Development and Resource Management

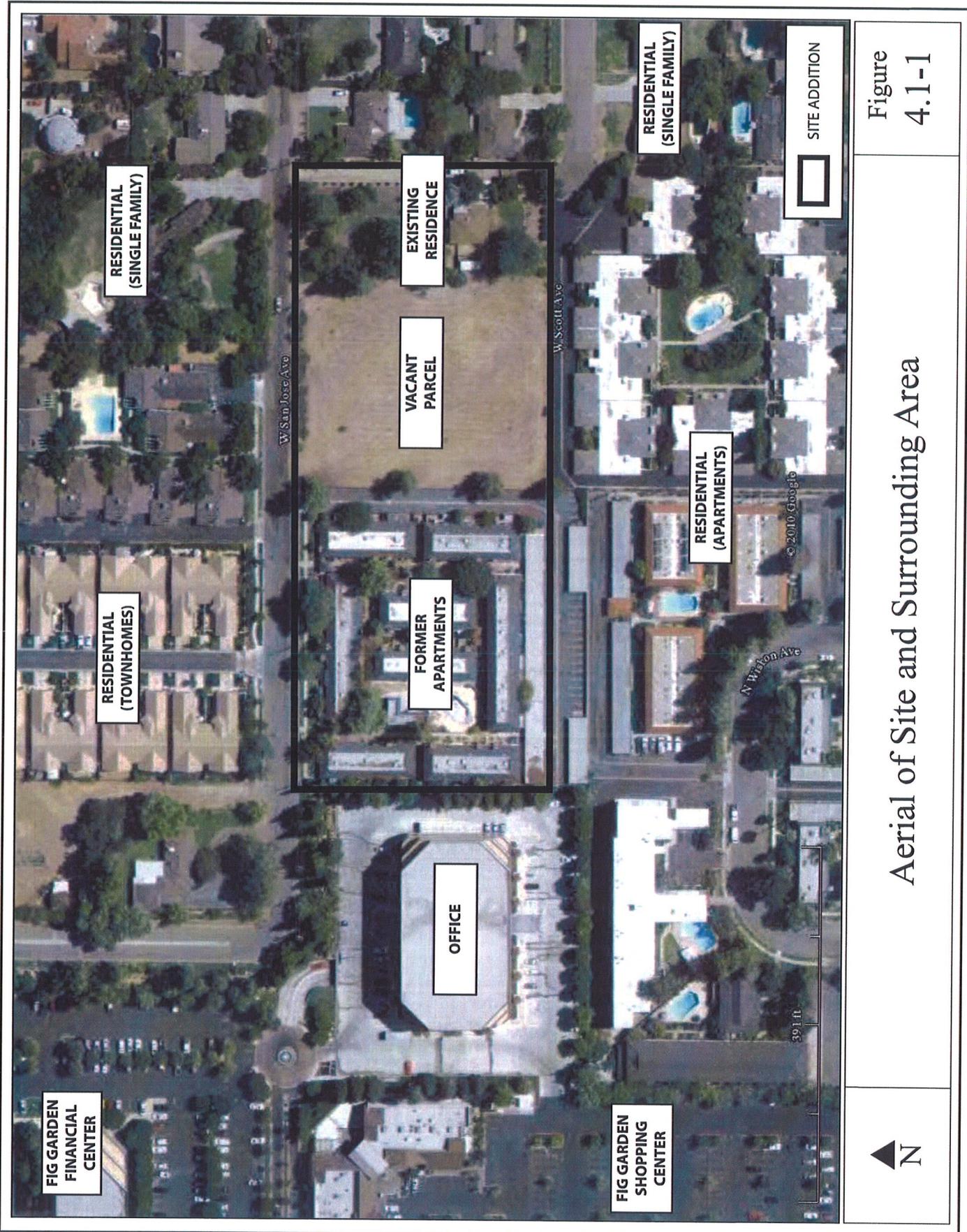


Figure
4.1-1

Aerial of Site and Surrounding Area