Notice of Preparation of a Draft Environmental Impact Report
Notice of Availability of Initial Study

Date: March 20, 2020

To: Responsible Agencies, Interested Parties and Organizations

Subject: Notice of Preparation of an Environmental Impact Report and Notice of Availability of an Initial Study for the Parc West Residential Development Project in Fresno, CA

Lead Agency: City of Fresno

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Notice is Hereby Given: The City of Fresno (City) is the Lead Agency on the below-described Parc West Residential Development Project (Project) and has prepared an Initial Study and Notice of Preparation (IS/NOP) of an Environmental Impact Report (EIR), pursuant to the California Environmental Quality Act (CEQA). The complete Project description, location and the potential environmental effects are contained in the Initial Study. Those environmental issues that have been determined to have no impact, or to be less than significant are detailed and evaluated in the Initial Study. The Initial Study also lists potentially significant environmental issues that will require detailed analysis and technical studies that will need to be prepared for the forthcoming EIR to determine the level of significance of the environmental effect. The IS/NOP is intended to disclose environmental information and to solicit the views of the public, interested parties, and/or agencies as to the scope and content of the environmental information which is germane to you or your agency's statutory responsibilities in connection with the proposed project. Specifically, the City is requesting that commenters provide comments on the Initial Study, identify additional environmental topics (and/or special studies) that they believe need to be explored in the forthcoming EIR, and to identify other relevant environmental issues related to the Initial Study and scope and content of the forthcoming EIR.

Project Title: Parc West Development Project

Project Location: The proposed Project is located on approximately 160 acres north of the W. Ashlan alignment and west of N. Grantland Avenue within the city limits of Fresno, CA (annexed in 2015). The site occupies Assessor's Parcel Numbers 512-02-126 and 512-02-150S. Much of the land surrounding the Project site is in agricultural production or occupied by rural residential homes and ancillary structures. The Central Unified School District Deran Koligian Education Center is located east of Grantland Avenue and south of Ashlan Avenue proximate to the proposed Project site. Large lot single family homes are located along West Rialto Avenue adjacent to, and north of, the Project site. The site is currently planted with relatively young almond trees but was previously vacant for several years. See Figures 1 and 2 for Project location.

Project Description: The Parc West Project will consist of construction of up to 844 single-family residential units, a 1.819-acre park and installation of a trail system that will connect to the City's existing/future trail network in the area. The Project will be built out in phases, with Phase 1 generating 84 units. Most of the Project site is designated by the City of Fresno General Plan as Medium Density Residential (5.0 – 12

D.U./acre). There is an 10-acre portion of the site at the southeast corner of the lot that is zoned and designated Community Commercial, however, the Applicant is proposing to change this land use from commercial to residential (RS-5) to match the land use designation of the remainder of the 160 acres.

Areas of Potential Environmental Effects: The Initial Study found that the proposed Project would have less than significant impacts (or could be mitigated to a less than significant level) in the following CEQA Guidelines Appendix G checklist topics: Aesthetics, Agriculture/Forest Resources, Biological Resources, Cultural Resources, Geology/Soils, Hazards/Hazardous Materials, Population/Housing, Recreation, Tribal Cultural Resources and Wildfire. The Initial Study found that the proposed Project could potentially result in significant impacts to the following resource areas: Air Quality/Greenhouse Gases, Energy, Hydrology/Water Quality, Noise, Public Services, Transportation and Utilities/Service Systems. These potentially significant topics will be evaluated in the forthcoming EIR for the Project.

Document Availability and Public Review Timeline: Due to the time limits mandated by State law, your response to the IS/NOP must be sent *no later than 30 days* after receipt of this notice. The review period for the IS/NOP will be from March 20, 2020 to April 21, 2020. Copies of the IS/NOP can be reviewed at the City of Fresno, 2600 Fresno Street, Room 3043, Fresno, CA 93721. Electronic copies can also be accessed on the City's website at: https://www.fresno.gov/darm/planning-development/plans-projects-under-review/

Public Scoping Meeting: Due to the recent declaration of a State of Emergency in the City of Fresno in response to coronavirus (COVID-19), a public scoping meeting has not been scheduled at this time. As further information becomes available, a public scoping meeting may be scheduled at a later date (pursuant to Section 15082(c) of CEQA). Notice of any public scoping meetings will be provided in accordance with CEQA Guidelines.

Submitting Comments: Comments and suggestions as to the appropriate scope of analysis of the EIR are invited from all interested parties. Written comments or questions concerning the EIR for the proposed Project should be directed to the City's Project Planner at the following address by 5:00 p.m. on April 21, 2020. Please include the commenter's full name and address. Please submit comments to:

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Figure 1
Regional Map

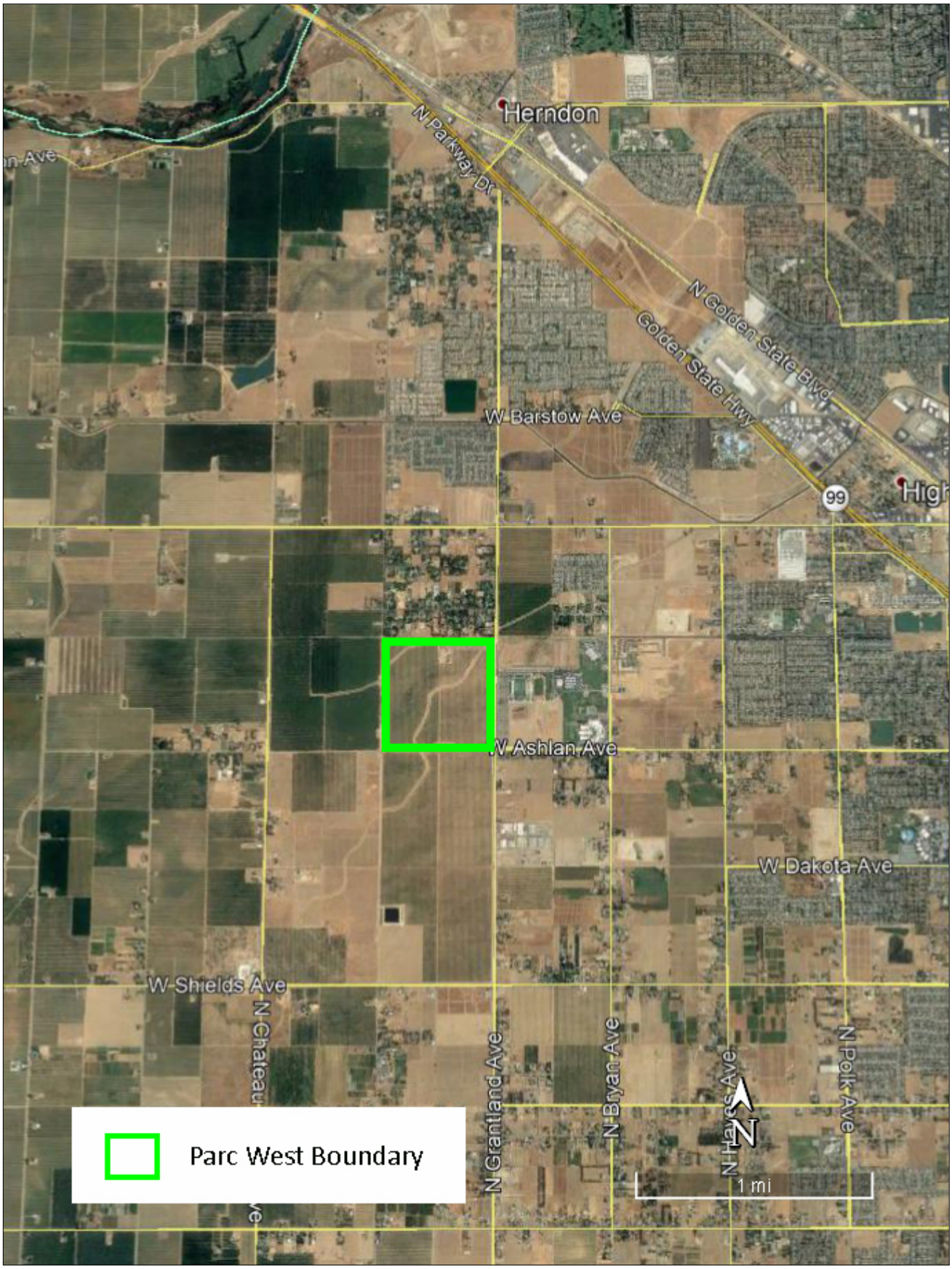

Figure 2
Project Site Plan