

Notice of Availability of a Draft Environmental Impact Report

Parc West Development Project

Date: June 30, 2020

To: Responsible Agencies, Interested Parties and Organizations

Subject: Notice of Availability of a Draft Environmental Impact Report 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 a Draft Environmental Impact Report (DEIR), pursuant to the California Environmental Quality Act (CEQA). The DEIR (State Clearinghouse #2020039061) is available for review and public comment as identified below. The DEIR follows a Notice of Preparation (NOP) that was duly noticed for a 30-day public review period from March 20, 2020 – April 20, 2020. In addition, a duly noticed public scoping meeting was held on June 29, 2020.

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 Project site has been historically used for agricultural purposes. 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.

Document Availability and Public Review Timeline: Due to the time limits mandated by State law, your comments on the DEIR must be sent *no later than 45 days* after receipt of this notice. The review period for the DEIR will be from June 30, 2020 to August 14, 2020. Copies of the DEIR 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 Hearing: Following the public review period, the Final EIR; Mitigation Monitoring and Reporting Program; and Responses to Comments will then be submitted to the Planning Commission at a public hearing for review and recommendation to the City Council, who has final authority to certify the Project DEIR. The public hearing will be duly noticed in accordance with CEQA requirements and City noticing procedures.

Submitting Comments: Comments on the DEIR 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 August 14, 2020. Please include the commenter's full name and address. Please submit comments to:

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Figure 1
Regional Map



