

### Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

**SCH # 2000021003**

**Project Title:** Copper River Ranch Project

Lead Agency: City of Fresno Contact Person: Israel Trejo  
Mailing Address: 2600 Fresno Street, Room 3043 Phone: (559) 621-8044  
City: Fresno Zip: 93721 County: Fresno

**Project Location:** County: Fresno City/Nearest Community: Fresno  
Cross Streets: Northeast area of Friant Road and Copper Avenue Zip Code: 93730

Longitude/Latitude (degrees, minutes and seconds): 36 ° 54 ' 02.8 " N / 119 ° 45 ' 13.0 " W Total Acres: 706 (exist.) 109 (new)  
Assessor's Parcel No.: Multiple Section: 16 Twp.: 12S Range: 20E Base: MDBM  
Within 2 Miles: State Hwy #: 41 Waterways: San Joaquin River / various irrigation canals  
Airports: N/A Railways: N/A Schools: 4 Elementary, 1 Middle

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_  FONSI \_\_\_\_\_

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: \_\_\_\_\_

**Development Type:**

Residential: Units ~466 Acres 109 new  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational: \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  Other: \_\_\_\_\_

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**

706-acre exist. development plus addtl. 109 acres vacant land for new dev. / Residential & Commercial (multiple designations)

**Project Description:** (please use a separate page if necessary)

The project applicant is proposing to modify the existing General Plan designations to reflect both the actual built out conditions of Copper River Ranch today and to identify any proposed land use designations and zone districts that are planned for the future. The proposed changes to land use designations and zone districts will facilitate various subdivisions of land for residential development. The currently proposed tentative tract maps include: Vesting Tentative Tract Map Nos. 6238, 6246, 6248, 6250 and 6269 and other developments within the subject area.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".  
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District #6	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input checked="" type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region #4	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

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### Local Public Review Period (to be filled in by lead agency)

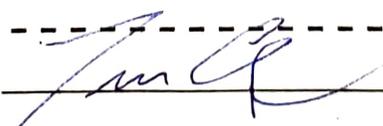
Starting Date July 31, 2020 Ending Date August 31, 2020

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### Lead Agency (Complete if applicable):

Consulting Firm: <u>Crawford &amp; Bowen Planning, Inc.</u>	Applicant: <u>Assemi Group</u>
Address: <u>113 N. Church St., Suite 302</u>	Address: <u>1396 W. Herndon Ave., Suite 110</u>
City/State/Zip: <u>Visalia, CA 93291</u>	City/State/Zip: <u>Fresno, CA 93711</u>
Contact: <u>Travis Crawford, AICP</u>	Phone: <u>559-440-8300</u>
Phone: <u>(559) 840-4414</u>	

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Signature of Lead Agency Representative:  Date: 7/29/20

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

## **Notice of Preparation of a Draft Subsequent Environmental Impact Report**

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**Date:** July 31, 2020

**To:** Responsible Agencies, Interested Parties and Organizations

**Subject:** Notice of Preparation of a Subsequent Environmental Impact Report for the Copper River Ranch Project in Fresno, CA (State Clearinghouse #2000021003)

**Lead Agency:** City of Fresno

**Contact:** Israel Trejo  
Supervising Planner  
City of Fresno – Planning and Development Department  
2600 Fresno Street, Room 3043  
Fresno, CA 93721  
(559) 621-8044  
[Israel.Trejo@fresno.gov](mailto:Israel.Trejo@fresno.gov)

**Notice is Hereby Given:** The City of Fresno (City) is the Lead Agency on the below-described Copper River Ranch Project (Project) and has prepared a Notice of Preparation (NOP) of a Subsequent Environmental Impact Report (SEIR), pursuant to the California Environmental Quality Act (CEQA). The 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 NOP, identify additional environmental topics (and/or special studies) that they believe need to be explored in the forthcoming SEIR, and to identify other relevant environmental issues related to the scope and content of the forthcoming SEIR.

**Project Title:** Copper River Ranch Project

**Project Environmental Background:** The Copper River Ranch Project was originally approved in 2003 by the Fresno City Council, and the area was annexed into the Fresno City limits. The Project has been in a state of development since 2004 and today, there are commercial and single family uses on the project site. The City of Fresno prepared and certified an Environmental Impact Report (No. 10126) for the Copper River Ranch Project (State Clearinghouse #2000021003), adopted in 2003. That EIR analyzed the impacts of the following:

- 2,837 residential units on 706 acres
- 250,000 square feet of Mixed-use office/commercial (60 acres)

The original Copper River Ranch Project has been building out / developed since that time in general conformance to what was analyzed in the 2003 EIR. However, as development has occurred, there have been some minor changes with regard to subdivision layouts, number of units, and some minor changes to locations of commercial/office. In addition, there are adjacent areas that were not studied as part of the 2003 EIR for which the Project Applicant proposes to develop in the future. As such, those areas, as well as the changes that have occurred within the existing Copper River Ranch footprint, will be analyzed in the forthcoming SEIR.

**Project Location:** The existing Copper River Ranch development area consists of approximately 706.5 acres situated generally between Friant Road, Copper Avenue, Willow Avenue and Silaxo Road. The proposed new areas of development would occur on approximately 109 acres adjacent and east of the existing Copper River Ranch footprint in the area indicated by the red boundary line shown in Figure 3.

**Project Description:** The Project Applicant is proposing to modify the existing General Plan designations to reflect both the actual built out conditions of Copper River Ranch today and to identify any proposed land use designations and zone districts that are planned for the future. The list of proposed changes to the existing land use designations, zoning, and tentative tract maps is shown in the following tables:

**Proposed Land Use Changes**

Parcel No.	Acres	Existing Land Use Designation	Proposed Land Use Designation	Existing Zoning	Proposed Zoning
1	10.16	Med DR	Low DR	RS5	RS3
2	4.53	Gen Comm	Low DR	GC	RS3
3	1.17	Comm Comm	Low DR	CC	RS3
4**	2.07	Golf Course	Med Low DR	OS	RS3
5	16.21	Med DR	Low DR	RS5	RS3
6	6.11	Med DR	Low DR	RS5	RS3
7**	9.22	Med DR	Low DR	RS5	RS4
8**	28.46	Med Low DR	Low DR	RS4	RS3
9	7.23	Med High DR	Med DR	RM1	RS5
10	3.47	Med High DR	Comm Comm	RM1	CC
11	7.11	Comm Comm	Urban Neighbor	CC	RM2
19	1.06	Comm Comm	Urban Neighbor	CC	RM2
20	0.93	Med DR	Urban Neighbor	RS5	RM2
<b>Total Acres:</b>	<b>97.73</b>				

\* See Figures 1 and 2 for parcel locations / \*\* Portions not within the original 2003 EIR study area.

**No Proposed Land Use Changes**

Parcel No.	Acres	Existing Land Use Designation	Existing Zoning
12	9.45	Comm Comm	CC
13	32.61	Med DR	RS5
14**	11.86	Med Low DR	RS4
15**	48.27	Med Low DR	RS4
16**	32.59	Med Low DR	RS4
17**	12.23	Med Low DR	RS4
<b>Total Acres:</b>	<b>147.01</b>		

\* See Figures 1 and 2 for parcel locations / \*\* Portions not within the original 2003 EIR study area.

**Scope of the Subsequent Environmental Impact Report:** Although the overall unit count will remain similar to the 2003 Copper River Ranch EIR, because of the addition of new project areas, lapse in time from previous EIR, and updates to the CEQA Guidelines, the proposed Project will require a Subsequent EIR (SEIR). Therefore, pursuant to Section 15162, an SEIR will be prepared and processed. The SEIR will address the following CEQA Guidelines Appendix G topics: Aesthetics, Agriculture/Forest Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology/Soils, Greenhouse Gases, Hazards/Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Mineral Resources, Noise, Population/Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities/Service Systems and Wildfire. The SEIR will also review Project alternatives as well as cumulative impacts. To support the analysis in the SEIR, the following technical studies will be prepared: Air Quality / Greenhouse Gases / Energy Study, Traffic Impact Study, Noise Assessment, Biological Analysis, and Cultural Analysis.

**Document Availability and Public Review Timeline:** Due to the time limits mandated by State law, your response to the NOP must be sent *no later than 30 days* after receipt of this notice. The review period for the IS/NOP will be from July 31, 2020 to August 31, 2020. Due to closures of public facilities in response to COVID-19, electronic copies of the NOP can be accessed on the City's website at: <https://www.fresno.gov/darm/planning-development/plans-projects-under-review/>. A copy of the NOP can also be obtained by email via the email address below.

**Public Scoping Meeting:** In addition to the opportunity to submit written comments, one online public scoping meeting will be held by the City to inform interested parties about the proposed project, and to provide agencies and the public with an opportunity to provide comments on the scope and content of the SEIR. This meeting will be held at 6:00 p.m. on August 20, 2020, via a Zoom online meeting. The web address for the online meeting is: <https://zoom.us/j/98540845474>

**Submitting Comments:** Comments and suggestions as to the appropriate scope of analysis of the SEIR 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 31, 2020. Please include the commenter's full name and address. Please submit comments to:

Israel Trejo  
Supervising Planner  
City of Fresno – Planning and Development Department  
2600 Fresno Street, Room 3043  
Fresno, CA 93721  
(559) 621-8044  
[Israel.Trejo@fresno.gov](mailto:Israel.Trejo@fresno.gov)

Figure 1 - Parcel Locations and General Plan Land Use Designations (1 of 2)

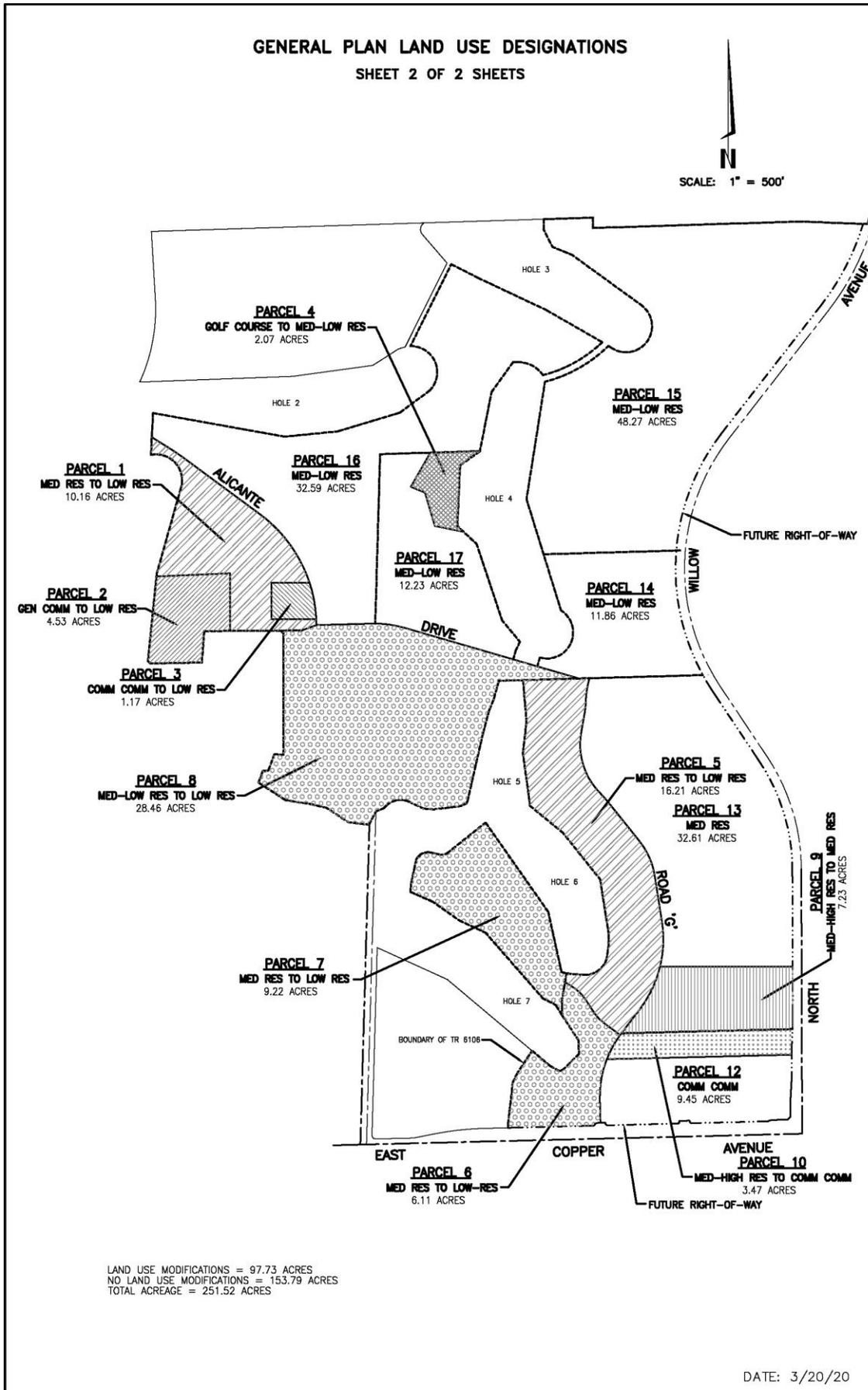


Figure 2 - Parcel Locations and General Plan Land Use Designations (2 of 2)

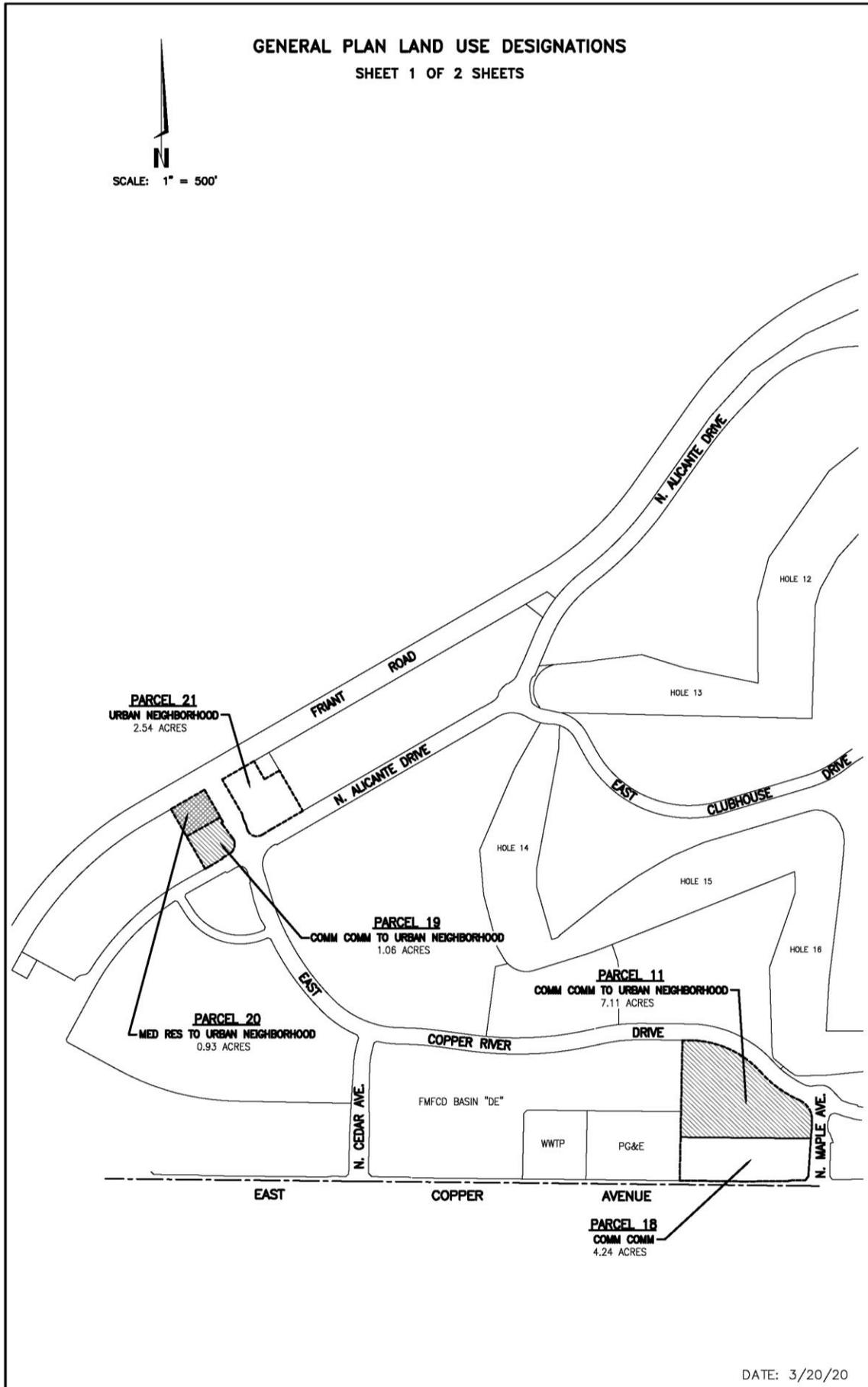


Figure 3 – Tract Maps and Project Boundaries

