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

Project Title: Copper River Ranch Project
Lead Agency: City of Fresno
Mailing Address: 2600 Fresno Street, Room 3043
City: Fresno Zip: 93721 County: Fresno

Project Location:
- County: Fresno
- City/Nearest Community: Fresno
- Cross Streets: Northeast area of Friant Road and Copper Avenue
- Assessor's Parcel No.: Multiple
- Longitude/Latitude (degrees, minutes and seconds): 36° 54' 02.8" N / 119° 45' 13.0" W
- Total Acres: 706 (exist.) 109 (new)

Document Type:
- CEQA: NOP
- NEPA: Other:
- Local Action Type:
  - General Plan Update
  - General Plan Amendment
  - General Plan Element
  - Community Plan
- Development Type:
  - Residential: Units ~466 Acres 109 new
  - Office: Sq.ft. Acres Employees
  - Commercial: Sq.ft. Acres Employees
  - Industrial: Sq.ft. Acres Employees
  - Educational:
  - Recreational:
  - Water Facilities: Type MGD

Project Issues Discussed in Document:
- Aesthetic/Visual
- Agricultural Land
- Air Quality
- Archeological/Historical
- Biological Resources
- Coastal Zone
- Drainage/Absorption
- Economic/Jobs
- Fiscal
- Flood Plain/Flooding
- Geologic/Seismic
- Minerals
- Noise
- Public Services/Facilities
- Population/Housing Balance
- Recreation/Parks
- Schools/Universities
- Septic Systems
- Sewer Capacity
- Soil Erosion/Compaction/Grading
- Solid Waste
- Toxic/Hazardous
- Traffic/Circulation
- Vegetation
- Water Quality
- Water Supply/Groundwater
- Wetland/Riparian
- Growth Inducement
- Land Use
- Cumulative Effects
- 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. Revised 2010
Reviewing Agencies Checklist

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

X  Air Resources Board
X  Office of Historic Preservation

Boating & Waterways, Department of
Parks & Recreation, Department of
California Emergency Management Agency
Pesticide Regulation, Department of
California Highway Patrol
Public Utilities Commission
Caltrans District #6
Regional WQCB #
Caltrans Division of Aeronautics
Resources Agency
Caltrans Planning

San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
Central Valley Flood Protection Board
San Joaquin River Conservancy
Coachella Valley Mtns. Conservancy
Santa Monica Mtns. Conservancy
Coastal Commission
State Lands Commission
Colorado River Board
SWRCB: Clean Water Grants
Conservation, Department of
SWRCB: Water Quality
Corrections, Department of
SWRCB: Water Rights
Delta Protection Commission
Tahoe Regional Planning Agency
Education, Department of
Other: ___________________
Energy Commission
Other: ___________________
X  Fish & Game Region #4

Fish & Game Region #4

Tahoe Regional Planning Agency

Other: ___________________

Food & Agriculture, Department of
Toxic Substances Control, Department of
Forestry and Fire Protection, Department of
Water Resources, Department of
General Services, Department of

Other: ___________________

Health Services, Department of

Other: ___________________

Housing & Community Development

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

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

Lead Agency (Complete if applicable):

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

Notice of Preparation of a Draft Subsequent Environmental Impact Report

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

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:

<table>
<thead>
<tr>
<th>Parcel No.</th>
<th>Acres</th>
<th>Existing Land Use Designation</th>
<th>Proposed Land Use Designation</th>
<th>Existing Zoning</th>
<th>Proposed Zoning</th>
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<td>Low DR</td>
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<td>RS3</td>
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<td>RS4</td>
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<td>RS5</td>
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* See Figures 1 and 2 for parcel locations / ** Portions not within the original 2003 EIR study area.

<table>
<thead>
<tr>
<th>Parcel No.</th>
<th>Acres</th>
<th>Existing Land Use Designation</th>
<th>Existing Zoning</th>
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</table>

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