

NOTICE OF AVAILABILITY

DRAFT SUBSEQUENT ENVIRONMENTAL IMPACT REPORT

DATE: August 25, 2021

PROJECT TITLE: Copper River Ranch

LEAD AGENCY: City of Fresno

OVERVIEW: The City of Fresno (City) is the Lead Agency on the below-described Copper River Ranch Project and has prepared a Draft Subsequent Environmental Impact Report (DEIR), pursuant to the California Environmental Quality Act (CEQA). Notice is hereby given that the City is seeking written comments on the DEIR in accordance with CEQA Guidelines Section 15085 and 15087(c), which requires public notification of availability of a Draft EIR. The DEIR (State Clearinghouse #2000021003) is available for review and comment as described below.

PROJECT ENVIRONMENTAL BACKGROUND: The Copper River Ranch Project was originally approved in 2003 by the Fresno City Council. 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 previously prepared and certified an Environmental Impact Report (No. 10126) for the original Copper River Ranch Project (2003 FEIR). The 2003 FEIR analyzed the impacts of the following:

- 2,837 residential units on 706.5 acres
- 250,000 square feet of mixed-use office/commercial

The original Copper River Ranch Project has been building out / developed since that time in general conformance to what was analyzed in the 2003 FEIR. However, as development has occurred, there have been some changes with regard to subdivision layouts, number of units, and some changes to locations of commercial/office. In addition, there are adjacent areas that were not studied as part of the 2003 FEIR for which the Project Applicant proposes to develop in the future (additional 109 acres). As such, those areas, as well as the changes that have occurred within the existing Copper River Ranch footprint, are analyzed in the current DEIR.

PROJECT LOCATION: The Copper River Ranch development area consists of approximately 815 acres (original 706.5 acres and additional 109 acres) situated generally between Friant Road, Copper Avenue, Willow Avenue and Silaxo Road within the City limits of Fresno, CA.

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 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.

SIGNIFICANT ENVIRONMENTAL EFFECTS: CEQA Guidelines Section 15087 (c)(4) requires that the Notice of Availability list the significant environmental effects anticipated as a result of the Project. The DEIR identified significant and unavoidable impacts in the following areas: **Transportation –**

transportation effects would result in increases above the established thresholds. **Air Quality** – air emissions would result in increases above established thresholds.

PUBLIC REVIEW PERIOD: August 25, 2021 through October 11, 2021. Due to closures of public facilities in response to COVID-19, the DEIR will be available for viewing through online links to the documents as well as additional viewing methods at City Hall.

ADDRESS WHERE COPY OF DEIR IS AVAILABLE FOR REVIEW: City of Fresno, 2600 Fresno Street, Fresno, CA. Please contact Israel Trejo, Supervising Planner, at (559) 621-8044 or israel.trejo@fresno.gov for information on obtaining a copy of the DEIR.

WEBSITE WHERE DRAFT EIR CAN BE FOUND FOR REVIEW:

<https://www.fresno.gov/darm/planning-development/plans-projects-under-review/>

Written comments concerning the DEIR are due by 5:00 p.m., October 11, 2021 and should be submitted to:

City of Fresno
Israel Trejo, Supervising Planner
2600 Fresno Street, Room 3043
Fresno, CA 93721

Or via email to israel.trejo@fresno.gov

PUBLIC REVIEW PROCESS: CEQA Guidelines Section 15087 describes the public review procedures for a DEIR. The DEIR will be subject to public review and comment for a period of at least 45 days. The City of Fresno requests that reviewers submit comments on the DEIR consistent with the provisions of CEQA Guidelines Section 15087.

Following the public review period, the DEIR; Final EIR; Mitigation Monitoring and Reporting Program; and Responses to Comment 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 Final EIR. The public hearing will be duly noticed in accordance with CEQA requirement and City noticing procedures. For additional information, please contact Israel Trejo at (559) 621-8044 or israel.trejo@fresno.gov.