Print Form

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2000021003

Project Title: Copper River Ranch Project

Lead Agency: City of Fresno

Contact Name: Israel Trejo

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Project Location: Fresno / Fresno County
City *County*

Project Decription (Proposed actions, location, and/or consequences).

This is a Subsequent Draft EIR. The City of Fresno certified a Final EIR in 2003 for the original Copper River Ranch Project. The original Copper River Ranch Project has been building out / developed since that time in general conformance to what was analyzed in the 2003 Final 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 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 Subsequent Draft EIR. 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. The Project would occur within the original 706 acres as well as the additional 109 acres. A Subsequent Draft EIR was prepared to evaluate the environmental impacts of these modifications to the original project.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Draft EIR found that all environmental impact areas were either less than significant or could be mitigated to a less than significant level with the exception of Transportation and Air Quality, which have a significant and unavoidable impact. Mitigation measures have been imposed for Transportation and Air Quality as well as other environmental impact areas. A brief description of mitigation measures included in the Draft EIR include: Aesthetics: Light/glare reduction measures; Implementation of design standards/guidelines. Agriculture: "Right to Farm" Covenant. Air Quality: Construction/Fugitive dust control; Standard Air District regulations; Pedestrian enhancement design features; High efficiency energy use. Biology: Pre-construction surveys; Avoidance/protection measures for potential species. Cultural: Protection measures for undiscovered cultural resources / human remains. Hydrology/Water Quality: Comply with City requirements for water infrastructure; payment of Water Capacity Fees; Implement City of Fresno Water Conservation Program; Prepare a SWPPP; Prepare a drainage plan. Public Services: Payment of impact fees for police, fire and schools; Establish a community center; Implement design features to reduce potential crime activity; Street/ access design for emergency services; Fire control systems. Recreation: Provide a minimum of 28.8 acres of park space. Transportation: Payment into applicable transportation fee programs; Payment and/or constructing fair share of transportation improvements identified in the Draft EIR; Incorporate design features to reduce VMT. Utilities: Comply with City requirements for water infrastructure; payment of Water Capacity Fees; Implement City of Fresno Water Conservation Program;

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Public hearings will be conducted. In addition, the public, local agencies, and stakeholders will be informed via newspaper noticing and direct mailing.

Provide a list of the responsible or trustee agencies for the project.

The Project will require various regulatory approvals, permits, entitlements and/or coordination with agencies as follows:
• Certification of the Draft EIR by the City of Fresno.
• General Plan Amendments / Zoning Amendments
• Compliance with other federal, state and local requirements such as the San Joaquin Valley Air Pollution Control District for a dust control plan and the Regional Water Quality Control Board for a Stormwater Pollution Prevention Plan.
• City of Fresno Department of Public Utilities (Water, Sewer and Solid Waste)
• Fresno Irrigation District
• Fresno Metropolitan Flood Control District
• City of Fresno Fire Department
• City of Fresno Public Works Department
• Clovis Unified School
• Fresno County Environmental Health
• California Department of Transportation (Caltrans)