

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 #: _____

Project Title: Parc West Development Project

Lead Agency: City of Fresno

Contact Name: Chris Lang

Email: Chris.Lang@fresno.gov

Phone Number: (559) 621-8023

Project Location: Fresno / Fresno County

City

County

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

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.

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 site is currently planted with relatively young almond trees but was previously vacant for several years.

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

The Initial Study found that the proposed Project would have less than significant impacts (or could be mitigated to a less than significant level) in the following CEQA Guidelines Appendix G checklist topics: Aesthetics, Agriculture/Forest Resources, Biological Resources, Cultural Resources, Geology/Soils, Hazards/Hazardous Materials, Population/Housing, Recreation, Tribal Cultural Resources and Wildfire. The Initial Study found that the proposed Project could potentially result in significant impacts to the following resource areas: Air Quality/Greenhouse Gases, Energy, Hydrology/Water Quality, Noise, Public Services, Transportation and Utilities/Service Systems. These potentially significant topics will be evaluated in the forthcoming EIR for the Project.

A brief description of mitigation measures included in the Initial Study include:

Mitigation Measure AG-1: "Right to farm" protection measures.

Mitigation Measure BIO-1: Protection of burrowing owls

Mitigation Measure BIO-2: Protection of Swainson's hawk and other nesting birds

Mitigation Measure BIO-3: Protection of San Joaquin kit fox

Mitigation Measure GEO-1: Prepare design-level geotechnical report

Mitigation Measure GEO-2: Prepare SWPPP and NPDES compliance

Mitigation Measure HAZ-1: Hazardous substance soil testing/remediation if applicable

Mitigation Measure HAZ-2: Proper abandonment/destruction of domestic wells and/or septic tanks

Mitigation Measure HAZ-3: Consult with PG&E pertaining to overhead power lines and high pressure gas lines

Mitigation Measure CUL-1: Avoidance and/or care of undiscovered/unknown cultural resources

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

None so far. 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 forthcoming EIR by the City of Fresno.
- 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 – Solid Waste
- Fresno Irrigation District
- Fresno Metropolitan Flood Control District
- City of Fresno Fire Department
- City of Fresno Public Works Department
- Central Unified School
- Fresno County Environmental Health