

# Notice of Preparation

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## Notice of Preparation

To: Responsible or Trustee Agencies  
and interested members of the public

(Address)

From: Robert Holt

2600 Fresno Street, 3rd Floor, Room 3043, Fresno, CA 93721

(Address)

**Subject: Notice of Preparation of a Draft Environmental Impact Report**

City of Fresno

\_\_\_\_\_ will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached materials. A copy of the Initial Study (  is  is not ) attached.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please send your response to 2600 Fresno Street, 3rd Floor, Room 3043, Fresno, CA 93721 at the address shown above. We will need the name for a contact person in your agency.

**Project Title:** Environmental Assessment No. T-6507/T-6511/P25-01637

**Project Applicant, if any:** Brenda Cosio - Granville Homes

Date 08/18/2025

Signature



Title

Supervising Planner

Telephone

(559) 621-8056

**Reference:** California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375.

**NOTICE OF PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL IMPACT  
REPORT AND SCOPING MEETING FOR ENVIRONMENTAL ASSESSMENT NO. T-  
6507/T-6511/P25-01637**

**Date:** August 18, 2025

**To:** Responsible or Trustee Agencies and interested members of the public

**Subject:** Notice of Preparation of a Draft Environmental Impact Report and Scoping Meeting for Environmental Assessment No. T-6507/T-6511/P25-01637

**Comment Period:** August 18, 2025, to September 17, 2025

**Scoping Meeting:** Wednesday, August 27, 2025, from 5:30 to 6:30 pm (Virtual)

**Project Title:** Environmental Assessment No. T-6507/T-6511/P25-01637

**Project Proponent:** Brenda Cosio – Granville Homes (Applicant)

**Purpose of Notice**

The City of Fresno (“City”) is preparing an Environmental Impact Report (EIR) for the proposed Project. The City, as the Lead Agency, has determined that the Project will require the preparation of an EIR in accordance with the California Environmental Quality Act (CEQA; California Public Resources Code, Section 21000 et seq.), and Title 14 of the California Code of Regulations (CCR; CEQA Guidelines, 14 CCR 15000 et seq.). The City has prepared this Notice of Preparation (NOP) in accordance with CEQA Guidelines Sections 15082(a) and 15375.

**Public Review Period**

The City requests that responsible or trustee agencies and interested members of the public respond to this NOP within the 30-day review period, from August 18, 2025 to September 17, 2025. Comments should be provided in writing to:

Rob Holt, Planning & Development Department  
City of Fresno  
2600 Fresno Street, 3<sup>rd</sup> Floor, Room 3043  
Fresno, CA 93721

[Robert.Holt@fresno.gov](mailto:Robert.Holt@fresno.gov)

In accordance with CEQA Guidelines Section 15082, responses must provide specific details about the scope and content of the environmental information related to the responsible or trustee agency's area of statutory responsibility. At a minimum, identify the significant environmental issues and reasonable alternatives and mitigation measures that the responsible or trustee agency will need to have explored in the Draft EIR, and whether the agency will be a responsible or trustee agency for the project.

### **Scoping Meeting**

The City will hold a Scoping Meeting in accordance with CEQA Guidelines Section 15082 to present information regarding the Project and the CEQA process, and to receive public comments regarding the scope and content of the Draft EIR. The date, time, and location of the Scoping Meeting are:

Wednesday, August 27, 2025

5:30 pm to 6:30 pm

Virtual by Zoom:

- URL: <https://us06web.zoom.us/j/84972908515>
- Meeting ID: 849 7290 8515
- Call-In: One tap mobile
  - +1-669-444-9171,84972908515# US
  - +1-253-205-0468,84972908515# US

Verbal and written comments regarding the scope of the Draft EIR will be accepted at the Scoping Meeting.

Should you require special accommodations at the Scoping Meeting, please contact Robert Holt at [Robert.Holt@fresno.gov](mailto:Robert.Holt@fresno.gov) or (559) 621-8056 no later than August 26, 2025.

### **Project Location**

The proposed Project is in the western area of the City of Fresno, California, on the west side of North Grantland Avenue, between West Ashlan and West Shields Avenues. The site consists of seventeen (17) existing parcels and includes approximately 234.58-acres of land (net) within the City of Fresno. The site is a portion of Section 20, Township 13 South, Range 19 East, Mountain Diablo Base and Meridian. The Project is bound by West Ashlan Avenue to the north, North Grantland Avenue to the east, West Shields Avenue to the south, and North Garfield Avenue to the west.

The centroid of the Project Area is approximately 36.787389, -119.920790.

## Project Description

Granville Homes (Applicant) has filed applications for a General Plan Amendment-Rezone No. P25-01637 (P25-01637), Tentative Tract Map No. 6507 (P25-01600), and Tentative Tract Map No. 6511 (P25-01631) pertaining to approximately 234.58 acres of property located on the west side of North Grantland Avenue, between West Ashlan and West Shields Avenues in the City of Fresno, California.

- **General Plan Amendment (GPA)** proposes to designate the proposed North Parc West Drive in both tract maps as a Collector Street in the City's Circulation Element of the General Plan. It will also revise the Figure MT-2 of the General Plan – Paths and Trails to relocate the planned Class I Bicycle/Pedestrian Path to run alongside North Parc West Drive throughout both tract maps.
- **Rezone (REZ)** proposes to designate approximately 3.31 acres of property located on the southwest corner of North Grantland and West Ashlan Avenues as the RM-1 (Residential, Medium High Density) zone district.
- **Tentative Tract Map No. 6511 (TTM) (Parc West 2)** proposes to subdivide the northern 145.32-acres (net) into 678 single-family lots. Parks, open space, and landscape buffers are planned for approximately 17.17 acres throughout Parc West 2.
- **Tentative Tract Map No. 6507 (TTM) (Parc West 3)** proposes to subdivide the southern 89.26-acres (net) into 525 single-family lots. Parks, open space, landscape buffers, and other public uses are planned for approximately 7.81-acres throughout Parc West 3.

## Potential Environmental Impacts

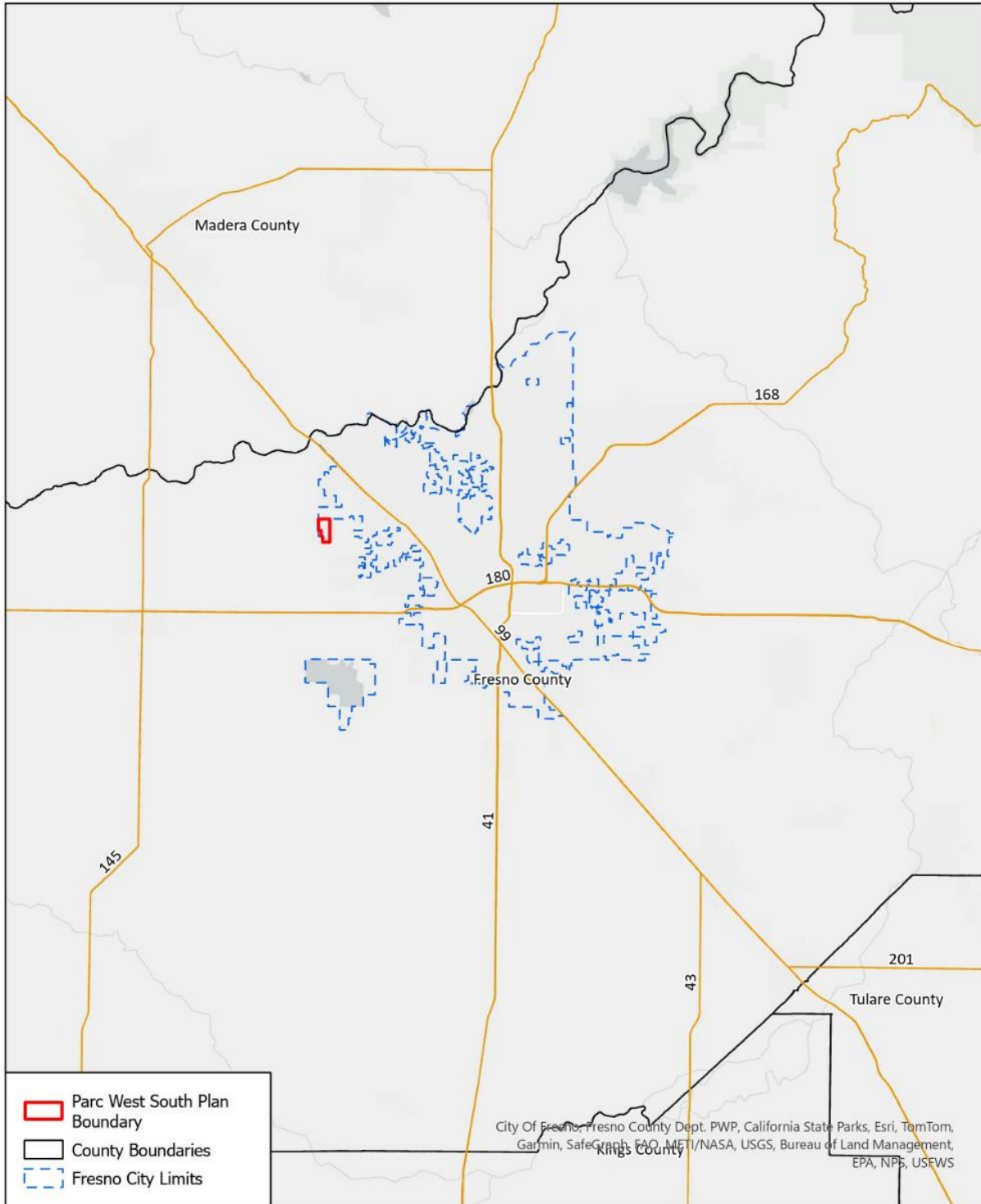
Pursuant to CEQA Guidelines Section 15060(e), if the Lead Agency can determine that an EIR will be clearly required for a project, the lead agency may skip further initial review of the project and begin work directly on the EIR process. The City of Fresno, as Lead Agency, has determined that there is substantial evidence that this Project could result in significant environmental impacts and/or have a significant impact on the quality of the human environment, thereby necessitating the preparation of an EIR.

Further, the City has determined that a Project EIR will be prepared. CEQA Guidelines Section 15161 states that a Project EIR examines the environmental impacts of a specific development project. This type of EIR focuses primarily on the changes in the environment that would result from the development project. The EIR shall examine all phases of the project including planning, construction, and operations. For purposes of the environmental analysis, the vision for the Project site is a primarily single-unit subdivision with a small portion designated for multi-unit residential.

The EIR will evaluate each of the environmental issue topics required by CEQA as probable environmental impacts, including Aesthetic/Visual, Agricultural Land, Air Quality, Archaeological/Historical, Biological Resources, Drainage/Absorption, Economic/Jobs,

Flood Plain/Flooding, Forest Land/Fire Hazard, Geologic/Seismic, Minerals, Noise, Population/Housing Balance, Public Services/Facilities, 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 and Cumulative Effects. The EIR will also identify and evaluate a range of reasonable alternatives.

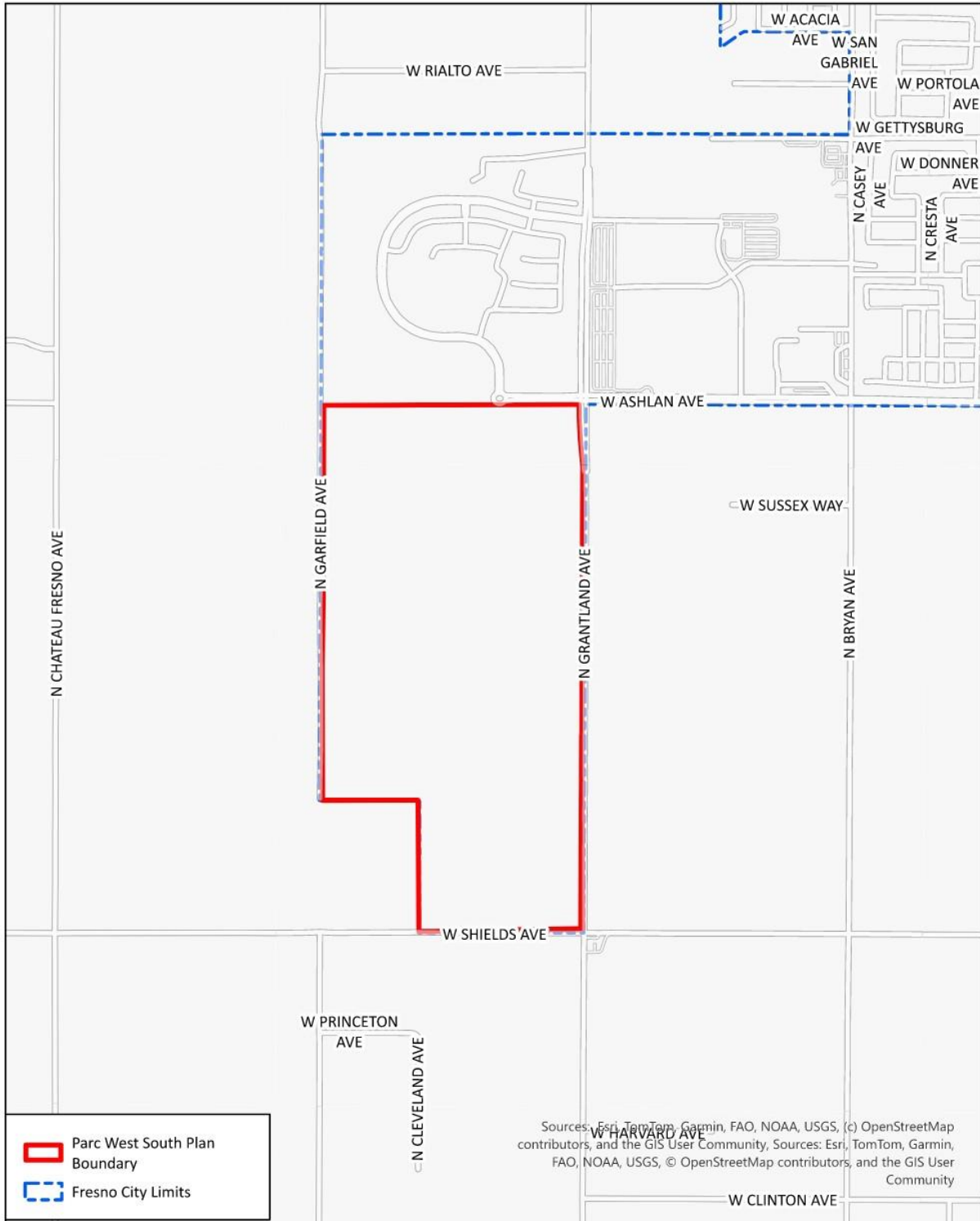
# Regional Project Location



0 2.5 5 10 15 20 Miles

City Of Fresno, Fresno County Dept. PWP, California State Parks, Esri, TomTom, Garmin, SafeGraph, PAQ, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USFWS

# Project Vicinity



## Parc West South Project Description

### Project Location

The Project site is located on the west side of North Grantland Avenue between West Ashlan and West Shields Avenues in Fresno, CA 93723. The site consists of seventeen (17) parcels identified as Fresno County Assessor Parcel Numbers (APNs) 512-043-12s, 512-043-13s, 512-043-14, 512-043-15, 512-043-16, 512-043-17s, 512-043-18, 512-043-19, 512-043-20, 512-043-21, 512-043-22, 512-043-23, 512-043-24, 512-043-25, 512-043-26, 512-043-28, and 512-043-29T, totaling approximately 234.58-acres (net). The site is a portion of Section 20, Township 13 South, Range 19 East, Mount Diablo Base and Meridian.

### General Plan Designation

The Project site has multiple Fresno General Plan land use designations that include the following:

General Plan Land Use Designation	Purpose per the City of Fresno General Plan
Medium Density Residential	<i>Areas with predominantly single-family residential development, but can also accommodate a mix of housing types, including small-lot starter homes, zero-lot-line developments, duplexes, and townhouses.</i>
Urban Neighborhood	<i>Intended to provide for a compact community that includes community facilities and walkable access to parkland and commercial services.</i>
Public Facility	<i>Applies to public facilities, such as City Hall, county buildings, schools, colleges, the municipal airports, and hospitals but can also include public facilities, such as fire and police stations, City-operated recycling centers, sewage treatment plants, neighborhood, community, and regional parks, recreational centers, and golf courses.</i>
Community Commercial	<i>Intended for commercial development that primarily serves local needs such as convenience shopping and small offices. Many of the city's current commercial districts fall into this designation. Specific uses allowed include medium-scale retail, office, civic, and entertainment uses, supermarkets, drug stores and supporting uses. The maximum FAR is 1.0.</i>

The Project assumes approval of the West Area Neighborhoods Specific Plan (WANSP) which designates a majority of subject property as Medium Low Density Residential, a portion as Public/Quasi-Public Facility, and a small portion of Community Commercial located on the northwest corner of West Shields Avenue and North Grantland Avenue.

Existing General Plan Land Use	Acreage
Medium Density Residential	202.1
Urban Neighborhood	32.5
Public Facility	14.7
Community Commercial	6.8

WANSP GPLU	Acreage
Medium Low Density Residential	234.6
Public Facility	14.7
Community Commercial	6.8

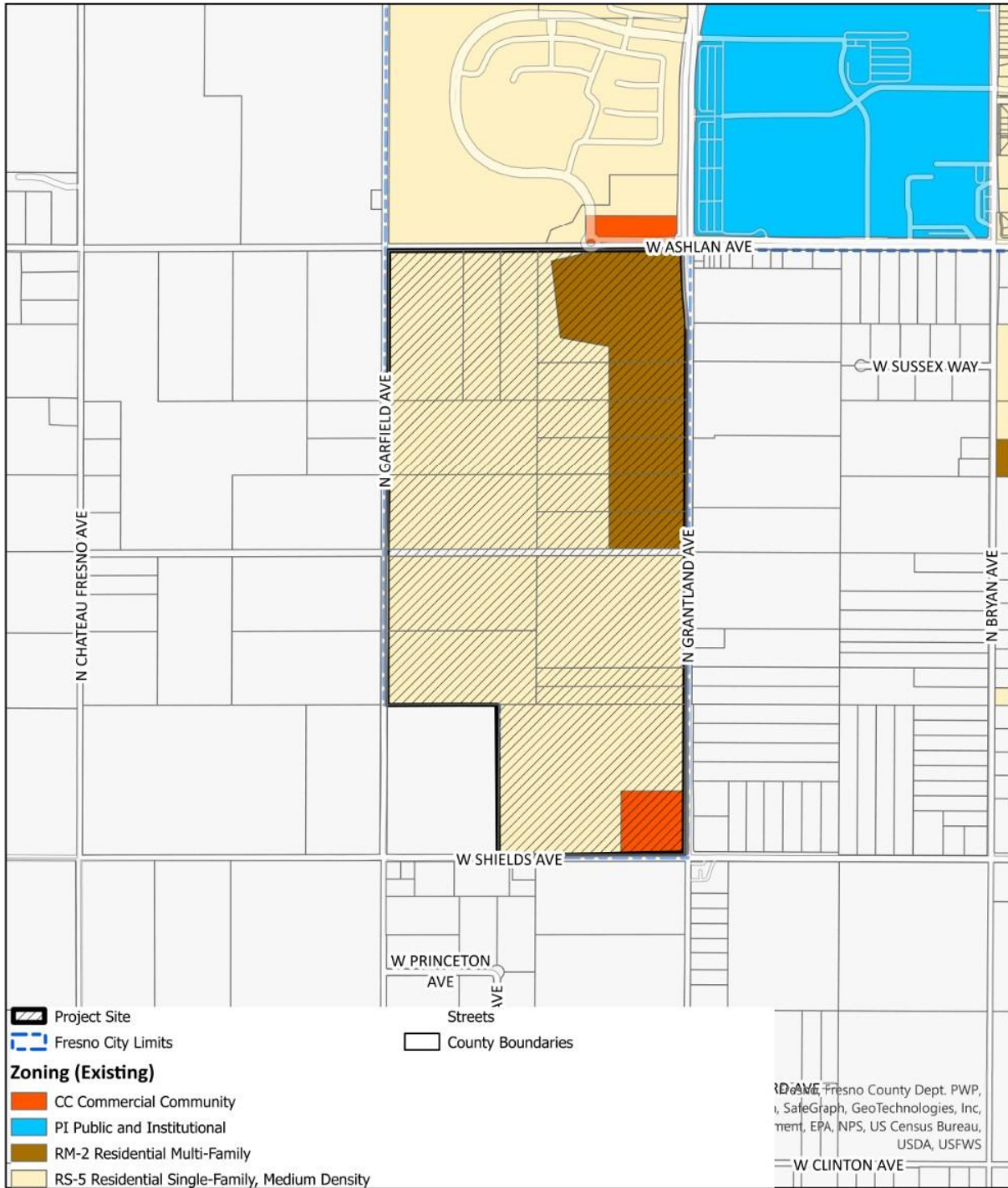
### Zoning

The Project site has multiple zoning designations that include RS-5 (*Single-Family Residential, Medium Density*), RM-2 (*Multi-Family Residential, Urban Neighborhood*), PI (*Public and Institutional*), and CC (*Commercial – Community*). The Project assumes approval of the West Area Neighborhoods Specific Plan (WANSP) which designates a majority of the subject property as RS-4 (*Single-Family Residential, Medium Low Density*), a portion as PI (*Public and Institutional*), and a small portion of CC (*Commercial – Community*) located on the northwest corner of West Shields Avenue and North Grantland Avenue. Additionally, Section 5.3 of the WANSP determines that “A dual land use designation will be applied for all new parks, open space, and public facilities (such as school sites) so that if that facility is not needed, private and public development consistent with zoning and development standards may be approved.” According to the Fresno Municipal Code (FMC), the purpose of each district is as follows:

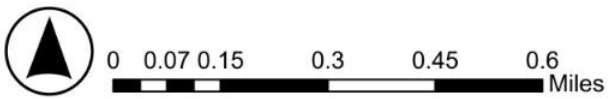
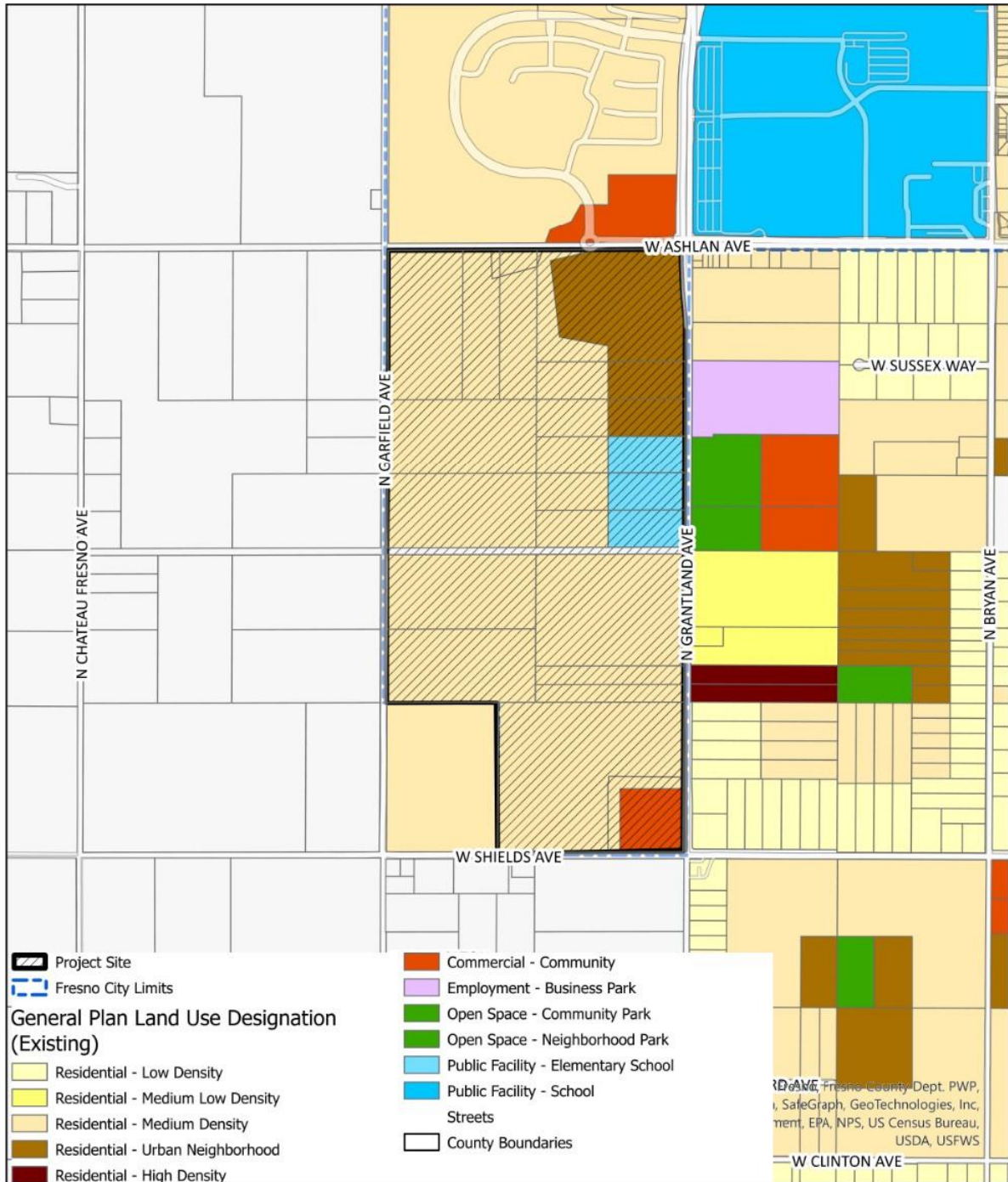
Zone District	Purpose per the Fresno Municipal Code
Single-Family Residential Districts (RS-4 & RS-5)	<i>To provide for a variety of single-family residences built to urban or suburban standards to suit a spectrum of lifestyles and needs, and to ensure availability throughout the city of the range of housing types necessary for all segments of the community.</i>
Multi-Family Residential Districts (RM-districts)	<i>To provide for a variety of multi-family housing types for individual lifestyles and space needs, and to ensure continued availability of a full range of affordable housing opportunities necessary to sustain a diverse labor force, consistent with the City’s economic development</i>

	<i>and housing objectives of the General Plan.</i>
Public and Institutional (PI)	<i>For public or quasi-public facilities, including City facilities, utilities, schools, health services, corporation yards, utility stations, and similar uses.</i>
Community Commercial (CC)	<i>For commercial development that primarily serves local needs such as convenience shopping and offices. Specific uses allowed include medium-scale retail, office, civic and entertainment uses, supermarkets, drug stores, and supporting uses.</i>

# Existing Zoning



# Existing General Plan Land Use



## **Description of Project**

Granville Homes (Applicant) proposes phased development (Parc West 2 & 3) of approximately 234.58-acres (net) of property located on the southwest corner of West Ashlan Avenue and North Grantland Avenue.

Tentative Tract Map No. 6511 (Parc West 2) proposes to subdivide the northern 145.32-acres (net) into 678 single-family lots. Parks, open space, and landscape buffers are planned for approximately 17.17 acres throughout Parc West 2.

Tentative Tract Map No. 6507 (Parc West 3) proposes to subdivide the southern 89.26-acres (net) into 525 single-family lots. Parks, open space, landscape buffers, and other public uses are planned for approximately 7.81-acres throughout Parc West 3.

A General Plan Amendment would designate the internal roadway, North Parc West Drive, as a Collector in the Circulation Element of the City's General Plan and to designate the planned trails and open space as planned trails in Figure MT-2 of the City's General Plan. The designation of North Parc West Drive is a continuation of the designation of North Parc West Drive as a Collector in the existing Parc West development north of West Ashlan Avenue. The General Plan Amendment would also designate approximately 3.07-acres (net) located on the southwest corner of West Ashlan and North Grantland Avenue as Residential, Medium High Density.

A Rezone would designate approximately 3.07 acres of property located on the northeast corner of TTM 6511 and the southwest corner of North Grantland and West Ashlan Avenues as the RM-1 (Residential, Medium High Density) zone district.

The total number of lots for the entire project area is 1,203 lots on approximately 234.58-acres (net) bringing the total density of the project to approximately 5.19 dwelling units per acre.

## ***Site Circulation***

The Project will require the extension of West Dakota Avenue and North Garfield Avenue. All proposed interior streets will be required to be improved to City standards. Site access will occur from North Grantland Avenue, West Ashlan Avenue, North Garfield Avenue, West Dakota Avenue, and West Shields Avenue. The Project Applicant will be responsible for construction of the internal roadway system as well as for construction and/or fair contributions for the roadway improvements that will be required as a result of the Project.

## ***Infrastructure***

The Project will be required to tie into existing infrastructure in the area for sewer, water, and storm drain. The Project developer will be required to pay for all improvements related to obtaining these facilities to serve the Project. This includes constructing appropriately sized water mains that will provide adequate water pressure for fire flow

and Project water use. The Project will require installation of sewer mains to serve the Project including any sewer easements that will be required by the City.

The Project is proposed to be supported by the City of Fresno’s municipal water supply system and its wastewater collection system (including the Grantland trunk sewer) and wastewater/treatment disposal facilities. The major public utility service is Pacific Gas and Electric.

**Site and Surrounding Land Uses and Setting**

***Project Setting***

The Project site has historically been used for agricultural purposes and is currently in agricultural use with no structures or on-site improvements. Topography of the Project site is generally flat, and existing biotic conditions and resources of the Project site is composed of trees (Almonds) grown for the existing agricultural use on the property.

North Grantland Avenue, a north-south Super Arterial, forms the easterly boundary; West Ashlan Avenue, an east-west Collector, forms the northerly boundary; West Shields Avenue, an east-west Collector, forms the southerly boundary; and North Garfield Avenue, a north-south Collector, forms the westerly boundary. There are no existing street frontage improvements at the Project site.

***Surrounding Land Uses and Setting***

The Project site was annexed into the City in 2015 and occupies APNs 512-043-12s, 512-043-13s, 512-043-14, 512-043-15, 512-043-16, 512-043-17s, 512-043-18, 512-043-19, 512-043-20, 512-043-21, 512-043-22, 512-043-23, 512-043-24, 512-043-25, 512-043-26, 512-043-28, and 512-043-29T. The site has historically been used for agricultural purposes. The surrounding land uses are as follows:

<b>Location</b>	<b>Existing Land Use</b>	<b>General Plan Land Use Designation</b>	<b>Existing Zoning</b>	<b>WANSP Zoning</b>	<b>WANSP GPLU</b>
<b>North</b>	Single-Family Residences	Residential Single Family, Medium Density + Community Commercial	RS-5 (Medium Density, Single-Family Residential) + CC (Commercial – Community)	RS-5 (Single-Family Residential, Medium Density) + CC (Community – Commercial)	Residential Single Family, Medium Density + Community Commercial
<b>South</b>	Fire Station, Vacant	Exclusive Agricultural	AE-20 (Exclusive Agricultural,	N/A	N/A

	(outside City limits)		20-acre) (County)		
<b>West</b>	Agricultural (outside City limits)	Exclusive Agricultural	AE-20 ( <i>Exclusive Agricultural,</i> 20-acre) (County)	N/A	N/A
<b>East</b>	Packing Warehouse, Agricultural, and Rural Residential	Residential Single Family, Medium Density + Employment Business Park + Open Space + Residential Single Family, Medium Low Density + Residential Multi-Family, High Density + Residential Single Family, Low Density	RR ( <i>Rural Residential</i> ) (County)	N/A	Single- Family Residential, Medium Low Density + Employment Business Park + Employment Office + Open Space

### Site Preparation

Site preparations would include removal of the existing orchard crops and grading and excavation for installation of utility infrastructure for conveyance of water, sewer, stormwater, and irrigation. Building, grading, encroachment, site utilities, landscaping, solar, and FMFCD permits would be subject to review and approval by the appropriate agency and/or department to ensure compliance with applicable codes and regulations. There is an existing agricultural well and stormwater basin on the southwestern portion of the site (APN 512-043-28). Along with the parcel to the north (APN 512-043-29T), there is expected to be a lot line adjustment with FMFCD, who currently owns APN 512-043-29T. The lot line adjustment would give the east 19.11 acres to the developer and the west 19.11 acres to FMFCD.

### Project Construction and Phasing

Construction would take place following review and approval of the associated entitlement by the City of Fresno. It is estimated that construction for the Project would

begin at the end of 2027 or early 2028 and take place over two phases, Parc West 2 (Tract 6511) then Parc West 3 (Tract 6507).

### **Proposed Entitlements and Permits**

In support of the Parc West South Project, the Project Applicant is seeking the following entitlements and permits from the City of Fresno:

- Tentative Tract Maps (TTM 6511 & 6507)
- General Plan Amendment
- Final Maps
- Community Facilities District for maintenance of the public green spaces
- Grading and building permits
- Encroachment permits
- Utility permits
- Street vacations

### **Other Agency Involvement and Approvals**

The Project will require various regulatory approvals, permits, entitlements and/or coordination with agencies as follows:

- Certification of the 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 Control District
- Fresno Metropolitan Flood Control District
- City of Fresno Fire Department
- City of Fresno Public Works Department
- Central Unified School District
- Fresno County Environmental Health