Outlook

FW: CEQA Review: Environmental Assessment No. T-6507/T-6511/P25-01637

From Jeffries, Randall@DOC <Randall.Jeffries@conservation.ca.gov>
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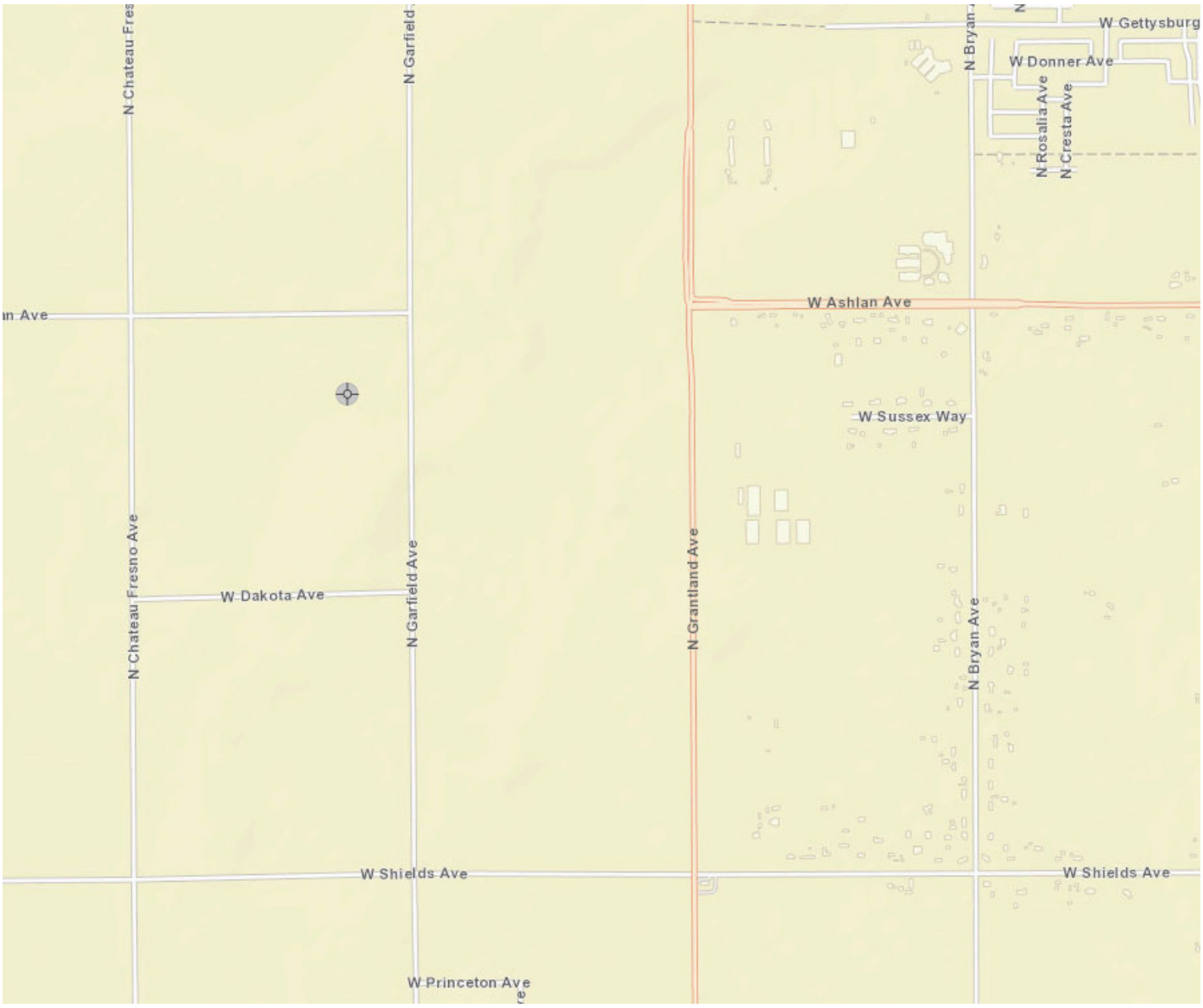
To CalGEMCentralCSWR@DOC <CalGEMCentralCSWR@conservation.ca.gov>
Cc Jeffries, Randall@DOC <Randall.Jeffries@conservation.ca.gov>



SCH Number
2025080816
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Lead Agency
City of Fresno
Document Title

Environmental Assessment No. T-6507/T-6511/P25-01637

Document Type

NOP - Notice of Preparation of a Draft EIR

Received

8/19/2025

Present Land Use

Zoning: RS-5, RM-2, CC / General Plan: Medium Density Residential, Urban Neighborhood Residential, Public Facility, and Community - Commercial

Document Description

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.

If your Division identifies a potential program impact from this project, please provide your comments to the lead agency by **SEPTEMBER 17, 2025**. Send a copy of your comment to the State Clearinghouse at state.clearinghouse@opr.ca.gov and include

OLRA@conservation.ca.gov , jan.perez@conservation.ca.gov so that we can file your comment in our records. Be sure to include the project number (SCH #) on all correspondence.

Randall "Randy" Jeffries
Oil and Gas Program Analyst | CEQA Unit
Geologic Energy Management

California Department of Conservation
715 P. Street, MS 1803, Sacramento, CA 95814
C: (916) 917-3683
E: Randall.Jeffries@conservation.ca.gov



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