

NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

NOTICE IS HEREBY GIVEN that the City of Fresno Development and Resources Management Department has completed an assessment of the possible environmental effects of the following-described project and has determined that an Environmental Impact Report (EIR) is appropriate. This determination has been made according to the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the City of Fresno's CEQA Implementation Procedures.

The Draft EIR has identified the following significant effects associated with the proposed project that can be mitigated to less than significant: Cultural Resources, Aesthetics, Biological Resources, Land Use and Public Land Use Policy, Air Quality, Noise, Hydrology and Water Quality, Hazards and Hazardous Materials. There is one environmental issue (Transportation and Traffic) that would remain significant after the implementation of the recommended mitigation measures. In addition, the proposed project is not located on a hazardous waste site enumerated under Section 65962.5 of the Government Code. Copies of the Draft EIR and all related documents are on file and available to the public through the City of Fresno Development and Resources Management Department located at 2600 Fresno Street, Third Floor, Fresno, CA 93721 and the Fresno County Central Library located at 2420 Mariposa Street, Fresno, Ca 92721. The Draft EIR is also available on the City's website at:

<http://www.fresno.gov/pmp>

If your property is rented or leased, we request that you provide your tenant(s) with this notice.

1. **Project Name:** Roeding Regional Park Facility Master Plan and Fresno Chaffee Zoo Facility Master Plan, Fresno, Fresno County, California
2. **Project Description:** The City of Fresno's Roeding Regional Park is located generally between State Route 99 and Golden State Boulevard in the southwest portion of the City of Fresno, Fresno County, California. The 148-acre park is bounded by West Olive Avenue on the north; West Belmont Avenue on the south; Golden State Boulevard and Union Pacific Rail line on the east; and State Route 99 on the west. An area encompassing approximately 8.3 acres of commercial, office, and residential development and public streets south of West Olive Avenue, between SR 99 and North West Avenue, is not within Roeding Regional Park.

The Fresno Chaffee Zoo is in the south-central portion of Roeding Regional Park, Rotary Playland is in the southwest corner, and Rotary Storyland is along the west boundary. The proposed zoo expansion area encompasses 21 acres generally east of the existing zoo, and the proposed Rotary Storyland and Playland expansion area encompasses approximately 2 acres adjacent to the existing boundaries of Rotary Storyland and Playland grounds.

The 148-acre Roeding Regional Park consists of three components: the portion devoted to active and passive recreation areas and the PARCS maintenance yard (123 acres), the Fresno Chaffee Zoo (18 acres), and the Rotary Storyland and Playland facilities (7 acres). The planned expansion of the zoo (by 21 acres) and Storyland and Playland (by 2 acres) would reduce the amount of land for active and passive recreation uses, a decrease from 123 acres currently to 100 acres. These 100 acres would include public recreation/open space (76 acres), parking (9 acres), multiple purpose paths (6 acres), public access roads (5 acres), a non-public access road (2 acres) and a new PARCS maintenance facility (2 acres). Some of the roads and parking included in the active and passive recreation area of Roeding Regional Park would also serve the Fresno Chaffee Zoo and Rotary Storyland and Playland facilities.

The Fresno Chaffee Zoo would expand from 18 acres to 39 acres. The 39 acres would include exhibits (including habitat) (20 acres), landscaping/open space (10 acres), multiple purpose paths (5 acres), buildings (3 acres), non public access roads (1 acre). The Fresno Chaffee Zoo would gain 3 of the 21 additional acres from the PARCS Maintenance Facility, which is presently located adjacent to the northwest boundary of the Chaffee Zoo. The remaining 18 acres will result from the Chaffee Zoo's expansion into an area located in the southeast corner of Roeding Regional Park (the "Expansion Area"). The Expansion Area is presently developed for park use and provides recreational opportunities for the public. The Expansion Area currently includes several groves of trees, roadways, parking spaces, paved walking paths, grasslands, a picnic grove, a horseshoe pit, and water features.

The total area encompassed by Rotary Playland and Storyland would expand from 7 acres to 9 acres. The 9 acres would encompass the existing Rotary Playland and Storyland and small expansion areas adjacent to the boundaries of each facility. Lake Washington and the adjacent public picnic area are considered public recreation open space, although those areas presently abut the Fresno Chaffee Zoo, and Rotary Playland and Storyland.

The implementation of the proposed project will require two discretionary approvals. These discretionary approvals are as follows: approval of Conditional Use Permit Application No. C-08-186 for the uses proposed in the Fresno Chaffee Zoo Facility Master Plan and the Roeding Regional Park Facility Master Plan, and Conditional Use Permit for the proposed Storm Drain Facility. Other subsequent approvals may be required if so decided by the approving agency. These subsequent approvals could include; improvement plans, grading permits, building permits, and landscapes plans.

3. **Project Location:** The Roeding Regional Park Facility Master Plan and Fresno Chaffee Zoo Facility Master Plan project is located between State Route 99 on the west and Golden State Boulevard to the west and bounded by West Olive Avenue to the north and West Belmont Avenue to the south in the southwest portion of the City of Fresno.
4. **Applicant and Lead Agency:** City of Fresno Development and Resources Management Department
5. **Contact Person:** Kevin Fabino, Planning Manager, City of Fresno, Development and Resources Management Department, 2600 Fresno Street, Fresno, CA 93721; Phone: 559-621-8046; E-mail Kevin.Fabino@fresno.gov

PUBLIC COMMENT regarding the proposed project and/or adequacy of the EIR will be accepted in writing on or before November 24, 2010 at the Development and Resources Management Department. The period for public review during which the City will receive comments on the Draft EIR will begin on October 11, 2010 and end on November 24, 2010.

DATED: October 7, 2010

POSTED: October 11, 2010

Kevin Fabino
Planning Manager