

City of Fresno
Revised Notice of Preparation
Program Environmental Impact Report
Roeding Regional Park and Fresno Chaffee Zoo Facility Master Plans
(Including Rotary Playland and Storyland)

DATE: July 1, 2009

TO: Interested Agencies, Property Owners and Residents

FROM:

<i>Lead Agency:</i>	<i>Environmental Consultant:</i>
City of Fresno 2600 Fresno Street Fresno, CA 93721	Paoli & Odell, Inc. 925 N Street, Suite 150 Fresno, CA 93721
Contact: Kevin Fabino, Planning Manager Planning and Development Department	Contact: Scott Odell, AICP, Principal, or Gabriel Gutierrez, Associate Planner
Telephone: (559) 621-8046 Fax: (559) 498-1026 Email: Kevin.Fabino@fresno.gov	Telephone: (559) 233-7260 Fax: (559) 233-7265 Email: sodell@paoli-odell.com ggutierrez@paoli-odell.com

PROJECT TITLE: Roeding Regional Park and Fresno Chaffee Zoo Facility Master Plans

PROJECT APPLICANTS: City of Fresno and Fresno's Chaffee Zoo Corporation Board

NOTICE OF PREPARATION RESPONSE DEADLINE: Responses to this Notice of Preparation must be received by **August 3, 2009**.

Notice: The City of Fresno will be the Lead Agency and will prepare a Draft Program Environmental Impact Report (EIR) for the approval and acceptance of the proposed Roeding Regional Park Facility Master Plan and Fresno Chaffee Zoo Facility Master Plan by the City, and the approval of Conditional Use Permit Application No. C-08-186 ("Project"). The Project location, description, and the potential environmental effects of the Project are presented in the attached materials. An Initial Study was not prepared for this Project.

A previous Notice of Preparation was issued by the City on or about February 25, 2008. Since that time, modifications have been made to the proposed Roeding Regional Facility Master Plan and the Fresno Chaffee Zoo Facility Master Plan, as follows:

1. The main Zoo/Park parking hub has been redesigned.
2. The roadways, pathways, and parking nodes were reconfigured and reduced to preserve the meandering nature of the existing circulation system, and to preserve compatibility, where feasible, with the existing informal planting scheme of Roeding Park.
3. Off-site drainage has been provided to accommodate storm water runoff.
4. The Zoo and Park plans were modified to further protect cultural and historic resources.
5. The Park maintenance yard will now be located on-site (as opposed to the originally proposed off-site location on Peach Avenue).
6. The configuration of the Roeding Park and Zoo improvements has been modified to avoid a net loss to water features and tree canopy.
7. The Park and Zoo plans were modified to reduce impacts to open space.

Due to the above modifications, the City elected to prepare this Revised Notice of Preparation.

If you are a Responsible, Trustee, or Interested Agency, we need to know the views of your agency as to the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed Project. Please provide the name of a contact person in your agency.

If you are a property owner, resident, or interested citizen we invite your comments on the impacts that the Project may have upon your property or upon the environment. Please share this notice with anyone else you feel may be interested in the Project.

Response Deadline and Contact Person: Due to the time limits mandated by state law, your response to this Notice of Preparation must be received by 5:00 p.m. **August 3, 2009**. Please send your comments to:

Kevin Fabino, Planning Manager
City of Fresno Planning and Development Department
2600 Fresno Street
Fresno, CA 93721
Telephone: (559) 621-8046
Fax: (559) 498-1026
Email: Kevin.Fabino@fresno.gov

Please include a contact name and address with your comment(s).

Further Notice: Once the Draft EIR is prepared, it will be available for public review and comment for a period of 45 days. You will receive a notice when the Draft EIR is available for comment.

Questions: Please contact Kevin Fabino at the address and telephone number listed above if you have any questions on this notice.

**ROEDING REGIONAL PARK AND FRESNO CHAFFEE ZOO
FACILITY MASTER PLANS
(INCLUDING ROTARY PLAYLAND AND STORYLAND)
PROJECT INFORMATION¹**

PROJECT LOCATION

The City of Fresno Roeding Regional Park is located in the southwest portion of the City of Fresno (see Figure 1).² 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 (see Figure 2). The Fresno Chaffee Zoo is in the south-central portion of Roeding Park, Rotary Playland is in the southwest corner, and Rotary Storyland is situated along the west boundary.

Roeding Park is within Sections 31 and 32, Township 13 South, Range 20 East, Mount Diablo Base and Meridian, as shown on the *Fresno North, Calif. 7.5 Minute Series* USGS Quadrangle (1965). The park is centered at 36°45'14.58"N, 119°49'22.75"W, at an elevation of 291 feet above mean sea level. The Fresno County Assessor's Parcel Number for the park is 450-020-08T.

The applicants also propose to assemble approximately 3.5-acres of real property south of Belmont Avenue for the purpose of receiving the conveyance of storm water from the 148-acre project area. The area being considered by the City for receiving storm water is generally bounded by East Belmont Avenue, North Thorne Avenue, State Route 99, and State Route 180. No specific parcel(s), however, have been identified or acquired at this time.

ENVIRONMENTAL SETTING

The major existing uses and activities within Roeding Park include land devoted to park use (123 acres), the Fresno Chaffee Zoo (18 acres), Rotary Playland (3.65 acres), and Rotary Storyland (3.35 acres) (see Figures 3 and 4). The park area includes eight tennis courts, several picnic areas and playgrounds, and other activity stations and amenities. A 4.25-acre City of Fresno Parks, Afterschool, Recreation, and Community Services (PARCS) Department maintenance yard is centrally located within the park and proximate to the north side of the existing Chaffee Zoological Gardens. The maintenance yard is used to store the vehicles, equipment, and tools used to maintain and operate Roeding Park and other park facilities throughout the city. The maintenance yard also contains a repair shop and office buildings.

The Fresno Chaffee Zoo houses approximately 125 animal species, 18 of which are part of the Species Survival Plan program created by the Association of Zoos and Aquariums

¹ The following project-related documents are available for public review at the City of Fresno Planning and Development Department, 2600 Fresno Street, Fresno, CA 93721 (Attention: Kevin Fabino) and the Fresno County Central Library, 2420 Mariposa Street, Fresno, CA 92721: the Notice of Preparation; the Roeding Regional Park Facility Master Plan; the Fresno Chaffee Zoo Facility Master Plan; and the Rotary Storyland & Playland Operational Summary.

² All figures are located following the end of this text.

for the expressed purpose of protecting some of the planet's rarest animals. The zoo has been in operation since 1929, and has been accredited by the Association of Zoos and Aquariums since June 1979. The zoo is operated by the Fresno's Chaffee Zoo Corporation, a private non-profit public benefit corporation established to ensure the continuity of the Fresno Chaffee Zoo by determining its mission, setting policies for and overseeing its operation and ensuring that it has adequate resources. The Zoo Corporation leases the land upon which the zoo is located from the City of Fresno.

Rotary Playland includes a carousel, roller coaster, train ride, and other rides, attractions, and concessions. Rotary Storyland is geared toward younger children, and includes several interactive exhibits themed after various children's stories and fairytales. Each facility is operated by its own non-profit organization under the common leadership of one Board of Trustees and a single executive director. The Roeding Park land upon which Rotary Playland/Rotary Storyland operate is leased from the City of Fresno.

Roeding Park, including the areas occupied by the Chaffee Zoo, and Rotary Playland/Storyland contains an extensive urban forest, including several groves of mature trees, including species of ash, pine, eucalyptus, maple, redwoods, palms, and cedar. The park also has several water features, the largest of which is Lake Washington, located between Playland and Storyland.

Roeding Park is within a developed area of the City of Fresno. Land uses surrounding the park include State Route 99 and commercial uses to the west; commercial and residential uses to the south; a California Highway Patrol station, Caltrans office, and commercial uses to the north; and Golden State Boulevard, Union Pacific Rail line, small businesses, Department of Motor Vehicle office and existing residential neighborhood to the east.

PROJECT DESCRIPTION

Introduction

The Program EIR will address the adoption and implementation of the Roeding Park Facility Master Plan and the Fresno Chaffee Zoo Facility Master Plan (hereinafter collectively referred to as "Master Plans"), as well as the entitlements and approvals necessary to implement the Facility Master Plans. The Master Plans contain comprehensive, coordinated proposals designed to extensively renovate Roeding Park and Rotary Playland/Rotary Storyland, and to renovate and expand the Fresno Chaffee Zoo.

The adoption of the Program EIR and conditional use permit will also be used by Storyland/Playland for project implementation purposes.

The Roeding Park Facility Master Plan would be implemented by the City of Fresno through the Parks, Afterschool, Recreation, and Community Services Department. The Fresno Chaffee Zoo Facility Master Plan would be implemented by the Fresno Chaffee Zoo Corporation, a private non-profit public benefit corporation. Improvements to Rotary Playland and Storyland would be the responsibility of Roeding Park Playland and Fresno Storyland, both non-profit organizations.

Roeding Park, Chaffee Zoo, and Rotary Playland/Storyland will operate under one master Conditional Use Permit (“Master CUP”) to be approved by the City of Fresno. This conditional use permit would authorize the implementation of the Master Plans and the improvements proposed for Rotary Playland/Storyland. This conditional use permit may also be amended based upon project level analysis. Other approvals and entitlements that may be required include, but are not limited to, demolition permits, site plans, and building permits.

Measure Z

On November 4, 2004, Fresno County voters approved Measure “Z,” which will provide the Fresno Chaffee Zoo Corporation with an estimated total of \$120M over 10 years through 2014 to operate, renovate, and expand the zoo. Approximately \$40M of Measure Z funding is dedicated toward supporting zoo operations, while \$80M available for capital projects within the Zoo.

Major Master Plan Proposals

Land Use

This Notice of Preparation includes an Illustrative Roeding Park Master Plan Map (Revised June 2009), which summarizes, and shows the approximate location of, the Zoo expansion and the improvements contemplated in the Master Plans (see Figure 5). For purposes of comparison, the original Illustrative Roeding Park Master Plan Map (prior to the revisions) noticed in the February 25, 2008 NOP is attached (see Figure 6).

Chaffee Zoo Expansion

Chaffee Zoo would be expanded from 18 acres to 39 acres, a net increase of 21-acres. The Chaffee Zoo will gain 3 of the 21 additional acres from the PARCS Maintenance Yard, 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 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.

Expansion of the Chaffee Zoo will help facilitate enhancement of the Chaffee Zoo consistent with the implementation of Measure “Z,” including the construction of new exhibits (such as a Grasslands Exhibit, a Sea Lion Exhibit, and a Predators Exhibit), the “Waterhole Café & Event Center,” a Children’s Zone, a “Diversity of Life” Pavilion, and an Education Center. In connection with its expansion, the Chaffee Zoo anticipates incorporating several natural resources presently located in the Expansion Area.

City of Fresno Maintenance Yard

Removal and relocation of the existing City of Fresno, PARCS Department maintenance yard would occur as part of the Project. Removal and relocation of the maintenance yard would allow for development of a parking hub that would serve Roeding Park, Chaffee Zoo, and Rotary Playland/Storyland. The future location of the maintenance yard will be at the northwest corner of Roeding Park as detailed in the Roeding Park Master Plan. This area of the park is not intensively used as compared to other areas of the park that

have picnic groves and other facilities. The proposed location would have access to the N. West Avenue stub street, which would allow PARCS maintenance vehicles direct access outside the park without utilizing any park roads.

Roeding Park

Future improvements are proposed for the remaining parkland within Roeding Park. The Roeding Park Facility Master Plan identifies and describes the improvements proposed, among which are a great lawn, picnic groves and play zones, a relocated off-leash dog park, park plaza hub and gardens, pedestrian promenades and hubs, and open space area.

Since the previous Notice of Preparation published by the City on or about February 25, 2008, a number of modifications have been made to the proposed Roeding Regional Park Facility Master Plan, including:

1. The main Zoo/park parking hub has been redesigned.
2. The roadways, pathways, and parking nodes were reconfigured and reduced to preserve the meandering nature of the existing circulation system, and to preserve compatibility, where feasible, with the existing informal planting scheme of Roeding Park.
3. Off-site drainage has been provided to accommodate storm water runoff.
4. The Zoo and Park plans were modified to further protect cultural and historic resources.
5. The Park maintenance yard will now be located on-site (as opposed to the originally proposed off-site location on Peach Avenue).
6. The configuration of the Roeding Park and Zoo improvements has been modified to avoid a net loss to water features and tree canopy.
7. The Park and Zoo plans were modified to reduce impacts to open space.

The Illustrative Roeding Park Master Plan Map (revised June 2009) shows a revised plan that incorporates the above modifications (see Figure 5).

Rotary Playland/ Storyland

Future improvements and new attractions are proposed for Rotary Playland and Storyland. For Playland, a new Ferris wheel and roller coaster are proposed as well as several new smaller rides and attractions. In addition, a new concession area, picnic and event space, and an expanded train loop and new train station are planned.

Improvements proposed for Storyland include a new mini-golf area, new exhibits and attraction zones, an expanded amphitheater, and new entry gateway. Within in the next 5 to 10 years a new indoor party facility, concession stand, outdoor picnic/assembly pavilion and toddler playground is proposed. Attractions proposed within the next 10-12 years include a 3-D theatre, remote control boat lagoon, boat house, fishing village façade, and a town façade along the railroad tracks.

To accommodate the above improvements, Rotary Playland and Storyland will expand from its current size of approximately 7 acres, to a total of 9 acres. The additional two acres are located to the north of the Playland area adjacent to Lake Washington, and will include an entrance court, a town façade, and mini-golf course.

Access and Circulation

The Master Plans submitted to the City for approval call for significant changes in the existing Roeding Park circulation system in order to more efficiently serve the park, Chaffee Zoo, and Rotary Playland/Storyland.

Roeding Park Entry Points

A new main park access point would be developed off Golden State Boulevard, while the existing Belmont Avenue access would be limited to use for park and zoo service needs. The existing Olive Avenue access point to the north would remain in operation and be enhanced under the plan.

Roeding Park-Fresno Chaffee Zoo Vehicular Circulation

A redeveloped Park Boulevard would serve as the primary vehicular corridor through Roeding Park and would provide direct access to the central parking hub and drop-off zones for the Chaffee Zoo and for Rotary Playland/Storyland. Park Boulevard would also provide access to multiple parking nodes planned throughout the park, as well as a defined travel route between the existing Olive Avenue entrance and the Golden State Boulevard entrance.

The revised Roeding Park Facility Master Plan contemplates the reconfiguration of roadways, pathways, and parking nodes to preserve the meandering nature of the existing circulation system, and to preserve compatibility, where feasible, with the existing informal planting scheme of Roeding Park.

Parking

Additional parking is proposed in the area east of the existing parking lot located between Storyland and the Zoo entrance, plus the additional parking area made available by relocating the maintenance yard. This new parking hub is proposed to accommodate 830 parking spaces. Parallel parking will also be available along the redeveloped Park Boulevard and in limited parking nodes planned throughout the Park. Off-site parking will also be allowed along Golden State Boulevard and Belmont Avenue in locations acceptable to the City of Fresno. Upon implementation of the Master Plans, approximately 1,345 parking spaces will be available to serve the Park.

Public Facilities

Wastewater

Removal and replacement of portions of the existing sanitary sewer system serving Roeding Park, Chaffee Zoo, and Rotary Playland/Storyland is proposed under the Master Plans. Implementation of the sewer master plan would take place as different phases of the zoo and park master plans are constructed.

Water

Improvements to the existing water system serving Roeding Park, Chaffee Zoo, and Rotary Playland/Storyland are proposed in order to update the current system and provide the additional capacity necessary to serve the master planned park, zoo, and Playland/Storyland facilities. Implementation of the water master plan would occur as different phases of the zoo are constructed.

Stormwater

The existing storm water collection, conveyance, and storage system serving Roeding Park, Chaffee Zoo, and Rotary Playland/Storyland would undergo significant renovations and improvements under the Master Plans. A major component of the storm drainage master plan is eliminating the disposal of storm drainage from the 148+/- acre site into the city's municipal waste water system. The revised project contemplates acquisition of property on which to construct a storm water collection basin to be operated by either the City of Fresno or the Fresno Metropolitan Flood Control District. The area being considered by the City for receiving storm water is generally bounded by East Belmont Avenue, North Thorne Avenue, State Route 99, and State Route 180. No specific parcel(s), however, have been identified or acquired at this time.

Other

Numerous zoo renovations designed to update and improve existing zoo attractions would occur under the Fresno Chaffee Zoo Facility Master Plan. The renovations include general maintenance items such as painting, lighting replacement, and repair of aging attractions and exhibits. Existing signage and banners as well as the existing public address system would be repaired and/or replaced. A major component of the renovation package is the repair and/or replacement of the Rainforest, Chimp & Anteater, Swan, Bird of Prey, and Hoof stock exhibits.

PROJECT PHASING

Roeding Park Facility Master Plan Phasing

The primary objective of the Roeding Park Facility Master Plan is to provide a comprehensive roadmap for future development through the year 2020. The approximate phasing schedule for the Roeding Park development as is described in Table A, to follow:

Table A: Roeding Park Facility Master Plan Phasing Schedule	
Project	Estimated Completion Date
Parking Nodes & Roadway Improvements	2012
Perimeter Fencing & Landscaping	2012
Park Plaza Hub & Show Gardens	2012
Picnic Groves & Play Zones	2012
Great Lawn	2012
New Dog Park	2012
Pedestrian Promenade & Hubs	2012
Sculpture Gardens	2012

It is expected that the Roeding Park Facility Master Plan phasing schedule may change over time based upon economic and resource constraints and opportunities that become available as implementation of the Master Plans proceed. As a result, the above dates of completion are estimates, and may be implemented after 2012, pending the availability of funding.

Fresno Chaffee Zoo Master Plan Phasing

The Fresno Chaffee Zoo Facility Master Plan proposes a comprehensive redevelopment and expansion strategy through the year 2020, with a strong focus on the "Measure Z" implementation plan through 2014. Implementation of the "Measure Z" funded projects would likely occur in six phases beginning in 2009 and ending in 2014, when "Measure Z" is due to expire. Each of the phases is shown on Table B along with the anticipated opening date for each project:

Table B: Chaffee Zoo Facility Master Plan Phasing Schedule	
Measure "Z" – Master Plan Project	Estimated Completion Date
Grasslands Exhibit	2012
Waterhole Café & Event Center	2012
Zoo Operations & Maintenance Yard	2012
Sea Lion Exhibit	2013
Predators Exhibit	2013
Children's Zone	2014
Diversity of Life Pavilion	2015*
Education Center	2015*

* Providing Funding Remains from Measure "Z." However, should Measure Z not be reaffirmed, the Zoo would continue to seek funding from various sources to finance Zoo improvements and operations with further major capital improvements to the project unlikely.

The Fresno Chaffee Zoo Facility Master Plan phasing schedule may change over time based upon economic and resource constraints and opportunities that become available as implementation of the Master Plans proceed.

Shared Park/Zoo Master Plan improvements Phasing

The City of Fresno and the Fresno Chaffee Zoo Corporation are committed to facilitating the orderly and efficient development and expansion of the Fresno Chaffee Zoo. Some improvements will mutually benefit the Park and the Zoo and will be shared between the two entities. Further details about financing, construction scheduling and design must be developed. As part of the shared expenses, the Zoo intends to provide the design and construction standards for the Zoo and other major area components to assure consistency with the Park and Zoo project objectives enhance efficiency and achieve optimum visitor enjoyment. These shared improvements are summarized in Table C.

Table C: Park/Zoo Shared Infrastructure Projects Schedule	
Project	Projected Opening
Relocated Park Maintenance Yard	First phase priority improvement to be coordinated with the Zoo construction schedule.
Install New Water, Sewer, Gas and Electricity Services to the Park	First phase priority improvement to be coordinated with the Zoo construction schedule.
Parking Hub	First phase priority improvement to be coordinated with the Zoo construction schedule.
Construct New Storm Water Storage Facility	To be coordinated with the Zoo construction schedule and per the project engineer’s recommendations.
New Park Boulevard	First phase priority improvement to be coordinated with the Zoo construction schedule.
Golden State Boulevard Entry Gate	First phase priority improvement to be coordinated with the Zoo construction schedule.

Rotary Playland/Storyland Improvements Phasing

Rotary Playland/Storyland proposes a number of improvement and renovations through the year 2020. Each of the phases is shown in Table D (please refer to Figure 7 for the specific location of each attraction). The timing stated is from the time of project approval.

Table D: Rotary Playland/Storyland Projects Phasing Schedule	
Timing	Project
Within 6 months	Splash Junction
	Tilt-A-Wheel
Within 18 months	Rotary Playland Train Depot Renovation
Within 18 months to 5 years	Native American Cultural Village
	Miniature Golf Course
	New Entrance Building & Ticketing Center
	Entrance Train Station & Administration
	Ferris Wheel
	Storyland Amphitheatre Expansion
Within 5 to 10 years	Indoor Party Facility at Playland
	New Concession Stand
	Outdoor Picnic/Assembly Pavilion
	Toddler Playground/Homes to Mascots
Within 10 to 12 years	3-D Theatre
	Remote Control Boat Lagoon
	Boat House
	Fishing Village Facade
	Town Facade along Railroad Tracks

PROJECT OPERATIONAL CHARACTERISTICS

Roeding Park

Roeding Regional Park operates year round and attracts 600,000 visits annually. The Park is open April through October from 6 a.m. to 10 p.m., and November through March from 6 a.m. to 7 p.m. There is an entry fee of \$3.00 per vehicle to enter the Park. Roeding Park provides a variety of active and passive recreational opportunities, playgrounds, picnic areas, and mature trees. The Park is owned, operated and maintained by the City of Fresno Parks, Afterschool, Recreation, and Community Services (PARCS) Department.

Approximately 122 employees currently report to the maintenance yard located within the park. Eighteen employees are assigned specifically to Roeding Park for maintenance of the park and public open spaces.

Fresno Chaffee Zoo

The Fresno Chaffee Zoo is open year-round from 9 a.m. to 4 p.m. In 2006, the Zoo had 311,247 visitors. Attendance in 2007 was 398,820. Attendance in 2008 was 429,272. It is anticipated that the Zoo's attendance will increase to 550,000 in 2014. Current staffing levels at the zoo consist of 70 full-time, 21 part-time, and 20 seasonal employees. By 2014, it is projected that the zoo will employ 98 full-time, 30 part-time, and 28

seasonal employees. Zoo staff members typically work from 8 a.m. to 5 p.m. However, some staff members work extended hours depending on the needs of the Zoo and the animals.

Rotary Playland/Storyland operates seasonally from February through November from 10:30 a.m. to 5:30 p.m. Between June and August, the facilities are open Wednesday through Sunday. During the remaining months, the facilities are open on weekends and holidays only.

Total attendance at Rotary Playland/Storyland during 2008 was approximately 112,800. Increased attendance in the range of 5 to 10% per year is anticipated as new attractions open. Staffing currently consist of 4 full-time employees and approximately 25 seasonal employees between February and November. Upon full build out of the proposed Rotary Storyland and Playland projects, no more than 6 to 8 full-time and 35 seasonal employees are anticipated.

POTENTIAL ENVIRONMENTAL EFFECTS

The potential environmental effects of the project are listed below. These effects have been identified on a preliminary basis, and may or may not be identified as potentially significant effects once evaluated in the Draft EIR. Other environmental effects may be identified in response to this Notice of Preparation or during the preparation of the Draft EIR.

- a. The project would result in the conversion of park land to zoo use. This park land is currently used for recreational, athletic, and leisure activities.
- b. The project would result in the removal of numerous mature trees.
- c. The project may result in the loss of biological habitat and may adversely affect special status species.
- d. The project may result in the alteration or destruction of cultural resources on the site.
- e. The project would change traffic patterns and increase traffic in the project vicinity.
- f. The project would create a need for additional on-site parking.
- g. Construction and operation of the project and project-related traffic would result in increased noise levels in the project vicinity.
- h. Construction and operation of the project and project-related traffic would emit air pollutants that would contribute to air quality problems in the region.
- i. Implementation of the proposed project could contribute to increases of greenhouse gas (GHG) emissions that are associated with global climate change.
- j. The project would require the replacement and/or renovation of sewer, water, storm drainage, gas and electricity infrastructure to adequately serve Roeding Park, Chaffee Zoo, and Rotary Playland/Storyland.

- k. The project may result in a change in on-site absorption rates, drainage patterns, and the rate and amount of surface runoff due to the construction of buildings and parking areas.
- l. Removal of the existing maintenance yard would require the clean-up of potentially contaminated soils within the yard.
- m. The project may require additional law enforcement, fire protection and emergency services.
- n. The project would use non-renewable energy resources.

NO ENVIRONMENTAL EFFECTS

The City has determined that the project would have no impacts on the environmental resources and conditions presented in the following list. Included with each listed resource and condition is an explanation for the no impact determination and, in parenthesis³, the source for the explanation.

The resources and conditions will not be addressed in the EIR unless comments are received in response to this Notice of Preparation that justify why the resources or conditions should be addressed.

- a. **Agricultural Resources:** The project would have no impacts on agricultural resources and operations. The project site is completely developed with a park and zoo, and no agricultural land or operations exist near it (MP, personal observation).
- b. **Geology and Soils:** Based upon available information on local soils and geologic conditions and existing building regulations, the project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death, resulting from any of the following: seismic hazards, landslides, soil erosion, unstable geologic unit or soils, or expansive soils (DMEIR, pp. V-L1 – V-L5).
- c. **Geology and Soils:** Wastewater disposal from the project would not create impacts to on-site soils or groundwater conditions. The project’s lavatories, sinks and other similar appliances would remain connected to the City’s wastewater collection and treatment systems (CZMP; RPMP).
- d. **Hazards and Hazardous Materials:** The project would not result in airport-related safety hazards for people residing or working in the project area. The project site is not within the territory encompassed by a public airport land use plan or near a private airstrip (FGP, Exhibit 5-C; Google Earth).

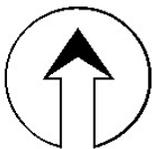
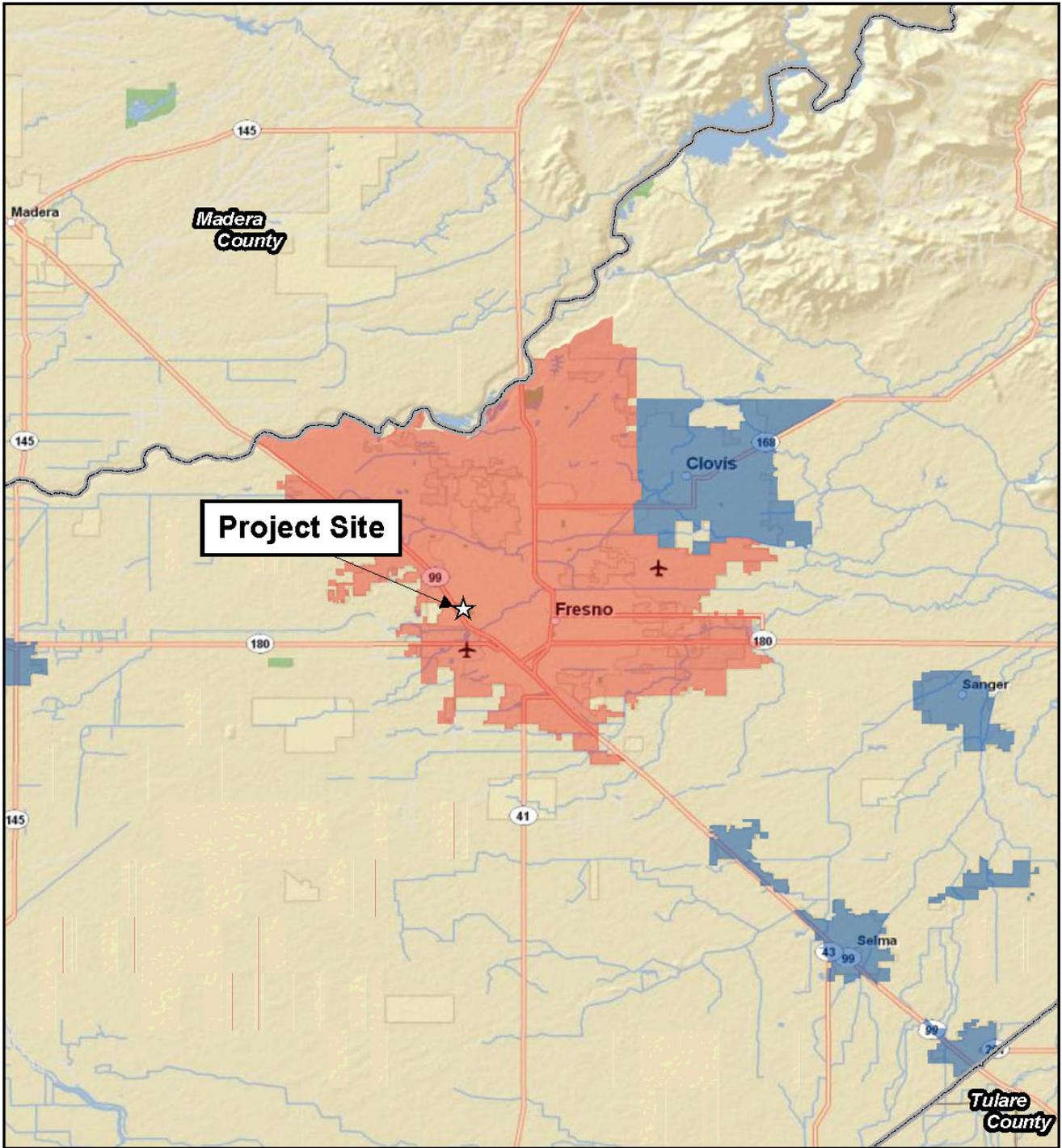
³ The sources are as follows: (DMEIR) City of Fresno. *Draft Master Environmental Impact Report No. 10130 – 2025 Fresno General Plan* (May 2002); (FGP) City of Fresno. *2025 Fresno General Plan* (February 1, 2002); (RPMP) *Roeding Park Facility Master Plan – (Revised Draft, June 2009)*; (CZMP) *Fresno Chaffee Zoo Facility Master Plan –(Revised Draft, June 2009)*; Google Earth (aerial photography accessed June 2009); (MP) Michael Paoli, Principal, Paoli & Odell, Inc; (FEMA) Federal Emergency Management Agency. *Flood Insurance Rate Map #06019C1565 F* (July 19, 2001); (COF) Personal communication with staff of the County of Fresno Public Works and Planning Department.

- e. Hazards and Hazardous Materials: The project would not expose people or structures to a significant risk of loss, injury or death involving wild land fires. The project site is within a built-up urban area and, therefore, not within an area subject to wild land fires (MP, personal observation).
- f. Hydrology and Water Quality: The project would not place housing within a 100-year flood hazard area or place within a 100-year flood hazard area structures that would impede or redirect flood flows because the site is not within a 100-year flood hazard area (FEMA).
- g. Hydrology and Water Quality: The project would not expose people or structures to hazards resulting from the failure of a dam or levee because it is not within a dam- or levee-flood inundation area (COF, personal communication).
- h. Hydrology and Water Quality: The project would not expose people or structures to hazards resulting from inundation by a seiche, tsunami, or mudflow. No water, soils, or geologic conditions that could result in a seiche, tsunami, or mudflow are present in the project vicinity (DMEIR, pp. V-L1 – V-L5).
- i. Mineral Resources: The project would have no impacts on mineral resources because no such resources are located or processed on or near the site (FGP, Exhibit 10; MP, personal observations).
- j. Noise: The project would not expose people residing or working in the project area to excessive noise because of its proximity to a public airport or private airstrip. The project site is not within the noise contours established for the Fresno-Chandler Downtown Airport and is not near a private airstrip (FGP, Exhibit 5-C; Google Earth).
- k. Population and Housing: The project would not induce substantial population growth either directly (for example, proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure). The project does not involve the construction of new homes or businesses (except for concessionaires within the zoo). Moreover it does not involve the extension of roads or other infrastructure outside the project site (CZMP; RPMP).
- l. Population and Housing: The project would not displace existing housing or people. No housing exists within the project site, and no people reside within the site (MP, personal observation).
- m. Transportation/Traffic: The project would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks. The project has no design or operational characteristics that would impact air traffic (CZMP; RPMP).
- n. Utilities and Service Systems: The project would not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects (CZMP; RPMP).

ALTERNATIVES TO BE EVALUATED

The EIR will evaluate alternatives to the project that could feasibly attain the basic objectives of the project while avoiding significant project impacts or reducing them to a level of insignificance. The alternatives will include: (a) the “no project” alternative, which will encompass not adopting the Park Master Plan or the Zoo Master Plan and not making any of the changes to the park or zoo that are contemplated in the Master Plans, and (b) alternative project designs, which will be developed if necessary to address significant impacts identified in the EIR.

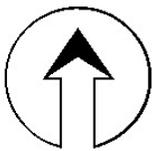
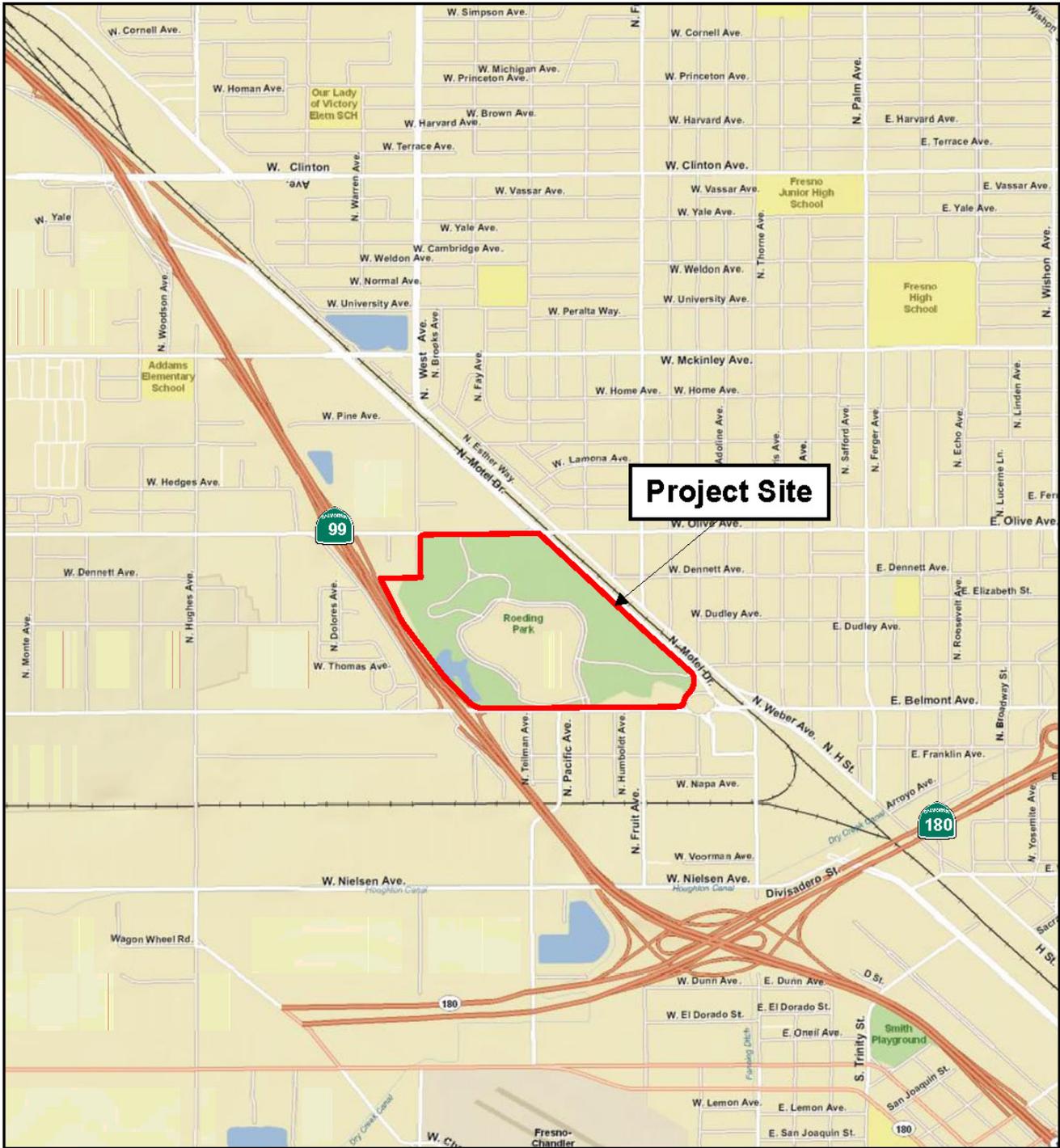
The EIR will not evaluate alternative locations for Roeding Park, the Chaffee Zoo, or the Rotary Playland or Storyland but may identify alternative locations within the project site for specific park, zoo, Playland, or Storyland facilities.



1" = 5 Miles

**Figure 1
Regional Map**

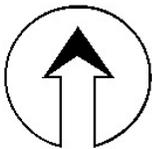
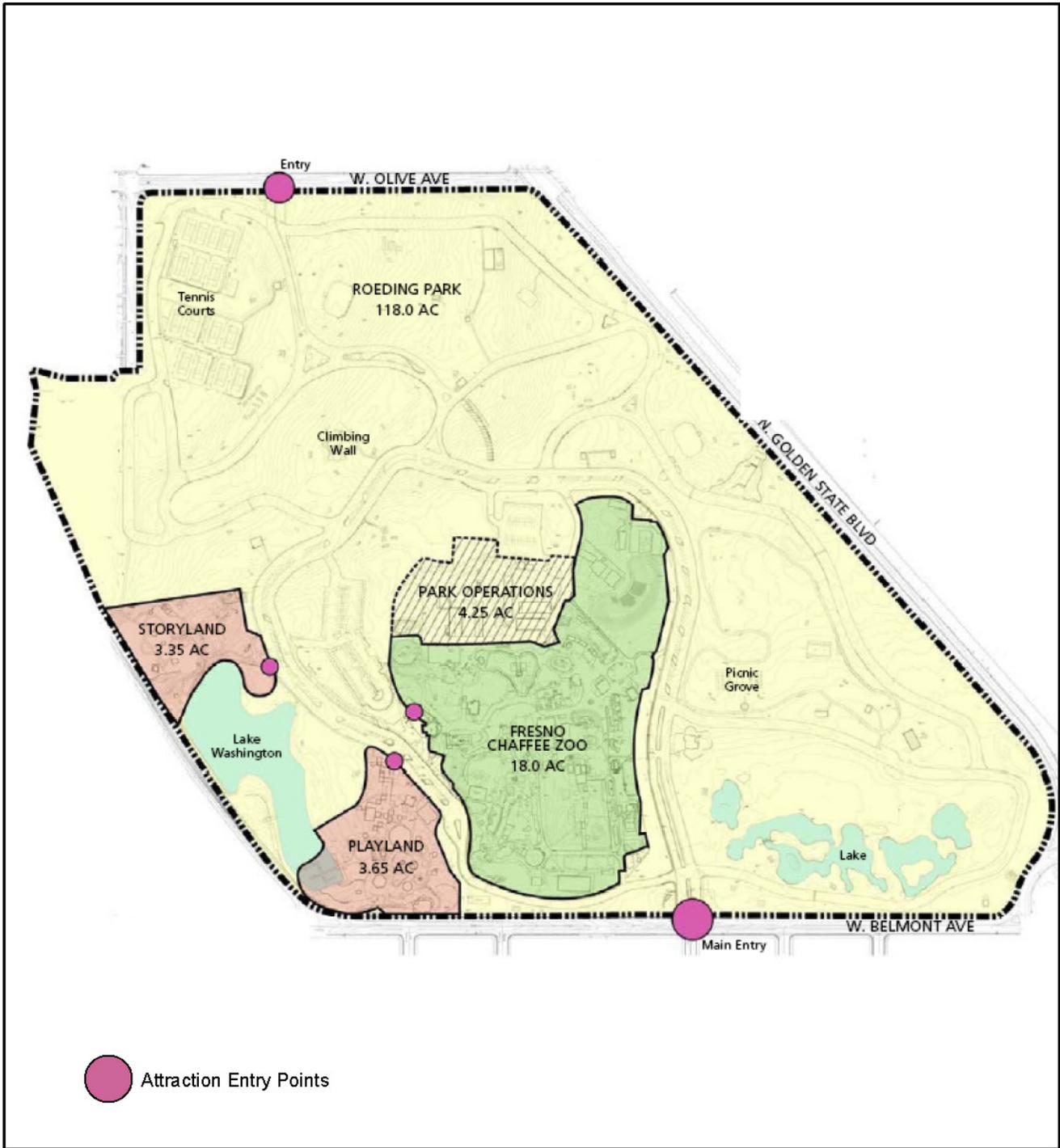
Paoli & Odell, Inc.



1" = 2,000'

Figure 2
Project Vicinity Map

Paoli & Odell, Inc.



Not to Scale

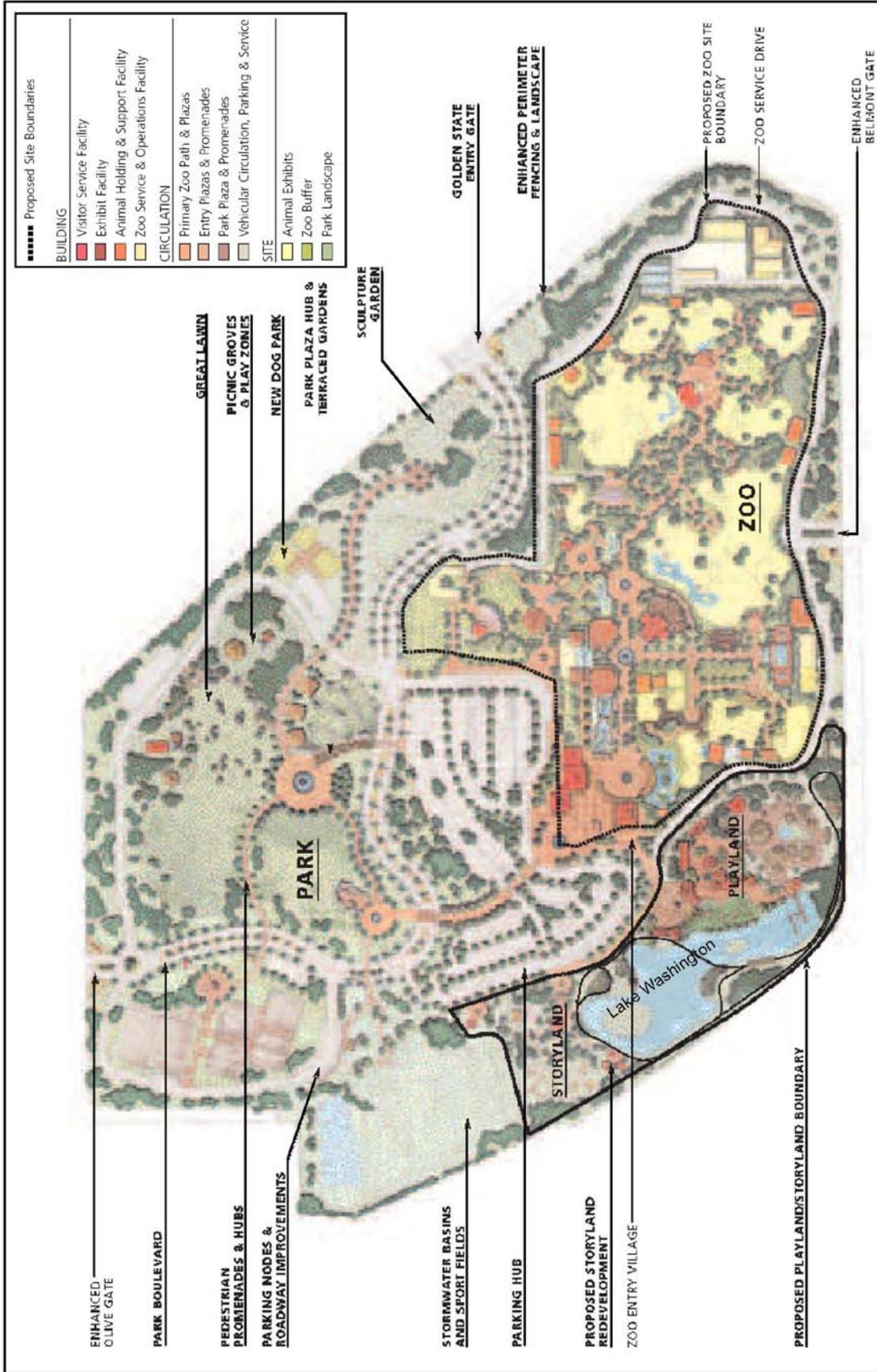
Figure 3
Existing Park and Zoo Layout

Paoli & Odell, Inc.

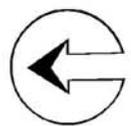


Figure 4
Aerial Photograph
Project Site and Surrounding Area

Paoli & Odell, Inc.



Source: Fresno Roeding Park Facility Master Plan (February 2008)



Not to Scale

Figure 6
Original Illustrative
Roeding Park Master Plan

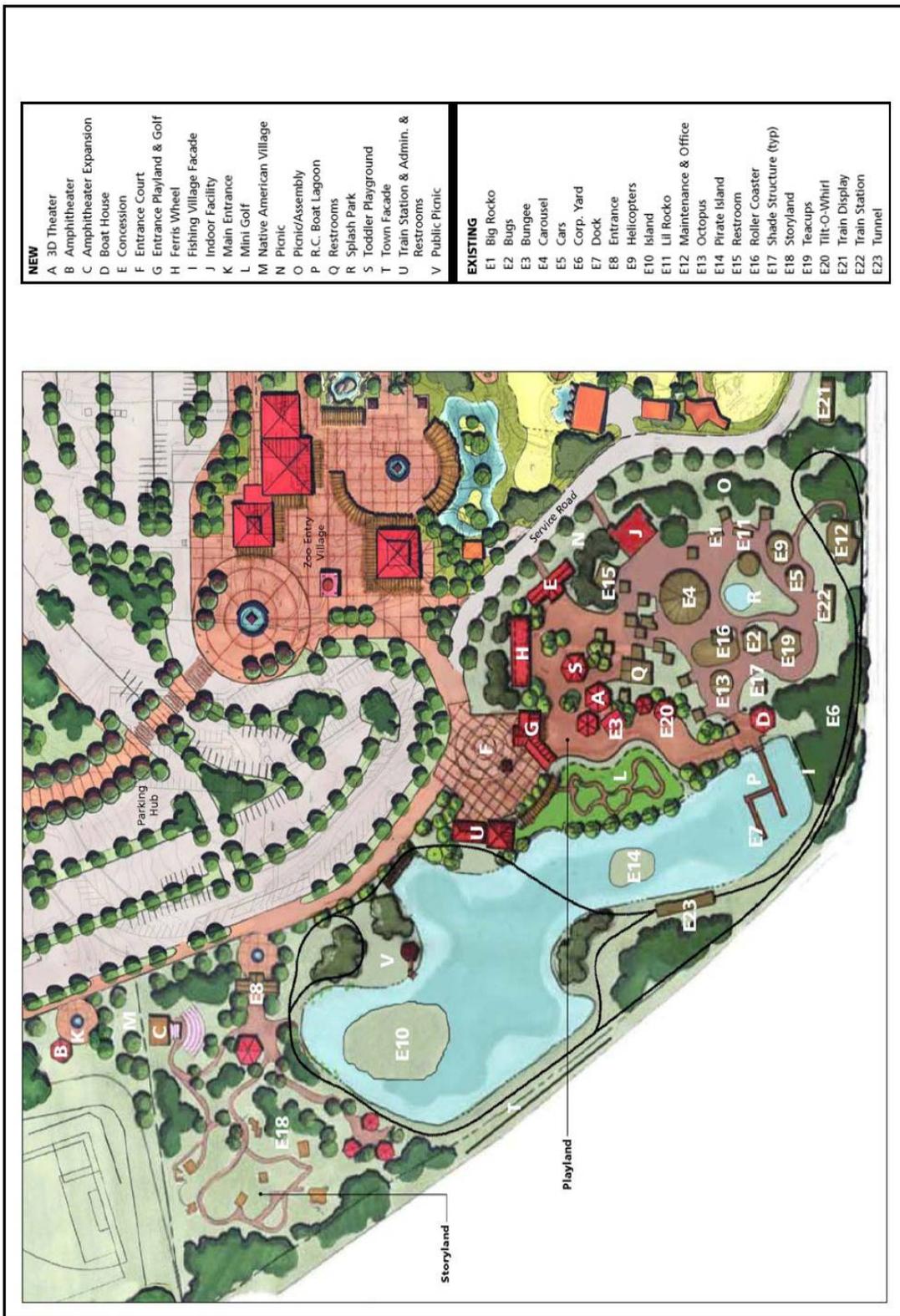


Figure 7
Proposed Rotary Storyland/
Playland Improvements