

# Notice of Preparation

**Date:** July 8, 2019

**To:** Responsible Agencies, Interested Parties, and Organizations

**Subject:** Notice of Preparation of an Environmental Impact Report for the South Industrial Priority Area Specific Plan project, Fresno, California

**Lead Agency:** City of Fresno

**Contact:** Jennifer Clark, Director  
c/o Marty Sorge-Jauss, Executive Assistant  
Development and Resource Management  
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**Comment Period:** July 8, 2019 to August 6, 2019

## PURPOSE OF NOTICE

The City of Fresno is the lead agency responsible for preparation of an Environmental Impact Report (EIR) for the proposed South Industrial Priority Area Specific Plan project (proposed project), located in the City of Fresno. Pursuant to provisions of the California Environmental Quality Act (CEQA), the City has prepared this Notice of Preparation (NOP) for the proposed project. Once a decision is made to prepare an EIR, the lead agency must prepare a NOP to inform all responsible and trustee agencies that an EIR will be prepared (CEQA Guidelines Section 15082). The purpose of this NOP is to provide agencies, interested parties, and organizations with sufficient information describing the proposed project and the potential environmental effects to enable meaningful input related to the scope and content of information to be included in the EIR.

The EIR will provide an evaluation of potential environmental impacts associated with the proposed project. A brief project description, location, and potential environmental issue areas that may be affected by development of the proposed project are described below. The EIR will evaluate the potentially significant environmental impacts of the proposed project, on both a direct and cumulative basis, identify mitigation measures that may be feasible to lessen or avoid such impacts, and identify alternatives to the proposed project.

## PUBLIC REVIEW PERIOD

This NOP is being circulated for public review and comment for a period of 30 days beginning July 8, 2019. The City will hold a public scoping meeting to inform interested parties about the proposed project and to provide agencies and the public with an opportunity to provide comments on the scope and content of the EIR. The meeting time and location is as follows:

City of Fresno, City Council Chambers  
2600 Fresno Street  
Fresno, CA 93721  
Monday, July 15, 2019  
Time: 5:30 to 7:30 PM

Copies of the NOP may be reviewed at the following locations:

- ▲ Fresno County Public Library during library hours;
- ▲ City of Fresno, 2600 Fresno St, Room 3065 between 7:00 a.m. and 6:00 p.m.; or
- ▲ Online at: <https://www.fresno.gov/cityclerk/notices-publications/>

Your views and comments on how the project may affect the environment are welcomed. Please contact Jennifer Clark if you have any questions about the environmental review process for the proposed project.

## PROJECT LOCATION

The approximately 6,150-acre planning area, located in the southern portion of the City, is largely comprised of land within the City limits. However, as shown in Figures 1 and 2, the planning area also includes land within the City's Sphere of Influence (SOI) to the north, east, and west, and (as an option) land outside of the City's SOI to the south. Pursuant to General Plan Policy LU-1-g, the City's SOI boundary can be expanded to include land located proximate to and south of the SOI boundary between State Route 41 and State Route 99 for the purposes of siting a maintenance yard for the California High Speed Train project and related industrial and employment priority areas.

## PROJECT DESCRIPTION

The City of Fresno is preparing the South Industrial Priority Area Specific Plan to facilitate opportunities for economic growth, job creation, and promote development of underutilized lands within the planning area. The proposed project would establish a planning framework to facilitate and guide future development within the 6,150-acre planning area through the year 2040. The planning framework is comprised of previously adopted goals and policies from the following City planning documents:

- ▲ Roosevelt Community Plan (1992),
- ▲ City of Fresno General Plan (2014), and
- ▲ Southwest Fresno Specific Plan (2017).

As noted above, the EIR will evaluate potential impacts associated with development within the plan area, consistent with the proposed specific plan, that may occur within the planning area through the year 2040. No land use/zoning designation changes or specific development projects are currently proposed as part of this EIR. Future development would be required to comply with the proposed specific plan, as well as existing General Plan Land Use designations and Zoning Districts within the planning area.

## RESPONSIBLE AGENCIES

For the purposes of CEQA, the term "Responsible Agency" includes all public agencies other than the Lead Agency that have discretionary approval power over the project (CEQA Guidelines Section 15381). Discretionary approval may include such actions as issuance of a permit, authorization, or easement needed to complete some aspect of the proposed project. Responsible agencies may include, but are not limited to:

- ▲ California Department of Transportation (Caltrans),
- ▲ California State Water Resources Control Board (SWRCB),
- ▲ California Department of Fish and Wildlife (CDFW),
- ▲ Central Valley Regional Water Quality Control Board (CVRWQCB),
- ▲ County of Fresno,
- ▲ Fresno Local Agency Formation Commission (LAFCo), and
- ▲ San Joaquin Valley Air Pollution Control District (SJVAPCD).

## AREAS OF POTENTIAL ENVIRONMENTAL EFFECTS

The EIR will analyze the significant environmental effects associated with adoption and implementation of the proposed project. Specific areas of analysis will include the following topics based on Appendix G of the 2019 State CEQA Guidelines:

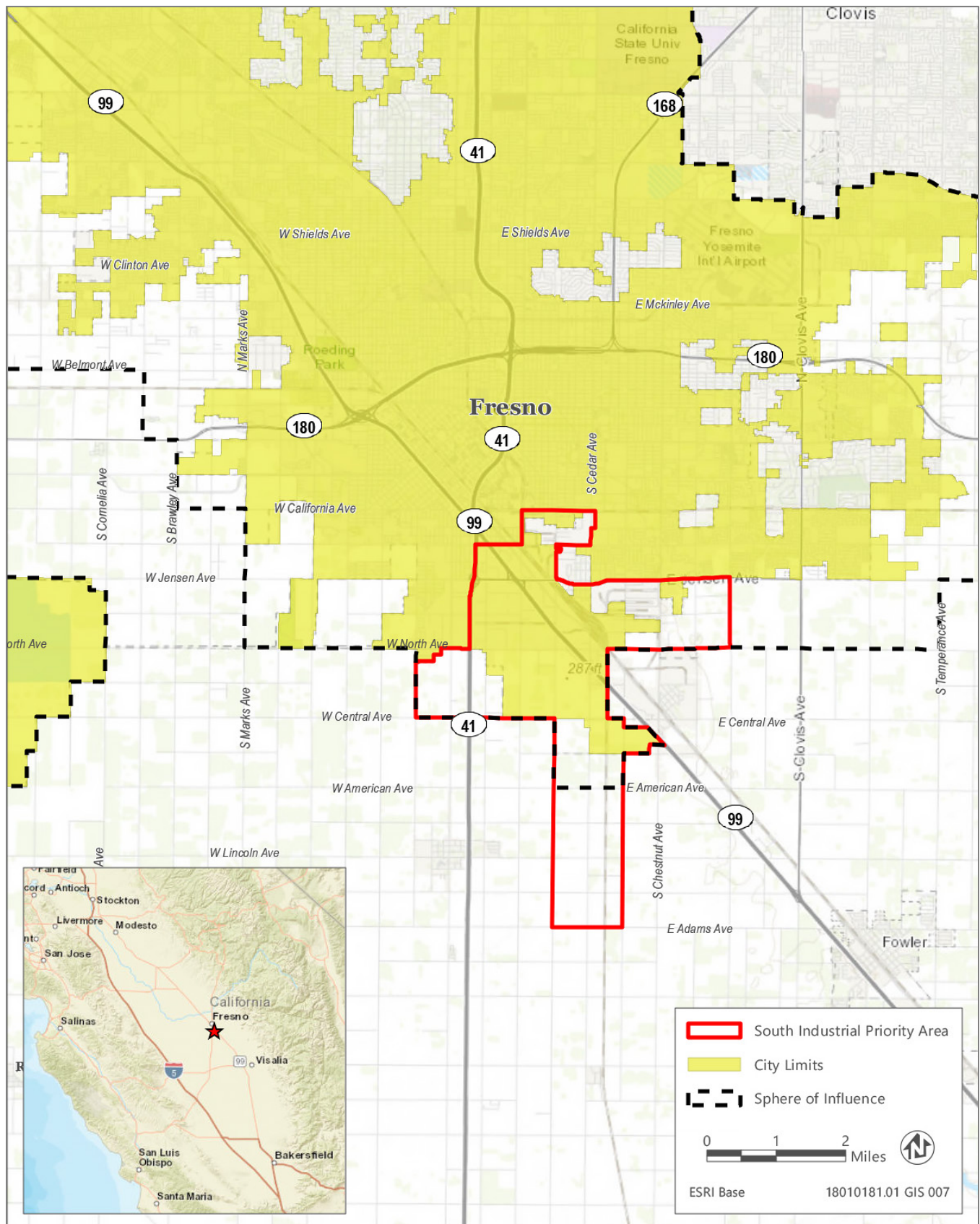
- ▲ Aesthetics
- ▲ Agricultural and Forestry Services
- ▲ Air Quality
- ▲ Biological Resources
- ▲ Cultural Resources
- ▲ Energy
- ▲ Geology and Soils
- ▲ Greenhouse Gas Emissions and Climate Change
- ▲ Hazards and Hazardous Materials
- ▲ Hydrology and Water Quality
- ▲ Land Use and Planning
- ▲ Mineral Resources
- ▲ Noise
- ▲ Population and Housing
- ▲ Public Services
- ▲ Recreation
- ▲ Transportation
- ▲ Tribal Cultural Resources
- ▲ Utilities and Service Systems
- ▲ Wildfire
- ▲ Cumulative Impacts

The EIR will also include a discussion of environmental justice issues, and identify and evaluate a range of reasonable alternatives to the proposed project.

## SUBMITTING COMMENTS

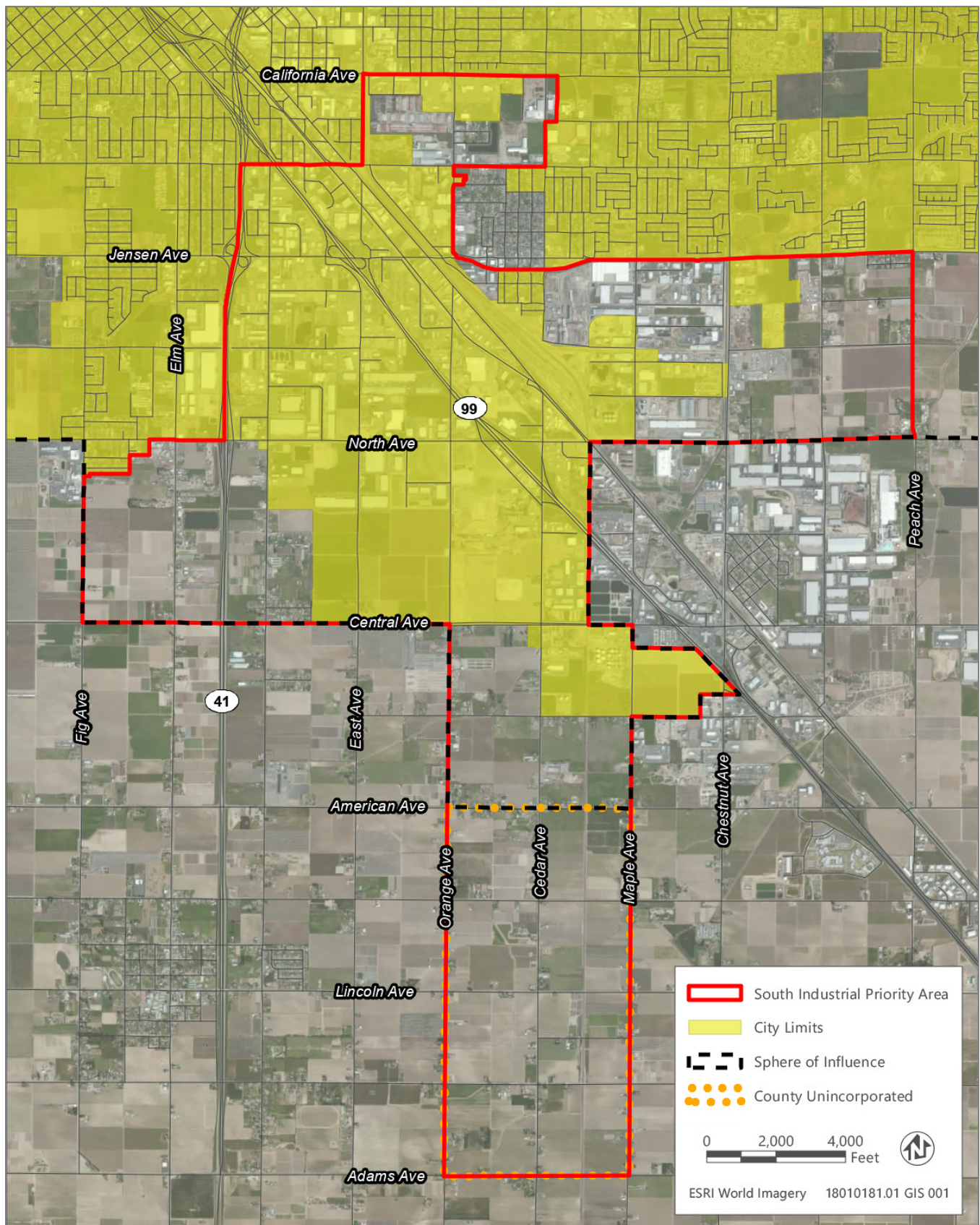
Comments and suggestions as to the appropriate scope of analysis in the EIR are invited from all interested parties. Written comments or questions concerning the EIR for the proposed project should be directed to the City's environmental project manager at the following address by 5:00 p.m. on August 6, 2019. Please include the commenter's full name and address.

Jennifer Clark, Planning Director  
c/o Marty-Sorge-Jauss, Executive Assistant  
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**Figure 1 Regional Location**





**Figure 2 Planning Area**