



**NOTICE OF AVAILABILITY
OF A DRAFT ENVIRONMENTAL IMPACT REPORT
FOR THE
SOUTH CENTRAL SPECIFIC PLAN
(SCH#2019079022)**

Notice is hereby given that the City of Fresno (City), as the Lead Agency, has completed a Draft Environmental Impact Report (EIR) for the South Central Specific Plan, which is being distributed for public review pursuant to the California Environmental Quality Act (CEQA, Public Resources Code Section 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.).

PROJECT LOCATION

The Plan Area encompasses 5,567 acres located just south and southeast of Downtown Fresno. The Plan Area is generally located south of California Avenue, north of American Avenue, and between Fig and Peach Avenues. The area has a range of property types including industrial, warehouse, commercial, residential, religious, educational, and public.

PROJECT DESCRIPTION

The Plan Area currently supports nearly 19.6 million square feet of nonresidential development and approximately 400 residential units. The plan assumes that an additional 12 million square feet of nonresidential uses and 91 dwelling units would be constructed by 2040. Growth in the Plan Area would be primarily industrial, with smaller amounts of office and retail uses. Other land uses would be permitted in accordance with General Plan land use designations, but are not the focus of the SCSP.

A primary impetus for the SCSP is economic development and job growth. As discussed in the Draft EIR, more than 14,000 new jobs would be created by 2040 with anticipated development, primarily in the industrial sector, with lesser but still substantial growth in office and retail jobs.

Assumed Development for the Proposed Plan Compared to Existing Conditions

Land Use Designation	Existing (square footage)	Proposed Plan (square footage) by 2040
Retail	0	866,676
Office	10,912	578,790
Industrial	19,624,154	10,576,278
Total Non-residential	19,635,066 ¹	12,021,744
Residential Units	400 dwelling units	91 dwelling units

Notes: ¹ Existing development only reflects the employment land use categories within the Specific Plan Area.

Source: Ascent 2023.



The SCSP proposes land use designation changes for certain areas, requiring a General Plan amendment and rezone of the same properties. The changes are proposed primarily to 1) reconcile land use designations with existing conditions, 2) to buffer sensitive uses (e.g., residential areas, Orange Center School) with less intensive uses (e.g., business park instead of industrial), and 3) to provide more opportunities for neighborhood-serving general commercial uses near residential areas. The SCSP would result in substantial reductions in acreage of Heavy Industrial land uses and a modest decrease in Regional Business Park, with corresponding increases in acreage of Business Park, Single-Family Residential, Public, Light Industrial, and General Commercial uses.

DOCUMENT AVAILABILITY

Addresses where a copy of the Draft EIR is available for review:

City of Fresno
Planning and Development Department
2600 Fresno Street, Third Floor, Rm 3043
Fresno, CA 93721

Fresno County Public Library
2420 Mariposa Street
Fresno, CA 93721

Mosqueda Branch Library
4670 E Butler Ave
Fresno, CA 93702

West Fresno Branch Library
188 E California
Fresno, CA 93706

The Draft EIR is also available on the City's website at:

<https://www.fresno.gov/planning/plans-projects-under-review/#south-central-specific-plan-scsp>

PUBLIC COMMENT PERIOD

The City of Fresno will receive public comments on the Draft EIR from **May 31, 2024 to July 15, 2024**. Written comments should be received **no later than 5pm (PST) on July 15, 2024**. Please send your written comments to Sophia Pagoulatos and include your name, address, and phone number and/or email address so that we may contact you for clarification, if necessary. Comments may be delivered in person, by first class mail or email to:

City of Fresno
Planning and Development Department
2600 Fresno Street, Room 3065
Fresno, CA 93721
Attention: Sophia Pagoulatos, Planning Manager
Telephone: (559) 621-8062
Email: scsp@fresno.gov



PROBABLE SIGNIFICANT ENVIRONMENTAL EFFECTS

The Draft EIR analyzes potential significant effects of the proposed plan related to:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural and Tribal Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions and Climate Change
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population, Employment, and Housing
- Public Services and Recreation
- Transportation and Circulation
- Utilities and Service Systems
- Cumulative Effects

Mitigation measures identified in the Draft EIR would not reduce potentially significant effects related to the following areas to less-than-significant levels: aesthetics, agriculture and forestry resources, air quality, cultural and tribal cultural resources, greenhouse gas emission and climate change, and noise. There are properties within the Plan Area that are known to have contaminated groundwater, aquifers, and soils that require cleanup consistent with 65962.5. Six of the sites are considered active and others are in the process of assessment, remediation or have been closed.

Public hearings will be held, subsequent to the public review period, at a time and place to be specified by legal advertisement. If you would like to be notified of the hearings or would like additional information please contact:

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2600 Fresno Street, Room 3065
Fresno, CA 93721
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Adrienne Asadoorian-Gilbert (559) 621-8339