

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2022020486

Project Title: Fresno Southeast Development Area Specific Plan Project

Lead Agency: City of Fresno

Contact Name: Sophia Pagoulatos, Planning Manager c/o Adrienne Asadoorian, Planner

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Project Location: City of Fresno, Fresno County

City

County

Project Description (Proposed actions, location, and/or consequences).

The proposed project is a Specific Plan for the SEDA that would provide for increased density and accelerate housing production throughout the Plan Area. The proposed project would offer flexibility in meeting the evolving needs of households in the region through a multimodal transportation network and diverse housing types and affordability levels. It has the potential to accommodate approximately 45,000 homes and 37,000 jobs within the nearly 9,000-acre planning area by the year 2050. The proposed project is framed with three interrelated goals: fiscal responsibility, social equity, and environmental sustainability. The proposed project would link a series of complete communities and mixed-use town centers with a multimodal transportation network. Additionally, the proposed project would include diverse residential districts, employment districts, open space, agriculture, and green infrastructure. The Plan Area is bounded by the Gould Canal on the north, Highland and McCall Avenues on the east, Minnewawa, Temperance, and Locan Avenues on the west, and Jensen and North Avenues on the south.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The proposed project would result in significant and unavoidable impacts to Aesthetics, Light, and Glare; Agriculture; Air Quality; Greenhouse Gas Emissions; and Noise. Other potentially significant impacts are: Biological Resources; Cultural/Tribal Cultural Resources; Energy; Geology; Hazards and Hazardous Materials; Hydrology; Land Use; Mineral Resources; Population; Public Services; Recreation; Transportation; Utilities; and Wildfire.

Aesthetics: To reduce impacts to aesthetics, light, and glare, projects shall use non-reflective materials, adequate lighting for public facilities, and shielding for light fixtures.

Agriculture: To reduce impacts to agricultural resources, the City shall create a Farmland Preservation Program by 2025. Mitigation shall include project-specific CEQA analysis and mitigation.

Air Quality: To reduce fugitive dust, cumulative impacts of criteria pollutants, and other emissions, and impacts to sensitive land uses, mitigation shall comply with Tier IV equipment requirements, use of "Super Compliant" architectural coatings, electric-vehicle infrastructure, increases in energy efficiency, decreases in indoor water use, EV charging, bicycle parking, shower facilities, and preferential parking.

Mitigation Continued on Separate Page.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Section 3.2, Agricultural Resources and Forestry
Section 3.5, Cultural Resources and Tribal Cultural Resources
Section 3.7, Geology, Soils, and Seismicity
Section 3.9, Hazards and Hazardous Materials
Section 3.10, Hydrology and Water Quality
Section 3.15, Public Services
Section 3.17, Transportation and Traffic
Section 3.18, Utilities and Service Systems

Provide a list of the responsible or trustee agencies for the project.

California Department of Transportation
California State Water Resources Control Board (State Water Board)
California Department of Fish and Wildlife (CDFW)
Central Valley Regional Water Quality Control Board (Central Valley RWQCB)
Fresno Local Agency Formation Commission
San Joaquin Valley Air Pollution Control District (Valley Air District)
Fresno Municipal Flood Control District
Fresno Irrigation District

Mitigation for Summary Form for Document Submittal

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Agriculture: To reduce impacts to agricultural resources, the City shall create a Farmland Preservation Program by 2025. Mitigation shall include project-specific CEQA analysis and mitigation.

Air Quality: To reduce fugitive dust, cumulative impacts of criteria pollutants, and other emissions, and impacts to sensitive land uses, mitigation shall comply with Tier IV equipment requirements, use of "Super Compliant" architectural coatings, electric-vehicle infrastructure, increases in energy efficiency, decreases in indoor water use, EV charging, bicycle parking, shower facilities, and preferential parking.

Geology: To reduce impacts to paleontological resources, mitigation includes paleontological monitoring and site surveys.

Hazards: To reduce impacts to hazards and hazardous impacts, project applicants will develop a Phase I ESA and Phase II ESA as necessary. Mitigation shall include remediation, a vapor intrusion assessment, site surveys, and soil sampling as necessary.

Hydrology: To reduce impacts to hydrology and water quality, mitigation includes implementing the North Kings Groundwater Sustainability Plan, evaluating the water supply system, providing additional water capacity, and developing groundwater recharge facilities. Additional mitigation includes implementing and updating the Storm Drainage and Flood Control Master Plan.

Noise: To reduce noise and vibration impacts, construction hours would be restricted. Mitigation shall include noticing, developing temporary sound barriers, minimizing use of impact devices, submitting a final acoustical report, and submitting a Construction Vibration Reduction Plan, as necessary.

Recreation: To reduce impacts to recreation, mitigation shall include monitoring residential population growth compared to the development of new parklands and exploring ways to increase dedicated parkland.

Transportation: To reduce transportation impacts, mitigation includes encouraging vertical mixed uses, providing pedestrian and bicycle network improvements, providing new transit services to the proposed project, implementing TDM strategies, and preparing Construction Management Plans for discretionary projects.

Utilities: To reduce impacts to utilities and service systems, mitigation includes evaluation of capacity and improvements before discretionary projects are approved. Additional mitigation includes water conservation measures, the City of Fresno Water Conservation Program, and refined landscape water conservation standards.