



## Notice of Preparation of an Environmental Impact Report for the Papé Materials Handling Project

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**Date:** November 17, 2023

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

**Subject:** Notice of Preparation of an Environmental Impact Report for the Papé Materials Handling Project in Fresno, CA

**Lead Agency:** City of Fresno

**Contact:** Thomas Veatch, Planner III  
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**Comment Period:** November 17, 2023 to December 18, 2023

*Si necesita información en Español, comuníquese con Jose Valenzuela al teléfono (559) 621-8070 o por correo electrónico a [jose.valenzuela@fresno.gov](mailto:jose.valenzuela@fresno.gov).*

**Notice is Hereby Given:** The City of Fresno (City) is the Lead Agency on the below-described Papé Materials Handling Project (proposed project) and has prepared a Notice of Preparation (NOP) of an Environmental Impact Report (EIR), pursuant to the California Environmental Quality Act (CEQA). The NOP is intended to solicit the views of the public, interested parties, and/or agencies as to the scope and content of the environmental information which is relevant to you or your agency's statutory responsibilities in connection with the proposed project. Specifically, the City is requesting that commenters identify environmental topics (and/or special studies) that they believe need to be explored in the forthcoming EIR, and to identify other relevant environmental issues related to the scope and content of the forthcoming EIR.

**Project Title:** Papé Materials Handling Project (Development Permit Application No. P22-04027)

**Project Location:** The proposed project is located at 4254 South Cedar Avenue, on approximately 11.75 acres, and approximately 680 feet northeast of the intersection of East Malaga Avenue and South Cedar Avenue, in Fresno, California. Site Latitude: 36.673219°, Site Longitude: -119.752433°. Mount Diablo Base & Meridian, NW quarter of Section 36, Township 14 South, Range 20 East (Assessor's Parcel Number [APN]: 330-03-184). The attached Figure 1 shows the regional and local project location.

**Project Description:** The proposed project includes the construction of a two-story, 52,600 square-foot commercial building for rental, sale, repair and maintenance of construction and warehouse equipment. The proposed commercial building includes office space for staff, and warehousing and shop areas. The proposed project would also include the construction of a separate 6,000 square-foot vehicle wash and storage building along the site's northern boundary, employee and customer parking, landscaped areas, and

equipment storage racks and a stormwater retention basin along the eastern portion of the site. The project site plan is shown in Figure 2, attached.

To facilitate the future development of the subject property, the proposed project would provide, as required, dedications for public street rights-of-way, as well as the construction of public facilities and infrastructure in accordance with the standards, specifications, and policies of the City of Fresno.

**Areas of Potential Environmental Effects:** The EIR will evaluate the potential environmental impacts related to the proposed project, after having first established the environmental setting, or baseline, for the environmental analysis. The significance of potential impacts, cumulative impacts, and appropriate mitigation measures associated with the proposed project will be thoroughly discussed in the EIR. The EIR will be comprehensive and will evaluate each of the environmental issue topics required by CEQA. The individual environmental topics anticipated to be analyzed in the EIR include: Air Quality, Greenhouse Gas Emissions, and Noise.

In addition, in accordance with Section 15126.6 of the CEQA Guidelines, the EIR will assess a range of reasonable alternatives to the proposed project. The range of alternatives to be addressed will include alternatives that are specifically required by CEQA (e.g., the No Project Alternative), as well as other alternatives (intended to reduce or eliminate potentially significant impacts) as identified through the coordinated consultation and planning process.

**Document Availability and Public Review Timeline:** Due to the time limits mandated by State law, your response to the NOP must be sent no later than 30 days after publication of this notice. The review period for the NOP will be from November 17, 2023, to December 18, 2023. All documents related to this project are available for public review during normal business hours (Monday - Friday, 8:00 A.M. – 5:00 P.M.) by appointment only, at the City of Fresno, 2600 Fresno Street, Room 3043, Fresno, CA 93721. Electronic copies can also be accessed on the City's website at:

<https://www.fresno.gov/darm/planning-development/plans-projects-under-review/>

**Public Scoping Meeting:** The CEQA process encourages comments and questions from the public throughout the planning process. Pursuant to Section 15083 of the CEQA Guidelines, a Public Scoping Meeting will be held to solicit public comments on the scope and content of the EIR. A public scoping meeting for this project will be conducted at 5:30 P.M. on Thursday, December 7, 2023, at a meeting room in City Hall (2600 Fresno St, Fresno, Ca 93721) on the 2nd floor, Room 2165 N, as well as on Zoom. The webinar information is provided below:

Via Zoom online meeting at:

[https://fresno-gov.zoom.us/webinar/register/WN\\_kDwMnQ4BTnC6Hm9VkJsGw](https://fresno-gov.zoom.us/webinar/register/WN_kDwMnQ4BTnC6Hm9VkJsGw)

Or by Phone at: 1 669 900 9128

Webinar ID: 919 2399 6864

**Submitting Comments:** Comments and suggestions as to the appropriate scope of analysis of 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 Planner, Thomas Veatch [thomas.veatch@fresno.gov](mailto:thomas.veatch@fresno.gov) at the following mailing address by 5:00 PM on December 18, 2023: City of Fresno – Planning and Development Department, 2600 Fresno Street, Room 3043, Fresno, CA 93721. Please include the commenter's full name, address, phone number, and/or email so that we may contact you for clarification, if necessary. Please submit comments to Thomas Veatch at the mailing address above or the following email address:

[thomas.veatch@fresno.gov](mailto:thomas.veatch@fresno.gov).

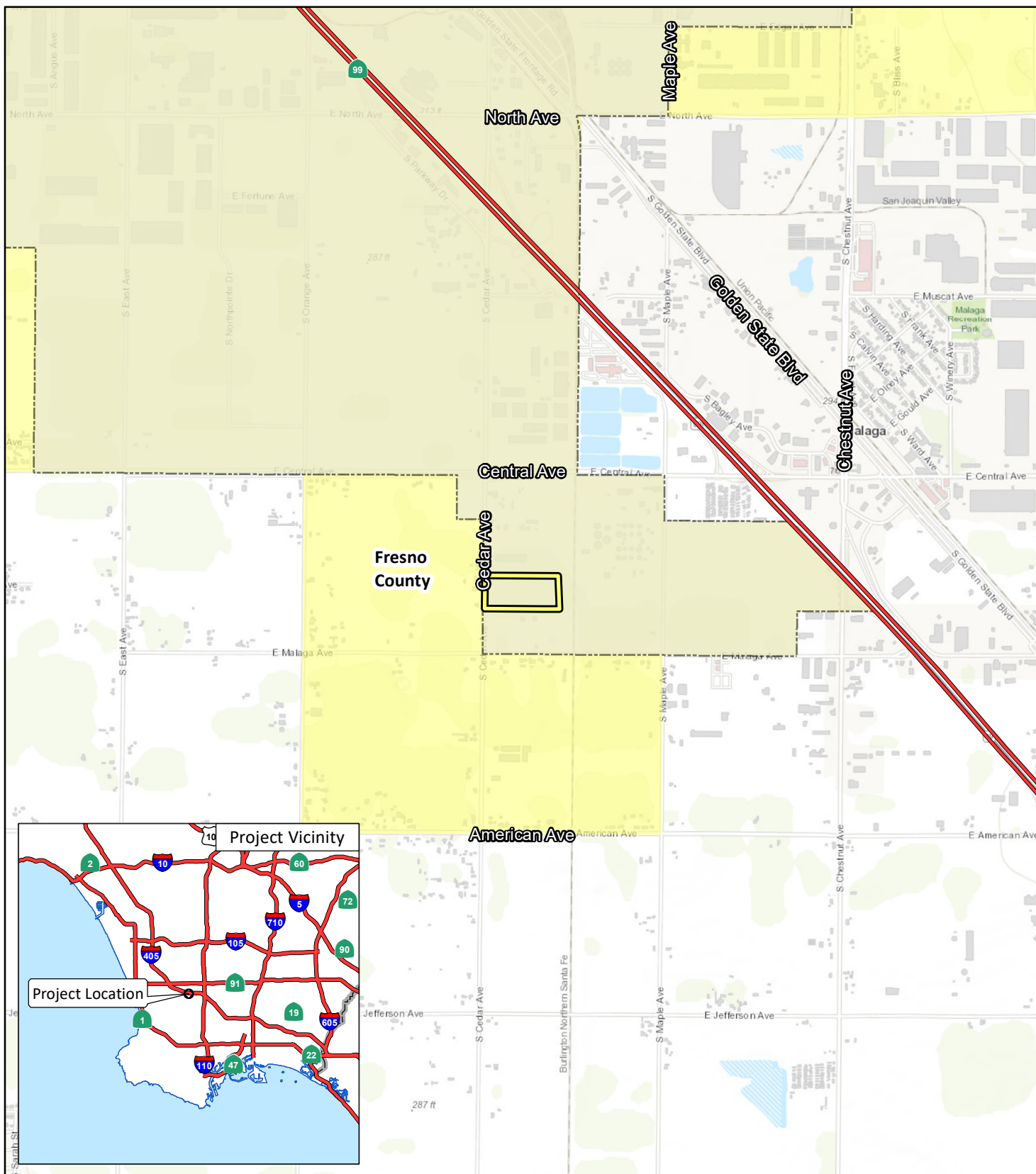


FIGURE 1

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LEGEND

- Project Location
- Fresno City Limits
- Fresno Sphere Of Influence

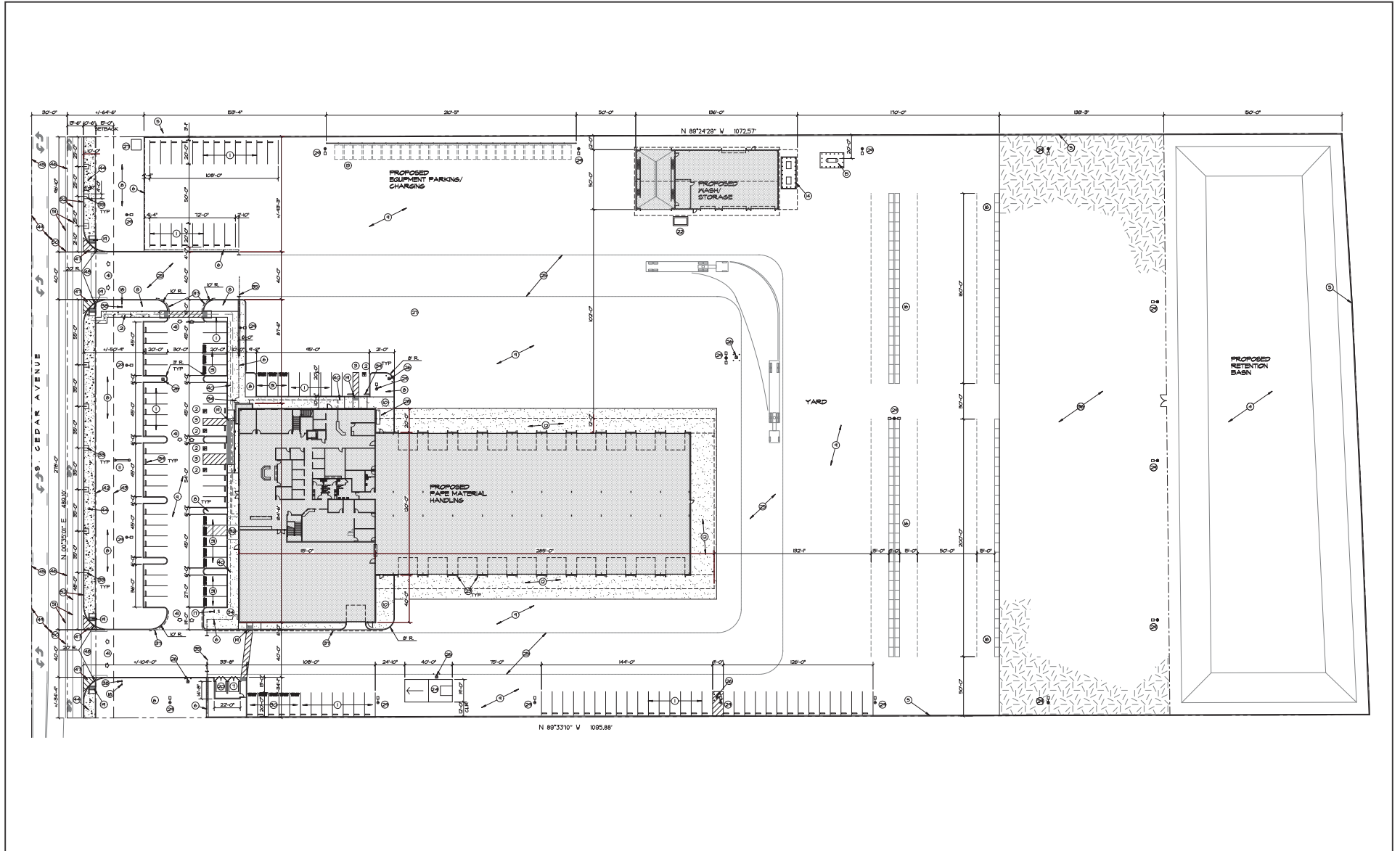


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SOURCE: Esri (2022)

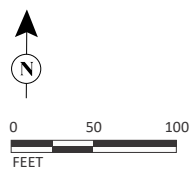
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Papé Material Handling Project  
Regional Project Location



LSA

FIGURE 2



Source: PDA, 12/2022

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Papé Material Handling Project  
Site Plan