

**Redevelopment Agency of the City of Fresno
South Stadium Redevelopment Project
Draft Environmental Impact Report (DEIR)**

Notice of Availability

The Redevelopment Agency of the City of Fresno, acting as Lead Agency, has completed a Draft Environmental Impact Report (DEIR) for the South Stadium Redevelopment Project (proposed project). This document has been prepared in accordance with, and pursuant to, the California Environmental Quality Act (CEQA), as amended; Public Resources Code, Section 21000 et seq.; and the “Guidelines for Implementation of the California Environmental Quality Act” (*State CEQA Guidelines*), California Code of Regulation, Title 14, Chapter 15000 et seq.

The South Stadium Redevelopment Project site is located in downtown Fresno and it encompasses 17 downtown city blocks roughly bounded by Freeway 41, Van Ness Avenue and L Avenue, Tulare Street, and the Union Pacific Railroad Lines (opposite H Street). The South Stadium Project includes the acquisition, clearance, and transfer of land and development of a mixed-use residential and commercial district in the City’s downtown. The proposed project would provide residential living, pedestrian oriented spaces, outdoor seating, water features, and other public amenities along with commercial uses. The proposed project would be developed in three phases. Phase 1 consists of ~ 770 multiple family residential dwelling units in three and four-story structures. Multi-family units would be offered in a variety of product types including flats and townhouses. Parking would be provided by ~ 3 parking structures adjacent to the units. Approximately 60,100 sf of ground floor commercial is also proposed for the first phase, along with amenities that include a ~ 1.5 acre community park and water features, and public spaces to display artwork created by local artisans. Future phases include commercial development containing a multi-screen movie theater and ~ 425,000 sf of gross leasable area along with ~ 600 multi-family units. Other components of the Project would include landscaping, and necessary upgrades to utility systems.

The Draft EIR found that environmental impacts associated with aesthetics/light/glare, hydrology and water quality, hazards and hazardous materials, population and housing, public services, and public utilities would be less than significant with implementation of the proposed project. Feasible mitigation measures are included in the Draft EIR to reduce the potential for significant impacts in these environmental areas to less than significant levels. The Draft EIR concluded that environmental impacts associated with operational air quality, operational noise, cultural and historic resources, project level and cumulative level traffic/circulation/parking, and land use and planning would be significant and unavoidable with implementation of the proposed project. Feasible mitigation measures were not identified for these environmental areas to reduce **all** of the identified potential significant impacts to less than significant levels.

Numerous parcels included within the project site are listed as sites set forth under Government Code Section 65962.5, which defines listing protocols for properties containing hazardous waste. For a complete listing of all properties within the project site that contain, use or have used hazardous materials, please refer to Section 5.4 Hazards and Hazardous Materials of the Draft EIR.

AVAILABILITY OF DRAFT EIR: The DEIR and related documents are available for public review at the City Clerk, 2600 Fresno Street, Second Floor, Fresno CA 93721, at the reference desk of the Fresno County Free Library, 2420 Mariposa Street, Fresno, CA 93721, and the Redevelopment Agency of the City of Fresno 2344 Tulare Street, Suite 200, Fresno, CA 93721 during normal business hours (8 a.m. to 5 p.m., Monday thru Friday).

HOW TO GET INVOLVED: Your comments will be made part of the public record and all substantive comments on environmental issues will be addressed in the Final EIR. The 45-day public review period for this document opens on November 26, 2008 and closes on January 9, 2009. Written comments on the Draft EIR will be accepted through January 12, 2009. Please send comments to Lupe Perez, Project Manager or Chad Wakefield, Project Manager, 2344 Tulare Street, Suite 200, Fresno, CA 93721, Agency at 559-621-7600. Comments on the Draft EIR may also be sent via e-mail to Lupe.Perez@fresno.gov or Chad.Wakefield@fresno.gov.

An electronic version of the Draft EIR is available on the Redevelopment Agency website at: www.fresnorda.com