



REGULAR BOARD MEETING AGENDA
BOARD OF DIRECTORS MEETING
MALAGA COUNTY WATER DISTRICT
3580 SOUTH FRANK STREET
FRESNO, CALIFORNIA 93725
Tuesday, April 27, 2021 at 6:00PM

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a District Board Meeting, please contact the District Office at 559-485-7353 at least 48 hours prior to the meeting, to ensure that reasonable arrangements can be made to provide accessibility to the meeting.

- ❖ Please submit all written correspondence for the Board of Directors by 12:00 pm the Friday prior to the meeting. Please deliver or mail to the District Clerk.
- ❖ Public comments are limited to three (3) minutes or less per individual per item, with a fifteen (15) minute maximum per group per item and will be heard during the communication portion of the agenda.

1. Call to Order:

2. Roll Call: President Charles Garabedian, Jr.; Vice President Salvador Cerrillo; Director Irma Castaneda; Director Frank Cerrillo, Jr.; Director Carlos Tovar, Jr.

3. Certification: Certification was made that the Board Meeting Agenda was posted 72 hours in advance of the meeting.

4. Consent Agenda. The items listed below in the Consent Agenda are routine in nature and are usually approved by a single vote. Prior to any action by the Board of Directors, any Board member may remove an item from the consent agenda for further discussion. Items removed from the Consent Agenda may be heard immediately following approval of the Consent Agenda or set aside for discussion and action after Regular Business.

a. Minutes of the Regular Board Meeting of April 13, 2021.

Recommended action: To approve the Consent Agenda as presented or amended.

Motion by: _____; **Second by:** _____

5. Old Business:

a. **Ordinance No. 2021-1.** The proposed ordinance is amends section 2.11.040 for the Malaga Code to restrict outdoor/landscape watering to two days per week during the summer; adds section 1.07.050 to the Malaga Code to clarify the prohibition against unauthorized use or theft of water and utility services and adds section 3.05.015 to clarify that industrial/commercial users may be required to obtain an individual wastewater discharge permit pursuant to the District's pretreatment program.

Recommended action: to approve Ordinance No. 2021-1 as presented or amended.

Motion by: _____; **Second by:** _____

6. New Business: *None for this meeting.*

7. Recreation Reports:

- a. **Park Inventory.** Staff prepared an inventory list of items at the recreation center.

8. Engineer Reports:

- a. District Engineer Report. *None for this meeting.*
- b. CDBG Engineer Report: *None for this meeting.*

9. General Manager's Report:

- a. Park/ Recreation Updates:
1. Pool
 2. Lifeguards
 3. Sports rentals
 4. Donations
 5. Bathroom

10. President's Report:

11. Vice President's Report:

12. Director's Reports:

13. Legal Counsel Report:

14. Communications:

- a. Written Communications:
1. **Revised Notice of Preparation.** The City of Fresno has extended the comment period until May 14, 2021 for the revisions to the South Central Specific Plan, also referred to as the South Industrial Priority Area Specific Plan.
- b. Public Comment: *The Public may address the Malaga County Water District Board on item(s) of interest within the jurisdiction of the Board, not appearing on the agenda. The Board will listen to comments presented; however, in compliance with the Brown Act, the Board cannot take action on items that are not on the agenda. The public should address the Board on agenda items at the time they are addressed by the Board. All speakers are requested to wait until recognized by the Board President. All Comments will be limited to three (3) minutes or less per individual/group per item per meeting, with a fifteen (15) minutes maximum.*

15. Closed Session:

- a. Conference with Real Property Negotiators (Government Code Section 54956.8.).

16. Adjournment:

Motion by: _____, Second by: _____

Certification of Posting

I, Norma Melendez, District Clerk of the Malaga County Water District, do hereby certify that the foregoing agenda for the Regular Meeting of the Board of Directors of April 27, 2021 was posted for public view on the front window of the MCWD office at 3580 S. Frank Street, Fresno Ca 93725, at 5:00P.M. On 04/22/2021.

Norma Melendez

Norma Melendez, District Clerk



REGULAR BOARD MEETING MINUTES
BOARD OF DIRECTORS MEETING
MALAGA COUNTY WATER DISTRICT
3580 SOUTH FRANK STREET
FRESNO, CALIFORNIA 93725
Tuesday, April 13, 2021 at 6:00PM

item 4.a.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a District Board Meeting, please contact the District Office at 559-485-7353 at least 48 hours prior to the meeting, to ensure that reasonable arrangements can be made to provide accessibility to the meeting.

- ❖ Please submit all written correspondence for the Board of Directors by 12:00 pm the Friday prior to the meeting. Please deliver or mail to the District Clerk.
- ❖ Public comments are limited to three (3) minutes or less per individual per item, with a fifteen (15) minute maximum per group per item and will be heard during the communication portion of the agenda.

1. Call to Order: 6:00p.m.

2. Roll Call: President Charles Garabedian, Jr.; Vice President Salvador Cerrillo; Director Irma Castaneda; Director Frank Cerrillo, Jr.; Director Carlos Tovar, Jr.

All present.

Also Present: Norma Melendez, Moises Ortiz, and Michael Slater.

3. Certification: Certification was made that the Board Meeting Agenda was posted 72 hours in advance of the meeting.

4. Old Business:

- a. **Bathroom Partitions.** A continuation from the last meeting: District staff received bathroom partition quotes for the new park bathroom. The first quote came from Central Coast Specialty for the purchase of bathroom partitions and installation for \$3,500.00. The second quote from Grainger lists prices for each individual part that will have to be purchased to create the partitions. Adding the total comes out to approximately \$8,000.00, not including installation. The third quote comes from Fry Specialty Inc. This quote in particular offers 5 different options, with different materials and warranties, and installation is excluded.

Recommended action: to approve a quote and give direction to the General Manager.

Motion by Vice President Cerrillo; Second by Director Tovar, Jr. and by a 5-0 vote to approve the quote from Fry Specialty, Inc for \$7,374.56.

- b. **Well 3A.** The design of Well 3A is 95% complete. The plans have been routed to District staff for review. The work has been funded through a Grant obtained through an IRWM Project by the County of Tulare.

The District is in the position to accept the plans and specifications describing the proposed improvements. Since the work is to replace Well 3 within the same property utilized for a well site, the recommended CEQA action is a Categorical Exemption.

If approved, the District would submit the plans and specifications to the Division of Drinking Water for review and comment.

Subsequent actions will involve finalizing a means to fund the construction of the replacement well.

It is recommended that the District submit the plans and specifications to the Division of Drinking Water for review and comment that the District finalize a means to fund the construction of the replacement well.

Recommended Action: That the District approve the project plans and specifications and District adopt the Categorical Exemption.

Motion by Vice President Cerrillo; Second by Director Tovar and a 5-0 vote to approve the Categorical Exemption.

5. New Business:

- a. **Resolution 04-13-2021.** A resolution to approve application(s) for per capita grant program funds application.

Recommended action: to approve resolution 04-13-2021 as presented or amended.

Motion by Director Cerrillo, Jr.; Second by Vice President Cerrillo and by a 5-0 vote to approve Resolution 04-13-2021 as presented.

6. Recreation Reports:

- a. Pool Improvement Update. **The next step will be getting the pool plastered.**
- b. **Recreation Department: bringing staff back to work.**

7. Engineer Reports:

- a. District Engineer Report.
- b. CDBG Engineer Report: *None for this meeting.*

8. General Manager's Report:

- a. Donations from District Businesses. **The District has received generous donations from three local businesses for the purchase of new sports equipment for the recreation center.**
- b. Water Theft Ordinance. **Ordinance draft was presented for discussion.**
- c. New District Vehicle. **New vehicle for the WWTP.**

9. President's Report:

- a. **President Garabedian, Jr. requests that Laurie book the ACWA meeting for the Fall session.**
- b. **Lee Ann Eager, President/CEO of the Fresno County EDC would like to have a meeting with him to discuss Malaga and the industrial surrounding area.**

10. Vice President's Report:

- a. **Vice President Cerrillo had a meeting with Fowler USD Superintendent Marietti regarding Konkel schoolgrounds and he will be submitting a letter of support on the Districts behalf.**
- b. **Recreation Committee meeting is scheduled for May 6, 2021.**

11. Director's Reports:

- a. **Director Cerrillo, Jr. asked when the spring community cleanup will be. Staff replied that the request to IWS had been submitted and are awaiting an answer. The director also expressed his concern over the homeless encampments on Golden State Boulevard. The General Manager has been in contact with someone from Fresno County to get clarification on the issue as there may be County/BNSF (railroad) jurisdictions involved.**

12. Legal Counsel Report: *Reserved for closed session.*

13. Communications:

a. Written Communications:

1. **Notice of Public Workshop.** The San Joaquin Valley Air Pollution Control District will be hosting a virtual public workshop to present BARCT Rule Evaluation Update. Zoom meeting is scheduled for Tuesday, April 20 at 1:30p.m.

b. Public Comment: *The Public may address the Malaga County Water District Board on item(s) of interest within the jurisdiction of the Board, not appearing on the agenda. The Board will listen to comments presented; however, in compliance with the Brown Act, the Board cannot take action on items that are not on the agenda. The public should address the Board on agenda items at the time they are addressed by the Board. All speakers are requested to wait until recognized by the Board President. All Comments will be limited to three **(3)** minutes or less per individual/group per item per meeting, with a fifteen **(15)** minutes maximum.*

1. **Samuel and Stacy from Women's Soccer Premiere League has expressed their desire to rent the soccer fields daily. They would like to start a program geared towards the prevention of childhood obesity.**

14. Consent Agenda. The items listed below in the Consent Agenda are routine in nature and are usually approved by a single vote. Prior to any action by the Board of Directors, any Board member may remove an item from the consent agenda for further discussion. Items removed from the Consent Agenda may be heard immediately following approval of the Consent Agenda or set aside for discussion and action after Regular Business.

- a. Minutes of the Regular Board Meeting of March 23, 2021.
- b. Financial Statements and Financial Reports.

Recommended action: To approve the Consent Agenda as presented or amended.

Motion by Vice President Cerrillo; Second by Director Tovar, Jr. and by a 5-0 vote to approve the consent agenda as presented.

15. Closed Session: 7:26pm

- a. Pending Litigation (Government Code Section 54956.9): One Case Malaga v FUSD
Nothing to report.

16. Adjournment:

Motion by Director Cerrillo, Jr., Second by Director Castaneda and by a 5-0 vote to adjourn the meeting at 7:40pm

Certification of Posting

I, Norma Melendez, District Clerk of the Malaga County Water District, do hereby certify that the foregoing minutes for the Regular Meeting of the Board of Directors of April 13, 2021 was posted for public view on the front window of the MCWD office at 3580 S. Frank Street, Fresno Ca 93725, on 04/28/2021.

Norma Melendez

Norma Melendez, District Clerk

item 5.a.

ORDINANCE NO. 2021-01

AN ORDINANCE OF THE MALAGA COUTY WATER DISTRICT RELATED TO THE DISTRICT WATERING SCHEDULE; THEFT, TAMPERING, OR UNAUTHORIZED USE OF WATER/UTILITIES; AND INDUSTRIAL SEWER DISCHARGE PERMITS

WHEREAS, the state of California, the Central Valley and in particular Fresno County are in a state of moderate to severe drought for the 2020-2021 rain season; and

WHEREAS, the U.S Bureau of Reclamation has lowered its December allocation of water to customers south of the San Joaquin Delta from 10% to 5%; and

WHEREAS, the Malaga County Water District, in an effort to do its part to conserve water has, several times in the last decade, implemented emergency water restrictions including reducing outdoor watering from three days a week to two days a week during the summer: and

WHEREAS, the Board of Directors of the Malaga County Water District desires to permanently change its summer outdoor watering schedule to two days per week; and

WHEREAS, the District has recently observed an increase in companies or individuals taking water from fire hydrants or customers without authorization; and

WHEREAS, the District desires to amend its Ordinance to make the theft or unauthorized use of water an automatic penalty of a fine of one Thousand dollars (\$1000.00); and

WHEREAS, the District desires to clarify the District's Server Use Ordinance by codifying the necessity for a commercial / industrial discharger to obtain a wastewater discharge permit.

NOW, THEREFORE, BE IT ORDAINED by the Board of District of the Malaga County Water District as follows:

SECTION 1.

Section 2.11.040 of the District's Ordinance Code pertaining to outdoor watering regulations is hereby amended to read as follows:

"2.11.040 Water conservation – Outdoor water regulations.

A. Prevention of Water Waste. No customer shall knowingly permit leaks or waste of water. Where water is wastefully or negligently used on a customer's premises, the District may discontinue the service if such conditions are not corrected within five days after giving the customer written notice to correct such wasteful or negligent use.

B. Outdoor Water Use Restrictions. In the use of water supplied by the District, no customer shall do or permit any of the following:

1. Water any lawn except by the use of a hose held in the person's hand with a shut-off nozzle or a sprinkling device; or
2. Keep, maintain, operate, or use any water connection, hose, faucet, hydrant, pipe, outlet, or plumbing fixture which is not tight and free of leakage; or
3. Willfully or negligently waste water; or
4. Flood any part of the premises of another; or
5. Sprinkle the premises of another so as to prevent the normal use thereof or unreasonably wet objects thereon which should not be subjected to a spray of water except as naturally caused by the elements or by action of the owner of the object; or
6. Sprinkle or irrigate any yard, ground, premises or vegetation outside the prescribed water schedule which is as follows:
 - a. Summer Schedule (March to October).
 - i. Odd-numbered addresses' (ending in 1, 3, 5, 7, 9) watering days are Tuesday, and Saturday.

ii. Even-numbered addresses' (ending in 0, 2, 4, 6, 8) watering days are Wednesday and Sunday.

iii. No watering on Monday, Thursday or Friday.

iv. Outdoor watering is only permitted on the designated days between 7:00 p.m. and 6:00 a.m.

b. Winter Schedule (November to February).

i. Odd-numbered addresses' (ending in 1, 3, 5, 7, 9) watering day is Saturday.

ii. Even-numbered addresses' (ending in 0, 2, 4, 6, 8) watering day is Sunday.

iii. No watering on Monday, Tuesday, Wednesday, Thursday or Friday.

iv. Outdoor watering is permitted at any time on the designated days; or

7. Wash any privately owned motor vehicle, trailer, or boat except from a bucket or in a commercial car wash. A hose may be used for a quick rinse only if equipped with a shut-off nozzle; or

8. Wash or rinse with a hose or watering device any vehicle, sidewalk, driveway, parking area, tennis court, patio, or any other exterior paved area, except in a manner which prevents the bulk of the water runoff from entering the street and instead diverts such water to other productive purposes such as landscape irrigation."

SECTION 2.

Section 1.07.050 Related to the theft/unauthorized use of water/utilities is hereby added to the Malaga County Water District Ordinance Code to read as follows:

"1.07.050 Unauthorized Use/Theft of Water/Utility Service

A. It is unlawful for any Person to Tamper, Divert, Reconnect, (the terms "Person, Utility, Customer, Utility Service, Divert, Temper, or Reconnection as used in this Ordinance Code shall have the same meaning as those words as defined in Penal

Code §498(a).) or otherwise obtain for himself, herself or theirselves Utility Services without paying the full lawful charge therefor, or with the intent to enable another Person to do so, or with the intent to deprive the District of any part of the full lawful charge for Utility Services it provides, commits, authorizes, solicits, aids or abets, in any of the following shall be guilty of a misdemeanor:

1. Diverts or causes to be diverted Utilities Services, by any means.
2. Prevents any utility meter, or other device used in determining the charge for Utility Services from accurately performing its measuring function by tampering or by any other means.
3. Tamper with any property owned by or used by the District to provide Utility Services.
4. Makes or causes to be made any connection with or reconnection with property owned or used by the District to provide Utility Services without the authorization or consent of the District.
5. Uses or receives the direct benefit of all or any portion of Utility Services with knowledge or reason to believe that the diversion, tampering, or unauthorized connection exists at the time of that use, or that the use or receipt was otherwise without authorization or consent of the District.
6. Or commits any other violation as described in Penal Code §498.

B. Any violation of any other Section of the Malaga Code pertaining to the unauthorized use of Utility Service including, but not limited to, Chapter 2.10 pertaining to temporary service or service from a fire hydrant.

C. Non-Exclusive. The penalties and remedies described in this section shall be non-exclusive and cumulative.

D. Penalty. The Penalty for violation of this section shall be one thousand dollars (\$1,000.00) per violation.”

SECTION 3.

Section 3.05.015 Pertaining to the requirement for a waste water discharge permit for industrial/commercial users is hereby added to the Malaga County Water District Ordinance Code to read as follows:

3.05.015 PERMIT REQUIRED.

Pursuant to the authority set forth in the MCWDC 3.01.030 the District may require any or all commercial/industrial User(s), as its primary control mechanism pursuant to 40CFR §403.8(f) to have an individual wastewater discharge permit issued pursuant to this Ordinance Code or the District's Pretreatment Program and the failure or refusal by any User to obtain such permit or to operate without a permit when required shall be deemed a violation of this Ordinance Code"

SECTION 4. California Environmental Quality Act: The Directors having considered the Staff Report and all public comments, has determined that the amendment is not a project under the California Environmental Quality Act because the amendment has no potential for resulting in a physical change in the environment. Since the amendment is not a project, no environmental documentation is required.

SECTION 5. Severability: If any section, subsection, sentence, clause or phrase of this Code is for any reason held to be invalid or unconstitutional, the decision shall not affect the validity of the remaining portions of the Ordinance. The Directors hereby declare that it would have passed this Ordinance, and each section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases have been declared invalid or unconstitutional.

SECTION 6. Effective Date and Posting of Ordinance: This Ordinance shall be effective immediately upon adoption. The District's Secretary shall publish a summary of the Ordinance within fifteen (15) days after adoption with the names of the Directors voting for and against this Ordinance. Additionally, the Secretary shall post a certified copy of the full text of this Ordinance with the names of the Directors voting for and against this Ordinance in the office of the District. (Water Code Sections 31027, 31105, and 31141.)

WHEREFORE, this Ordinance was passed and adopted by the Board of Directors of the Malaga County Water District this _____ day of 2021, by the following vote:

AYES:

NOES:

ABSENT:

CERTIFICATION

I, Moises Ortiz, duly qualified, appointed, and acting Secretary of the Malaga County Water District do hereby certify that the foregoing is a true statement of the action taken by the Board of Directors of the District at a regular meeting of the Board held on _____, 2021.

MALAGA COUNTY WATER DISTRICT

Dated: _____, 2021

By: _____
Moises Ortiz, Secretary of the
Malaga County Water District

item 7.a.

Room	Item	April 16 2021
Teen Room	Boom box 2 Fans Pop corn machine PA system xbox system 50" TV TV Stand 5 Computers Projector-w/3 speakers Projector stand 4 containers of utensils	
Dance Room	200 to go containers Bingo game Rec games Ping pong table 19 kid chairs 3 kids tables 7 baseballs 10 kids gloves 6 baseball bats 25 basketballs 9 soccer balls 314 chairs 51 tables 2 kilns 400 new chairs 40 round tables	
Senior room	50" TV 28 chairs 5 tables 2 computers 7 trash cans	
Kitchen	Stand up freezer Fridge Stove Coffee maker Blender whisp 2 can opener	

10 pitchers
Washer
3 bucket mops
2 push brooms
4 brooms
function banners

General inventory

Pallet jack
Dolly

Office

2 computers
1 Printer
3 desk

Green C-train

1 Bench
9 games
1 igloo chest
trophy case
holiday decorations

C-train

4 pop up canopy
2 ice chest
foosball table
4 large fans
new xmas gifts
4 xmas trees
Gas mini stove
3 gas tanks
3 large pots
1 strainer
3 crock pots
4 roasting pans
2 large cookie pans
1 new coffee pot
2 large salad bowls
1 box of utensils
Stove
1 caso

Shop/Park

3 pointed shovels
1 pitch fork
Side walk scraper

3 line rakes
3- 18" chainsaws
Air Compressor
Milwaukee drill
Milwaukee battery
Milwaukee charger
Drill bits set
PVC cutter
Wrenches
Socket set
Pallet jack
2 Crescent wrenches
Pole saw
2 weed wacker
2 hedge trimmer
McLane Edger
2 scoop shovels
4 pruning shears
Backpack sprayer
2-5gal gas cans
1-1 gal gas can
Golf cart
small John Deere
(lg) John Deere
Backpack blower
Golf cart trailer
2-Brooms
Dewalt Pressure washer
4-Phillips screw driver
2- Flathead screw driver
Grease gun
10- 360 sprinklers

REVISED NOTICE OF PREPARATION TO EXTEND COMMENT PERIOD

Date: April 14, 2021
To: Responsible Agencies, Interested Parties, and Organizations
Subject: Notice of Preparation of an Environmental Impact Report for the South Central Specific Plan Project, Fresno, California

Lead Agency: City of Fresno

Contact: Jennifer Clark, Director
c/o Cherie Vick, Executive Assistant
Planning and Development Department
2600 Fresno Street, Room 3065
Fresno, CA 93721
(559) 621-8003
Jennifer.Clark@fresno.gov
Cherie.vick@fresno.gov



Comment Period: March 24, 2021 to May 14, 2021

Note to Reader: The City of Fresno (City) is recirculating this Notice of Preparation (NOP) to reflect revisions to the South Central Specific Plan, formerly referred to as the South Industrial Priority Area Specific Plan and to extend the comment period to May 14, 2021. Please refer to subheading, "Project Description," for more information. All comments previously submitted to the City during the 2019 NOP public review period (July 8 to August 6, 2019) have been retained by the City. **The comment period for this re-circulated Notice of Preparation (NOP) has been extended to May 14, 2021. If you submitted comments previously, they have been retained and do not need to be resubmitted.**

PURPOSE OF NOTICE

The City of Fresno is the lead agency responsible for preparation of an Environmental Impact Report (EIR) for the proposed South Central 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 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 was re-circulated for public review and comment for a period of 30 days beginning April 14, 2021. This notice is to extend the public review period to May 14, 2021. The City held a public scoping meeting on April 6, 2021 to inform interested parties about the proposed project and provide agencies and the public with an opportunity to submit comments on the scope and content of the EIR. The City will hold **a second public scoping meeting on April 28, 2021**. As a result of the current COVID-19 restrictions in place on in-person gatherings, City of Fresno public meetings will be conducted electronically only. The meeting time, web link, and call-in information is as follows:

Web link: <https://zoom.us/j/98373607907>

Call-in Information: (669) 900-9128

Webinar ID: 983 7360 7907

Meeting Date: April 28, 2021

Meeting Time: 6:00 to 8:00 PM

Due to COVID-19 restrictions, copies of the NOP may be reviewed at the following locations:

- ▶ Online at: <https://www.fresno.gov/cityclerk/notices-publications/> or
- ▶ www.fresno.gov/SCSP

For information on additional viewing methods, contact Executive Assistant Cherie Vick (contact information below).

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 5,629-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.

PROJECT DESCRIPTION

The City of Fresno is preparing the South Central Specific Plan to maximize economic benefit and job growth for residents, while reducing impacts on the environment and improving quality of life. The proposed project would designate land uses, establish a planning framework, and development standards to facilitate and guide future development within the planning area through the year 2040.

The EIR will evaluate potential impacts associated with development of a preferred proposed Specific Plan as well as at two additional development alternatives that may occur within the planning area through the year 2040. The specific plan proposes revised land use and zoning designations, specific design guidelines, and process improvements. See Table 1 for draft estimated acreages for the approximately 5,000 acres of land use designations proposed for the Specific Plan and plan alternatives. These acreages do not include existing infrastructure such as roadways included in the 5,629-acre Specific Plan boundary. Future

development would be required to comply with the proposed specific plan land use designations, development standards, and policy framework. Following adoption of the South Central Specific Plan, subsequent projects that are consistent with the Specific Plan could undergo a streamlined CEQA environmental review and approval process that may consist of completing a conformance checklist demonstrating consistency with the Specific Plan.

Table 1: Proposed Specific Plan and Plan Alternatives Estimated Land Use Designation Acreages

Land Use	Existing General Plan Acres (percent)	Proposed Plan Acres (percent)	Alternative 1 ^a Acres (percent)	Alternative 2 ^b Acres (percent)
Business Park	144 (3%)	655 (13%)	581 (12%)	40 (1%)
General Commercial	10 (<1%)	48 (1%)	2,014 (42%)	13 (<1%)
Regional Business Park	351 (7%)	334 (7%)	247 (5%)	334 (7%)
Heavy Industrial	3,470 (72%)	2,651 (53%)	22 (<1%)	3,043 (63%)
Light Industrial	614 (13%)	714 (14%)	1,495 (31%)	1,076 (22%)
Neighborhood Mixed Use	0.25 (0%)	0.25 (<1%)	0.25 (<1%)	0.25 (<1%)
Open Space - Ponding Basin	157 (3%)	157 (3%)	157 (3%)	157 (3%)
Open Space - Neighborhood Park	2 (0%)	2 (<1%)	2 (<1%)	2 (<1%)
Public	41 (1%)	135 (3%)	29 (1%)	78 (2%)
Rail	32 (1%)	32 (1%)	32 (1%)	32 (1%)
Residential	30 (1%)	270 (5%)	273 (6%)	76 (2%)
Other	NA	0.001 (<1%)	0.001 (<1%)	0.001 (<1%)
SCSP Boundary Change	146	NA	146	146
TOTAL	4,852	4,997	4,852	4,852
<i>TOTAL (including SCSP Boundary Change)</i>	<i>4,997</i>	<i>4,997</i>	<i>4,997</i>	<i>4,997</i>

* Rounded to the nearest acre. Figures may not sum due to rounding.

NA Not applicable

^a Alternative 1 tentatively labeled Community Proposed Alternative

^b Alternative 2 tentatively labeled Business Proposed Alternative

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 State CEQA Guidelines:

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

The EIR will also include a discussion of environmental justice issues, and identify and evaluate a range of reasonable alternatives to the proposed project, including a No Project Alternative.

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 May 14, 2021**. Please include the commenter's full name and address.

Jennifer Clark , Planning Director
 c/o Cherie Vick, Executive Assistant
 2600 Fresno Street, Room 3065
 Fresno, CA 93721
 (559) 621-8003
 Cherie.vick@fresno.gov

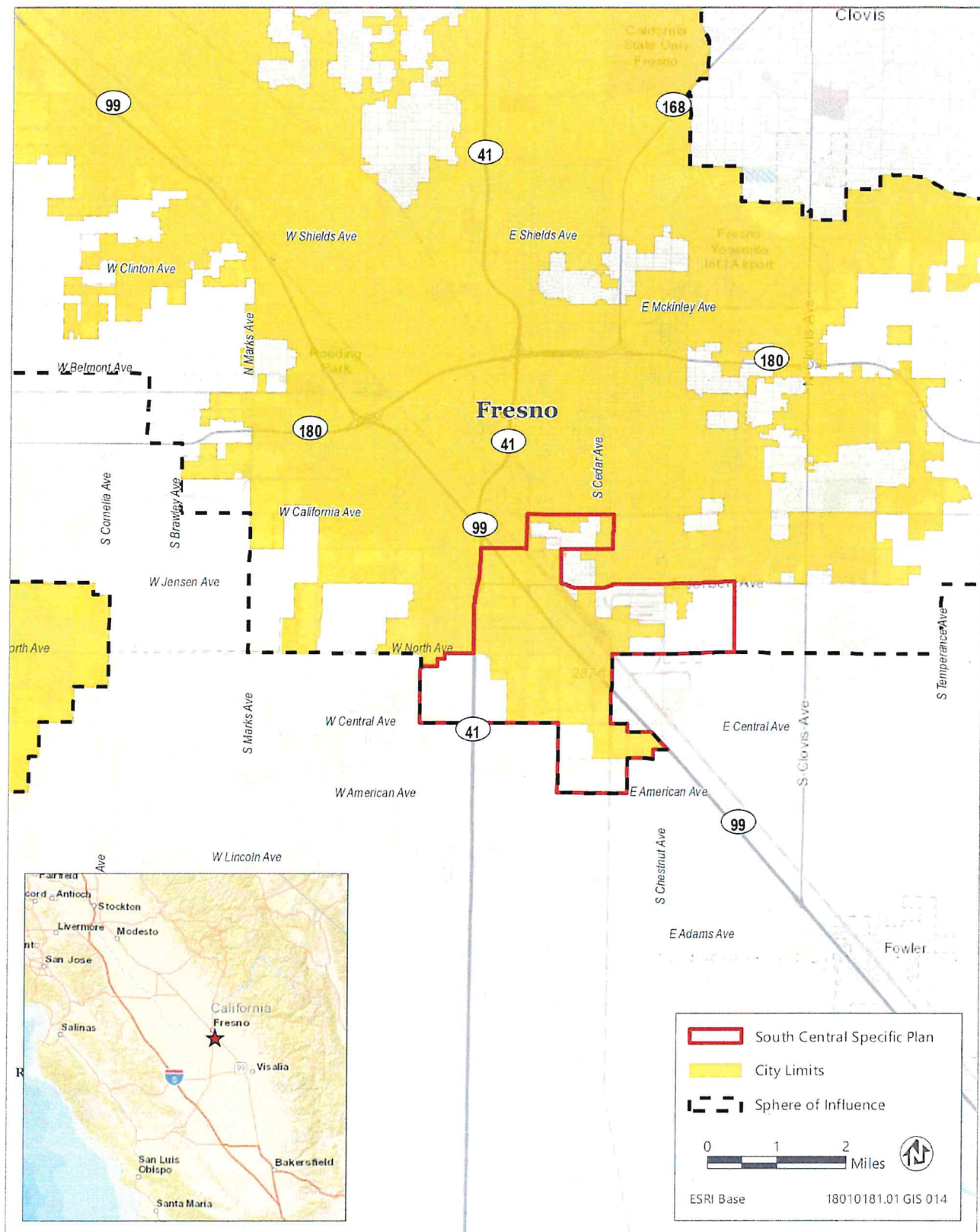


Figure 1 Regional Location

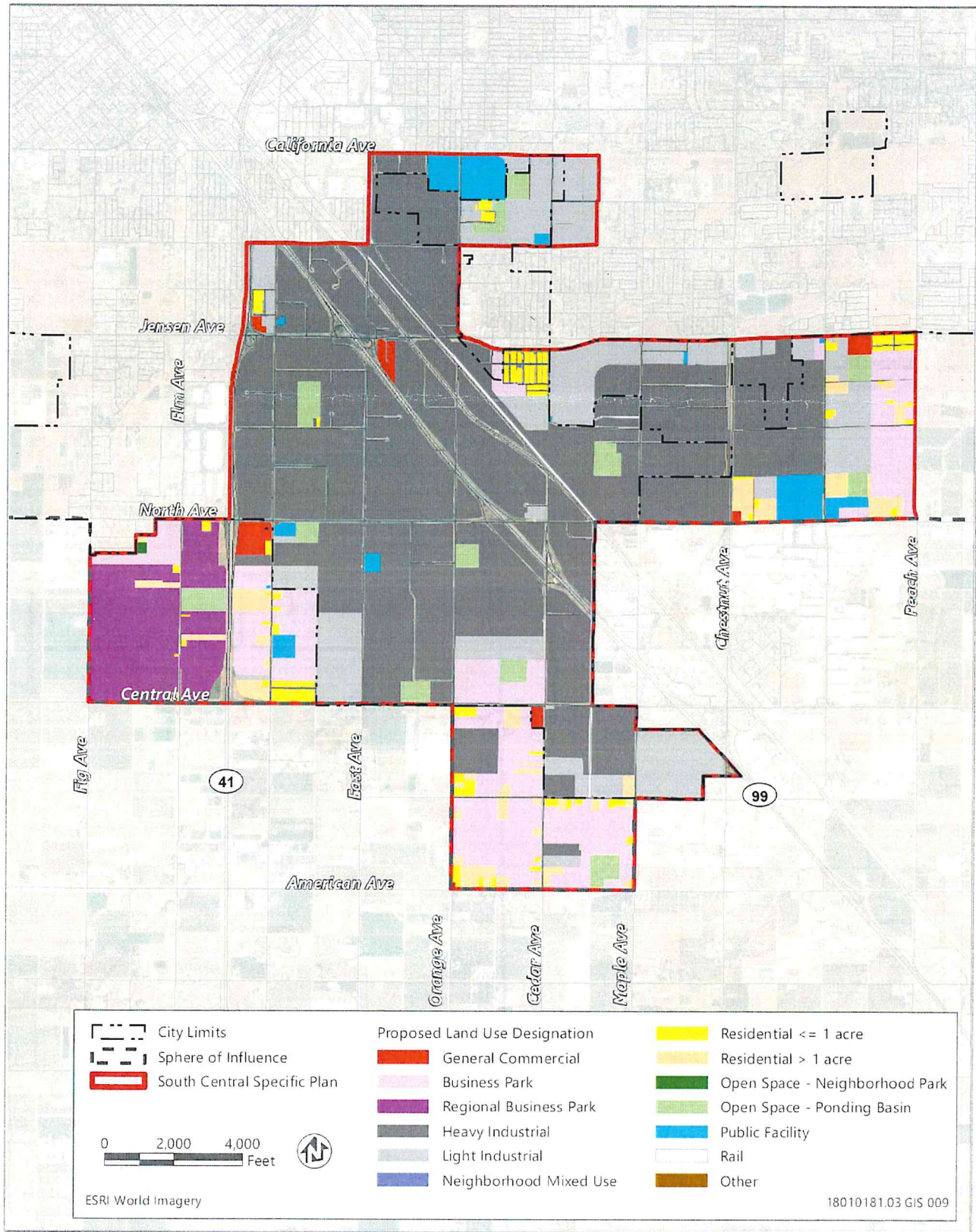


Figure 2 Planning Area