

NOTICE OF PREPARATION OF A SUBSEQUENT ENVIRONMENTAL IMPACT REPORT FOR THE ROEDING REGIONAL PARK AND FRESNO CHAFFEE ZOO MASTER PLANS

Date: October 16, 2025

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

Subject: Notice of Preparation of a Subsequent Environmental Impact Report for the Roeding Regional Park and Fresno Chaffee Zoo Facility Master Plans (Conditional Use Permit Application No. P24-03141)

Lead Agency: City of Fresno

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Comment Period: October 16, 2025, to November 17, 2025

Notice is Hereby Given: The City of Fresno (City), as the Lead Agency for the Roeding Regional Park Master Plan and Fresno Chaffee Zoo Facility Master Plans Amendment No. 2 Project (proposed project) has prepared this Notice of Preparation (NOP) of a Subsequent Environmental Impact Report (SEIR) pursuant to the California Environmental Quality Act (CEQA). The NOP is intended to solicit views of responsible agencies, interested parties, organizations, and the public on the scope and content of the SEIR. Specifically, the City is requesting that commenters identify environmental topics (and/or special studies) that they believe need to be explored in the forthcoming SEIR, and to identify other relevant environmental issues related to the scope and content of the forthcoming SEIR.

Project Title: Roeding Regional Park and Fresno Chaffee Zoo Facility Master Plans

Project Location: The proposed project is located within Roeding Regional Park, specifically at the Fresno Chaffee Zoo and Rotary Playland facilities, at 894 and 890 West Belmont Avenue, Fresno, CA 93728. The proposed project would be limited to the existing Fresno Chaffee Zoo and Rotary Playland facilities and would not include other areas of Roeding Regional Park. The approximately 39-acre Fresno Chaffee Zoo is in the south-central portion of the approximately 147-acre Roeding Regional Park (Assessor's Parcel Numbers [APNs] 458-114-02, 450-020-08T), which is bound by West Olive Avenue to the north, the High Speed Rail (HSR) alignment to the east, West Belmont Avenue to the south, and State Route 99 (SR-99) to the west. **Figure 1** depicts the regional location of the proposed project and **Figure 2** identifies the study area for the proposed project, and surrounding uses.

Project Description: In 2011, the City certified an Environmental Impact Report (State Clearinghouse No. 2008031002) for the Roeding Regional Park Master Plan and Fresno Chaffee Zoo Facility Master Plan (Master Plan). In 2013, the Fresno Chaffee Zoo proposed several design changes to the Master Plan, and the City prepared an addendum to the previously prepared EIR to address potential environmental impacts that could result from those changes. Conditional Use Permit Application No. P24-03141 has been filed in relation to the project above. The proposed project would include additional updates to the Master Plan to enhance and improve visitors' experience, and modernize and upgrade existing facilities as shown in **Figure 3**, and outlined below:

- Inclusion of one, three-story, approximately 80,840-square foot parking garage;
- Implementation of new internal thematic areas and exhibits for zoo guests;
- Facility modernization and relocation, including the animal care center, reptile and amphibian conservation center, concession/snack bar, operations and maintenance facilities, and outdoor event center;
- Construction of a new 20,000-square foot education building/interpretive center located at the redeveloped Rotary Playland area;
- Addition of coastal species and exhibits to complement the existing Sea Lion Cove exhibit, which may include a standalone aquarium and/or various aquarium tanks featuring marine life of the Central California Coast;
- Improved circulation pathways throughout the zoo; and
- Potential rehabilitation and renovation of Rotary Playland, which would be incorporated into the Fresno Chaffee Zoo, with outdoor recreational and interactive experiences.

Areas of Potential Environmental Effects: Potentially significant environmental impacts of the proposed project include, but may not be limited to, the following:

- | | |
|------------------------|-----------------------------|
| • Aesthetics | • Greenhouse Gas Emissions |
| • Air Quality | • Noise |
| • Biological Resources | • Tribal Cultural Resources |
| • Cultural Resources | • Transportation |

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 **October 16, 2025**, to **November 17, 2025**. All documents related to the proposed 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 Planning and Development Department at 2600 Fresno Street, Room 3043, Fresno, CA 93721. Electronic copies may also be requested for review. Please contact Thomas Veatch using the contact information below to request electronic copies or to schedule an appointment to view documents. Documents related to this project can also be accessed on the City's website at: <https://www.fresno.gov/planning/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 *State CEQA Guidelines*, a Public

Scoping Meeting will be held to solicit public comments on the scope and content of the SEIR. A public scoping meeting for this project will be conducted via Zoom Webinar. The webinar information is below:

Date: Thursday November 6, 2025

Time: 5:30 PM to 6:30 PM

Link: <https://us06web.zoom.us/j/85468222086?pwd=ukHC0P252h4jMCWvBbWbQJhRnVcC4L.1>

Or by Phone: (669) 444-9171

Meeting ID: 854 6822 2086

Passcode: 454938

Find your local number: <https://zoom.us/u/abPC4E0hwv>

Submitting Comments: Comments and suggestions as to the appropriate scope of analysis of the SEIR are invited from all interested parties. Written comments or questions concerning the SEIR for the proposed project should be directed to the Planning and Development Department at the following address by 5:00 PM on November 17, 2025.:

Planning & Development Department, Attn: Thomas Veatch
2600 Fresno Street
Fresno CA 93721

Or:

Thomas.Veatch@Fresno.gov

Please include the commenter's full name, address, phone number and/or email so that we may contact you for clarification, if necessary.

Attachments: Figures 1–3

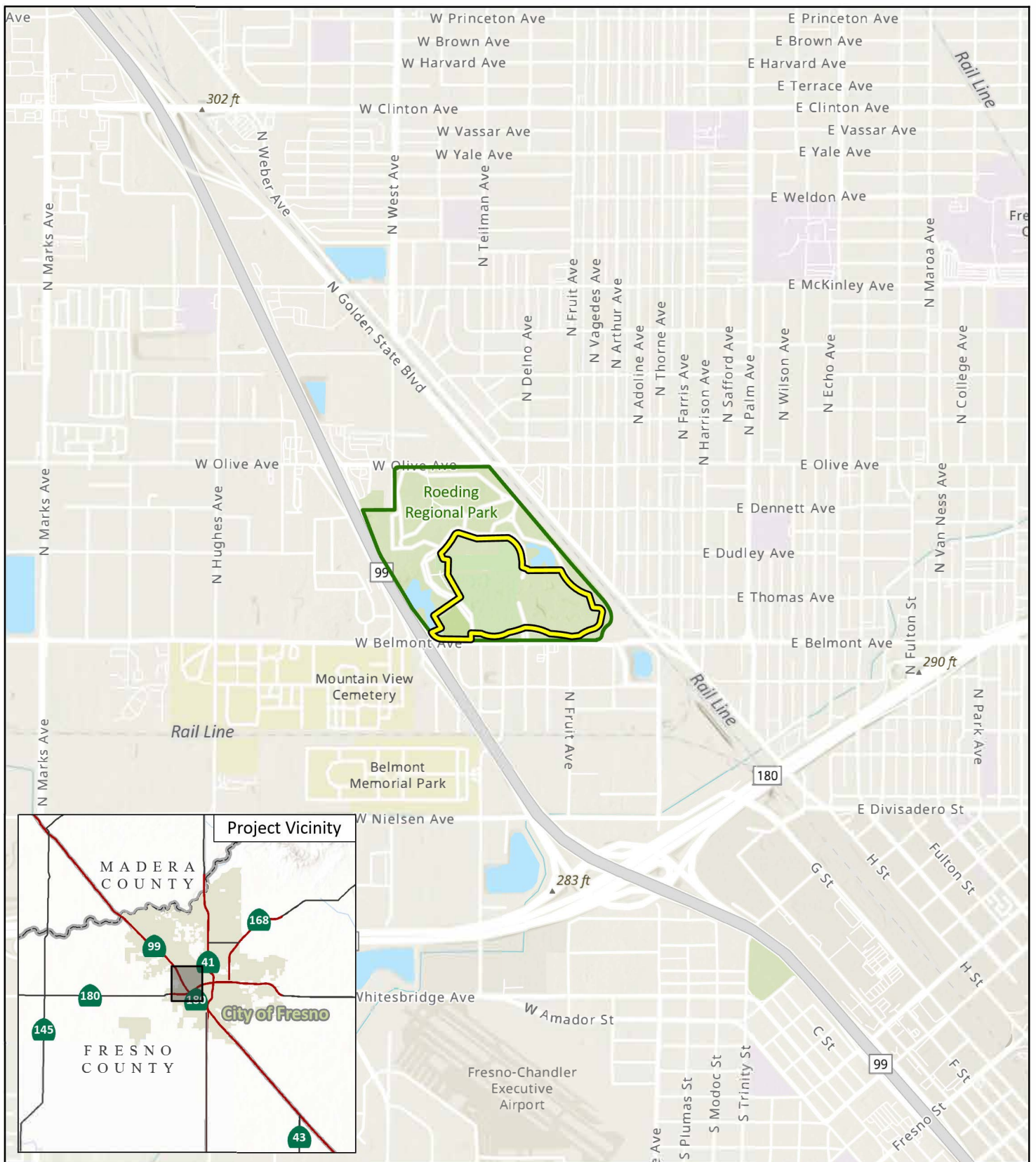
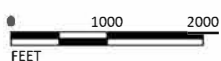


FIGURE 1

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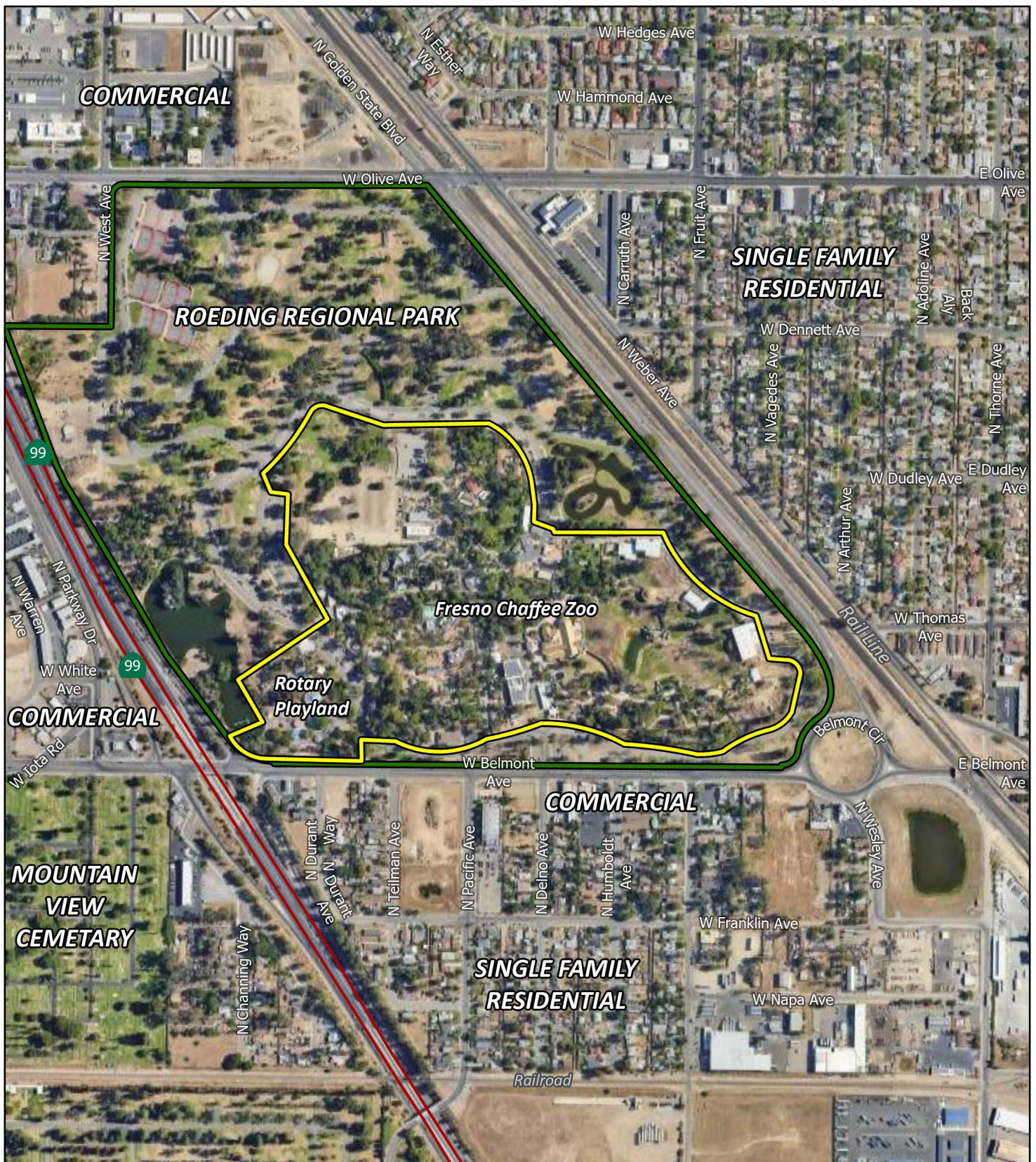
- Project Site
- Roeding Regional Park



SOURCE: Esri (2023)

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*Roeding Regional Park and Fresno
Chaffee Zoo Facility Master Plans*
Project Location and Regional Vicinity



LSA

- Project Site
- Roeding Regional Park



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SOURCE: Google Imagery (2023)

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FIGURE 2

*Roeding Regional Park and Fresno
Chaffee Zoo Facility Master Plans*

Aerial Photograph of the Project Site and Surrounding Land Uses

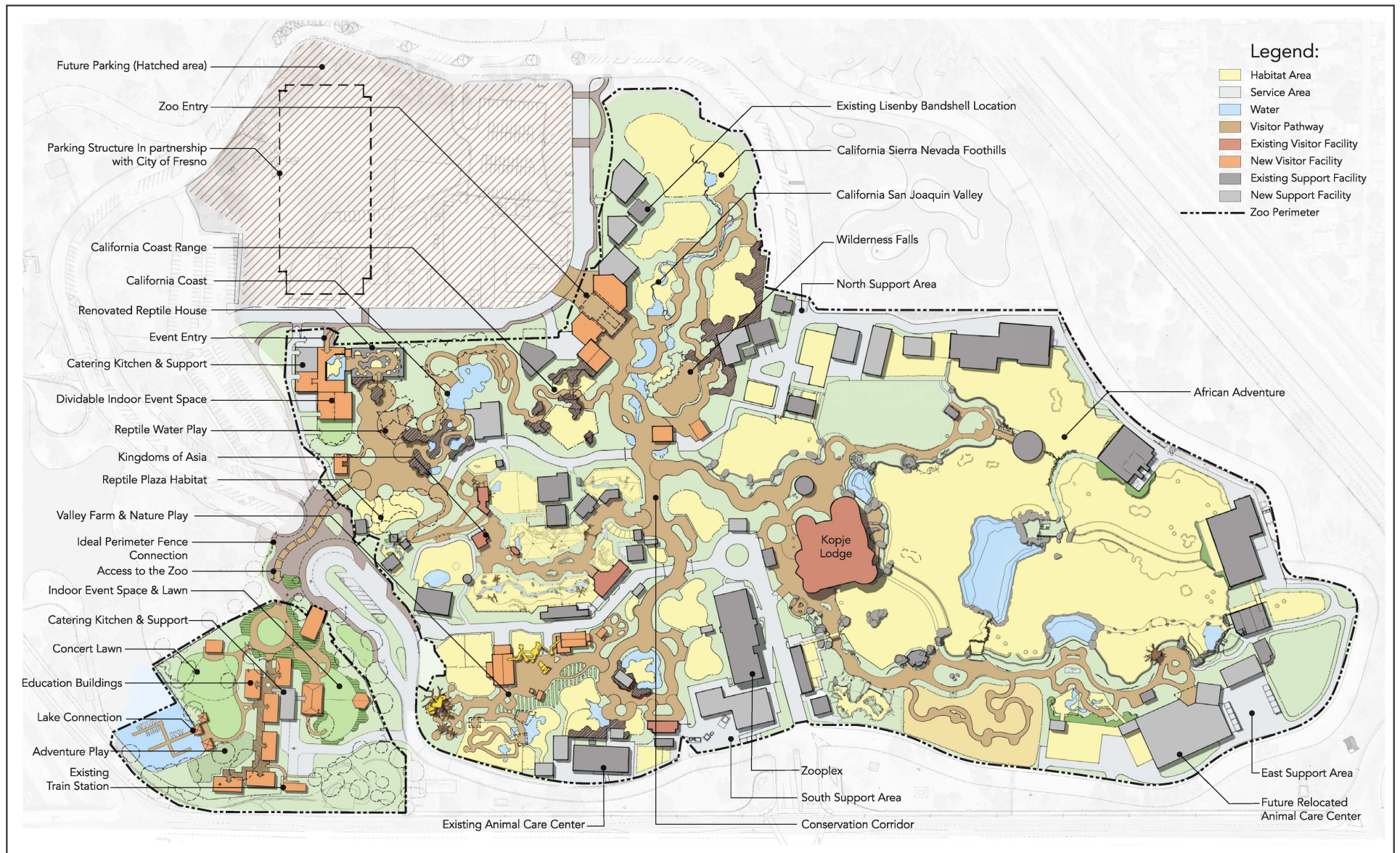


FIGURE 3

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SOURCE: SHR Studio

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*Roading Regional Park and Fresno
Chaffee Zoo Facility Master Plans*
Master Plan