

HEARING to Consider Annexation Application No. P21-05778; Pre-zone Application No. P21-05870; Development Permit Application No. P23-00149; and related Environmental Assessment No. P21-05778/P21-05870/P23-00149 for ±80.91 acres of property located on the west side of South Cherry Avenue between East North and East Central Avenues (Council District 3) – That includes: Central Transport Regional Facility

Organización Las Panchas Public Record Comments.

1. Project Description is Unstable and Inaccurate – Violating CEQA Requirements

The project description includes unsupported estimates of vehicle trips that are inconsistent with the included technical analysis, such that the document provides two possible estimates of vehicle trips, with the upper estimate 1.5 times the lower estimate. Because of the ambiguity that results from these inconsistencies, the project description is unstable and inaccurate. Without a stable, accurate project description of the vehicle trips associated with the buildout of the trucking facility, the IS/MND fails as an informational document and is in violation of CEQA requirements. Where, as in this case, an environmental document “precludes informed decision making and public participation, the goals of CEQA are thwarted and a prejudicial abuse of discretion has occurred.” (Las Panchas agrees with Leadership Counsel Letter, June 17, 2025)

2. Findings For Annexation Approval is Inaccurate

According to the Fresno Municipal Code, annexations shall not be approved unless all criteria as listed in Section 15-6104 are met. Staff finds that “No Disadvantaged Unincorporated Communities are identified adjacent or within the vicinity of the proposed annexation boundary” for Section 15-6104 Annexation Criteria D1. The finding is inaccurate as the proposed annexation site is within the City of Fresno’s sphere of influence and is adjacent and contiguous to the disadvantaged unincorporated community (“DUC”) on Cherry Ave and E. Central Ave. The DUC begins with a small cluster of homes directly adjacent to the Project site and in front of the Orange Central Elementary which are in close proximity to homes on E. Daleville Ave and E. Central Ave². See exhibit A. The DUC will be heavily impacted as Cherry Ave is used by truck traffic to enter the facilities. Before moving forward with the Project, staff should comply with Section 15-6104 of the City’s municipal code and partner with the

community to determine support for annexation and coordinate terms for a potential annexation process. (Las Panchas agrees with Leadership Counsel Letter, June 17, 2025)

3. Community Needs an Additional Condition of Approval to Ensure Safe Routes to School and No Truck Traffic Impacts to Existing Residential Areas in the Unincorporated County areas South of the Facility

If the project is approved - All truck traffic to and from the proposed Central Transport Regional Facility will be restricted to accessing the facility from North Avenue using South Cherry Ave. No truck traffic will be allowed any time of day or on any days of the week on South Cherry Avenue south of the Central Transport Regional Facility, until all appropriate road improvements and sidewalks are constructed to Central Avenue along South Cherry Avenue.