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Jennifer K. Clark, AICP, HDFP  
Director

August 24, 2014

## **NOTICE OF AVAILABILITY OF THE DRAFT GENERAL PLAN AND DRAFT MASTER ENVIRONMENTAL IMPACT REPORT FOR THE DRAFT GENERAL PLAN FOR THE CITY OF FRESNO AND RELATED ITEMS**

NOTICE IS HEREBY GIVEN that the Draft General Plan and Draft Master Environmental Impact Report (DMEIR) for the General Plan Update and related items is available for extended review and comment, and that the City of Fresno (City) has completed an assessment of the possible environmental effects of the following-described project and has determined that the preparation of an Master Environmental Impact Report (MEIR) is appropriate. This determination has been made according to the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the City of Fresno's regulations and procedures for implementing CEQA.

### Project Location:

The City is located in the County of Fresno, which is in the central San Joaquin Valley. The City is located approximately 200 miles north of Los Angeles and 170 miles south of Sacramento, on the State Route (SR) 99 corridor that links it to other Central Valley cities. The County of Madera is to the north and the City of Clovis is located northwest and adjacent to the City. East, south, and west of the City is unincorporated land.

The Planning Area is the geographic area for which the General Plan establishes policies about future growth. The boundary of the Planning Area was determined in response to State law (California Government Code Section 65300) requiring each city to include in its General Plan all territory within the boundaries of the incorporated area as well as "any land outside its boundaries which in the planning agency's judgment bears relation to its planning". The Planning Area established by the City includes all areas within the City's current city limits, including the Fresno-Clovis Regional Wastewater Reclamation Facility (RWRF), the areas within the current Sphere of Influence (SOI), and an area north of the City's most northeasterly portion of the city.

The SOI is a boundary that encompasses lands expected to be ultimately annexed into the City, although until annexed, the lands fall under the jurisdiction of the County of Fresno. Within the Planning Area, the current SOI covers approximately 100,249 acres or approximately 157 square miles, but does not include the 3,292-acre RWRF and an additional 2,486 acres for the North Area. The Planning Area encompasses approximately 106,027 acres, or approximately 166 square miles of both incorporated (approximately 72,244 acres) and unincorporated (approximately 33,783 acres) land bearing relation to the City's future growth. The Planning Area is generally located within the San Joaquin River to the north, American Avenue to the south, Garfield Avenue to the west, and McCall Avenue to the east, with the RWRF generally located with Jensen Avenue to the north, American Avenue to the south, South Chateau Fresno Avenue, and Cornelia Avenue to the east. The Planning Area includes various unincorporated islands surrounded by the City's limits.

### Project Description:

The proposed project is comprised of two components: the General Plan Update and the Development Code Update. The updates will accommodate projected growth and development through the buildout of the General Plan and Development Code which will be approximately the year 2056. The anticipated

population at buildout is approximately 970,000 people in the Planning Area.

The General Plan Update includes a comprehensive update of the existing General Plan and includes the following elements: (1) Economic Development and Fiscal Sustainability, (2) Urban Form, Land Use and Design, (3) Mobility and Transportation, (4) Parks, Open Space and Schools, (5) Public Utilities and Services, (6) Resource Conservation and Resilience, (7) Historic and Cultural Resources, (8) Noise and Safety, (9) Healthy Communities, and (10) Implementation. The Housing Element has already been adopted by the City and the General Plan contains a Housing Element Consistency chapter. As a component of the General Plan Update, the City includes amendments to various existing plans including: Bullard Community Plan (this will be renamed to the Pinedale Neighborhood Plan), Sierra Sky Park Land Use Policy Plan, Fresno-Chandler Downtown Airport Master and Environs Specific Plan (formatting revisions for consistency with the ALUC's Plan), Tower District Specific Plan, Butler-Willow Specific Plan, North Avenue Industrial Plan, Sun Garden Acres Specific Plan, Hoover Community Plan (this will be renamed the El Dorado Park Neighborhood Plan). Another component of the General Plan Update includes the repeal of existing plans including: the West Area Community Plan, Roosevelt Community Plan, Fulton/Lowell Specific Plan, Woodward Park Community Plan, Central Area Community Plan, McLane Community Plan, Fresno-High Roeding Plan, Yosemite School Area Specific Plan, Dakota-First Street Specific Plan, Edison Community Plan, Civic Center Master Plan, and the Highway City Specific Plan. The Update to the General Plan also includes a Greenhouse Gas Reduction Plan.

As a component of the Development Code Update, the City includes the repeal of Chapter 12 of the City of Fresno Municipal Code and the addition of Chapters 12 and 15 to the City of Fresno Municipal Code including the Zone District Consistency Table.

The potential new development associated with the proposed General Plan Update includes approximately 145,000 residential units, 63.3 million square feet (msf) of commercial/office/public facility uses, 20.8 msf of mixed use, and 40.5 msf of industrial uses. With the increase in development, the amount of existing vacant land and open space will be reduced within the Planning Area and the existing agricultural uses will be eventually removed. This potential development is projected to be built out by the year 2056.

The DMEIR has identified the following significant and unavoidable effects for the project: Aesthetics, Agriculture, Air Quality, Cultural Resources, Greenhouse Gas Emissions, Noise, Transportation, Utilities and Service Systems. The Draft EIR also identified the following significant effects prior to mitigation, but less than significant after mitigation: Biological Resources, Hazards and Hazardous Materials, Hydrology and Water Quality, Public Services.

There are more than 130 active locations within the Planning Area that are hazardous materials sites per section 15087(c)(6), and they are located throughout the Planning Area. Additional information is available in the DMEIR.

The Draft General Plan and DMEIR will be available for an extended 45-day public review period beginning on **Monday, August 25, 2014 and ending on Thursday, October 9, 2014**. All interested parties are invited to submit written comments on the Draft General Plan and DMEIR for consideration by the Planning Commission and City Council. Due to the time limits mandated by state law, comments on the DMEIR are required to be received by **Thursday, October 9, 2014**. Agencies should provide the name of a contact person with their response. No public hearings are currently scheduled for the proposed project, but the date, time, and location will be posted at the website listed below. Public meetings are scheduled as follows: Historic Preservation Commission on August 25, 2014 at 6:00 pm, City Hall Conference Room A; Fulton/Lowell Specific Plan Design Review Committee on August 25, 2014 at 4:30 pm, City Hall Room 3054; and Council District 1 Committee Meeting on August 26, 2014 at 4:00 pm, City Hall Room 3078..

Copies of the document are available for review at the following locations or online at [www.fresno.gov/newplan](http://www.fresno.gov/newplan).

Development and Resource Management Department  
City of Fresno  
2600 Fresno Street, RM 3043  
Fresno Ca, 93721

And

Fresno County Central Library  
2420 Mariposa Street  
Fresno, CA 93721

All comments and responses to this notice should be submitted in writing by **Thursday, October 9, 2014** to:

Jennifer K Clark, Director  
Reg: DMEIR  
Development and Resource Management Department  
2600 Fresno Street, Room 3065  
Fresno, CA 93721

The City will also accept responses to this **Notice of Availability** submitted via email received through the close of business on **Thursday, October 9, 2014**. Email responses to this notice may be sent to [newplan@fresno.gov](mailto:newplan@fresno.gov). For additional information, please contact Arnoldo Rodriguez at (559) 621-8172.