

REPORT TO THE PLANNING COMMISSION

December 8, 2014

FROM: JENNIFER CLARK, Director
Development and Resource Management Department

SUBJECT

Consideration and Recommendation Regarding the Fresno General Plan and Draft Master Environmental Impact Report (SCH No. 2012111015).

RECOMMENDATION

Staff recommends that the Planning Commission take the following actions:

1. Recommend the City Council review and consider Master Environmental Impact Report (MEIR SCH No. 2012111015), apply the Council's independent judgment and analyses to the review, and then certify the MEIR as having been completed in compliance with CEQA, based on the Commission's recommendations on the proposed Draft MEIR and comments thereon.
2. Find that based upon testimony presented by staff, there are significant, unavoidable environmental impacts which have not been mitigated to a level below significant. Therefore, the City Council should consider an appropriate statement of overriding considerations.
3. Recommend adoption of the proposed MEIR with all the recommendations as presented by staff at the public meetings.
4. Recommend that the Council find that the proposed Fresno General Plan has been prepared in accordance with the Local Planning and Procedures Ordinance (LPPO).
5. Recommend that the Council adopt the proposed Fresno General Plan as an update to the 2025 General Plan, including all text, policies, maps, tables, and exhibits as contained in the Fresno General Plan document dated December, 2014.
6. Recommend that the Council adopt the plan modifications recommended by staff and identified as "City of Fresno Staff Preferred Land Use" on attached Exhibits "A" (Land Use Change Requests) and "B" (Land Use and Circulation Map) and submitted pursuant to the provisions of the LPPO to this report, and recommend that the Council deny the remaining plan modifications.
7. To the extent that approval of the staff recommended plan modifications requires updates to the text, policies, maps, tables, and exhibits contained in the proposed Fresno Plan General Plan document in order to maintain consistency, the Planning Commission further recommends that the Council authorize the Director of Development and Resource Management Department or her designee to update those items to reflect the final action taken by Council.
8. Recommend that the Council make the findings and take the action recommended in relation to the MEIR (SCH NO. 2012111015).
9. Recommend that the Council consider the Planning Commission's additional comments and recommendations as articulated.

EXECUTIVE SUMMARY

The proposed Fresno General Plan (Plan) articulates a vision for the City and presents a set of policies and goals needed to achieve that vision. At its core, the Plan gives the City the opportunity to effectively and efficiently plan for long-term land uses in a comprehensive way so that future development is implemented in a cohesive and sustainable manner. The three guiding principles of the new Fresno General Plan, which are woven throughout the document, are as follows:

- **Protect.** The new General Plan protects existing and future investments in homes, property, and businesses.
- **Preserve.** The new General Plan preserves the character and values that make Fresno a unique and desirable place.
- **Promote.** The new General Plan promotes and incentivizes new investments by existing businesses and by new businesses seeking to relocate or expand.

The Plan is the result of input from hundreds of interviews, workshops, over 40 public meetings and hearings, and other outreach to thousands of residents, business owners and community stakeholders. In addition, the City conducted a survey of 400 area residents on their vision for the future of Fresno and incorporated the findings in the Plan. In total, the Administration, General Plan Advisory Committee, Planning Commission, and City Council have led an extensive four-year outreach process, setting a new standard for public engagement in the City of Fresno.

On April 19, 2012, the City Council voted (5-2) to adopt the Alternative “A-Modified” as the preferred General Plan Alternative. On August 23, 2012, the City Council unanimously adopted Resolution No. 2012-150 (Attachment “C”) which initiated the General Plan update based upon the preferred alternative and further initiated the amendment and/or repeal of several Specific and Community Plans. These actions were a culmination of a plan development process that included 12 public workshops, 22 General Plan Citizens Committee (GPCC) meetings, six Planning Commission meetings and three City Council hearings.

Following the direction contained in the Council’s action, the staff, together with the consulting firms of Dyett & Bhatia and MW Steele Group, has prepared the proposed Fresno General Plan. The Public Review Draft of the Plan was available from July 2 through October 9, 2014 and the Draft Master Environmental Impact Report (DMEIR), conducted by FirstCarbon Solutions was available for public review and comment from July 31 through October 9, 2014. During this public review period, public presentations were made to numerous groups; including but not limited to all seven Council Districts, the Planning Commission, and the City Council.

BACKGROUND

Purpose of the General Plan

The Fresno General Plan is the community’s most important planning tool. Specifically, the General Plan is a comprehensive, long-range planning document that every city and county in California is required to have under state law (California Government Code Section 65300). The California Supreme Court has described a general plan as “the constitution for future development.” A general plan expresses the community’s vision, values and priorities and embodies public policy relative to the distribution of future public and private land uses. What this means is that the policies of the

general plan are intended to serve as the framework for future land use decisions and is intended to provide the following:

1. Reflect the community’s vision, values and priorities related to land use, as well as the community’s goals for circulation, environmental, economic, social issues and policies which are affected by future land use and development.
2. Provide the framework for the City’s decision-making associated with future development approvals.
3. Provide residents with an opportunity to participate in the planning and decision-making processes of their communities.
4. Inform citizens, developers, decision-makers, and other public agencies of the principles that guide development in the City.

As a charter city, Fresno is required to adopt a general plan that contains certain mandatory elements set out in Government Code Section 65302. These required elements are: land use, circulation, housing, conservation, open-space, noise, and safety. Under Government Code Section 65303, the City can adopt optional elements beyond the mandatory list to address additional specific needs that relate to the physical development of the City. Optional elements were created for the new General Plan to address specific needs for the City such as economic development and historic preservation, as well as the ability to provide and maintain essential services. The Plan also includes an implementation chapter to assist the policy makers in carrying out the visions, goals, policies, and objectives of the Plan. These additional elements evolved out of feedback received during the initial public outreach for the Plan. Upon adoption, they carry the same weight as the state-mandated elements.

As initiated by the City Council, the Plan establishes 17 goals for the City which are as follows:

Initiated Plan Goal	Commentary
Goal 1. Increase opportunity, economic development, business and job creation.	<i>Use urban form, land use, and Development Code policies to streamline permit approval, promote local educational excellence and workforce relevance, significantly increase business development and expansion, retain and attract talented people, create jobs and sustained economic growth, strategically locate employment lands and facilities, and avoid over-saturation of a single type of housing, retail or employment.</i>
Goal 2. Support a successful and competitive Downtown.	<i>Emphasize infill development and a revitalized central core area as the primary activity center for Fresno and the region by locating substantial growth in the Downtown, and along the corridors leading to the Downtown. Use vision-based policies in a development code specific to the Downtown, when adopted, to ensure the creation of a unique sense of place in the central core.</i>

<p>Goal 3. Emphasize conservation, successful adaptation to climate and changing resource conditions, and performance effectiveness in the use of energy, water, land, buildings, natural resources, and fiscal resources required for the long-term sustainability of Fresno.</p>	<p><i>Acknowledges both the environmental and fiscal impacts of future growth and the limitations related to water, energy, natural resources as well as provide and maintain essential services, amenities, and supporting infrastructure.</i></p>
<p>Goal 4. Emphasize achieving healthy air quality and reduced greenhouse gas emissions.</p>	<p><i>Prioritizes and incentivizes infill development as well as investing in alternative modes of transportation, including Bus Rapid Transit, which are needed to reduce the number of vehicle miles travelled and associated emissions.</i></p>
<p>Goal 5. Support agriculture and food production as an integral industry.</p>	<p><i>Emphasize the economic and cultural role of Fresno as a center of agriculture and food production systems by conserving farmland through a focus on developing vacant and underutilized land within the established Sphere of Influence of the City, limiting any further urban boundary expansion, and developing urban agriculture within the city and designated growth areas.</i></p>
<p>Goal 6. Protect, preserve, and enhance natural, historic, and cultural resources.</p>	<p><i>Emphasize the continued protection of important natural, historic and cultural resources in the future development of Fresno. This includes both designated historic structures and neighborhoods, but also “urban artifacts” and neighborhoods that create the character of Fresno.</i></p>
<p>Goal 7. Provide for a diversity of districts, neighborhoods, housing types (including affordable housing), residential densities, job opportunities, recreation, open space, and educational venues that appeal to a broad range of people throughout the city.</p>	<p><i>Recognizes the need to provide other forms of housing opportunities that are conveniently located close to employment, educational, and other activity centers that can be easily accessed without having to incur the cost of owning an automobile.</i></p>
<p>Goal 8. Develop Complete Neighborhoods and districts with an efficient and diverse mix of residential densities, building types, and affordability which are designed to be healthy, attractive, and centered by schools, parks, and public and commercial services to provide a sense of place and that provide as many services as possible within walking distance.</p>	<p><i>Intentionally plan for Complete Neighborhoods as an outcome and not a collection of subdivisions which do not result in Complete Neighborhoods.</i></p>
<p>Goal 9. Promote a city of healthy communities and improve quality of life in established neighborhoods.</p>	<p><i>Emphasize supporting established neighborhoods in Fresno with safe, well maintained, and accessible streets, public utilities, education and job training, proximity to jobs, retail services, health care, affordable housing, youth development opportunities, open space and parks, transportation options, and opportunities for home grown businesses.</i></p>

<p>Goal 10. Emphasize increased land use intensity and mixed-use development at densities supportive of greater use of transit in Fresno.</p>	<p><i>Greater densities can be achieved through encouragement, infrastructure and incentives for infill and revitalization along major corridors and in Activity Centers.</i></p>
<p>Goal 11. Emphasize and plan for all modes of travel on local and Major Streets in Fresno.</p>	<p><i>Facilitate travel by walking, biking, transit, and motor vehicle with interconnected and linked neighborhoods, districts, major campuses and public facilities, shopping centers and other service centers, and regional transportation such as air, rail, bus and highways.</i></p>
<p>Goal 12. Resolve existing public infrastructure and service deficiencies. Make full use of existing infrastructure, and invest in improvements to increase competitiveness and promote economic growth.</p>	<p><i>Emphasize the fair and necessary costs of maintaining sustainable water, sewer, streets, and other public infrastructure and service systems in rates, fees, financing and public investments to implement the General Plan. Adequately address accumulated deferred maintenance, aging infrastructure, risks to service continuity, desired standards of service to meet quality-of-life goals, and required infrastructure to support growth, economic competitiveness and business development.</i></p>
<p>Goal 13. Emphasize the City as a role model for good growth management planning, efficient processing and permit streamlining, effective urban development policies, environmental quality, and a strong economy.</p>	<p><i>Work collaboratively with other jurisdictions and institutions to further these values throughout the region. Positively influence the same attributes in other jurisdictions of the San Joaquin Valley—and thus the potential for regional sustainability—and improve the standing and credibility of the City to pursue appropriate State, LAFCO, and other regional policies that would curb sprawl and prevent new unincorporated community development which compete with and threaten the success of sustainable policies and development practices in Fresno.</i></p>
<p>Goal 14. Provide a network of well-maintained parks, open spaces, athletic facilities, and walking and biking trails connecting the city's districts and neighborhoods to attract and retain a broad range of individuals, benefit the health of residents, and provide the level of public amenities required to encourage and support development of higher density urban living and transit use.</p>	<p><i>Emphasizes the importance of providing these kind of amenities in order to improve the quality of life for our residents, and how these kind of investments help to maintain and enhance the value of the properties in which these types of amenities are located.</i></p>
<p>Goal 15. Improve Fresno's visual image and enhance its form and function through urban design strategies and effective maintenance.</p>	
<p>Goal 16. Protect and improve public health and safety.</p>	

Goal 17. Recognize, respect, and plan for Fresno's cultural, social, and ethnic diversity, and foster an informed and engaged citizenry.

Emphasize shared community values and genuine engagement with and across different neighborhoods, communities, institutions, businesses and sectors to solve difficult problems and achieve shared goals for the success of Fresno and all its residents.

Timeline

As noted in previous reports to the City Council, the effort to update the City's General Plan, City's Zoning Ordinance, and new implementing development code has been funded by federal grants from the U.S. Department of Energy (DOE) under the Energy Efficiency & Conservation Block Grant (EECBG) program, HUD Sustainable Communities Initiative, and a state grant from the California Strategic Growth Council Sustainable Communities program. The DOE grant was provided to the City of Fresno for the Energy Efficiency Survey program and to encourage comprehensive energy conservation and efficiency in Fresno's land use planning and property development standards. The other grants were provided to integrate long term community sustainability principles and practices into the City's comprehensive general plan addressing land use, transportation, public utilities and services, and resource management goals and the implementing property development regulations.

A complete description of the Fresno General Plan update planning process and alternative growth concepts was presented to the City Council on April 5, 2012, with additional requested information presented at a follow-up meeting occurring on April 19, 2012. Both meetings included thorough discussion. At the conclusion of this review, the Council selected a preferred alternative and four months later on August 23, 2012, initiated the completion of the Plan.

The Public Review Draft of the Plan and the Draft Master Environmental Impact Report (DMEIR) with technical studies, conducted by FirstCarbon Solutions were released for public review and comment on July 31st. On July 29th, a community information meeting about the public review draft was held at Fresno City College which was attended by more than 200 people. During the public comment period, public workshops were held in each Council District. Presentations were also made to numerous community groups, two meetings of the GPCC were convened, and a Planning Commission workshop was held.

The public comment period ended on October 9, 2014. Numerous comments were received during the public review period including letters on both the General Plan and the DMEIR. Comments on the Plan itself were carefully considered and thoroughly analyzed by staff. A summary of the comments and how these were incorporated into the General Plan will be attached under separate cover.

Comments on the Draft Master Environmental Impact Report were forwarded to FirstCarbon Solutions(FCS). FCS then wrote, in coordination with City staff, formal responses to each DMEIR comment. These responses are incorporated into the Final MEIR.

Next Steps

Following Planning Commission action, this matter must come before Council. A City Council workshop is scheduled for December 4, 2014, in which the public and the Council will be briefed on the nature of comments received during the public comment period and the changes that were made

to the Plan in response to those comments. A Public Hearing is scheduled for December 11, 2014. The Council will not take action on that evening, rather the matter will be brought to them for further deliberation and potential action on December 18, 2014.

Upon the adoption of the Plan, two significant implementation actions will follow:

Development Code. After the adoption of the General Plan, staff will proceed with the completion of the public review draft of the *Development Code*. This document will replace the current Zoning Ordinance, which has not been comprehensively updated since 1964. It is anticipated that the Development Code will be presented to the Planning Commission for consideration no later than the spring of 2015.

Downtown Plans and Development Code. The *Downtown Neighborhoods Community Plan*, the *Fulton Corridor Specific Plan*, and the *Downtown Development Code*—which propose a refined vision, revitalization strategy, and development regulations for the center of the City—were released for public comment in 2011. After the adoption of the General Plan they will be revised and brought to the Planning Commission for consideration in late spring/early summer of 2015.

ENVIRONMENTAL FINDINGS

An environmental document for the proposed Fresno General Plan was prepared by the City to satisfy the California Environmental Quality Act (CEQA). The City is the lead agency for the Project under CEQA and a Draft Master Environmental Impact Report was prepared for the Fresno General Plan, pursuant to the requirements of CEQA Guidelines section 15175, et seq. The MEIR was prepared by First Carbon Solutions/Michael Brandman Associates (FCS) under contract with the City.

LOCAL PREFERENCE

N/A

FISCAL IMPACT

Fiscal Impact of Developing the General Plan - Funds for consultants to assist in completion of the Fresno General Plan and Development Code documents were provided by a grant from the California Strategic Growth Council. All environmental assessment studies and reports were funded by grants from the U.S. Departments of Energy and Housing and Urban Development.

Fiscal Impact on the City Resulting from Implementation of the General Plan – Analysis was conducted on the financial impact of implementing the goals and policies in the General Plan. Initial fiscal analysis reveals a distinct revenue advantage for development in incorporated areas (i.e. infill areas) primarily as a result of the existing Tax Sharing Agreement with Fresno County. It also reveals a need for new strategies to fund ongoing maintenance of development in unincorporated areas.

- The City of Fresno receives more tax revenue in the existing neighborhoods and downtown (incorporated/infill) than in the unincorporated areas. The City receives 27-31 percent of tax revenue in the incorporated areas of the City, as compared to 17-22 percent of tax revenues when development occurs in unincorporated areas that are annexed to the City:

- Fiscal advantage of almost 50 percent from incorporated areas – on average, every \$1,000 of new assessed value from existing neighborhoods and downtown generates \$2.90 compared to unincorporated area where the amount is only \$1.95.
- Under the Tax Sharing Agreement with Fresno County, the County retains its share of property tax base plus 62 percent of increment on new development. In other words the General Fund “capture rate” on annexed land is significantly below that within existing City boundaries.
- The City of Fresno falls behind on every annexed property without adding a new funding source for maintenance. Impact fees and Community Facility Districts (CFD) are among the options to pay for construction and maintenance in the new growth areas for public streets, curbs, gutters, and sidewalks within neighborhoods, median islands, and parks spaces. Public Safety and infrastructure on main thoroughfares will require additional contribution from the General Fund or “other” funding sources. Providing services in unincorporated areas, without additional funding, will further constrain the already stressed service levels in existing neighborhoods.

Attachments: Exhibit A, Land Use Change Requests
 Exhibit B, Land Use and Circulation Map (inclusive of preferred land use changes identified per Exhibit A)
 Exhibit C, City Council Resolution 2012-150 Initiation of the General Plan Update
 Draft Master Environmental Impact Report (DMEIR SCH NO. 2012111015)
 Final Master Environmental Impact Report (FMEIR)

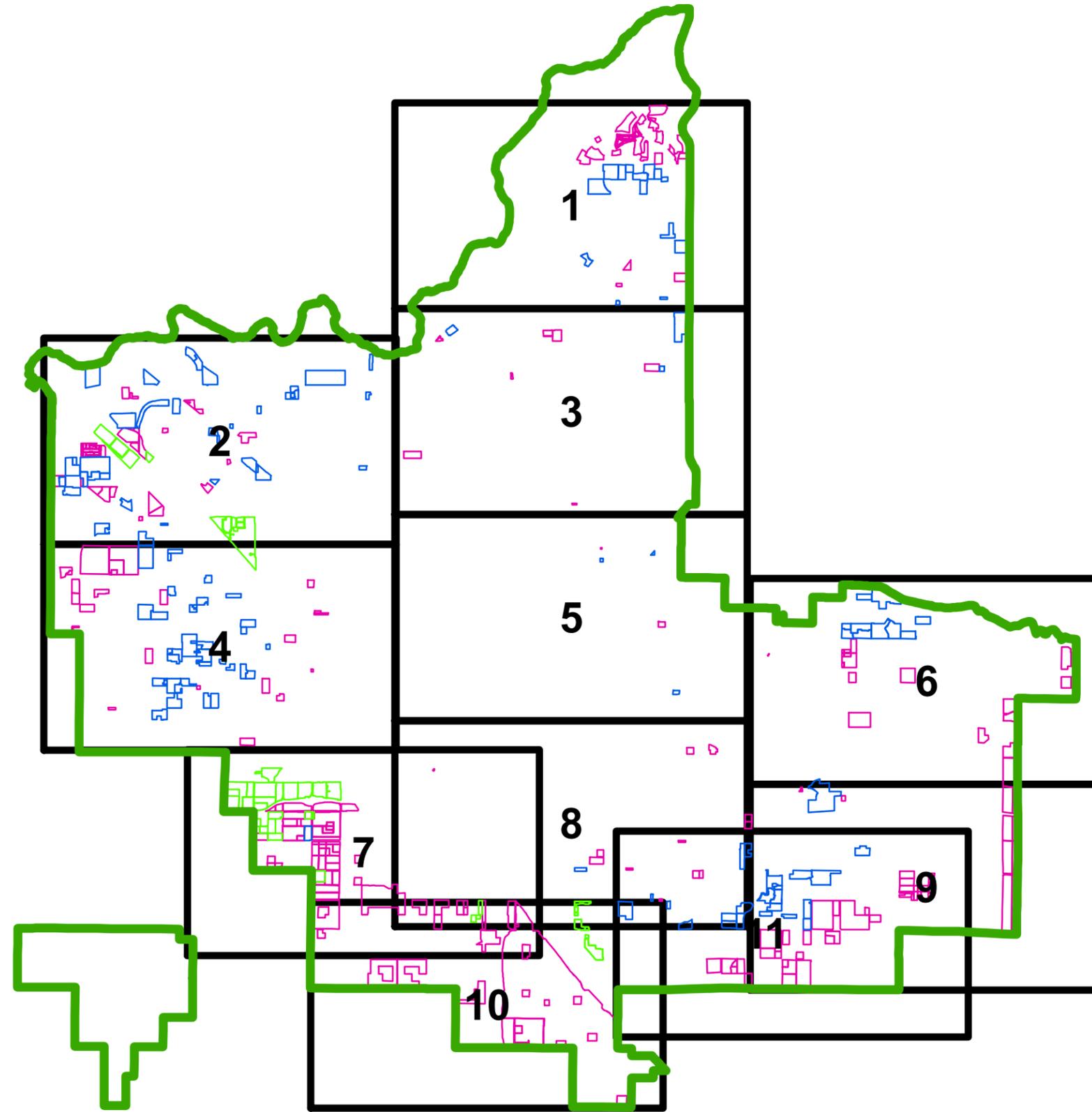
Exhibit A

Land Use Change Requests

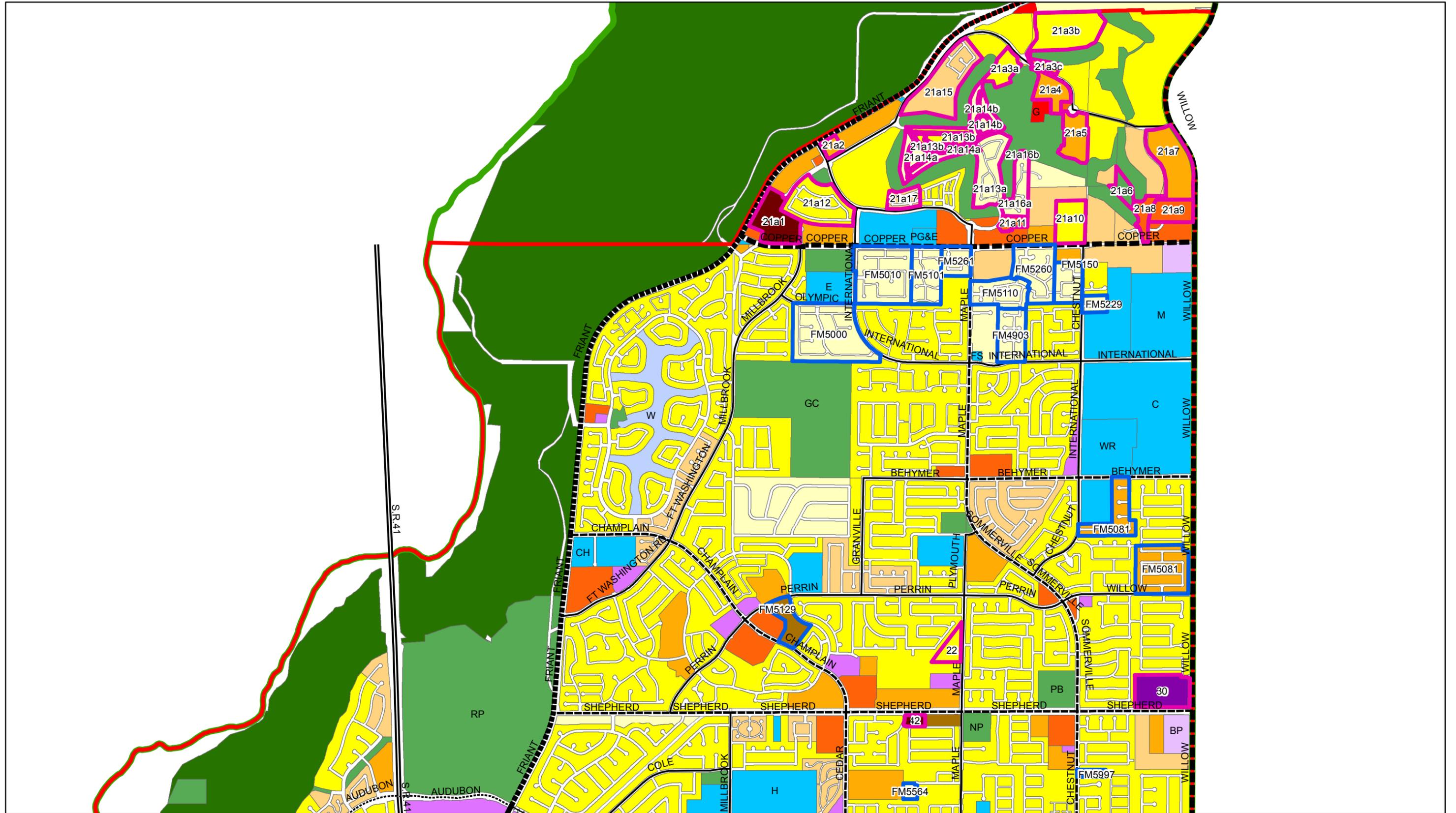
Land Use Change Requests

December 1, 2014

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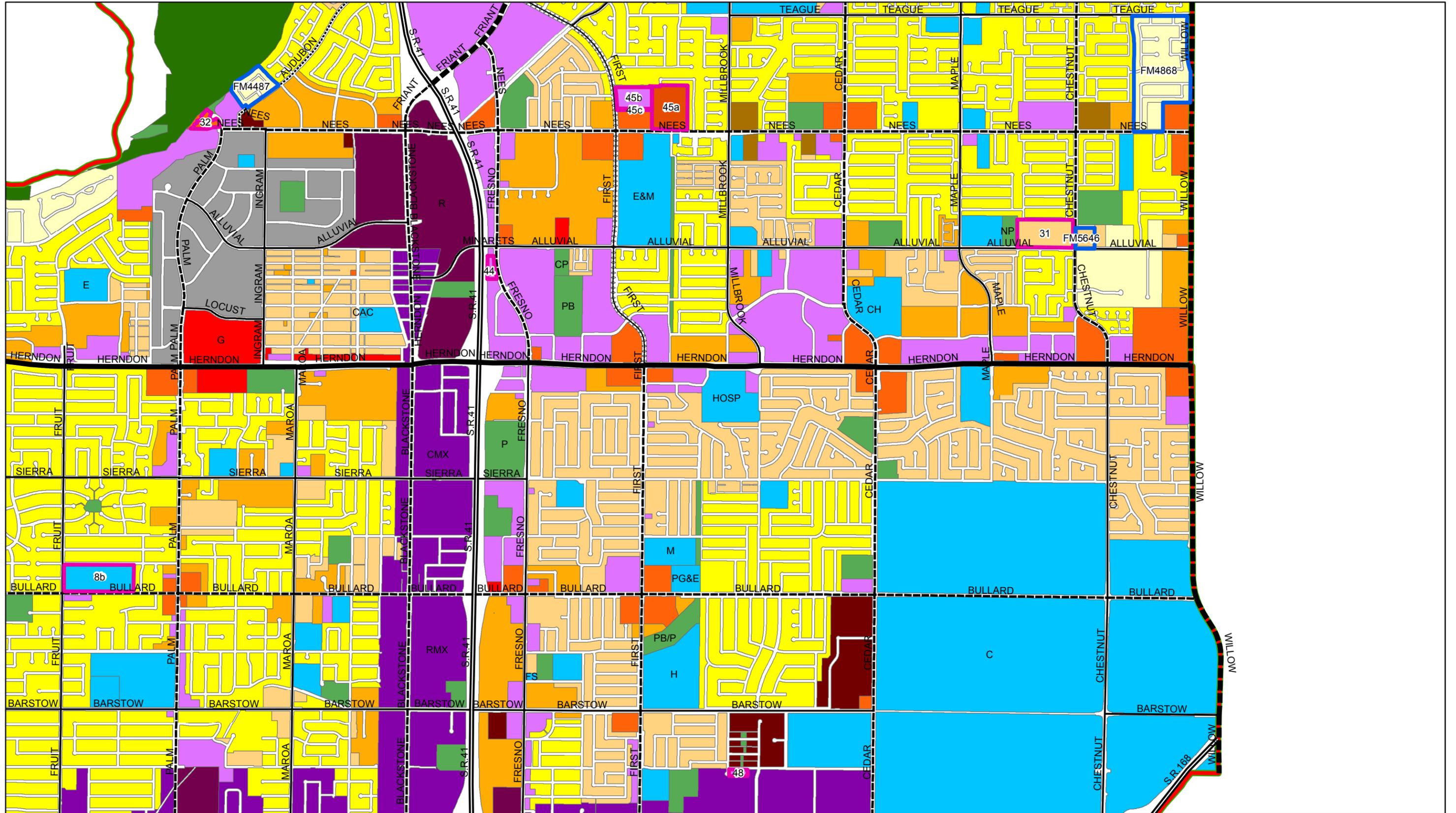


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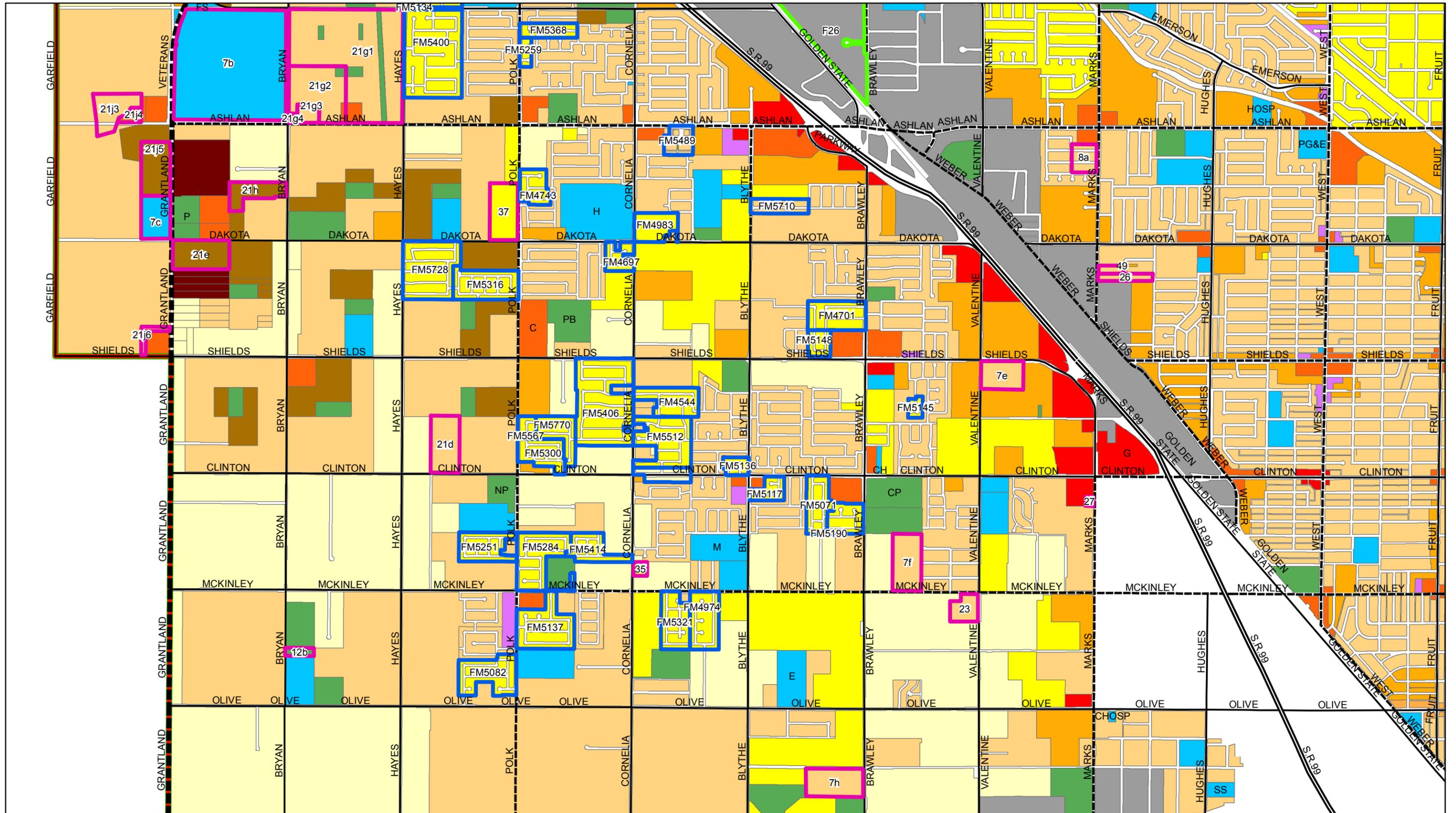
Public Staff Recorded Final Map

Land Use Change Requests

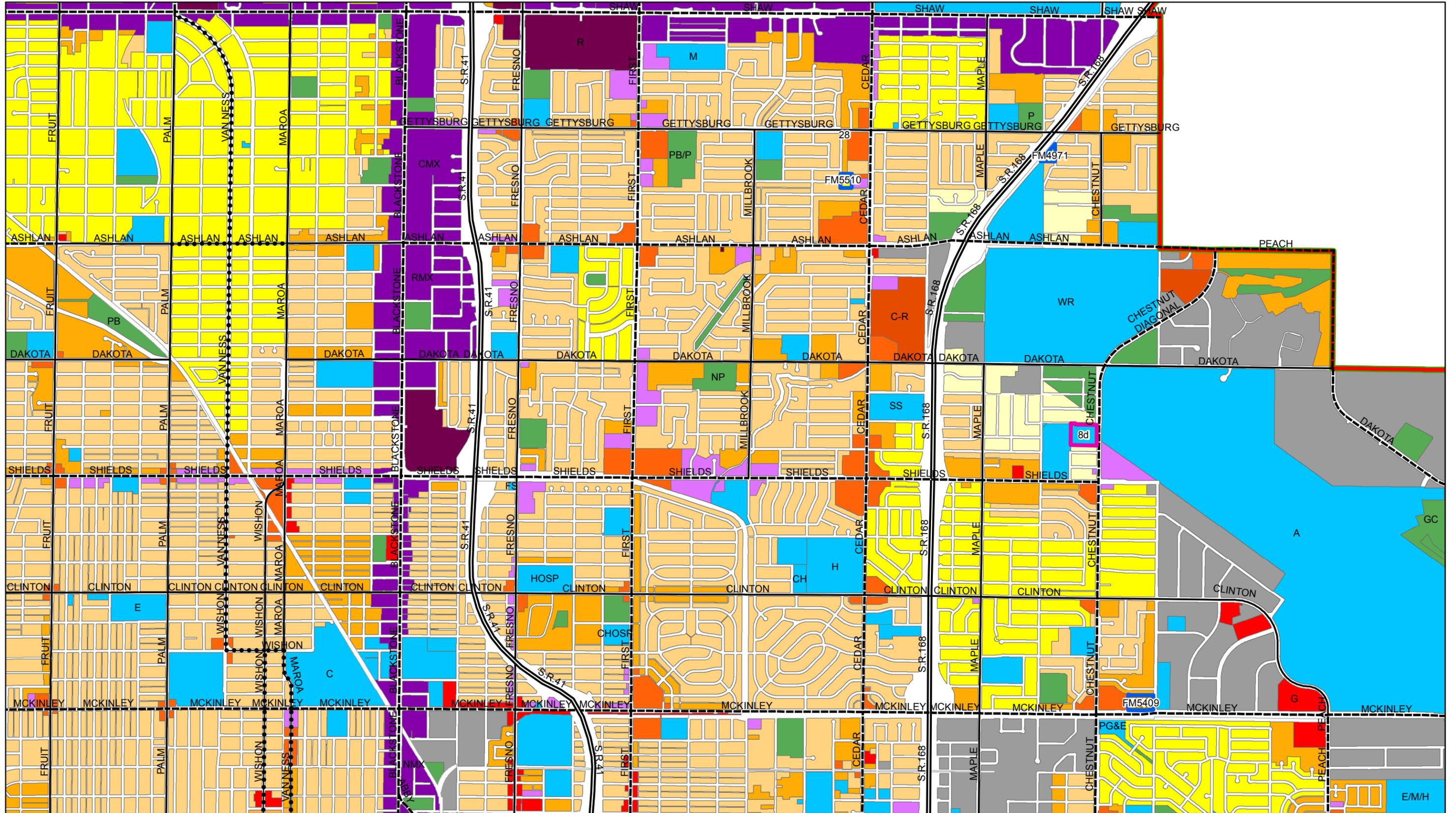


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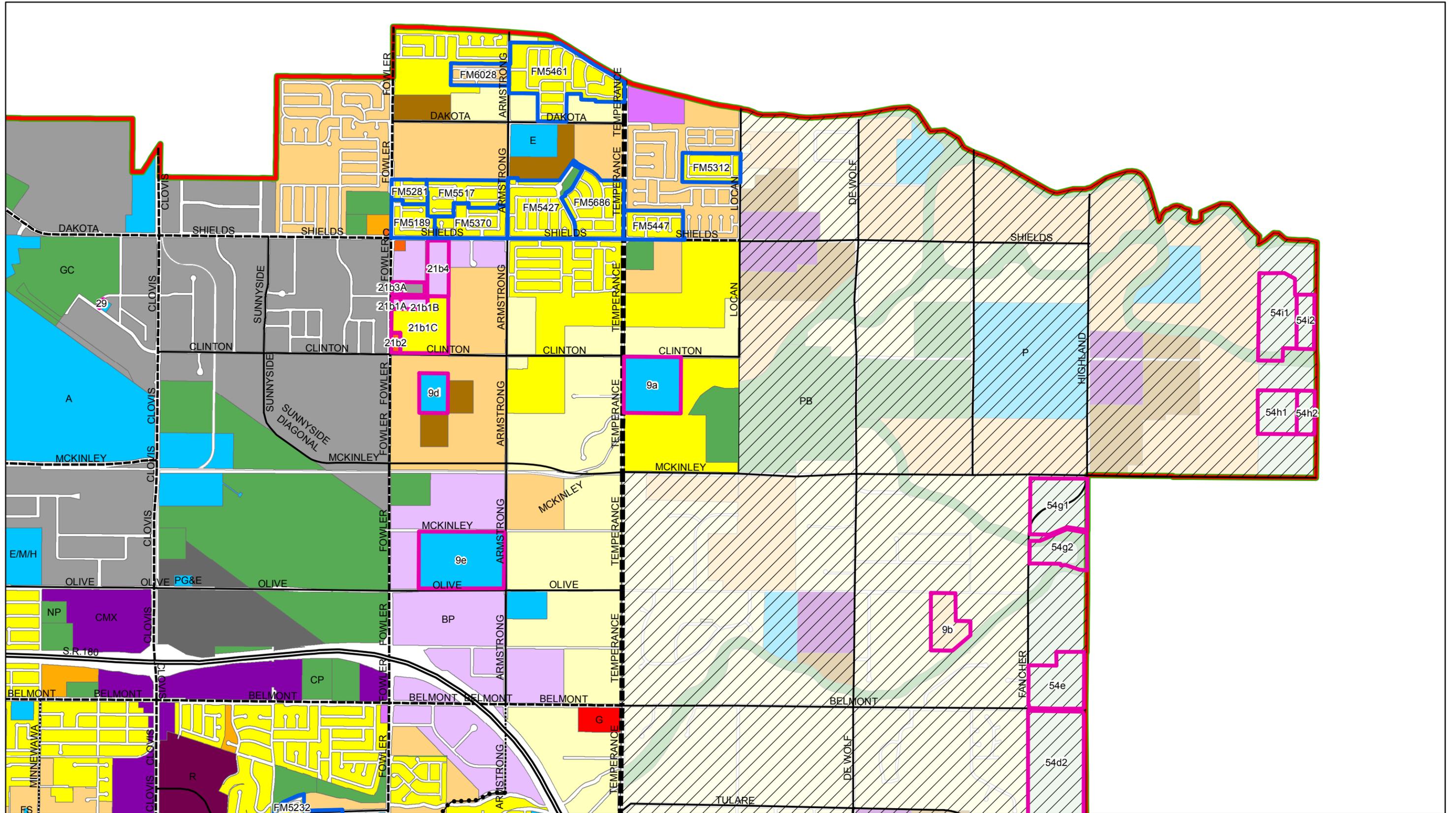
Land Use Change Requests



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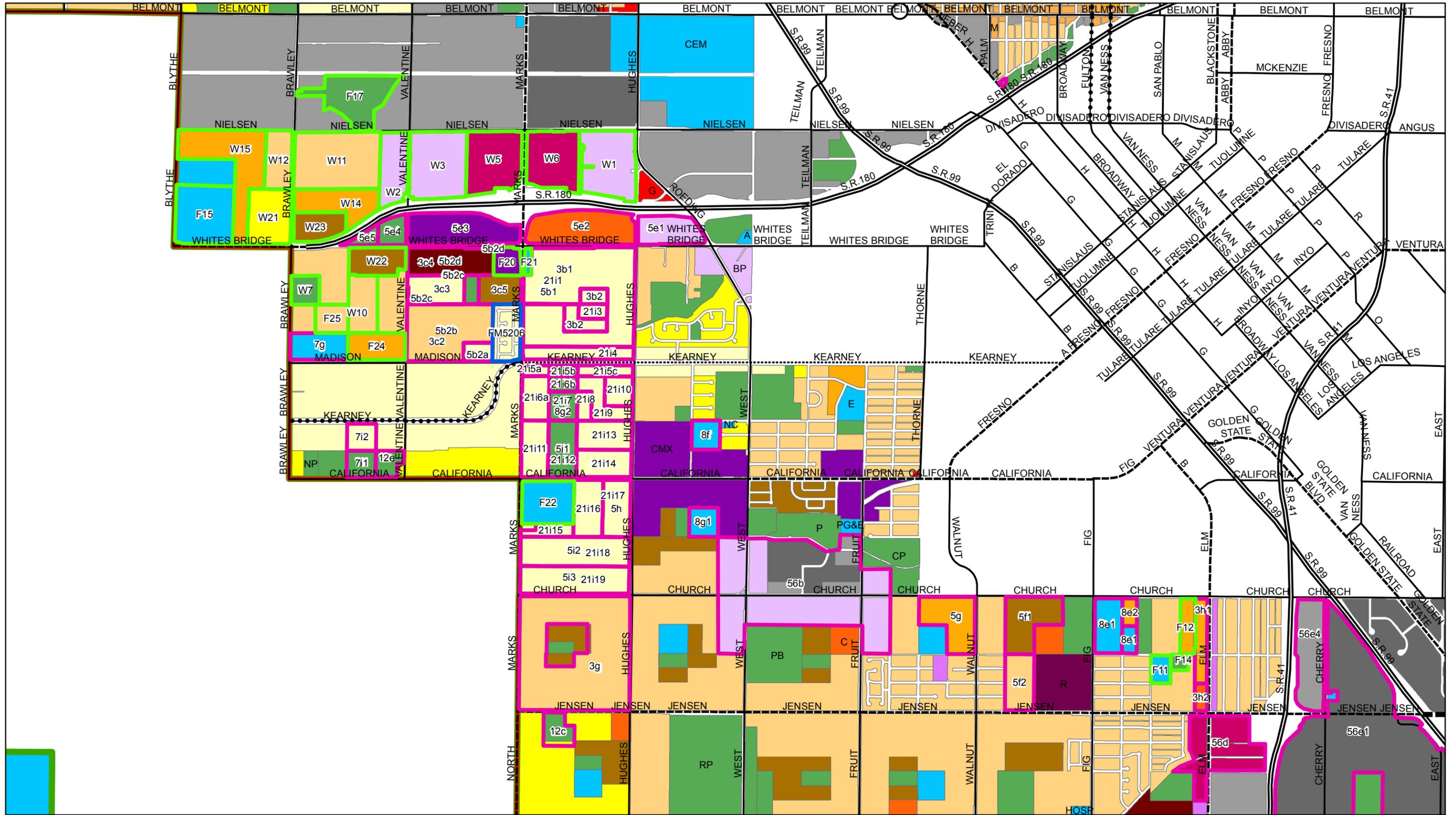


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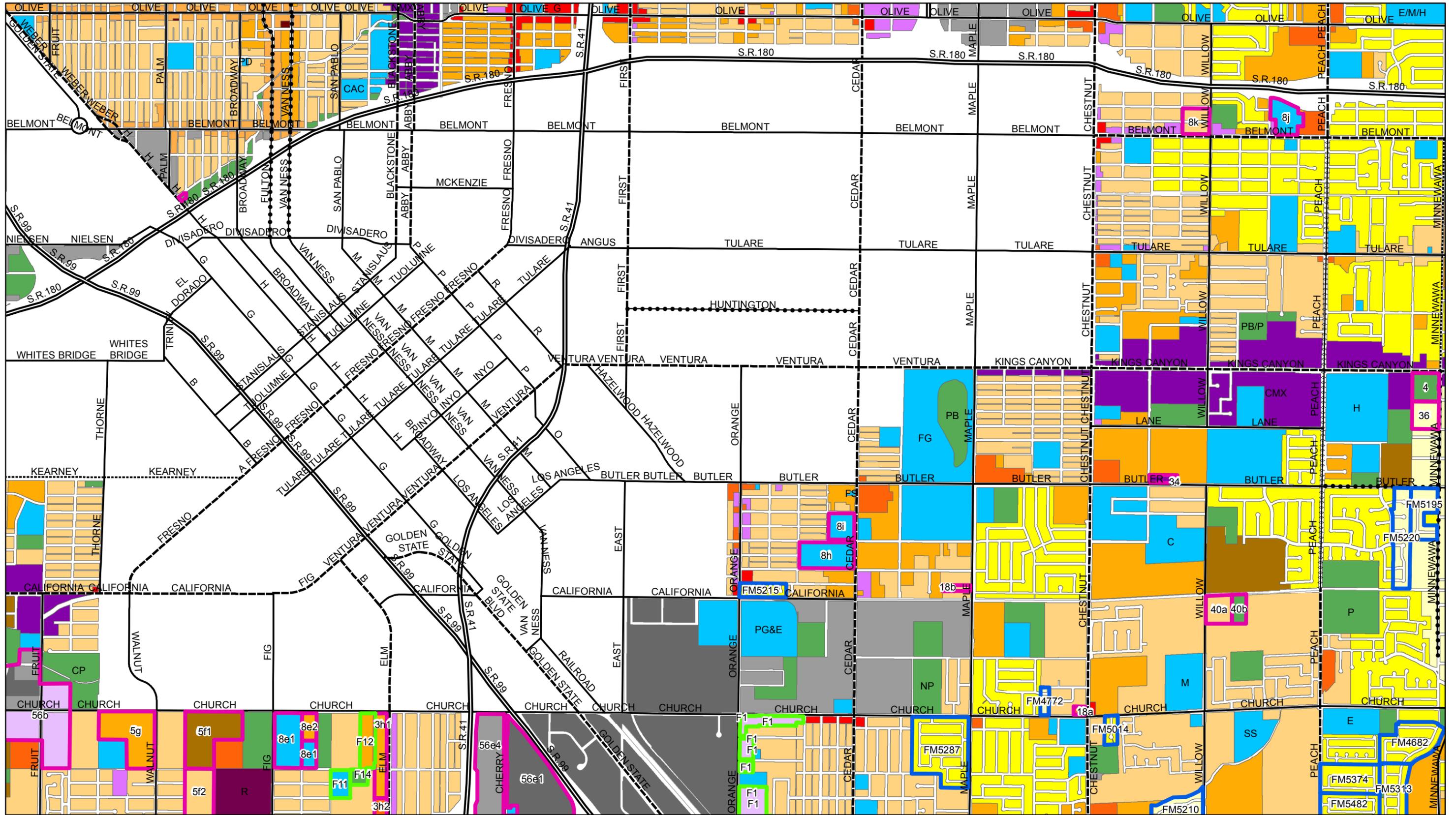
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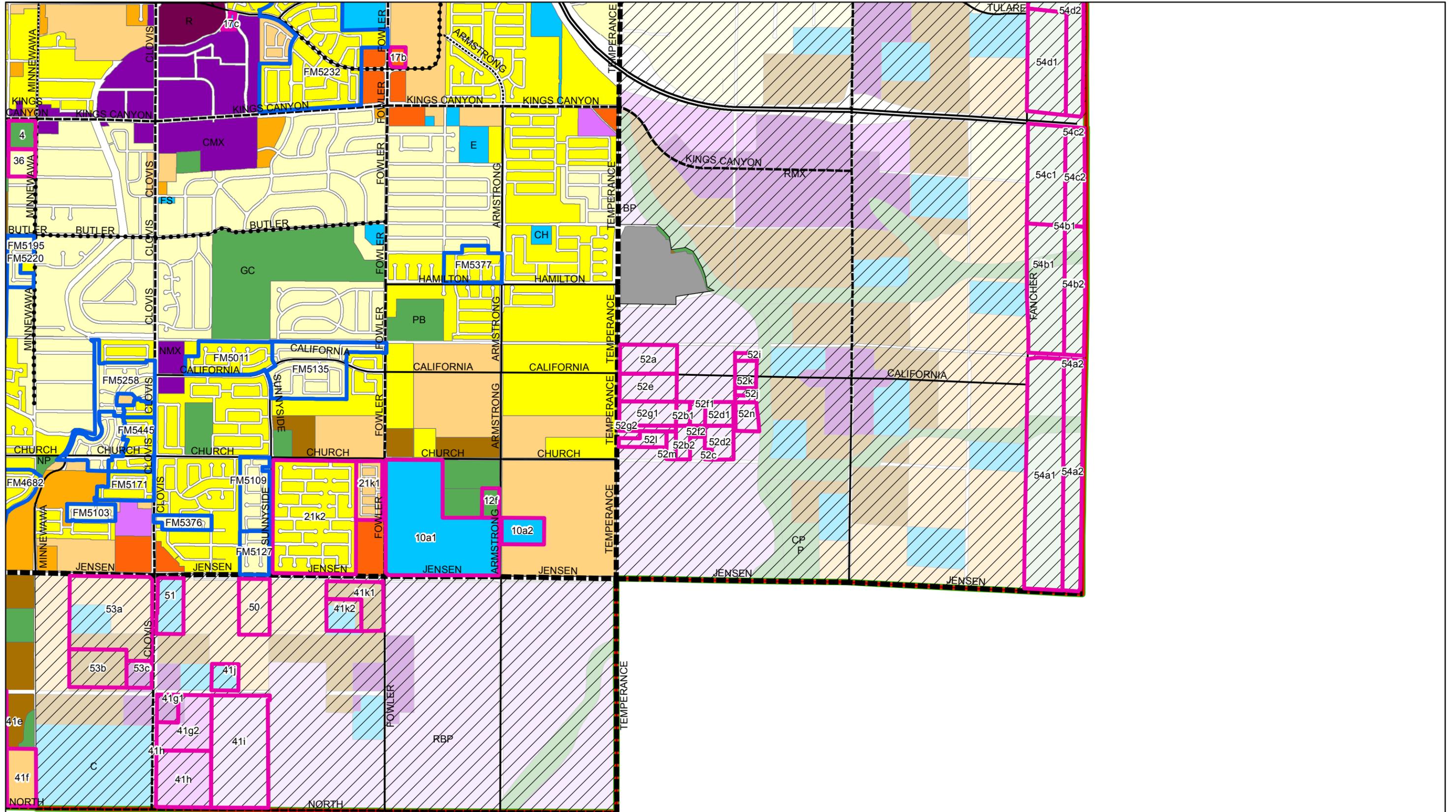
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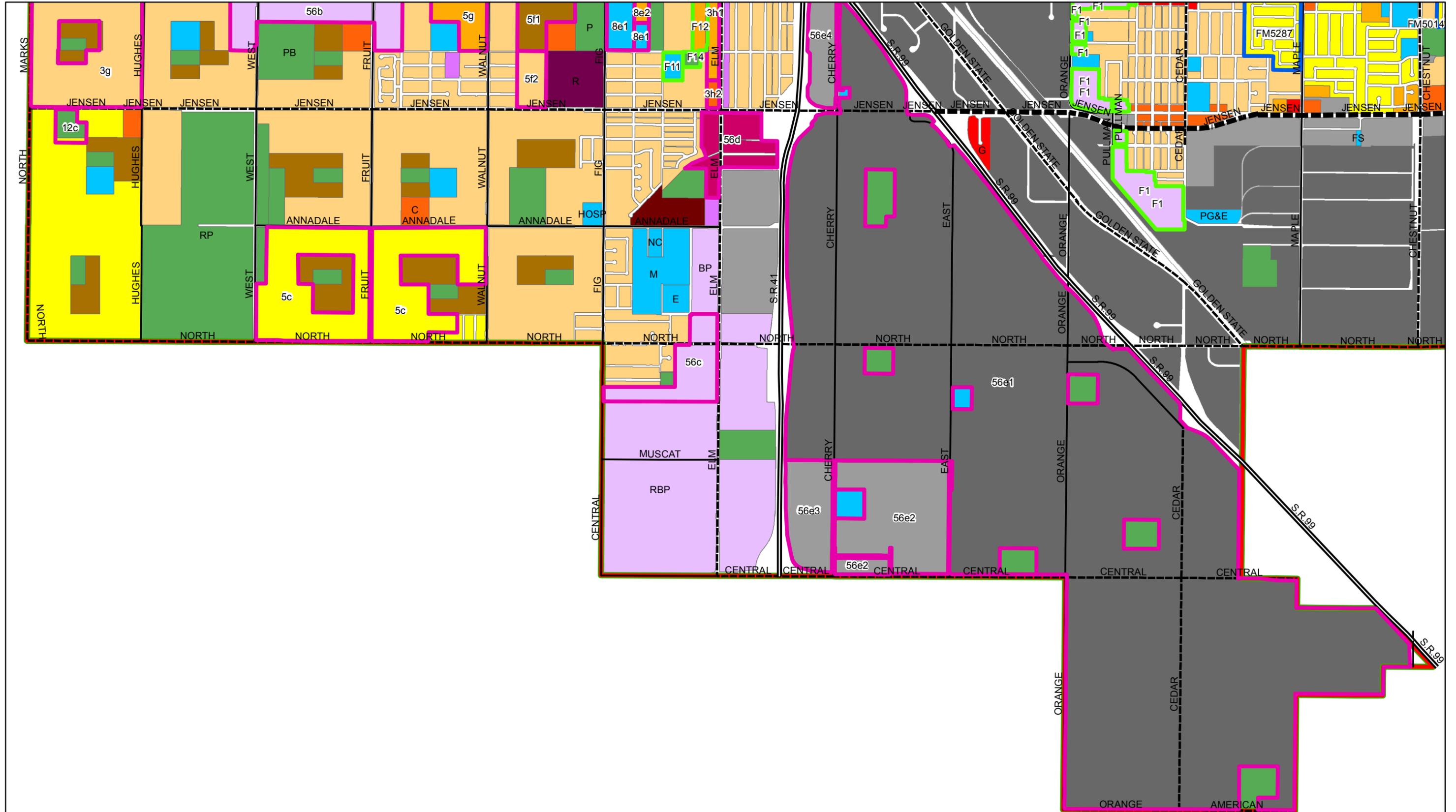


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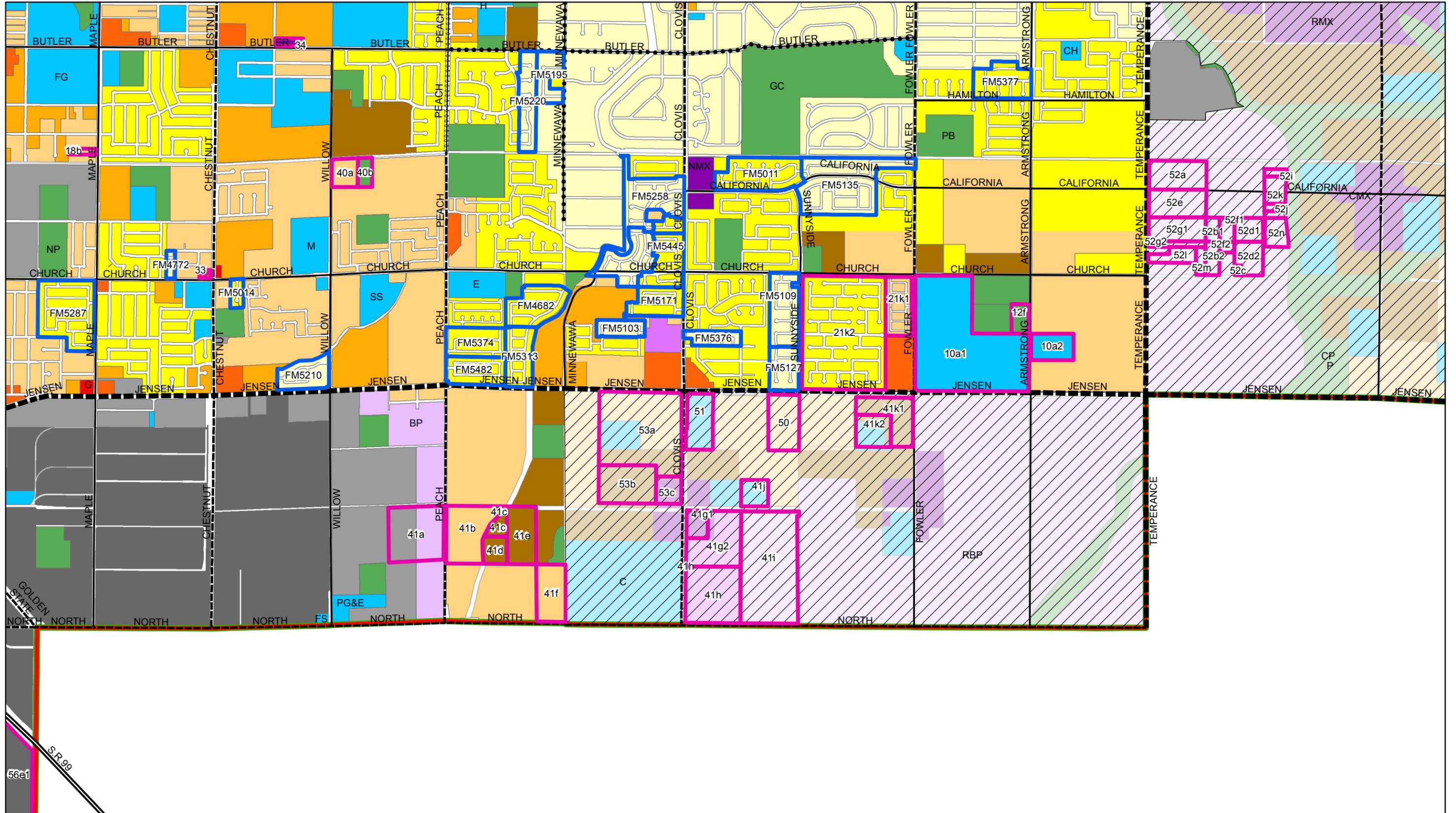
Land Use Change Requests



Land Use Change Requests



Land Use Change Requests



Public Staff Recorded Final Map

Table 1: Land Use Change Requests - Public

I.D.	Exhibit Page	Acres	Initiation Draft GP Land Use (Aug. 9, 2012)	Land Use Change Request			City of Fresno Staff Preferred Land Use				Additional Land Use Request (2)			Development Area	Location
				Land Use Request	Change in # of dwelling units (1)	Change in square feet (1)	Staff preferred land use	Change in # of dwelling units (1)	Change in square feet (1)	Dwelling unit type	I.D.	Land Use Request	Change in # of dwelling units (1)		
1	2	14.15	Res. Urban Neigh.	Res. Medium	-188	0	Res. Medium	-188	0	Single family				EN North of Shaw	City
2	2	4.10	Res. Medium	Res. Medium Low	-12	0	Res. Medium Low	-12	0	Single family				EN North of Shaw	City
3b1	7	106.46	Res. Medium	Res. Low	-532	0	Res. Low	-532	0	Single family	5b1 21i1	Res. Medium	-266	DA-1 South	City
3b2	7	14	Res. Urban Neigh.	Res. Low	-259	0	Res. Low	-259	0	Single family	21i2	Res. Medium Low	-224	DA-1 South	City
3c1	7	6.5	Res. Medium	Res. Low	-33	0	Res. Low	-33	0	Single family	5b2a	Res. Medium Low	-16	DA-1 South	County
3c2	7	52	Res. Medium	Res. Low	-260	0	Res. Medium	0	0	Single family	5b2b	Res. Medium	-130	DA-1 South	City, County
3c3	7	19.6	Res. Medium	Res. Low	-98	0	Res. Low	-98	0	Single family	5b2c	Res. Medium	-49	DA-1 South	City, County
3c4	7	28.2	Res. Medium	Res. Low	-141	0	Res. High	776	0	Single family	5b2d	Res. Medium	-71	DA-1 South	City, County
3c5	7	14.5	Res. Urban Neigh.	Res Low	-268	0	Res. Urban Neigh.	0	0	Multi-family				DA-1 South	City
3g	7, 10	129.65	Res. Medium	Res. Medium Low	-324	0	Res. Medium	0	0	Single family				DA-1 South	County
3h1	7, 8, 10	12.21	Res. Medium High	General Commercial	-171	186,153	Res. Medium High	0	0	Multi-family				DA-1 South	City
3h2	7, 8, 10	3.96	Res. Medium High	General Commercial	-55	60,374	Community Commercial	-55	51,749	none				DA-1 South	City
4	8, 9	9.02	Community Park	Corridor/Center Mixed-Use	72	124,603	Community Park	0	0	none				EN South of Shaw	County
5c	10	226.64	Res. Medium-Low	Res. Medium	567	0	Res. Medium	567	0	Single family				DA-1 South	City, County
5e1	7	20	Business Park	General Commercial	0	-43,560	Business Park	0	0	none				DA-1 South	City
5e2	7	41	Business Park	General Commercial	0	-89,298	Community Commercial	0	-178,596	none				DA-1 South	City
5e3	7	38	Business Park	General Commercial	0	-82,764	Corridor/Center Mixed-Use	0	-413,820	Multi-family				DA-1 South	County
5e4	7	9	Business Park	General Commercial	0	-19,602	Park	0	-156,816	none				DA-1 South	County
5e5	7	5	Business Park	General Commercial	0	-10,890	Ponding Basin	0	-87,120	none				DA-1 South	County
5f1	7, 8, 10	30.75	Res. Urban Neigh.	Res. Medium High	-185	0	Res. Urban Neigh.	0	0	Multi-family				DA-1 South	City, County
5f2	7, 8, 10	19.25	Res. Urban Neigh.	Res. Medium High	-116	0	Res. Medium	-260	0	Single family				DA-1 South	County
5g	7, 8, 10	30	Res. Urban Neigh. (10) Res. Medium (20)	Res. Medium High	90	0	Res. Medium High	90	0	Multi-family				DA-1 South	City
5h	7	18.69	Park	Res. Medium	122	0	Res. Low	28	0	Single family	21i17	Res. Medium Low	75	DA-1 South	City
5i1	7	18.84	Res. High	Ponding Basin	-640	0	Ponding Basin	-640	0	none	21i12	Res. Medium Low	-640	DA-1 South	City
5i2	7	38.14	Res. High	Res. Medium	-1,048	0	Res. Low	-1,245	0	Single family	21i18	Res. Medium Low	-1144	DA-1 South	City
5i3	7	35.50	Res. Urban Neigh.	Res. Medium	-479	0	Res. Low	-816	0	Single family	21i19	Res. Medium Low	-568	DA-1 South	City
6	2	2.29	Office	Community Commercial	0	-19,950	Office	0	0	none				EN North of Shaw	City
7a	2	10.59	Elementary School	Res. Urban Neigh.	212	0	Res. Urban Neigh.	212	0	Multi-family				DA-1 North	City
7e	4	13.64	Elem. School	Res. Medium	134	0	Res. Medium	134	0	Single family				DA-1 North	City
7f	4	19.24	Elem. School	Res. Medium	125	0	Res. Medium	125	0	Single family				DA-4 West	County
7h	4	18.33	Elem. School	Res. Medium	73	0	Res. Medium	73	0	Single family				DA-4 West	County
7i1	7	9.15	Elem. School	Ponding Basin	0	0	Ponding Basin	0	0	none				DA-1 South	County
7i2	7	9.15	Elem. School	Res. Low	14	0	Res. Low	14	0	Single family				DA-1 South	County

(1) Reasonable dwelling unit per acre and FAR build out capacity estimate for unmapped vacant lots: Low = 1.5 du/ac; Med-Low = 4 du/ac; Medium = 6.5 du/ac; Medium-High = 14.0 du/ac; Urban Neighborhood = 20.0 du/ac; High = 34.0 du/ac; NMX = 14.0 (x .5 net); CMX = 20.0 (x .4 net); RMX = 34.0 (x .3 net); Community Commercial = .3 FAR; Community Recreational = .2 FAR; General Commercial = .35 FAR; Main Street = .5 FAR; Neighborhood Commercial = .35 FAR; Regional Commercial = .25, Highway and Auto = .25 FAR; Office = .5 FAR; Business Park = .4 FAR; Regional Business Park = .4 FAR; Light Industrial = .3 FAR; Heavy Industrial = .3 FAR; CMX = .25 FAR; CMX (SEGA) = .2 FAR; RMX = .25 FAR; RMX (SEGA) = .15 FAR; and NMX = .25

(2) These land use requests are made by other parties to the same parcel(s). If blank then there are no additional land use change requests for this (these) parcel(s).

I.D.	Exhibit Page	Acres	Initiation Draft GP Land Use (Aug. 9, 2012)	Land Use Change Request			City of Fresno Staff Preferred Land Use				Additional Land Use Request (2)			Development Area	Location
				Land Use Request	Change in # of dwelling units (1)	Change in square feet (1)	Staff preferred land use	Change in # of dwelling units (1)	Change in square feet (1)	Dwelling unit type	I.D.	Land Use Request	Change in # of dwelling units (1)		
8a	4	9	Elem. School	Res. Medium	59	0	Res. Medium	59	0	Single family				EN South of Shaw	City
8e2	7, 8, 10	4.56	Elem. School	Res. Medium High	72	0	Res. Medium High	72	0	Multi-family				DA-1 South	City
8i	8	8.07	Res. Medium High (5) Res. Medium (2.1) Public Facility (.96)	Elementary School	-84	0	Elementary School	-84	0	none				EN South of Shaw	City
8j	8	11.5	Res. Medium High (3.8) Res. Medium Low (4.1) Comm. Commercial (2.9) Office (.7)	Elementary School	-69	-53,143	Elementary School	-69	-53,143	none				EN South of Shaw	City
8k	8	8	Elem. School	Res. Low	24	0	Res. Medium	24	0	Single family				EN South of Shaw	County
9a	6	23.53	Res. Medium Low	Elementary School	94	0	Elementary School	94	0	none				DA-2 North	City
9b	6	20.8	School with Park	Res. Medium	135	0	Res. Medium	135	0	Single family				DA-4 East	County
9d	6	13.72	Park (10) Res Medium (3.72)	Elementary School	-65	0	Elementary School	-65	0	none				DA-2 North	County
12b	4	2.87	Elementary School	Ponding Basin	0	0	Ponding Basin	0	0	none				DA-4 West	County
12c	7, 10	10.30	Res. Medium Low	Ponding Basin	-41	0	Ponding Basin	-41	0	none				DA-1 South	County
12e	7	7.8	Res. Medium Low	Ponding Basin	-31	0	Ponding Basin	-31	0	none				DA-1 South	County
12f	9, 11	6	Res. Urban Neighborhood	Ponding Basin	120	0	Ponding Basin	-120	0	none				DA-2 South	County
14a	2	16.88	Regional Mixed-Use (11.3) Park (5.6)	Corridor/Center Mixed-Use			Corridor/Center Mixed-Use			Multi-family				DA-1 North	City
14b	2	13.22	Regional Mixed-Use	Res. Medium High	185	-112,036	Res. Medium High	185	-112,036	Multi-family				DA-1 North	City
15	2	3.91	Office	Res. Urban Neighborhood	78	-85,160	Office	0	0	none				EN North of Shaw	City
16a	2	42.25	Highway & Auto				Light Industrial			none				EN North of Shaw	City
16b	2	2.89	Res. Urban Neigh.				Res. Medium High			Multi-family				EN North of Shaw	City
16c	2	.63	Community Commercial	Regional Mixed-Use	400	-141,461	Park	-17	83,787	none				EN North of Shaw	City
17b	9	3.64	Res. Medium	Community Commercial	-24	47,568	Res. Medium	0	0	Single family				EN South of Shaw	City
17c	9	1.5	Corridor/Center Mixed-Use	Public/Quasi Public Facility	-12	-9,801	Public/Quasi Public Facility	-12	-9,801	none				EN South of Shaw	City
18b	8, 11	1.97	Res. Medium	Res. Urban Neighborhood	27	0	Res. Medium	0	0	Single family				EN South of Shaw	City
21a1	1	20.52	Res. High	Res. Urban Neighborhood	-288	0	Res. High	0	0	Multi-family				EN North of Shaw	City
21a2	1	17.63	Res. Medium High	Res. Urban Neighborhood	110	0	Res. Medium High	0	0	Multi-family				EN North of Shaw	City
21a3a	1	16.49	Res. Medium	Res. Medium Low	-41	0	Res. Medium Low	-41	0	Single family				EN North of Shaw	City
21a3b	1	30.09	Res. Medium Low	Res. Low	-75	0	Res. Medium Low	0	0	Single family				EN North of Shaw	City
21a3c	1	2.95	Res. Medium High	Res. Medium Low	-29	0	Res. Medium High	0	0	Multi-family				EN North of Shaw	City
21a4	1	10.08	Res. Medium High	Res. Medium	-75	0	Res. Medium High	0	0	Multi-family				EN North of Shaw	City
21a5	1	12.85	Res. Medium High	Res. Medium Low	-129	0	Res. Medium High	0	0	Multi-family				EN North of Shaw	City
21a6	1	5.27	Open Space	Res. Medium	34	0	Open Space	0	0	none				EN North of Shaw	City
21a7	1	26.82	Res. Medium High	Res. Medium	-202	0	Res. Medium High	0	0	Multi-family				EN North of Shaw	City
21a8	1	6.66	Res. Medium High (5.31) Community Commercial (1.35)	Res. Medium	-30	-17,642	Res. Medium High Community Commercial	0	0	Multi-family				EN North of Shaw	City
21a9	1	12	Community Commercial	Res. Medium High	168	-156,816	Community Commercial	0	0	none				EN North of Shaw	City
21a10	1	14.5	Res. Medium (5.14) Park (4.88) Res. Medium High (4.48)	Res. Medium Low	-37	0	Res. Medium Low	-37	0	Single family				EN North of Shaw	City

I.D.	Exhibit Page	Acres	Initiation Draft GP Land Use (Aug. 9, 2012)	Land Use Change Request			City of Fresno Staff Preferred Land Use				Additional Land Use Request (2)			Development Area	Location
				Land Use Request	Change in # of dwelling units (1)	Change in square feet (1)	Staff preferred land use	Change in # of dwelling units (1)	Change in square feet (1)	Dwelling unit type	I.D.	Land Use Request	Change in # of dwelling units (1)		
21a11	1	3.5	Community Commercial	Res. Medium Low	14	-45,738	Community Commercial	0	0	none				EN North of Shaw	City
21a12	1	28.44	Res. Medium	Res. Medium Low	-71	0	Res. Medium Low	-71	0	Single family				EN North of Shaw	City
21a13a	1	13	Res. Medium Low	Res. Low	4	0	Res. Low	4	0	Single family				EN North of Shaw	City
21a13b	1	22.8	Res. Medium Low	Res. Low	-41	0	Res. Medium Low	0	0	Single family				EN North of Shaw	City
21a14a	1	16.5	Res. Medium Low	Res. Low	-41	0	Res. Low	-41	0	Single family				EN North of Shaw	City
21a14b	1	10.21	Res. Medium Low	Res. Low	-26	0	Res. Low	-26	0	Single family				EN North of Shaw	City
21a15	1	32.80	Res. Medium Low	Res. Medium	82	0	Res. Medium	82	0	Single family				EN North of Shaw	City
21a16a	1	13.07	Res. Medium	Res. Low	-65	0	Res. Low	-65	0	Single family				EN North of Shaw	City
21a16b	1	0.6	Res. Medium	Golf Course/Open Space	-4	0	Golf Course/Open Space	-4	0	none				EN North of Shaw	City
21a17	1	23.69	Res. Medium Low	Res. Medium	59	0	Res. Medium	59	0	Single family				EN North of Shaw	City
21b1A	6	1	Business Park	Community Commercial	0	-4,356	Business Park	0	0	none				EN South of Shaw	City
21b1B	6	3.56	Business Park	Res. Medium	23	-62,029	Business Park	0	0	none				EN South of Shaw	City
21b1C	6	31	Res. Urban Neigh. (28) Business Park (3)	Res. Medium Low	-391	-20,909	Res. Medium Low	-391	-20,909	Single family				EN South of Shaw	City
21b3A	6	1	Business Park	Community Commercial	0	-4,356	Business Park	0	0	none				EN South of Shaw	City
21b3B	6	3.87	Business Park	Light Industrial	0	-16,858	Light Industrial	0	-16,858	none				EN South of Shaw	City
21b4	6	14.02	Business Park	Res. Urban Neighborhood	280	-244,285	Business Park	0	0	none				EN South of Shaw	City
21c	2	9.51	Res. Medium High	Res. Medium Low	-95	0	Res. Medium	-71	0	Single family				DA-1 North	City
21d	4	19.51	Res. Medium	Res. Medium Low	-49	0	Res. Medium	0	0	Single family				DA-1 North	County
21e	4	19.56	Res. High	Res. Medium	-538	0	Res. Urban Neighborhood	-274	0	Multi-family				DA-1 North	County
21f	2	3.93	Res. Urban Neighborhood	Community Commercial	-79	52,357	Community Commercial	-79	52,357	none				DA-1 North	City
21g1	4	4	Community Commercial (4)	Res. Medium High (4)	56	-52,275	Community Commercial (4)	0	0	none				DA-1 North	City, County
21g2	4	1	Res. Medium (1)	Res. Medium High (1)	8	0	Res. Medium (1)	0	0	Single family				DA-1 North	City
21g3	4	12	Parks (12)	Res. Medium Low (12)	48	0	Parks (12)	0	0	none				DA-1 North	City
21g4	4	21	Res. Medium (21)	Res. Medium Low (21)	-53	0	Res. Medium (21)	0	0	Single family				DA-1 North	City
21h	4	17.54	Res. Urban Neighborhood	Res. Medium	-237	0	Res. Urban Neighborhood	0	0	Multi-family				DA-1 North	County
21i3	7	4.92	Open Space/Park	Res. Medium Low	20	0	Res. Low	7	0	Single family				DA-1 South	City
21i4	7	16.42	Res. Low	Res. Medium Low	41	0	Res. Low	0	0	Single family				DA-1 South	City
21i5a	7	3.45	Res. Low	Res. Medium Low	9	0	Res. Low	0	0	Single family				DA-1 South	City
21i5b	7	3.61	Res. Low	Res. Medium Low	9	0	Ponding Basin	-5	0	none				DA-1 South	City
21i5c	7	7.24	Res. Low	Res. Medium Low	18	0	Res. Low	0	0	Single family				DA-1 South	City
21i6a	7	14.09	Res. Medium	Res. Medium Low	-35	0	Res. Low	-70	0	Single family				DA-1 South	City
21i6b	7	5.2	Res. Medium	Res. Medium Low	-13	0	Ponding Basin	-34	0	none				DA-1 South	City
21i7	7	9.75	Elementary School	Res. Medium Low	39	0	Res. Low	0	0	Single family				DA-1 South	City
21i8	7	4.95	Open Space/Park	Res. Medium Low	20	0	Res. Low	7	0	Single family				DA-1 South	City
21i9	7	14.31	Res. Urban Neighborhood	Res. Medium Low	-229	0	Res. Low	-264	0	Single family				DA-1 South	City
21i10	7	9.81	Res. Medium	Res. Medium Low	-25	0	Res. Low	-49	0	Single family				DA-1 South	City
21i11	7	17.95	Res. Urban Neighborhood	Res. Medium Low	-287	0	Res. Low	-332	0	Single family				DA-1 South	City
21i13	7	18.96	Res. High	Res. Medium Low	-569	0	Res. Low	-617	0	Single family				DA-1 South	City
21i14	7	17.65	Community Commercial	Res. Medium Low	71	-230,650	Res. Low	27	-230,650	Single family				DA-1 South	City
21i15	7	7.07	Res. Urban Neighborhood	Res. Medium Low	-113	0	Res. Low	-130	0	Single family				DA-1 South	City

I.D.	Exhibit Page	Acres	Initiation Draft GP Land Use (Aug. 9, 2012)	Land Use Change Request			City of Fresno Staff Preferred Land Use				Additional Land Use Request (2)			Development Area	Location
				Land Use Request	Change in # of dwelling units (1)	Change in square feet (1)	Staff preferred land use	Change in # of dwelling units (1)	Change in square feet (1)	Dwelling unit type	I.D.	Land Use Request	Change in # of dwelling units (1)		
21i16	7	19.55	Open Space/Park	Res. Medium Low	78	0	Res. Low	29	0	Single family				DA-1 South	City
21j3	4	15	Corridor/Center Mixed-Use	Res. Medium	-23	-98,010	Res. Medium	-23	-98,010	Single family				DA-1 North	County
21j4	4	2.9	Community Commercial	Res. Medium	19	-37,897	Community Commercial	0	0	none				DA-1 North	County
21j5	4	18.2	Res. Urban Neighborhood	Res. Medium	-246	0	Res. Urban Neighborhood	0	0	Multi-family				DA-1 North	County
21j6	4	3.5	Community Commercial	Res. Medium	-23	-45,738	Res. Medium	-23	-45,738	Single family				DA-1 North	County
21k1	9, 11	13.24 4.83	Res. Urban Neigh. Res. Medium High	Res. Medium	-215	0	Res. Medium	-215	0	Single family				EN South of Shaw	City
21k2	9, 11	86.87	Res. Medium	Res. Medium Low	-201	0	Res. Medium Low	-201	0	Single family				EN South of Shaw	City
21k3	2	36.22	Res. Medium	Res. Medium Low	-37	0	Res. Medium Low	-37	0	Single family				DA-1 North	City
21k4	2	17.41	Res. Medium Low	Res. Low	5	0	Res. Low	5	0	Single family				EN North of Shaw	City
21k5	2	27.91	Res. Medium High	Res. Medium Low	-254	0	Res. Medium Low	-254	0	Single family				DA-1 North	City, County
22	1	4.5	Res. Medium Low	Res. Medium High	45	0	Res. Medium Low	0	0	Single family				EN North of Shaw	City
23	4	8.77	Res. Low	Res. Medium	44	0	Res. Medium	44	0	Single family				DA-4 West	County
24a	2	15.54	Community Commercial	Regional Mixed-Use	171	-60,923	Regional Mixed-Use	171	-60,923	Multi-family				DA-1 North	City
24b	2	27.61	Community Commercial	Regional Mixed-Use	282	-108,242	Regional Mixed-Use	282	-108,242	Multi-family				DA-1 North	City
25	2	17.6	Highway & Auto	Res. Urban Neighborhood	352	-191,664	Light Industrial	0	38,333	none				EN North of Shaw	City
26	4	4.89	Res. Medium	Light Industrial	-32	63,903	Res. Medium	0	0	Single family				EN South of Shaw	City
27	4	0.86	Office	Commercial General	0	-5,619	Office	0	-5,619	none				DA-4 West	City, County
28	5	0.37	Office	Res. Urban Neighborhood	7	-8,058	Office	7	-8,058	none				EN South of Shaw	City
29	6	.3	Fire Station	Light Industrial	0	3,920	Light Industrial	0	3,920	none				EN South of Shaw	City
30	1	20	Community Commercial	Corridor/Center Mixed Use	160	-130,680	Corridor/Center Mixed Use	160	-130,680	Multi-family				EN North of Shaw	City
31	3	18.52	Res. Medium High	Res. Medium Low	-185	0	Res. Medium	-139	0	Single family				EN North of Shaw	County
32	3	3.06	Community Commercial	Corridor/Center Mixed Use	25	-20,190	Community Commercial	0	0	none				EN North of Shaw	City
33	8, 11	1.13	Res. Medium	Community Commercial	7	14,767	Community Commercial	7	14,767	none				EN South of Shaw	City
34	8, 11	2.56	Res. Medium High	Corridor/Center Mixed Use	-15	16,727	Corridor/Center Mixed Use	-15	16,727	Multi-family				EN South of Shaw	City
35	4	2.25	Res. Low	Res. Medium Low	3	0	Res. Medium Low	3	0	Single family				DA-4 West	City
36	8, 9	8.73	Open Space/ Community Park	Res. Low	17	0	Res. Low	17	0	Single family				EN South of Shaw	City, County
37	4	19.85	Res. Medium High	Res. Medium Low	-185	0	Res. Medium Low	-185	0	Single family				DA-1 North	City
38	7, 8	.38	Open Space	No PLU to match request	0	0	Open Space	0	0	none				EN South of Shaw	City
39	2	.86	Community Commercial	Light Industrial	0	0	Light Industrial	0	0	none				EN South of Shaw	City
40a	8, 11	11	Open Space Park	Res. Medium	72	0	Res. Medium	72	0	Single family				EN South of Shaw	County

I.D.	Exhibit Page	Acres	Initiation Draft GP Land Use (Aug. 9, 2012)	Land Use Change Request			City of Fresno Staff Preferred Land Use				Additional Land Use Request (2)			Development Area	Location
				Land Use Request	Change in # of dwelling units (1)	Change in square feet (1)	Staff preferred land use	Change in # of dwelling units (1)	Change in square feet (1)	Dwelling unit type	I.D.	Land Use Request	Change in # of dwelling units (1)		
40b	8, 11	5	Open Space Park	Res. Medium	32	0	Open Space Park	0	0	none				EN South of Shaw	County
41a	11	34.83	Light Industrial (17.83) Business Park (17)	Heavy Industrial	0	-74,052	Light Industrial (17.83) Business Park (17)	0	0	none				South Industrial	County
41b	11	26	Res. Medium	Light Industrial	-175	351,529	Res. Medium	0	0	Single family				DA-3	County
41c	11	3.06	Res. Urban Neigh. (1.86) Res. Medium (1.2) Canal	Regional Business Park	-45	53,317	Res. Urban Neigh. (1.86) Res. Medium (1.2) Canal	0	0	Single and Multi-family				DA-3	County
41d	11	5.77	Res. Urban Neigh. (4.77) Res. Medium (1) Canal	Regional Business Park	-102	100,537	Res. Urban Neigh. (4.77) Res. Medium (1) Canal	0	0	Single and Multi-family				DA-3	County
41e	11	19.1	Res. Urban Neigh. (18) Res. Medium (1.1)	Regional Business Park	-367	332,798	Res. Urban Neigh. (18) Res. Medium (1.1)	0	0	Single and Multi-family				DA-3	County
41f	9, 11	19.55	Res. Medium	Regional Business Park	-127	340,639	Res. Medium	0	0	Single family				DA-3	County
41g1	9, 11	7	Corridor/Center Mixed-Use	Res. Urban Neighborhood	84	-45,738	Corridor/Center Mixed-Use	0	0	Multi-family				DA-3	County
41g2	9, 11	30	Office	Res. Medium	195	-653,400	Office	0	0	none				DA-3	County
41h	9, 11	37.72	Office	Res. Medium	245	-821,542	Office	0	0	none				DA-3	County
41i	9, 11	80	Regional Business Park	Res. Medium	520	-1,393,920	Regional Business Park	0	0	none				DA-3	County
41j	9, 11	14	School with Park	Res. Medium	91	0	School with Park	0	0	none				DA-3	County
41k1	9, 11	20	Res. Urban Neighborhood	Corridor/Center Mixed Use	-240	130,680	Res. Urban Neighborhood	0	0	Multi-family				DA-3	County
41k2	9, 11	13	School with Park	Res. Medium	85	0	School with Park	0	0	none				DA-3	County
42	1	2.8	Res. Urban Neighborhood	Res. Medium High	-17	0	Res. Medium High	-17	0	Multi-family				EN North of Shaw	City
43	2	12.28	Res. Urban Neighborhood	Res. Medium High	-74	0	Res. Medium High	-74	0	Multi-family				EN North of Shaw	City
44	3	2.1	Office	Corridor/Center Mixed Use	16	-32,017	Office	0	0	none				EN North of Shaw	City
45a	3	18.25	Corridor/Center Mixed Use (17) Park (1.25)	Recreation Commercial	-136	-26,136	Recreation Commercial	-136	-26,136	none				EN North of Shaw	City
45b	3	9.15	Corridor/Center Mixed Use (5.25) Park (3.9)	Office	-42	148,649	Office	-42	148,649	none				EN North of Shaw	City
45c	3	.6	Corridor/Center Mixed Use	Community Commercial	-5	1,307	Community Commercial	-5	1,307	none				EN North of Shaw	City
46	2	2.2	Res. Urban Neighborhood	Community Commercial	-44	19,166	Neighborhood Mixed Use	-29	11,979	Multi-family				DA-1 North	City
47	2	13.04	Community Commercial	General Commercial	0	28,401	Light Industrial	0	0	none				EN North of Shaw	City
48	3	1.48	Corridor/Center Mixed Use	Office	-12	22,564	Office	0	0	none				BRT Corridors (Non-V	City
49	4	2.77	Res. Medium	Light Industrial	-18	36,198	Res. Medium	0	0	Single family				EN South of Shaw	City
50	9, 11	19.02	School with Park	Community Commercial	0	165,702	School with Park	0	0	none				DA-3	County
51	9, 11	17.53	Res. Medium	Community Commercial	-351	152,721	Res. Medium	0	0	Single family				DA-3	County
52a	9, 11	18.95	Regional Business Park	Corridor/Center Mixed Use	152	-206,366	Regional Business Park	0	0	none				DA-4 East	County
52b1	9, 11	4.27	Regional Business Park	Res. Urban Neighborhood	85	-74,400	Regional Business Park	0	0	none				DA-4 East	County
52b2	9, 11	5.65	Regional Business Park	Res. Medium	37	-98,446	Regional Business Park	0	0	none				DA-4 East	County
52c	9, 11	0.97	Regional Business Park	Res. Medium	6	-16,901	Regional Business Park	0	0	none				DA-4 East	County
52d1	9, 11	18.2	Regional Business Park	Res. Urban Neighborhood	160	-139,392	Regional Business Park	0	0	none				DA-4 East	County
52d2	9, 11	10.2	Regional Business Park	Res. Medium	66	-177,725	Regional Business Park	0	0	none				DA-4 East	County
52e	9, 11	18.6	Regional Business Park	Corridor/Center Mixed Use	-149	-202,554	Regional Business Park	0	0	none				DA-4 East	County
52f1	9, 11	4.25	Regional Business Park	Res. Urban Neighborhood	85	-74,052	Regional Business Park	0	0	none				DA-4 East	County
52f2	9, 11	1.75	Regional Business Park	Res. Medium	11	-30,492	Regional Business Park	0	0	none				DA-4 East	County

I.D.	Exhibit Page	Acres	Initiation Draft GP Land Use (Aug. 9, 2012)	Land Use Change Request			City of Fresno Staff Preferred Land Use				Additional Land Use Request (2)			Development Area	Location
				Land Use Request	Change in # of dwelling units (1)	Change in square feet (1)	Staff preferred land use	Change in # of dwelling units (1)	Change in square feet (1)	Dwelling unit type	I.D.	Land Use Request	Change in # of dwelling units (1)		
52g1	9, 11	15.74	Regional Business Park	Res. Urban Neighborhood	315	-274,254	Regional Business Park	0	0	none				DA-4 East	County
52g2	9, 11	3.85	Regional Business Park	Res. Medium	25	-67,082	Regional Business Park	0	0	none				DA-4 East	County
52l	9, 11	7.32	Regional Business Park	Res. Medium	48	-127,544	Regional Business Park	0	0	none				DA-4 East	County
52m	9, 11	3.04	Regional Business Park	Res. Medium	20	-52,969	Regional Business Park	0	0	none				DA-4 East	County
52n	9, 11	10.83	Regional Business Park	Res. Medium	70	-188,702	Regional Business Park	0	0	none				DA-4 East	County
53a	9, 11	74	School (10) with Park (5) Res. Medium (39) Res. Urban Neigh. (20)	Light Industrial	654	967,032	School (10) with Park (5) Res. Medium (39) Res. Urban Neigh. (20)	0	0	Single and Multi-family				DA-3	County
53b	9, 11	25.94	Res. Urban Neighborhood	Office	-519	564,973	Res. Urban Neighborhood	0	0	Multi-family				DA-3	County
53c	9, 11	8	Corridor/Center Mixed Use	Community Commercial	-64	17,424	Corridor/Center Mixed Use	0	0	Multi-family				DA-3	County
54a1	9	104.07	Buffer	Res. Medium	676		Buffer	0	0	none				DA-4 East	County
54a2	9	51	Buffer	Res. Low	77		Buffer	0	0	none				DA-4 East	County
54b1	9	57.68	Buffer	Res. Medium	375		Buffer	0	0	none				DA-4 East	County
54b2	9	30.8	Buffer	Res. Low	46		Buffer	0	0	none				DA-4 East	County
54c1	9	47	Buffer	Res. Medium	307		Buffer	0	0	none				DA-4 East	County
54c2	9	22.81	Buffer	Res. Low	34		Buffer	0	0	none				DA-4 East	County
54d1	9	47.3	Buffer	Res. Medium	307		Buffer	0	0	none				DA-4 East	County
54d2	6, 9	97.42	Buffer	Res. Low	146		Buffer	0	0	none				DA-4 East	County
54e	6	33.36	Buffer	Res. Low	50		Buffer	0	0	none				DA-4 East	County
54g1	6	38.9	Buffer	Res. Low	58		Buffer	0	0	none				DA-4 East	County
54g2	6	17.83	Buffer	Res. Low	27		Buffer	0	0	none				DA-4 East	County
54h1	6	20.1	Buffer	Res. Medium	131		Buffer	0	0	none				DA-4 East	County
54h2	6	9.2	Buffer	Res. Low	14		Buffer	0	0	none				DA-4 East	County
54i1	6	37	Buffer	Res. Medium	241		Buffer	0	0	none				DA-4 East	County
54i2	6	11.5	Buffer	Res. Low	17		Buffer	0	0	none				DA-4 East	County
56c	10	50	Regional Business Park	Business Park	0	0	Business Park	0	0	none				South Industrial	City, County
56e1	7, 8, 10, 11	2,135	Heavy Industrial	Business Park	0	9,301,280	Heavy Industrial	0	0					South Industrial	City, County
56e2	10	140.45	Heavy Industrial	Business Park	0	611,800	Light Industrial	0	0					South Industrial	County
56e3	10	58.47	Heavy Industrial	Business Park	0	254,695	Light Industrial	0	0					South Industrial	County
56e4	7, 8, 10	32.75	Light Industrial	Business Park	0	142,659	Light Industrial	0	0					South Industrial	City
Total:		6,004			-2,394	7,306,159		-5,002	-1,339,580						

Table 2: Land Use Change Requests - City of Fresno Staff

I.D.	Exhibit Page	Acres	Initiation Draft GP Land Use (Aug. 9, 2012)	City of Fresno Staff Preferred Land Use			Development Area	Location
				Staff Preferred Land Use	Change in # of dwelling units (1)	Change in square feet (1)		
F1	8, 10	66.41	Light Industrial	Business Park	0	289,282	none	EN South of Shaw South Industrial City, County
F7	2	8.52	Highway & Auto	Business Park	0	55,670	none	EN North of Shaw City
F8	2	118.87	Highway & Auto	Light Industrial	0	258,899	none	DA-1 North City, County
F11	7, 8, 10	6.5	Res. Medium	Res. Medium High	49	0	Multi-family	DA-1 South City
F12	7, 8, 10	9.81	Res. Medium	Res. Medium High	74	0	Multi-family	DA-1 South City
F14	7, 8, 10	3.16	Res. Medium	Park	-21	0	none	DA-1 South City
F15	7	39.92	Light Industrial	Public Facility/Cemetery (alternative PLU should be Light Industrial)	0	-521,675	none	DA-4 West County
F17	7	35.69	Light Industrial	Public Facility/Ponding Basin (alternative PLU should be Light Industrial)	0	-466,397	none	DA-4 West City, County
F20	7	8.87	Community Commercial	Corridor/Center Mixed-Use	71	-57,956	Multi-family	DA-4 West City
F21	7	2	Res. Urban Neigh.	Public Facilities/Church	-40	0	none	DA-1 South City
F22	7	26.4	Res. Medium	Public/Quasi Public Facility	-171	0	none	DA-1 South City
F24	7	18.14	Res. Medium	Res. Medium-high	136	0	Multi-family	DA-1 South County
F25	7	32	Res. Urban Neigh. (27) and Park (5)	Res. Medium	332	0	Single family	DA-1 South County
F26	2, 4	204.06	Regional Business Park	Light Industrial	0	-888,885	none	EN South of Shaw City
W1	7	41.98	Light Industrial	Business Park	0	182,865	none	DA-4 West City
W2	7	23.38	Light Industrial	Business Park	0	101,843	none	DA-4 West City, County
W3	7	44.82	Light Industrial	Business Park	0	195,236	none	DA-4 West City, County
W5	7	38.89	Light Industrial	Highway and Auto	0	-84,702	none	DA-4 West City, County
W6	7	35.46	Light Industrial	Highway and Auto	0	-77,254	none	DA-4 West City
W7	7	9.74	Light Industrial	Park	0	-127,282	none	DA-1 South County
W10	7	20	Res. Urban Neigh. (15) and Park (5)	Res. Medium	170	0	Single family	DA-1 South County
W11	7	57.68	Light Industrial	Res. Medium	375	-753,762	Single family	DA-4 West City, County
W12	7	18.5	Light Industrial	Res. Medium	120	-241,758	Single family	DA-4 West County
W14	7	26.83	Light Industrial	Res. Medium-high	376	-350,614	Multi-family	DA-4 West County
W15	7	50.39	Light Industrial	Res. Medium-high	706	-658,497	Multi-family	DA-4 West County
W21	7	27.9	Light Industrial	Res. Medium-low	112	-364,597	Single family	DA-4 West County
W22	7	18.38	Light Industrial	Res. Urban Neighborhood	368	-240,190	Multi-family	DA-1 South County
W23	7	16.91	Light Industrial	Res. Urban Neighborhood	338	-220,980	Multi-family	DA-4 West County
Total:		1,011.21			3036	-3,970,754		

(1) Reasonable dwelling unit per acre and FAR build out capacity estimate for unmapped vacant lots: Low = 1.5 du/ac; Med-Low = 4 du/ac; Medium = 6.5 du/ac; Medium-High = 14.0 du/ac; Urban Neighborhood = 20.0 du/ac; High = 34.0 du/ac; NMX = 14.0 (x .5 net); CMX = 20.0 (x .4 net); RMX = 34.0 (x .3 net); Community Commercial = .3 FAR; Community Recreational = .2 FAR; General Commercial = .35 FAR; Main Street = .5 FAR; Neighborhood Commercial = .35 FAR; Regional Commercial = .25; Highway and Auto = .25 FAR; Office = .5 FAR; Business Park = .4 FAR; Regional Business Park = .4 FAR; Light Industrial = .3 FAR; Heavy Industrial = .3 FAR; CMX (SEGA) = .2 FAR; RMX (SEGA) = .15 FAR; and NMX = .25

Table 3: Land Use Change Requests - Recorded Final Maps

Final Map #	Exhibit Page	# of vacant lots	# of total lots	Acres	calculated density (du/ac)	Initiation Draft GP Land Use (Aug. 9, 2012)	City of Fresno Staff Preferred Land Use			Development Area	Location
							Staff preferred land use (2)	Change in # of dwelling units (1)	Dwelling unit type		
4173	2	7	113	35.7	3.17	Medium	Low	-119	Single family	EN North of Shaw	City
4281	2	3	140	100.6	1.39	Medium Low	Low	-262	Single family	EN North of Shaw	City
4422	2	5	6	2.09	2.87	Medium	Low	-8	Single family	EN North of Shaw	City
4487	3	3	37	11.68	3.17	Medium Low	Low	-10	Single family	EN North of Shaw	City
4544	4	0	89	18	4.94	Medium	Medium Low	-28	Single family	DA-1 North	City
4682	8, 9, 11	4	107	22.75	4.70	Medium Low and Medium High (4.5)	Medium Low	-42	Single family	EN South of Shaw	City
4697	4	1	34	7.64	4.45	Medium Low and Medium (5.4)	Medium Low	-11	Single family	DA-1 North	City
4701	4	0	95	19.07	4.98	Medium	Medium Low	-29	Single family	DA-1 North	City
4723	2	2	32	13.6	2.35	Medium Low	Low	-22	Single family	EN North of Shaw	City
4743	4	0	52	10.69	4.86	Medium	Medium Low	-17	Single family	DA-1 North	City
4772	2	9	9	2.85	3.16	Medium	Low	-10	Single family	EN South of Shaw	City
4831	8, 11	0	91	23.55	3.86	Medium	Medium Low	-62	Single family	EN North of Shaw	City
4868	2	0	221	65	3.40	Medium Low	Low	-39	Single family	EN North of Shaw	City
4903	3	0	60	17.2	3.49	Medium Low	Low	-9	Single family	EN North of Shaw	City
4933	1	0	81	19.43	4.17	Medium	Medium Low	-45	Single family	EN North of Shaw	City
4971	2	0	6	1.52	3.95	Medium	Medium Low	-4	Single family	EN South of Shaw	City
4974	5	0	95	19.2	4.95	Medium	Medium Low	-30	Single family	DA-4 West	City
4983	4	53	53	12.75	4.16	Medium	Medium Low	-30	Single family	DA-1 North	City
4988	4	0	8	4.39	1.82	Medium Low	Low	-10	Single family	EN North of Shaw	City
5000	2	3	123	47.22	2.60	Medium Low	Low	-66	Single family	EN North of Shaw	City
5010	1	3	95	35.4	2.68	Medium Low	Low	-47	Single family	EN North of Shaw	City
5011	1	0	108	30.34	3.56	Medium Low	Medium Low	-13	Single family	EN South of Shaw	City
5014	9, 11	0	21	4.16	5.05	Medium	Medium Low	-6	Single family	EN South of Shaw	City
5070	8, 11	0	42	9.48	4.43	Medium	Medium Low	-20	Single family	EN North of Shaw	City
5071	2	0	74	15.1	4.90	Medium (8) and Medium High (7.1)	Medium Low	-77	Single family	DA-4 West	City
5078	4	0	209	51.82	4.03	Medium	Medium Low	-128	Single family	EN North of Shaw	City
5081	2	0	224	17.33	12.93	Medium Low	Medium High	155	Multi-family	EN North of Shaw	City
5082	1	3	107	21.8	4.91	Medium	Medium Low	-35	Single family	DA-4 West	City
5086	4	4	42	16.31	2.58	Medium Low	Low	-23	Single family	EN North of Shaw	City
5101	2	0	52	19	2.74	Medium Low	Low	-24	Single family	EN North of Shaw	City
5103	1	0	49	9.55	5.13	Medium Low and Medium High (4.7)	Medium Low	-42	Single family	EN South of Shaw	City
5107	9, 11	0	18	6.2	2.90	Medium High	Low	-69	Single family	DA-1 North	City
5109	4	0	85	24.57	3.46	Medium Low	Low	-13	Single family	EN South of Shaw	City
5110	9, 11	1	48	17.74	2.71	Medium Low	Low	-23	Single family	EN North of Shaw	City
5117	1	3	35	7.18	4.87	Medium	Medium Low	-12	Single family	DA-4 West	City
5127	4	0	49	14.07	3.48	Medium Low (5.4) and Medium (8.67)	Low	-29	Single family	EN South of Shaw	City
5129	9, 11	0	188	10.5	17.90	Medium High	Urban Neigh.	41	Multi-family	EN North of Shaw	City
5134	1	0	92	19.95	4.61	Medium	Medium Low	-38	Single family	DA-1 North	City
5135	2, 4	0	189	55	3.44	Medium Low	Low	-31	Single family	EN South of Shaw	City
5136	9, 11	0	19	4.21	4.51	Medium	Medium Low	-8	Single family	DA-1 North	City
5137	4	4	131	27	4.85	Medium	Medium Low	-45	Single family	DA-4 West	City
5141	4	2	142	36	3.94	Medium	Medium Low	-92	Single family	EN North of Shaw	City
5145	2	0	16	3.4	4.71	Medium	Medium Low	-6	Single family	DA-1 North	City
5148	4	0	35	7.01	4.99	Medium	Medium Low	-11	Single family	DA-1 North	City

(1) Reasonable dwelling unit per acre and FAR build out capacity estimate for unmapped vacant lots: Low = 1.5 du/ac; Med-Low = 4 du/ac; Medium = 6.5 du/ac; Medium-High = 14.0 du/ac; Urban Neighborhood = 20.0 du/ac; High = 34.0 du/ac; NMX = 14.0 (x .5 net); CMX = 20.0 (x .4 net); RMX = 34.0 (x .3 net); Community Commercial = .3 FAR; Community Recreational = .2 FAR; General Commercial = .35 FAR; Main Street = .5 FAR; Neighborhood Commercial = .35 FAR; Regional Commercial = .25, Highway and Auto = .25 FAR; Office = .5 FAR; Business Park = .4 FAR; Regional Business Park = .4 FAR; Light Industrial = .3 FAR; Heavy Industrial = .3 FAR; CMX = .25 FAR; CMX (SEGA) = .2 FAR; RMX = .25 FAR; RMX (SEGA) = .15 FAR; and NMX = .25

(2) Land Use based on calculated density

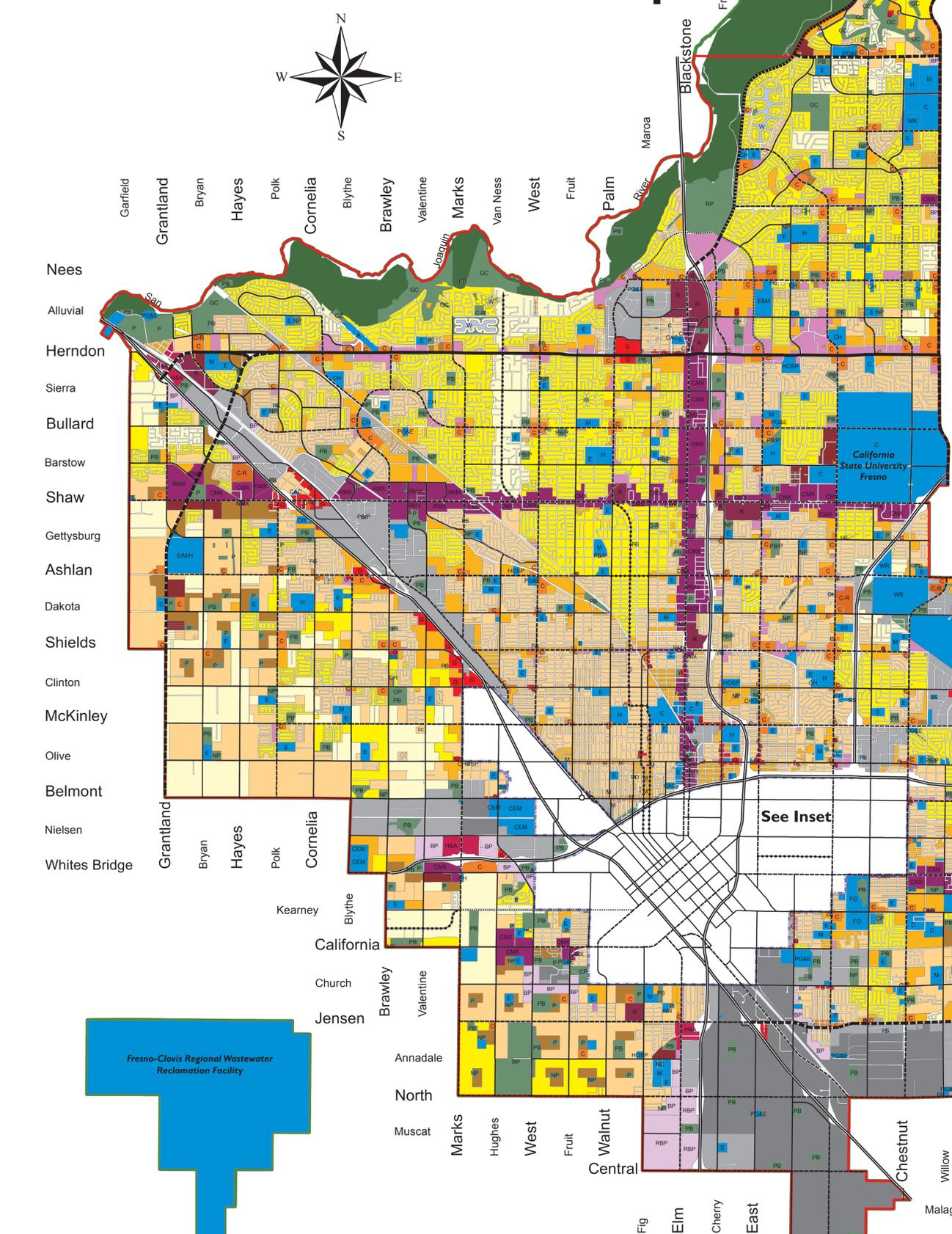
Final Map #	Exhibit Page	# of vacant lots	# of total lots	Acres	calculated density (du/ac)	Initiation Draft GP Land Use (Aug. 9, 2012)	City of Fresno Staff Preferred Land Use			Development Area	Location
							Staff preferred land use (2)	Change in # of dwelling units (1)	Dwelling unit type		
5150	4	13	28	12.51	2.24	Medium Low	Low	-22	Single family	EN North of Shaw	City
5163	1	0	68	15.03	4.52	Medium	Medium Low	-30	Single family	DA-1 North	City
5171	2	70	82	17	4.82	Medium (12.7) and Medium High (4.3)	Medium Low	-61	Single family	EN South of Shaw	City
5184	9, 11	4	23	4.93	4.67	Medium	Medium Low	-9	Single family	EN North of Shaw	City
5189	2	0	60	14.43	4.16	Medium	Medium Low	-34	Single family	EN South of Shaw	City
5190	6	0	55	11.8	4.66	Medium	Medium Low	-22	Single family	DA-4 West	City
5195	4	8	23	14.35	1.60	Medium Low	Low	-34	Single family	EN South of Shaw	City
5206	8, 9, 11	3	58	17.75	3.27	Medium Low	Low	-13	Single family	DA-1 South	City
5210	7	9	41	16.8	2.44	Medium (1.57) and Medium High (15.23)	Low	-182	Single family	EN South of Shaw	City
5215	8, 11	0	35	7.36	4.76	Medium	Medium Low	-13	Single family	EN South of Shaw	City
5220	8	3	61	20.6	2.96	Medium Low	Low	-21	Single family	EN South of Shaw	City
5229	8, 11	4	8	4.6	1.74	Medium Low	Low	-10	Single family	EN North of Shaw	City
5232	1	216	412	118.73	3.47	Medium	Medium Low	-360	Single family	EN South of Shaw	City
5247	6, 9	0	250	80	3.13	Medium	Low	-270	Single family	DA-1 North	City
5251	2	0	84	17.04	4.93	Medium	Medium Low	-27	Single family	DA-4 West	City
5258	4	0	97	34	2.85	Medium Low (32.7) and Medium (1.3)	Low	-42	Single family	EN South of Shaw	City
5259	9, 11	1	12	3.27	3.67	Medium	Medium Low	-9	Single family	DA-1 North	City
5260	4	3	60	22.42	2.68	Medium Low	Low	-30	Single family	EN North of Shaw	City
5261	1	10	21	8.13	2.58	Medium Low	Low	-12	Single family	EN North of Shaw	City
5281	1	0	43	9.08	4.74	Medium	Medium Low	-16	Single family	EN South of Shaw	City
5284	6	0	115	25.23	4.56	Low (.85), Medium (16.38) and Medium High (8)	Medium Low	-105	Single family	DA-4 West	City
5287	4	0	186	42.29	4.40	Medium	Medium Low	-89	Single family	EN South of Shaw	City
5295	8, 10, 11	0	21	5.21	4.03	Medium	Medium Low	-13	Single family	EN South of Shaw	City
5300	9, 11	30	62	14.53	4.27	Low (5.5), Medium (2.4) and Medium High (6.63)	Medium Low	-55	Single family	DA-1 North	City
5312	4	0	95	19.4	4.90	Medium	Medium Low	-31	Single family	EN South of Shaw	City
5313	6	0	75	19.19	3.91	Medium (10) and Medium High (9.19)	Medium Low	-119	Single family	EN South of Shaw	City
5316	8, 11	9	98	23	4.26	Medium (18.75) and High (4.25)	Medium Low	-169	Single family	DA-1 North	City
5321	4	0	86	18.06	4.76	Medium	Medium Low	-31	Single family	DA-4 West	City
5338	4	8	109	38.66	2.82	Medium	Low	-142	Single family	DA-1 North	City
5352	2	3	109	24	4.54	Medium	Medium Low	-47	Single family	DA-1 North	City
5358	2	230	230	50.8	4.78	Medium	Medium Low	-127	Single family	EN North of Shaw	City
5368	2	0	38	9.57	3.97	Medium	Medium Low	-24	Single family	DA-1 North	City
5370	4	0	81	22.48	3.60	Medium	Medium Low	-65	Single family	EN South of Shaw	City
5374	6	5	96	19.83	4.84	Medium (9.83) and Medium High (10)	Medium Low	-108	Single family	EN South of Shaw	City
5376	8, 11	1	31	9.15	3.39	Medium Low	Low	-6	Single family	EN South of Shaw	City
5377	9, 11	0	91	20.7	4.40	Low (2.3) and Medium Low	Medium Low	6	Single family	EN South of Shaw	City
5395	9, 11	3	52	14.32	3.63	Medium	Medium Low	-41	Single family	DA-1 North	City
5396	2	0	47	10.96	4.29	Medium	Medium Low	-24	Single family	DA-1 North	City
5400	2	0	231	57.4	4.02	Medium	Medium Low	-142	Single family	DA-1 North	City
5406	4	48	256	55.26	4.63	Medium Low and Medium (51.13)	Medium Low	-95	Single family	DA-1 North	City
5409	4	0	106	4.55	23.30	Medium High	Urban Neigh.	42	Multi-family	EN South of Shaw	City
5414	5	0	64	13.9	4.60	Medium	Medium Low	-26	Single family	EN South of Shaw	City
5427	4	99	174	43.2	4.03	Medium	Medium Low	-107	Single family	EN South of Shaw	City
5433	6	0	168	22.22	7.56	Medium High	Medium	-143	Single family	EN North of Shaw	City
5445	2	40	77	20.9	3.68	Medium	Medium Low	-59	Single family	EN South of Shaw	City
5446	9, 11	9	75	21.72	3.45	Medium Low (4.9) and Medium (16.82)	Low	-54	Single family	EN South of Shaw	City
5447	9, 11	75	75	17.8	4.2	Medium	Medium Low	-41	Single family	EN South of Shaw	City

Final Map #	Exhibit Page	# of vacant lots	# of total lots	Acres	calculated density (du/ac)	Initiation Draft GP Land Use (Aug. 9, 2012)	City of Fresno Staff Preferred Land Use			Development Area	Location
							Staff preferred land use (2)	Change in # of dwelling units (1)	Dwelling unit type		
5455	6	0	199	26.21	7.59	Medium High	Medium	-168	Single family	EN North of Shaw	City
5457	2	0	66	14.69	4.49	Medium	Medium Low	-29	Single family	DA-1 North	City
5461	2	257	257	66.3	3.88	Low (26) and Medium Low	Medium Low	61	Single family	EN South of Shaw	City
5462	6	6	10	1.9	5.26	Medium High	Medium	-17	Single family	EN North of Shaw	City
5482	2	26	79	18.1	4.37	Medium High	Medium Low	-174	Single family	EN South of Shaw	City
5489	8, 11	0	79	8.5	9.29	Medium High	Medium	-40	Single family	DA-1 North	City
5510	4	0	8	1.92	4.17	Medium	Medium Low	-4	Single family	EN South of Shaw	City
5512	5	99	126	29.95	4.2	Medium	Medium Low	-69	Single family	DA-1 North	City
5517	4		117	28.07	4.17	Medium	Medium Low	65	Single family		City
5557	6	0	20	1.94	10.31	High	Medium	-46	Single family	DA-1 North	City
5564	2		6	2.62	2.29	Medium Low	Low	4	Single family		City
5567	1	17	17	3.87	4.4	Medium	Medium Low	-8	Single family	DA-1 North	City
5600	4	0	82	20	4.1	Medium (18.2) and Medium Low (1.8)	Medium Low	-43	Single family	DA-1 North	City
5614	2	0	14	4.6	3.04	Medium	Low	-16	Single family	DA-1 North	City
5646	2	0	32	3.76	8.51	Low	Medium	26	Single family	EN North of Shaw	City
5686	3	3	165	36.7	4.5	Medium	Medium Low	-73	Single family	EN South of Shaw	City
5710	6	34	46	7.14	6.44	Medium High	Medium	-54	Single family	DA-1 North	City
5728	4	57	155	34	4.56	Medium (30.82) and Urban Neigh. (3.18)	Medium Low	-109	Single family	DA-1 North	City
5770	4	76	76	14.9	5.1	Medium and low (10.6)	Medium	54	Single family	DA-1 North	City
5856	4	0	30	2.83	10.6	Medium Low	Medium	19	Single family	EN North of Shaw	City
5951	2	0	88	4.4	20	Medium	Urban Neigh.	59	Multi-family	EN North of Shaw	City
5983	2	65	65	3.56	18.26	Office	Urban Neigh.	51	Multi-family	EN North of Shaw	City
5987	2	36	36	4.67	7.71	Low	Medium	29	Single family	EN North of Shaw	City
5995	2	44	44	6.5	6.8	Medium High	Medium	-47	Single family	EN North of Shaw	City
5996	2	50	50	3.57	14	Office	Medium High	36	Multi-family	EN North of Shaw	City
5997	1	8	8	2.33	3.43	Medium Low	Low	-1	Single family	EN North of Shaw	City
6028	6	93	93	14.5	6.41	Medium Low (12.1) and Low (2.4)	Medium	42	Single family	EN South of Shaw	City
6037	2	56	56	11.03	5.08	Medium High	Medium Low	-98	Single family	DA-1 North	City
								Total:	-5,030		

Exhibit B

Land Use and Circulation Map

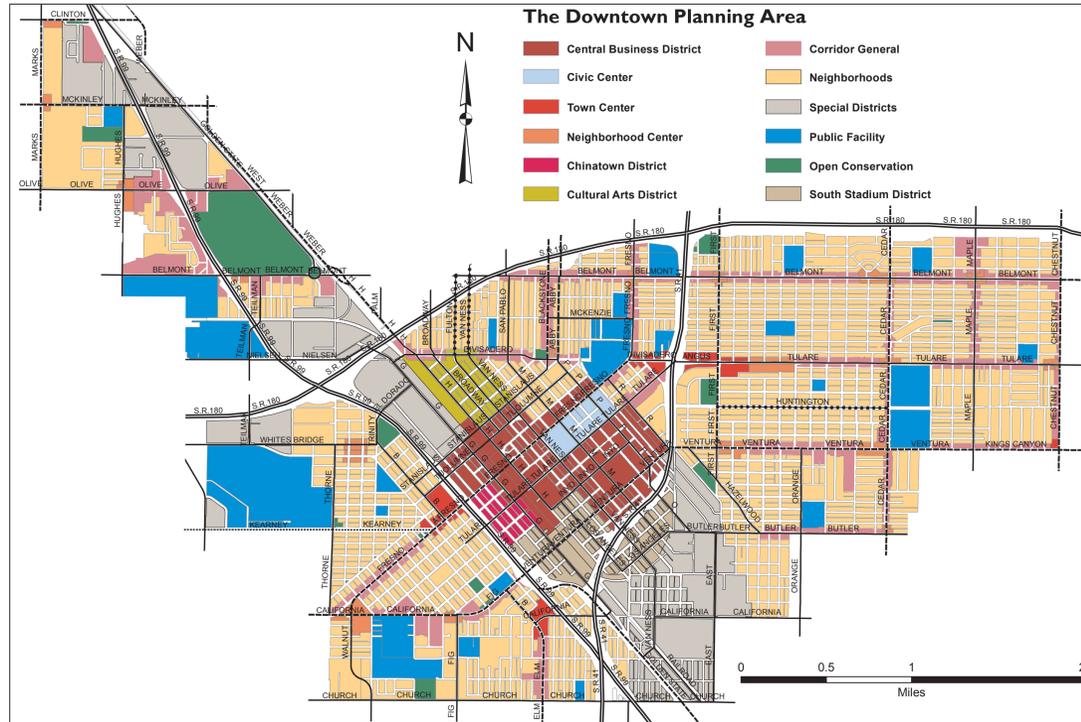
City of Fresno Fresno General Plan Land Use and Circulation Map



Copper
International
Behymer
Perrin
Shepherd
Teague
Nees
Alluvial
Herndon
Sierra
Bullard
Barstow
Shaw
Gettysburg
Ashlan
Dakota
Shields
Clinton
McKinley
Olive
Belmont
Nielsen
Whites Bridge
Kearney
California
Church
Jensen
Annadale
North
Muscat
Marks
Hughes
West
Fruit
Walnut
Central
Fig
Elm
Cherry
East
Orange
Cedar
Maple

California State University Fresno
Fresno International Airport
Fresno-Clovis Regional Wastewater Reclamation Facility

See Inset



(Proposed downtown land use and circulation classifications are anticipated to be further refined through specific and community plans such as the proposed Fulton Corridor Specific Plan and the Downtown Neighborhoods Community Plan.)

LEGEND

<p>RESIDENTIAL</p> <ul style="list-style-type: none"> Low Density (1-3.5 D.U./acre) Medium Low Density (3.5-6 D.U./acre) Medium Density (5.0-12 D.U./acre) Medium High Density (12-16 D.U./acre) Urban Neighborhood (16-30 D.U./acre) High Density (30-45 D.U./acre) <p>COMMERCIAL</p> <ul style="list-style-type: none"> Main Street Community Recreation General Highway & Auto Regional Office Business Park Regional Business Park Light Industrial Heavy Industrial <p>MIXED USE</p> <ul style="list-style-type: none"> Corridor/Center Mixed Use Regional Mixed Use Neighborhood Mixed Use <p>OPEN SPACE</p> <ul style="list-style-type: none"> Clear Zone Commercial-Recreational Community Park Flood Control Project Golf Course Lake, Pond Multi-Use Neighborhood Park Outdoor Environmental education area Open Space Park Ponding Basin Ponding Basin (Park use) Regional Park 	<p>PUBLIC FACILITIES</p> <ul style="list-style-type: none"> Public/Quasi-public Facility Special School Elementary School Elementary & Middle School Elementary, Middle & High School Middle School High School College School with Park Airport Cemetery Church Community Activity Center Convalescent Hospital Fairgrounds Fire Station Government Offices Hospital Medical Center Neighborhood Center PG & E Substation Police Dressing Station Water Recharge Basin Waste Water Treatment Facility <p>BOUNDARIES</p> <ul style="list-style-type: none"> Buffer Existing Fresno Sphere of Influence Fresno Planning Boundary Downtown Neighborhoods Southeast Development Area (SEDA)
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v. 11/22/2014

Circulation Legend

Freeway	Super Arterial	Scenic Drive
Expressway	Arterial	Collector
Scenic Expressway	Scenic Arterial	Scenic Collector

0 0.75 1.5 3 4.5 6 Miles

Dual land use designations for public facilities and open space are shown on a supplemental map.

This map is believed to be an accurate representation of the City of Fresno GIS data. However, we make no warranties either expressed or implied for the correctness of this data.

Exhibit C

City Council Resolution 2012-150 Initiation of the General Plan Update



RESOLUTION NO. 2012-150

A RESOLUTION OF THE COUNCIL OF THE CITY OF FRESNO TO INITIATE A GENERAL PLAN UPDATE TO ALLOW FOR FUTURE ADOPTION OF A 2035 FRESNO GENERAL PLAN; INITIATE THE AMENDMENT OF THE FRESNO-CHANDLER DOWNTOWN AIRPORT MASTER AND ENVIRONS SPECIFIC PLAN, HIGHWAY CITY SPECIFIC PLAN, FRESNO AIR TERMINAL/YOSEMITE INTERNATIONAL ENVIRONS AREA SPECIFIC PLAN, TOWER DISTRICT SPECIFIC PLAN, BUTLER-WILLOW SPECIFIC PLAN, NORTH AVENUE INDUSTRIAL PLAN, SUN GARDEN ACRES SPECIFIC PLAN, BULLARD COMMUNITY PLAN (WHICH INCLUDES THE PINEDALE NEIGHBORHOOD PLAN AND THE SIERRA SKY PARK LAND USE POLICY PLAN), HOOVER COMMUNITY PLAN (WHICH INCLUDES THE EL DORADO PARK NEIGHBORHOOD PLAN); INITIATE THE REPEAL OF THE WEST AREA COMMUNITY PLAN, ROOSEVELT COMMUNITY PLAN, FULTON/LOWELL SPECIFIC PLAN, WOODWARD PARK COMMUNITY PLAN, CENTRAL AREA COMMUNITY PLAN, BULLARD COMMUNITY PLAN (WHICH INCLUDES THE PINEDALE NEIGHBORHOOD PLAN AND THE SIERRA SKY PARK LAND USE POLICY PLAN), MCLANE COMMUNITY PLAN, HOOVER COMMUNITY PLAN (WHICH INCLUDES THE EL DORADO PARK NEIGHBORHOOD PLAN), FRESNO-HIGH ROEDING PLAN, YOSEMITE SCHOOL AREA SPECIFIC PLAN, DAKOTA-FIRST STREET SPECIFIC PLAN, EDISON COMMUNITY PLAN AND CIVIC CENTER MASTER PLAN; AND TO REPEAL THE PLANNING GUIDELINES ADOPTED BY THE CITY COUNCIL PURSUANT TO FRESNO MUNICIPAL CODE SECTION 12-607-A-8, AND DIRECT THE DIRECTOR TO RETURN TO THE COUNCIL WITH NEW PROPOSED PLANNING GUIDELINES.

WHEREAS, on November 19, 2002, by Resolution No. 2002-378, the Council of the City of Fresno updated the 1984 Fresno General Plan for the Fresno-Clovis Metropolitan Area by adopting the 2025 Fresno General Plan; and,

Date Adopted: 8/23/2012
Date Approved: 8/23/2012
Effective Date: 8/23/2012

1 of 7
Resolution of Initiation of General Plan update; Initiation of Amendment or Repeal of Certain Specific, Community and other Plans; and Repeal of Planning Guidelines and Direction to Director to Prepare New Planning Guidelines

Resolution No. 2012-150



WHEREAS, Section 12-605-G of the City's Local Planning and Procedures Ordinance (LPPO), found in Chapter 12, Article 6 of the Fresno Municipal Code, calls for the periodic review, and revision as necessary, of the City's General Plan; and,

WHEREAS, the City of Fresno has completed a number of studies pertinent to the update of the 2025 Fresno General Plan and has met over a period of time with interested individuals and groups including a 17-member General Plan Citizens' Committee formed by the City of Fresno; and,

WHEREAS, on March 20, 2012, the General Plan Citizens' Committee held a public hearing, received public input including a proposed Draft General Plan Alternative "E", and after review of all presented Draft Plan Alternatives recommended Draft General Plan Alternative "D" to the City Council for consideration as an alternative for update of the General Plan; and,

WHEREAS, on March 21, 2012, the Planning Commission of the City of Fresno held a hearing, received public comment and input including a proposed Draft General Plan Alternative "E", and after review of all presented Draft Plan Alternatives recommended Draft General Plan Alternative "A" to the City Council for consideration as an alternative for a general plan update; and,

WHEREAS, on April 5, 2012, the City Council held a public hearing on Draft General Plan Alternatives "A", "B", "C", and "D", as well as a proposed Draft General Plan Alternative "E", received public commentary, closed public commentary, deliberated the matter and continued the hearing to April 19, 2012; and

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WHEREAS, on April 19, 2012, the City Council continued its deliberations and selected Draft General Plan Alternative "A" as Modified ("Alternative A-Modified" or "A-2") as the Preferred General Plan Alternative; and,

WHEREAS, consistent with the City Council's direction and the Preferred General Plan Alternative, staff prepared the 2035 Fresno General Plan Initiation Review Draft to serve as a basis for initiation of the General Plan update; and,

WHEREAS, on August 13, 2012, the General Plan Citizens' Committee held a public meeting, received public input, considered the 2035 Fresno General Plan Initiation Review Draft and recommended the City Council initiate the General Plan update; and,

WHEREAS, on August 15, 2012, the Planning Commission held a public meeting, received a presentation by staff and a staff report, heard public commentary, considered the 2035 Fresno General Plan Initiation Review Draft and recommended the City Council initiate the General Plan update; and,

WHEREAS, on August 23, 2012, the City Council held a public meeting, received a presentation by staff and public commentary, and considered the 2035 Fresno General Plan Initiation Review Draft as a basis for initiation of the General Plan update; and

WHEREAS, after due consideration, the City Council desires to initiate the update of the General Plan based on the matters generally outlined in the 2035 Fresno General Plan Initiation Review Draft; and

WHEREAS, under the City of Fresno's LPPO, Specific and Community Plans prevail over inconsistent terms in the General Plan; and

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WHEREAS, the City Council desires to initiate the amendment or repeal of any Community, Specific or other plan approved by the City that is necessary to ensure consistency with any future adoption of the 2035 Fresno General Plan; and

WHEREAS, the LPPO also governs the procedures for staff, citizens committees and planning consultants involved in the formulation and amendment of plans; and

WHEREAS, the LPPO authorizes the Director of Development and Resource Management (“Director”) to develop guidelines for the preparation, amendment, and repeal of plans which shall be subject to the review and approval of the City Council; and

WHEREAS, pursuant to the Director’s authority under Section 12-607-A-8, the Director has developed and the Council has approved Planning Guidelines; and

WHEREAS, on February 3, 2004, the City Council amended the Planning Guidelines;

WHEREAS, there have been significant changes with regard to City resources and practices since the approval of the Planning Guidelines and the current Planning Guidelines are no longer adequate;

WHEREAS, the City Council desires to repeal its approval of the Planning Guidelines, rely on the existing provisions of the LPPO to govern the planning process in the interim, and direct the Director to return to the City Council with new proposed Planning Guidelines.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Fresno as follows:

1. The Council, pursuant to Fresno Municipal Code Section 12-606, hereby initiates the General Plan update based on the Preferred General Plan Alternative presented in the 2035 Fresno General Plan Initiation Review Draft. The City Council finds the 2035 Fresno General

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Plan Initiation Review Draft has all the required information necessary for initiation of the update.

2. The Council, pursuant to Fresno Municipal Code Section 12-606, hereby initiates amendments to the following Plans:

- a. Fresno-Chandler Downtown Airport Master and Environs Specific Plan
- b. Highway City Specific Plan
- c. Fresno Air Terminal/Yosemite International Environs Area Specific Plan
- d. Tower District Specific Plan
- e. Butler-Willow Specific Plan
- f. North Avenue Industrial Plan
- g. Sun Garden Acres Specific Plan
- h. Bullard Community Plan (which includes the Pinedale Neighborhood Plan and the Sierra Sky Park Land Use Policy Plan)
- i. Hoover Community Plan (which includes the El Dorado Park Neighborhood Plan)

3. The Council, pursuant to Fresno Municipal Code Section 12-606, hereby initiates repeal of the following Plans:

- a. West Area Community Plan
- b. Roosevelt Community Plan
- c. Fulton/Lowell Specific Plan
- d. Woodward Park Community Plan
- e. Central Area Community Plan

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- f. Bullard Community Plan (which includes the Pinedale Neighborhood Plan and the Sierra Sky Park Land Use Policy Plan)
- g. McLane Community Plan
- h. Hoover Community Plan (which includes the El Dorado Park Neighborhood Plan)
- i. Fresno-High Roeding Plan
- j. Yosemite School Area Specific Plan
- k. Dakota-First Street Specific Plan
- l. Edison Community Plan
- m. Civic Center Master Plan

4. The Planning Commission shall hear and consider any plan, amendment or repeal initiated herein by no later than 90 days after the certification of the EIR prepared for the General Plan update, with the matter being subsequently set for Council hearing consistent with Fresno Municipal Code Section 12-609.

5. The City Council hereby repeals its approval of the Planning Guidelines and directs the Director to return to the City Council with new proposed Planning Guidelines. The existing provisions of the LPPO will continue to govern the planning process.

BE IT FURTHER RESOLVED by the Council of the City of Fresno as follows that the intent of the City Council in initiating the General Plan update, and the amendment or repeal of Specific, Community or other plans identified above, is to fully evaluate and consider the merits thereof, and the fact of initiation shall not be construed as a determination by the City Council of

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the final merits of any update, alternative, amendment or repeal or a commitment by the City Council to a definite course of action related to any activity initiated by this Resolution.

* * * * *

STATE OF CALIFORNIA)
COUNTY OF FRESNO) ss.
CITY OF FRESNO)

I, YVONNE SPENCE, City Clerk of the City of Fresno, certify that the foregoing resolution was adopted by the Council of the City of Fresno, at a regular meeting held on the 23rd day of August, 2012.

AYES : Baines, Borgeas, Brand, Quintero, Westerlund, Xiong, Olivier
NOES : None
ABSENT : None
ABSTAIN : None

YVONNE SPENCE, CMC
City Clerk

BY: [Signature]
Deputy

APPROVED AS TO FORM:
CITY ATTORNEY'S OFFICE

[Signature]
BY: Shannon L. Chaffin, Senior Deputy Attorney
Date: 8/24/12

SLC:cg[59679cg/RESO]-8/24/12

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