

# Planning for *Transformation*

FINAL PLAN | NOVEMBER 2009

El Dorado Park The City of Fresno

A group of children are gathered around a large white sign they have made. The sign has handwritten text in various colors. The text reads: "We Kids Want a beautiful Neighborhood free of Crime Where We Can live Safe". The word "Central" is written in small purple letters at the bottom right of the sign. In the background, there are other children and a large architectural plan or map on a wall.

We Kids Want a  
beautiful Neighborhood  
free of Crime Where  
We Can live Safe  
Central

## El Dorado Park Neighborhood Plan



# ACKNOWLEDGMENTS

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## PREFACE

The El Dorado Park Neighborhood Plan is a plan of possibility. From January 2008 – July 2009, over 300 stakeholders created the plan through a collaborative process that included two design charrettes in 5 languages and over 50 meetings with residents, property owners and concerned stakeholders. The result is the El Dorado Park Neighborhood Plan, which provides the framework that holds the meaning, dreams and aspirations of its residents today and into the future.

While the plan provides for dreams, it is grounded in the financial realities of the day. Since significant resources (at least \$50 million is a conservative estimate) would be needed to completely begin anew in El Dorado Park, this plan allows revitalization on a lot by lot basis which would maintain existing street infrastructure but allow flexibility; hence, the circulation system contemplated in the plan is essentially what exists today, with minor changes.

The plan establishes a necessary policy framework for revitalization including density parameters, housing mix criteria, design guidelines, a new open space, and neighborhood retail uses, but it does not control architectural style or limit site design. It will be up to the implementers of the plan—those that actually design and build it—to make El Dorado Park reflect the values of those who live there and to create a sense of place that reflects the rich cultural diversity of the residents.

The plan provides a favorable environment for investment and an implementation strategy that can start today. With an adopted plan embraced by the stakeholders, there is a stronger chance of larger scale investment from governmental and market-based entities. The Plan provides the shared vision that makes it possible for coordinated collaboration among the stakeholders over the years anticipated to reach true revitalization and the goal of a healthy neighborhood.

It is in the spirit of this coordinated collaboration that the El Dorado Park Neighborhood Plan moves into the future. Key stakeholder institutions—Wesley United Methodist Church, Stone Soup, and Fresno State—along with residents and property owners, together took the first step; now, it is through their continued commitment that the vision of a stable, neighborhood environment is represented in these pages.



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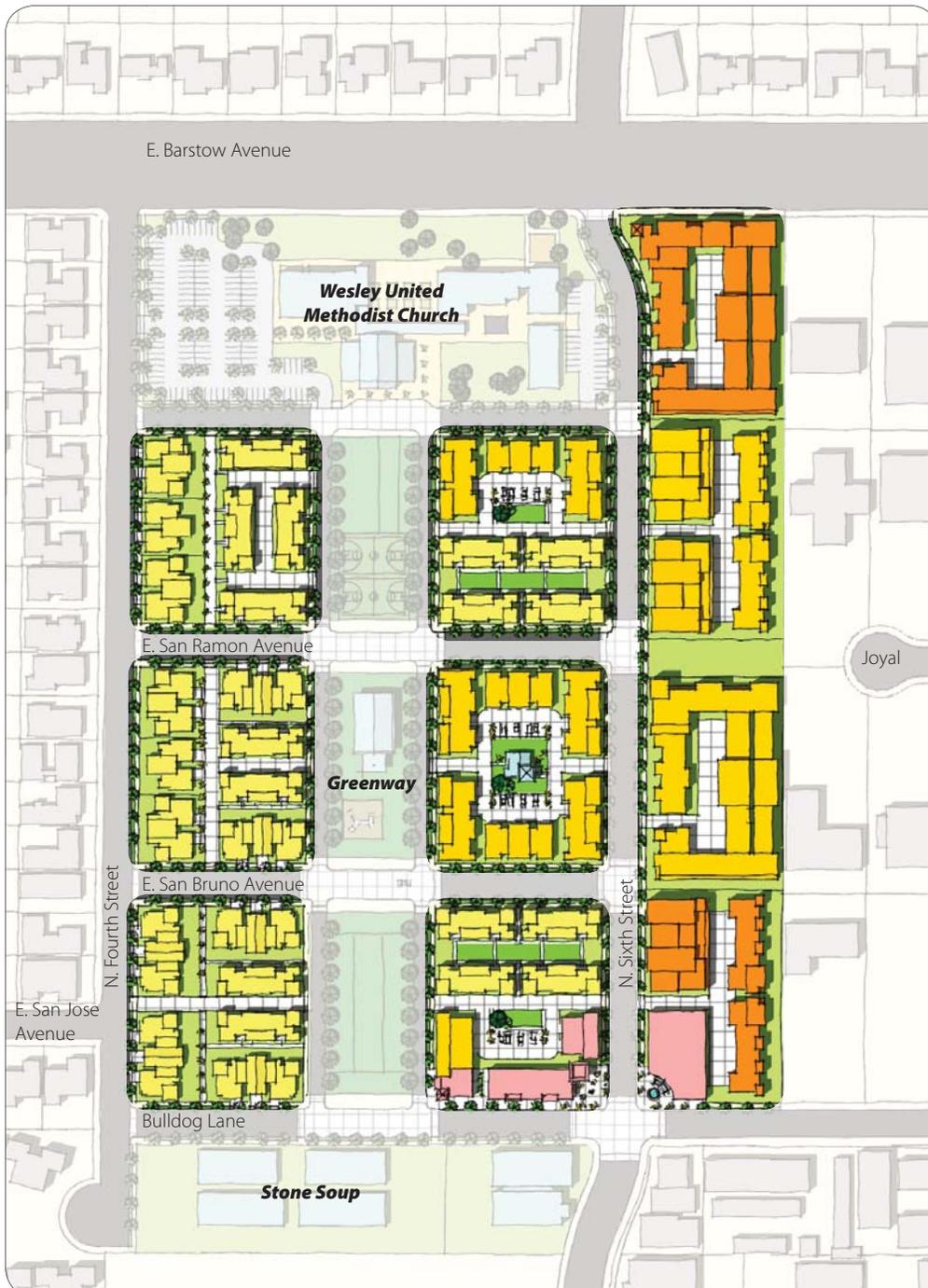




1

EXECUTIVE  
SUMMARY





Illustrative Plan highlighting potential residential development

The drawing(s) shown above is for illustrative purposes only and provided to convey general intent and vision, and NOT exact location, design or configuration of proposed development.

### THE CONCEPT OF “PLANNING FOR TRANSFORMATION”

Today, El Dorado Park is an isolated neighborhood, virtually set aside from its surroundings because of an ill conceived pattern of streets. Partly due to this isolation, crime and blight have become all too common. A return to stability and safety can be achieved through the cooperation and hard work of this diverse and committed community. There is a history of accomplishments in El Dorado Park springing from Wesley, Stone Soup and others that are the foundation of a bright future.

Imagine El Dorado Park, 5 to 10 years from now. The streets are safe, homes and apartments at a variety of income levels are livable and healthy, there are places to play, study and worship, and families flourish side by side with students. Further imagine this diverse neighborhood focused on a lively, active green space for all to enjoy. What a welcome change that will be from the conditions that exist today, in 2009.

Imagine El Dorado Park with new and refurbished housing that incorporates “Eyes on the Street” through front doors, porches and windows facing the street where none exist today. People and activity monitoring the streets will go a long way to prevent crime. Once stability and safety return, connecting El Dorado Park to the surrounding neighborhoods and Fresno State through streets and walkways is a goal to be strived for, to further ensure a safe future. These strategies, with improved lighting and reconfigured alleys are central to re-claiming El Dorado Park by its residents.

This vision of El Dorado Park can best be initiated by a bold commitment to a “catalytic” project to get redevelopment started. Such a model project will encourage others to invest in the neighborhood and point the way to what is possible. This plan sets the overall direction but is just the first step to realizing the great potential and future of El Dorado Park.

## EXECUTIVE SUMMARY

### The History of El Dorado Park and El Dorado Park Today

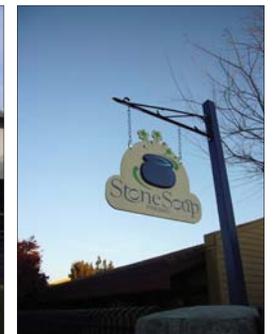
The El Dorado Park Neighborhood is located in Council District Four in Central-East Fresno, adjacent to the California State University, Fresno (Fresno State) and generally bound by E. Barstow Avenue on the north, Bulldog Lane on the south, N. Sixth Street to the east and N. Fourth Street to the west. The neighborhood encompasses approximately 30 acres and 47 properties of mostly multi-family residential apartments. Two major community organizations flank each end of the neighborhood: Stone Soup at the south end along Bulldog Lane and Wesley United Methodist Church north of E. San Ramon Avenue.

The area was first developed as affordable housing for Fresno State students, but has deteriorated over the past 15-20 years. Today, a majority of the student population has been replaced by low-income families and individuals seeking affordable housing. Although it has an ethnically diverse and vibrant community, this area also has one of the highest city crime rates, with gang violence, vandalism and theft continually threatening the stability of the neighborhood. While Stone Soup, Wesley, and organized residents have come a long way towards improving conditions in the neighborhood and increasing police presence, much more work remains to be done.

The El Dorado Park Neighborhood Plan is intended to be a plan of action that can transform the neighborhood from its current conditions to the vision that its residents have put forth in workshops and community meetings. That vision is expressed on the following pages, beginning with six Guiding Principles that highlight the major themes developed throughout the community planning process.



Locator Map





### 1. Create a Safe, Crime-Free Environment

In 2008, El Dorado Park is a neighborhood where crime and safety are a priority concern among residents, property owners, neighbors, local institutions, and individuals and organizations in the larger community. An important response to safety concerns is to incorporate “Eyes on the Street” development concepts and improve circulation to better connect the neighborhood to the surrounding community.



### 4. Preserve and Expand Housing Opportunities for both Existing Families and New Residents

Further increase diversity in housing stock and ensure housing opportunity. As the community evolves, ensure that existing families and residents are not priced out of the neighborhood.



### 2. Retain Residential and Institutional Uses and Encourage Some Neighborhood Commercial Uses

Approximately 70 percent of El Dorado Park is occupied by housing and the remaining 30 percent is taken up with institutional uses. Retain the residential character of the neighborhood, maintain strong relationships with the existing institutional uses, and encourage limited neighborhood-serving commercial uses. Recommendations for open space and street rights-of-way should reinforce the community’s transformative objectives.



### 5. Create a Central Open Space as well as Opportunities for Private Gardens and Courtyards

Few recreational opportunities exist within El Dorado Park; most of what is available is on institutionally-owned private property. Recreational space should be increased and developed strategically so that it responds to community objectives for safe spaces.



### 3. Improve or Replace Substandard Housing

Surveys, as well as anecdotal information from residents, indicate that much of the housing in El Dorado Park is in disrepair and/or does not meet current health and safety codes. Substandard housing should be improved, better maintained by both residents and property-owners, or reconstructed/replaced if necessary.



### 6. Identify Strategies and Actions for a Safe and Livable Neighborhood

Existing partnerships should be strengthened, and new partnership opportunities should be identified to further the goals of the community. All strategies should be coordinated and multiple actions should be explored simultaneously, so that visible evidence of change begins early and remains continuous during the transformative process.

## EXECUTIVE SUMMARY

### The Vision for El Dorado Park

The Vision Plan is focused around a central north-south open space, or “Greenway,” that connects Wesley and Stone Soup to provide needed open space, link important local institutions, create shorter and therefore safer blocks and, with the addition of windows and doors facing the park, allow local residents to watch park activity from within their homes. Neighborhood commercial uses are envisioned as creating a “gateway” or “special place” at the intersection of Bulldog and 6th Street, and a pedestrian-friendly place for residents as well as Fresno State students, faculty, and staff to utilize.

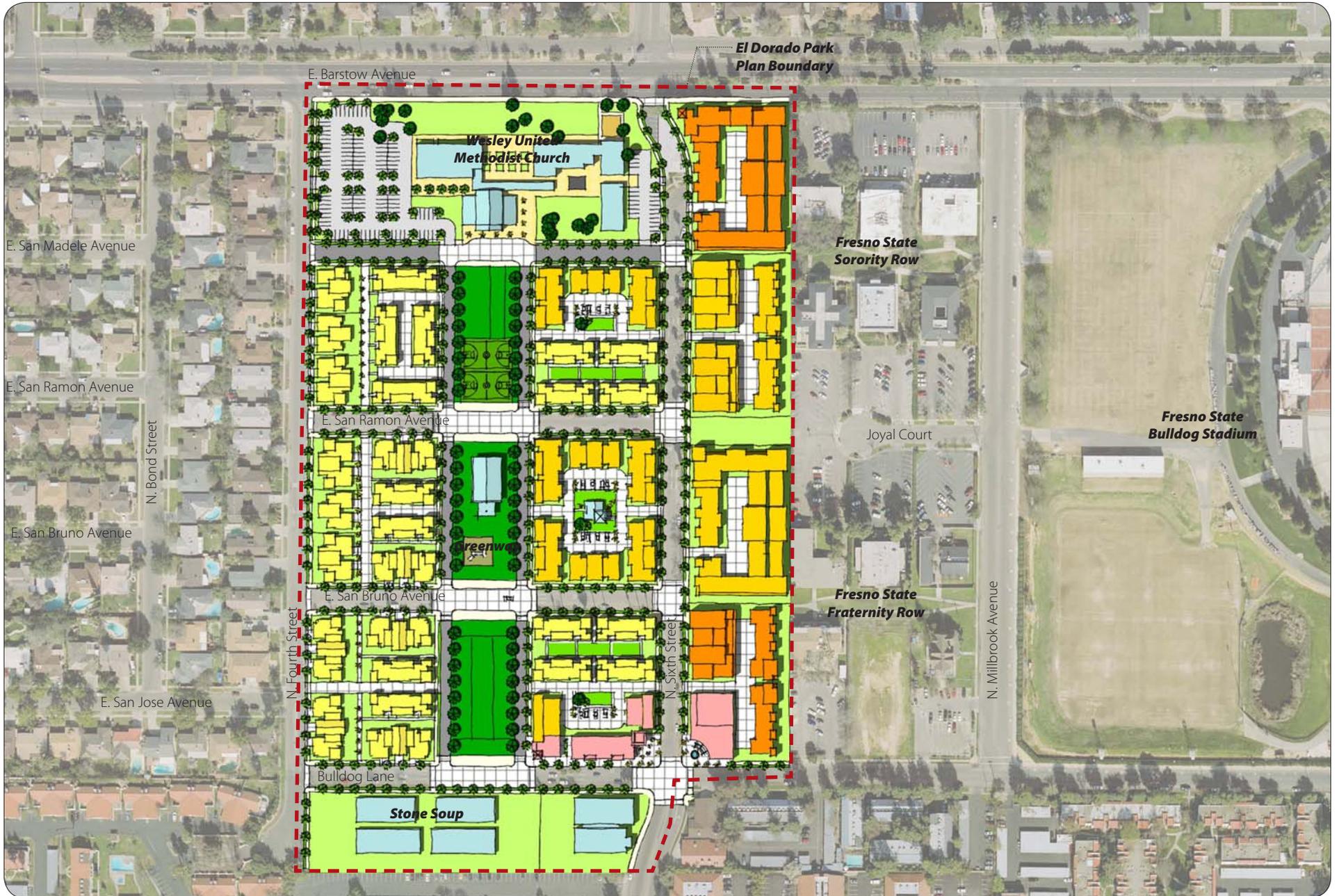
As part of the Plan, options for improving, rehabilitating, or replacing substandard housing are discussed in detail. New housing development should allow for a mix of unit types, sizes, and styles, while incorporating successful urban design elements and “Eyes on the Street” principles of defensible space. Housing types and key guidelines are identified as a guide for redevelopment. Options for rehabbing existing buildings should be considered where possible and could include a range of strategies from simple painting, maintenance and repair for code compliance, and landscaping, to larger changes such as the addition of new windows to street-facing facades and enclosing at grade parking areas to create individually secured garages.

To facilitate the potential phasing of improvements, existing rights of way, curb locations and existing street alignments have been maintained wherever possible. Modifications to the existing street pattern include the addition of an east-west street north of E. San Ramon Avenue, as well as a new one-way couplet surrounding the proposed Greenway. The Vision Plan includes the potential vacation of some alleys, as well as concepts for the renovation of existing alleys, and the creation of new alleys or drive “courts” that would be constructed with new housing development.

To keep the community’s momentum, priorities for moving forward with the Plan include the identification of 2-3 Catalyst Projects that can be implemented in the near future. Catalyst Projects may include the development of available land on property owned by the Wesley United Methodist Church and on properties along the northern end of the neighborhood. An additional Catalyst Project may include the addition of lighting and general streetscape improvements.



Aerial Photo of Site Today



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The El Dorado Park Neighborhood Plan has been developed through a participatory process of community workshops and stakeholder meetings, with an intense process including over 40 meetings within a 6 month period. The resulting Plan is intended to be a plan of action. This document establishes a vision, key guidelines, and implementation strategies and actions to guide the transformation of El Dorado Park.

The El Dorado Park Neighborhood Plan has been developed in conjunction with policies and guidelines established in the following City of Fresno documents:

- The 2025 Fresno General Plan
- The 2025 Fresno General Plan City-Wide Design Guidelines
- The Hoover Community Plan
- Fresno Green
- The City of Fresno Municipal Code and Charter
- The City of Fresno Infill Design Guidelines

If there are variations from policies or standards identified in the documents above, the El Dorado Park Neighborhood Plan shall govern. Existing zones within the El Dorado Park Neighborhood Plan include R-P, Residential & Professional Office District, and R-4 High Density Multiple Family Residential District. Limited variations from the residential zone R-4 are identified in Section 1, and are discussed in further detail within Section 3. Proposed variations include the addition of neighborhood serving retail/commercial uses at Bulldog and 6th, as well as some project-wide modifications to setbacks and lot coverage.

Working with the community and stakeholders, a matrix of priority actions has been identified within Section 5 of the Plan, with key responsibilities and timeframes tied to each task.

The transformation of El Dorado Park will not happen overnight. It is expected to be a long process that will involve the collaboration of many city agencies, community members, landowners and the leadership of existing institutions within El Dorado Park. The partnerships formed throughout the planning process should continue to guide the Plan through implementation by the establishment of an “El Dorado Park Task Force.” The El Dorado Park Task Force, comprised of Wesley United Methodist Church, Stone Soup-Fresno, Fresno State, the Housing Authority, the City of Fresno Redevelopment Agency, and the City of Fresno should provide direction for the implementation of the Plan.





2

THE PUBLIC  
PARTICIPATION  
PROCESS

## A Vision from the Community



The community participation process included a Site Walk, 2 Workshops/Charrettes, public meetings and over 40 meetings with stakeholders and other members of the community.

### **The Need for Public Participation and Engaging the Community**

Public participation and engagement is a critical component of any successful planning process. With deeply vested community interests and a history of community leadership, El Dorado Park is a neighborhood with exceptional potential for change. Its stakeholders are the cornerstone of this plan, without which its implementation will not be possible. For this reason, a strong effort has been made to include and engage as many people as possible in the planning effort through a thoughtful and comprehensive public participation process. The main elements of this process have included: the establishment of a Working group, pre-charrette meetings and preparation, a Site Walking Tour, two Community Workshops / Charrettes, several Public Meetings, multiple meetings with stakeholder groups, and public outreach through mail, phone, and advertising.

### **Summary of Public Meetings and Meetings with Stakeholder Groups**

Over 40 meetings were held between January 2008 and June 2008, including:

- Meetings with Working Group 1-2 times per month
- 2 Workshops/Charrettes in 5 Languages
- 1 Public Meeting
- 3 Public Outreach Meetings
- 1 Developers' Roundtable Meeting
- Meetings with HUD and Housing Authority
- Meetings with City Staff, The City of Fresno Redevelopment Agency, Public Works, Flood Control, and the Parks and Community Services Department
- Meetings with Stone Soup, Wesley Pastor and Congregation, Fresno State, Fresno State Greeks and the Intrafraternity Council

### **The Stakeholders**

El Dorado Park stakeholders include residents, landowners, community organizations, such as Stone Soup, Faith in Community and Wesley United Methodist Church, the City of Fresno, the Fresno Redevelopment Agency, Fresno State, the Fresno Police Department, and many other groups, agencies and individuals who have dedicated time and resources to the transformation of the neighborhood.

### **The "Working Group" and Charrette Preparation**

In preparation for the planning process, The City of Fresno Planning Department (City) assembled a team of approximately 38 committed stakeholder representatives. Members included representatives of Wesley United Methodist Church, Stone Soup – Fresno, Faith in Community, Fresno State, City Council District Four, the Fresno Police Department, the City of Fresno Planning Department, the Redevelopment Agency of the City of Fresno, the Housing Authority, Better Opportunities Builder, and HUD, among others. The City held meetings with the Working Group prior to each Workshop/ Charrette. The purpose of these meetings was to discuss project goals, give members of the Working Group an opportunity to voice their concerns and share their visions for the neighborhood, and to review logistics. Group Facilitators were identified from the Working Group to lead each table discussion at the Workshops. In addition to Working Group meetings, Stone Soup held pre-charrette workshops to prepare community members for each Charrette/ Workshop.

### **Site Walking Tour**

Prior to the kick-off of the planning process and the first Charrette/ Workshop, the City led a Walking Tour of the neighborhood with the planning consultant, the Working Group, and community leaders and residents. This was an excellent opportunity for the planning consultant to become more familiar with the neighborhood and for residents to point out, first hand, some of the issues they see affecting the neighborhood. It also allowed stakeholders a chance to voice their concerns, ideas and visions for the neighborhood and to learn more about each other and their own neighborhood.

### **Community Workshops / Charrettes**

The two Community Workshops/ Charrettes were a foundation for public participation and the planning process for El Dorado Park. The primary purpose of the Workshops/ Charrettes was to bring people together, encourage them to share their concerns, ideas and values, and together begin to craft a vision for the transformation of their neighborhood. The first Workshop/ Charrette provided an opportunity for stakeholders to identify what they like about their neighborhood and to determine things that need to be changed. The second Workshop/ Charrette focused reviewing three alternative concept plans for the neighborhood, and gave stakeholders the opportunity

to select a preferred alternative and to highlight the preferred elements of each plan. More than 150 people attended each of the two Workshops/ Charrettes. Day care and translation services were provided, as well as breakfast, lunch and plenty of raffles to keep everyone motivated. A detailed description of the Charrettes/ Workshops is provided in the Charrette Summary Books in the Appendix.

### **Other Public Outreach and Advertising**

The City of Fresno Planning Department, along with members of the Working Group, engaged in a substantial outreach effort to inform and include residents, property owners, neighbors, and other stakeholders in the planning process. The Working Group and other residents distributed approximately 1500 flyers in advance of the Charrettes/ Workshops. The City mailed a package to all property owners in the area which included a letter from Mayor Autry, flyers and formal invitations to all public meetings and workshops, and Charrette Summary Books for each of the two charrettes. The City followed with phone calls to property owners. Many landowners contacted the City to demonstrate interest and discuss plans for El Dorado Park. Additionally, the first Charrette/ Workshop was covered in the Fresno Bee.

### **Citizens Advisory Committee**

As part of the plan approval process, the City of Fresno planning guidelines require the appointment of a Citizen's Advisory Committee (CAC) by the Council Member of the relevant district and the Mayor. The role of the CAC is to review the components of the plan and make a recommendation to the Fresno Planning Commission and City Council. An El Dorado Park Citizen's Advisory Committee was created in April of 2009 consisting of 16 various stakeholders, including representatives from neighborhood institutions, Fresno State, the Greek community and property owners in order to review the final draft of the plan.

The success of the El Dorado Park Plan depends heavily on the commitment of individual stakeholders and El Dorado Park residents. The enthusiasm and involvement of key stakeholder organizations, the City of Fresno, residents and property owners throughout the El Dorado Park planning process demonstrates that El Dorado Park is already on its way to becoming a better place to live.





# 3

## THE PLAN

*LAND USE  
PARKS AND OPEN SPACE  
CIRCULATION, STREETS AND PARKING  
INFRASTRUCTURE*



**THE PLAN:** *LAND USE*

## LAND USE

### Introduction

Approximately 70 percent of El Dorado Park is currently comprised of multi-family housing, with the remaining 30 percent of land occupied by institutional and community service uses.

Discussions with the community and stakeholders, as well as in Community Workshops/Charrettes, have indicated a desire to maintain El Dorado Park as a primarily residential neighborhood. Stone Soup and Wesley United Methodist Church are existing institutions that anchor the south, and north edges of the site, respectively. Their presence and leadership role in the community is greatly valued and should continue to be strengthened as the neighborhood evolves.

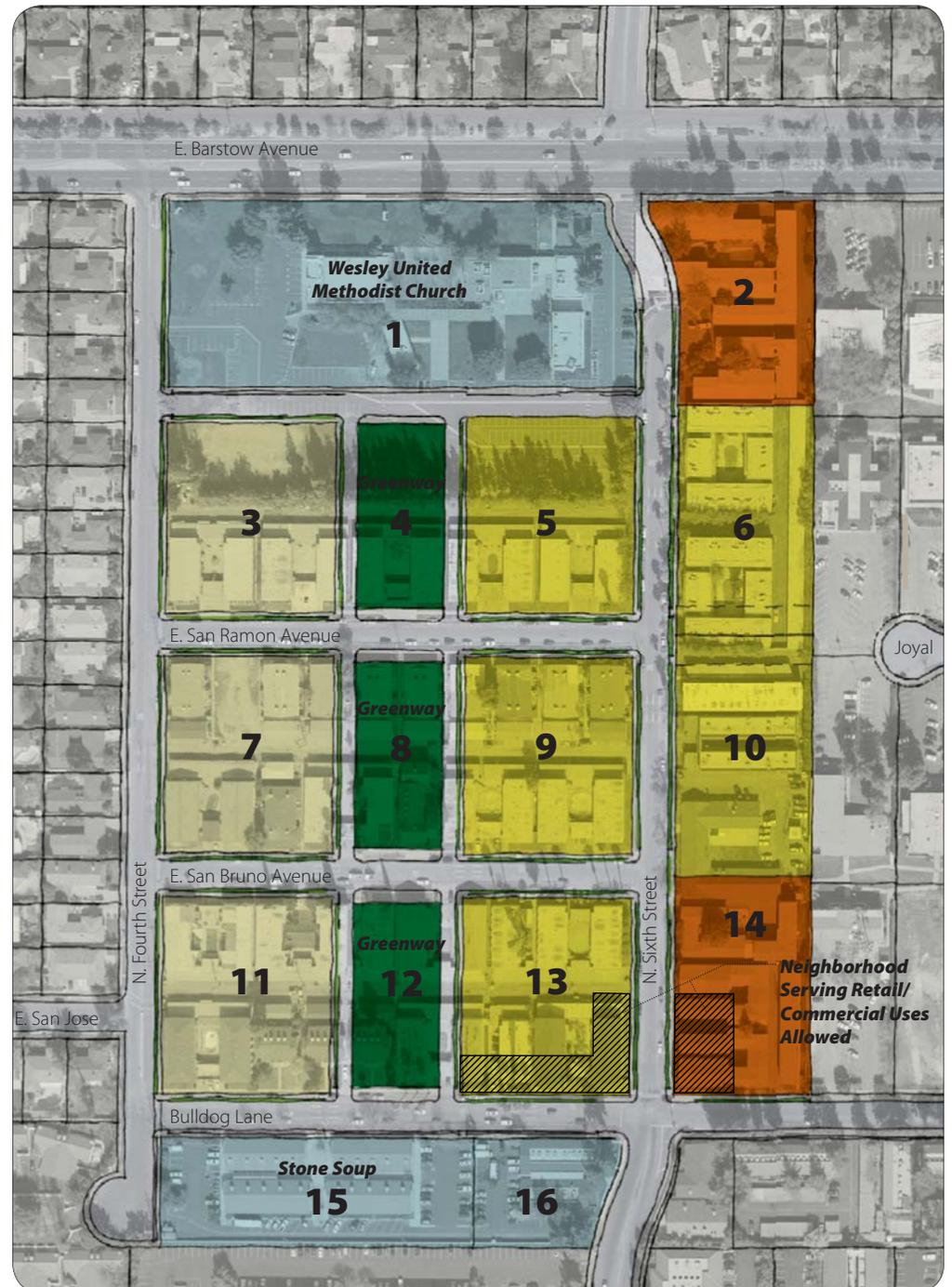
Additional opportunities to incorporate other uses to enliven, unify, and distinguish El Dorado Park should be explored. Such uses are envisioned as including limited neighborhood serving retail uses such as a coffee shop, laundromat, grocery store, day-care, etc., in addition to programmatic open space components such as after school programming, a community center, crafts, community gardening, etc.

All ideas related to land use have been carefully considered regarding safety and "Eyes on the Street" concepts for defensible space. Key policies, guidelines and standards are identified on the following pages, incorporating these important concepts.

#### Summary of Land Use Objectives

1. Maintain El Dorado Park as a primarily residential neighborhood.
2. Maintain and strengthen the existing institutional anchors of Stone Soup and Wesley.
3. Strengthen ties to Fresno State.
4. Acknowledge and strengthen a positive presence of Fraternities & Sororities in the neighborhood and neighboring area.
5. Encourage limited neighborhood-serving commercial uses.
6. Incorporate other uses and strengthen existing programs to enliven, unify, and distinguish El Dorado Park.

- Single Family, Duplex, Triplex or Townhome
- Garden Court
- Apartments
- Community Services or Existing Commercial/Office
- Open Space



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Land Use Plan

**LAND USE SUMMARY TABLE**

BLOCK No.	LAND USE	RESIDENTIAL TYPE	DENSITY (du/ac)	NET BLOCK AREA* (excluding streets)	GROSS BLOCK AREA* (including streets)	DWELLING UNIT (du) MAX.
1	Community Services	-	-	3.8	4.3	-
2	Residential	Apartments	30-60	1.3	1.7	100
3	Residential	Single-Family, Duplex, Triplex or Townhome	5-20	1.4	2.1	40
4	Open Space	-	-	0.7	1.0	-
5	Residential	Garden Court	20-30	1.4	2.1	60
6	Residential	Garden Court	20-30	1.3	1.7	50
7	Residential	Single-Family, Duplex, Triplex or Townhome	5-20	1.4	2.1	40
8	Open Space	-	-	0.7	1.0	-
9	Residential	Garden Court	20-30	1.4	2.1	60
10	Residential	Garden Court	20-30	1.4	1.7	50
11	Residential	Single-Family, Duplex, Triplex or Townhome	5-20	1.4	2.1	40
12	Open Space	-	-	0.7	1.0	-
13	Residential/ Mixed-Use	Garden Court	20-30	1.4	2.1	60
14	Residential/ Mixed-Use	Apartments	30-60	1.3	1.7	100
15	Community Services	-	-	1.5	1.8	-
16	Commercial/ Office	-	-	0.6	0.9	-

\*Areas shown in table above are approximate and not taken from a recorded survey  
 TOTALS: 21.7 acres 29.4 acres/ 19.4 Residential 600 du

**ZONING TABLE**

Regulation Description	City of Fresno Zoning Code - R-4 Zone	Proposed El Dorado Park Standards **
Permitted Uses	Per City of Fresno Municipal Code SEC. 12-214.1	Allow Mixed-Use Multi-Family Residential with Commercial as indicated on plan
Prohibited Uses	Per City of Fresno Municipal Code SEC. 12-214.4	Allow Mixed-Use Multi-Family Residential with Commercial as indicated on plan
Residential Density	30 units/acre max. (conditional use if greater than 30 units/acre); 1 unit/ 1000 square feet min.	30 units/acre average overall plan area; 60 units/acre max. select properties* (conditional use if greater than 30 units/acre) 1 unit /700 square feet min.
Lot Area	10,000 square feet min.	2100 square feet min.
Lot Width	65' min. (interior lots), 75' min. (corner lots), 80' min. (reverse corner lot)	35' min.
Lot Depth	110' min. (street), 120' min. (highway)	60' min.
Setbacks:		
- Front/ Public Street	15' min.	0' min. - 20' max. (per Street Design Standards, pg. 42&43)
- Interior / Side Yard	5' min. (interior lots), 10' min. (corner lots)	2.5' - 10'
- Rear Yard	15' min.	10' min.
Height	60' max.	35' max for eastern 60 feet of properties on the east side of North Sixth Street between Bulldog Lane and Barstow Ave (pursuant to Interface Standards, page 32)
Required Non-Residential Parking	Varies, per City of Fresno Municipal Code SEC. 12-306-I	Non-residential uses intended as neighborhood-serving with reduced parking demand. On street parking may be included in required parking calculation.

\* 60 units/acre allowed in select properties; the overall average density of the neighborhood is not to exceed 30 units/acre  
 \*\*Additional standards proposed in this document may be accommodated through City of Fresno Municipal Code SEC. 12-407.6 Modification of Property Development Standards for Multiple Family Residential Zoned Property

**LAND USE**  
 Land Use and Zoning

**LAND USE**

The land use table at left provides a breakdown of allowable land uses by block. Approximate block areas, in acres, are also identified, as well as the maximum number of dwelling units permitted per block.

Neighborhood-serving retail/commercial uses shall be permitted within blocks 13-14, as indicated in the Land Use Plan on page 18, and are discussed in more detail on page 28.

**ZONING**

Existing zones within the El Dorado Park Neighborhood Plan include R-P Residential & Professional Office District and R-4 High Density Multiple Family Residential District. Limited variations from the residential zone R-4 are identified in the table below. Proposed variations include the addition of neighborhood serving retail/commercial uses at Bulldog and 6th, as well as modifications to lot sizes, setbacks, and the distribution of density across the plan area.

The allowable density proposed within this plan is consistent with the existing zoning and the General Plan, allowing for a maximum average of 30 units per acre across the entire El Dorado Park site area. To promote a diversity of housing types and affordability throughout the neighborhood, densities greater than 30 units per acre are permitted within some individual blocks, provided that the overall average density within El Dorado Park does not exceed 30 units per acre. Areas envisioned with higher density are indicated on the land use table at left.

Retail/commercial uses are envisioned as neighborhood serving uses to be accessed mainly by residents, thus reducing potential parking needs. It is recommended that reduced parking requirements be considered, and on-street parking be counted towards parking requirements.

## LAND USE

### Residential

#### EXISTING CONDITIONS

At the time of publication, it is estimated that El Dorado Park has approximately 520 housing units, mostly comprised of multi-family buildings. Surveys, as well as anecdotal information from residents, indicate that much of the housing in El Dorado Park is in disrepair and/or does not meet current health and safety codes.

#### GOALS

Substandard housing should be improved, better maintained by both residents and property-owners, or reconstructed or replaced if necessary. Diversity in housing stock and housing opportunity should be increased. As the community evolves, a “rolling relocation strategy” should ensure that residents are given an opportunity to transition back into new or renovated units and not be priced out of the neighborhood.

#### POLICIES

1. Housing should be a mix of residential types, densities and affordability.
2. Some portion of the existing neighborhood housing stock should be retained.
3. Some portion of neighborhood housing should be developed as new.
4. Housing should be a mix of for-sale and for-rent units.
5. Housing should be available for residents of different needs, abilities, and cultural backgrounds, including ethnic minorities, students, and the elderly.
6. Work with local institutions to support diversity and opportunity in local housing.
7. Incorporate best practices in energy and water conservation for all new and renovated buildings and landscapes.
8. All new development shall conform to the recommendations of the Airport Land Use Commission. A general Nuisance/Avigation Easement and Agreement shall be required.

#### STANDARDS

1. Residential development shall be limited to approximately 600 units.
2. Residential blocks shall range in size from 1 to 2 acres, and a maximum of 275' in either dimension.
3. Up to 30 percent of all units shall be affordable to low income families.
4. At least 25 percent of housing shall be targeted to residents earning more than 125% of Area Median Income.
5. At least 50% of all new or rehabilitated developments should meet green building standards, such as the Fresno Green Building Incentive Program standards or other equivalent green building certification standard.



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Proposed areas of residential development



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Housing should be a mix of residential types, densities and affordability

## LAND USE

### Residential- Proposed Housing Types for New Construction

#### EXISTING CONDITIONS

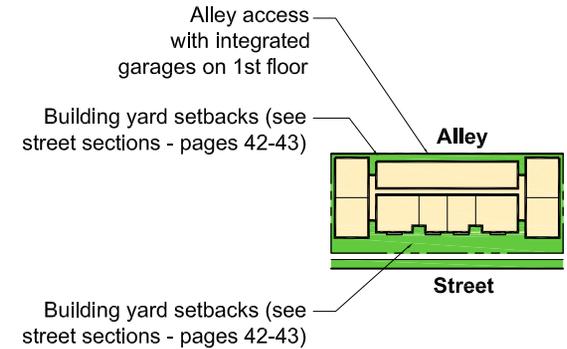
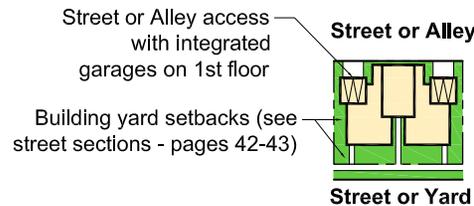
Existing residential buildings in El Dorado Park were originally developed as student housing, primarily in the 1960s and 1970s. Most housing units face into a central courtyard, with very few windows or front doors facing the street. Because the units were originally developed for students, the unit types and building layouts do not work well for families, and lack of upkeep has led to poor housing conditions from a health and safety standpoint.

#### GOALS

New housing development should allow for a mix of unit types, sizes, and styles, while incorporating successful urban design elements and principles of “Eyes on the Street.” The residential types at right were developed in discussions with the community and stakeholders.

#### POLICIES

1. A variety of housing types, styles, and densities is encouraged.
2. The scale of larger blocks should be minimized in order to provide a pedestrian friendly street edge. This may be done by emphasizing individual units, providing changes of mass or form at building corners, and with a careful attention to building detail.
3. All new housing developments should dedicate approximately 25% to open space, as required by the City of Fresno Municipal Code. This may include private yards, gardens, tot lots, and field areas, as well as residential amenities such as community buildings or pool areas. See “Parks and Open Space” (pages 35-37) for additional policies related to open space design.
4. A clear distinction should be provided between public and private spaces within building sites. Dark, dead end spaces and unsafe passageways should be avoided, in favor of clearly defined and well-lit building entries and common spaces.
5. For multi-family residential developments, the location of carports should be limited to the rear of buildings.



#### SINGLE FAMILY, DUPLEX, OR TRIPLEX

Single family homes may be arranged as stand alone detached units, or attached as duplexes or triplexes. They may range in density from 5 to 15 units per acre. Parking for single family homes, duplexes or triplexes should be integrated into the ground-floor of the units in individually secured garages. Garages may be accessed from the front or rear of the site for homes along 4th street. Garages must be accessed from the rear of the site for homes east of 4th Street.

Single family, duplex or triplex residential units should be focused primarily along 4th street, facing the existing single family and duplex homes in the neighboring community. Some additional single family, duplex, or triplex units may be located just east of 4th Street, facing the west edge of the Greenway.

#### ROWHOMES AND TOWNHOMES

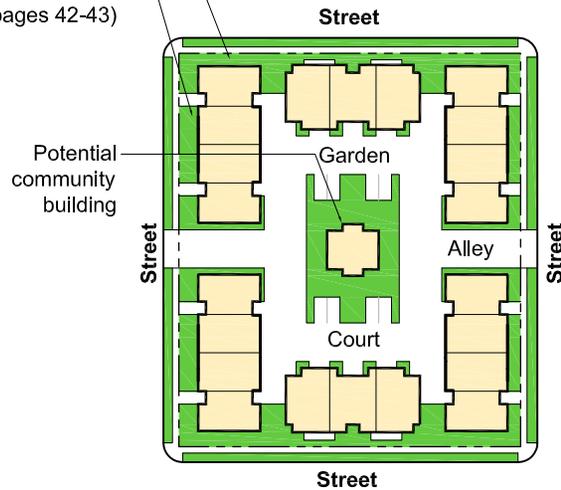
Rowhomes and townhomes are single-family residential units, attached to their neighbors by shared side walls. They can be clustered in groups of 4 to 6 units. Townhomes may range from 2 to 3 levels in height and from 15 to 20 units per acre. Parking for rowhomes and townhomes should be integrated into the ground-floor of the units in individually secured garages. Garages should be accessed from the rear of the site.

Rowhomes and townhomes should be focused along 4th street and west of the Greenway. They may also be used in other areas of El Dorado Park, and may be combined with other residential types to help establish a finer grain and pedestrian scale.

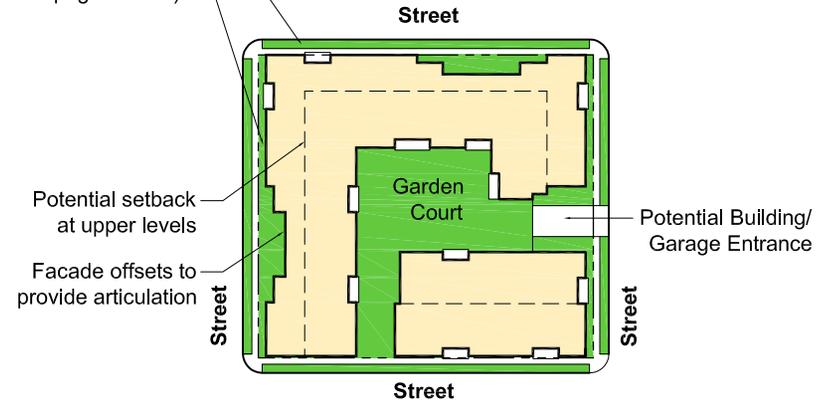
Residential- Proposed Housing Types for New Construction



Building yard setbacks (see street sections - pages 42-43)



Building yard setbacks (see street sections - pages 42-43)



**GARDEN COURT**

Garden Courts are multi-family residential buildings organized around a central courtyard. The courtyard may contain individual or collective garden plots for building residents to use. They are typically organized with double-loaded corridors, and may range between 20 to 30 units per acre. Parking for Garden Courts may include a mixture of garages and surface spaces, accessed from a central, landscaped drive court. Garage spaces should be integrated into the ground level of the development, in individually secured garages.

Garden Courts should be located east of the Greenway, and may also be appropriate for student and fraternity/sorority housing along the east side of 6th Street.

**APARTMENTS**

Apartments are denser multi-family residential buildings, most often with double-loaded corridors. They range between 30-60 units per acre and may include a range of unit sizes. Parking is typically accommodated in a below-grade structure that is integrated within the building and privately secured for access by residents only.

Apartments should be located at the primary gateways to El Dorado Park- to the north at 6th Street and Barstow, and to the south at 6th Street and Bulldog. The ground floor of Apartments should include active uses to screen the parking behind. Active uses may include residential units, building amenities, or storefronts with retail or other neighborhood-serving uses.

The drawings shown above are for illustrative purposes only and provided to convey general intent and vision, and NOT exact location, design or configuration of proposed development.

## LAND USE

### Residential- Successful Building Frontages for “Eyes on the Street”

#### EXISTING CONDITIONS

Existing residential buildings in El Dorado Park have very few windows or front doors facing the street, leading to a general lack of safety and pedestrian presence on the street.

#### GOALS

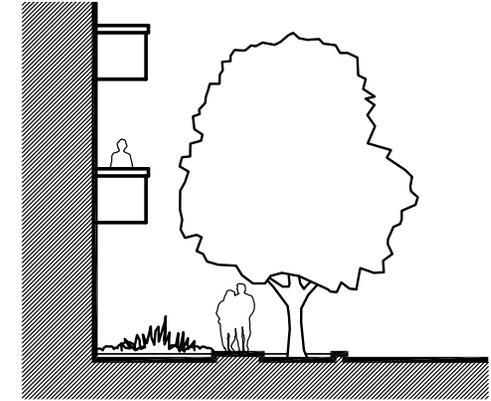
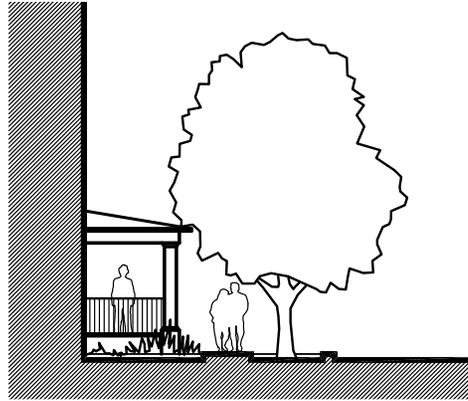
New housing development should incorporate a range of building frontages for a pedestrian friendly street edge and “Eyes on the Street.”

#### POLICIES

1. On residential blocks, residential units should face the street with windows, front doors, porches, balconies, patios, and stoops. Frontages should be designed according to standards identified in this section.
2. A variety of frontage types should be incorporated into the design of residential buildings, as illustrated at right.
3. Where courtyards, paseos or greenways exist, residential units should also address these spaces with windows, front doors, porches, and patios, according to the standards identified in this section.

#### STANDARDS

1. As discussed in the Fresno *General Plan*, the use of blank, featureless walls is not permitted. A minimum of 50% of wall surface shall include glazing, to add character to the facade and increase safety by adding “Eyes on the Street.”
2. The use of chain link fencing will not be permitted along ROWs, streets, paseos, alleys or parking. Any fencing must be of a high quality material, as discussed in the City of Fresno *Infill Design Guidelines*.
3. Design of new housing should comply with the City of Fresno *Infill Design Guidelines* and other City of Fresno standards.
4. All on-site parking should be located at the rear or side of a site and behind buildings, accessed from alleys or drive aisles.



#### PORCH, PATIO, OR STOOP

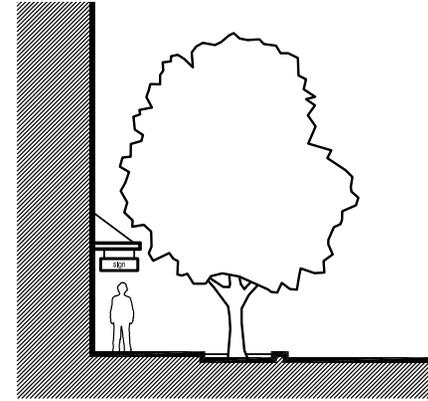
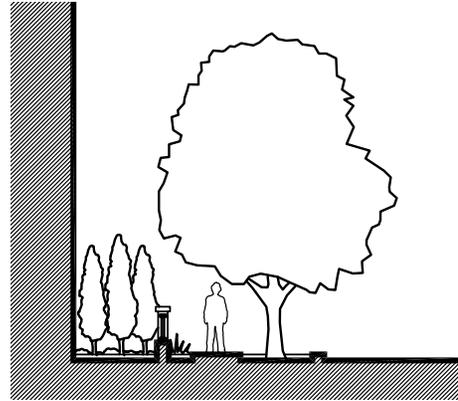
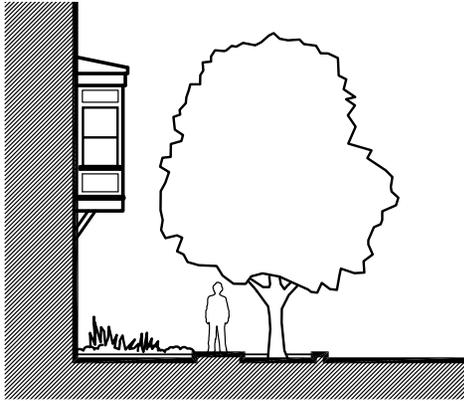
- Avoid the use of highly reflective materials.
- Design to deflect rainwater from sidewalk.
- Provide landscaping in front of and around porch or patio.
- A min. of 50% of the porch or patio should be open to the air.

#### BALCONY

- Design to deflect rainwater from sidewalk below.
- Balconies may be covered.
- A min. of 50% of the balcony should be open to the air.

*The drawings and photographs shown above and on the following page are for illustrative purposes only and provided to convey general intent and vision, and NOT exact location, design or configuration of proposed development.*

Residential- Successful Building Frontages for “Eyes on the Street”



**BAY WINDOW**

- Bay windows are encouraged on buildings where their use increases cross-ventilation to individual dwelling units
- Bay windows are allowed on the ground floor, as well as upper floors.
- Provide landscape in front and around bay windows on the ground floor.
- Design to deflect rainwater from sidewalk below.
- Glazing at the two ends of a bay window should be operable so as to facilitate natural cross-ventilation



**YARD, FORECOURTS, AND BUILDING ENTRIES**

- Planters, garden walls, and hedges are encouraged to provide a pedestrian-friendly sidewalk. “Eyes on the Street” and pedestrian safety should be considered in the design of these areas.
- Lighting should be provided to ensure safety and visibility in these areas.
- Provide adequate drainage away from sidewalk
- Water features, seating, and art are encouraged in these areas.
- Vehicular parking, trash collection and storage are discouraged in these areas.
- Provide some shaded area within yards, forecourts and exterior building entries.



**AWNING, CANOPY, OR TRELLIS**

- Avoid the use of highly reflective materials.
- Design to deflect rainwater from sidewalk.

## LAND USE

### Residential- Rehabilitation of Existing Buildings

#### EXISTING CONDITIONS

Some properties in El Dorado Park are in need of basic upkeep and maintenance, while others must be brought up to code. Many existing properties present unsafe conditions because of poor lighting, unsafe passageways, and lack of “eyes on the street.”

#### GOALS

Where possible, the rehabilitation and renovation of existing buildings should be considered. Options for rehabbing existing buildings and sites could include a range of strategies from simple painting, maintenance and repair for code compliance, and landscaping, to larger changes such as the addition of new windows to street-facing facades and enclosing at grade parking areas to create individually secured garages.

#### POLICIES

*Note, policies listed below are illustrated on the lower right figure, and on the following page.*

1. Enclose garages with individually- secured garage doors to increase safety. Eliminate dark, dead end spaces and unsafe passageways as part of this effort.
2. Add pedestrian scale lighting or wall-mounted light sconces to light the alley and building entries, and increase visibility and safety.
3. Add landscape planters and planting to soften alley and clearly identify entries.
4. Install a trellis or canopy over garage entries to add additional planting and greenery to alleys.
5. Re-paint and re-finish exterior walls and trim, and repair building exteriors where necessary.
6. Replace asphalt alleys with enhanced pavers to improve drainage and enhance character.
7. Add windows to blank walls and street-facing facades to add “Eyes on the Street” and increase safety.
8. Remove parking and curb cuts from building entries; replace with landscaped areas and well-lit entries within new development.



*As part of every renovation, efforts should be made to eliminate dark, dead end spaces and unsafe passageways, such as those shown above.*



*Existing alley and parking areas*



*Improved alley with enclosed individually- secured garage doors and new lighting and landscaping.*

*The drawings and photographs shown above and on the following page are for illustrative purposes only and provided to convey general intent and vision, and NOT exact location, design or configuration of proposed development.*

Residential- Rehabilitation of Existing Buildings



Existing street facades and streetscape



Improved street facades and streetscape

Consistent Non-Contiguous Sidewalks with Canopy Trees and Lighting

On-Street Parking

Improvements such as adding windows to street-facing facades will help to create "Eyes on the Street." Other Improvements should include upgrades such as providing consistent well-lit and landscaped sidewalks, building entries and courtyards.

The drawing shown below is for illustrative purposes only and provided to convey general intent and vision, and NOT exact design or configuration of proposed development.

## LAND USE

### Neighborhood-Serving Retail/ Commercial

#### EXISTING CONDITIONS

El Dorado Park does not currently have retail or commercial uses. Although there are regional scale retail uses at the Fashion Fair Mall along Shaw Avenue, there is little neighborhood scale retail within reasonable walking distance of El Dorado Park or the west end of Fresno State University. Discussions with the community and other stakeholders have indicated a desire for some smaller shops and neighborhood-serving retail that residents can walk to, within the neighborhood.

#### GOALS

Commercial uses are envisioned as creating a “gateway” or “special place” at the intersection of Bulldog and 6th Street, and a pedestrian-friendly place for residents as well as Fresno State students, faculty, and staff to utilize.

#### POLICIES

- Commercial uses are envisioned to be primarily accessed by foot, and should therefore be organized as ground-floor storefront uses, integrated within the base of new residential buildings addressing 6th Street and/or Bulldog.
- Commercial uses should primarily consist of retail or neighborhood-serving uses such as:
  - laundromat
  - day-care
  - coffee shop, cafe or bakery
  - restaurant
  - grocery store
  - book store
  - craft shop
  - post office
  - community center
  - boys and girls club
  - education/training facility
  - bank
  - live work units

#### STANDARDS

- Up to approximately 12,000 square feet of commercial uses will be permitted within El Dorado Park.
- Commercial uses shall be comprised of smaller shops, approximately 1000-1500 sf in size.



Ground floor retail storefront uses should be integrated into new residential buildings at Bulldog and 6th Street and should include seating and landscaping at the street edge.



Commercial uses should consist of pedestrian-friendly storefront shops, at the base of residential buildings.

Institutional and Community Services



Wesley United Methodist Church and Stone Soup - Fresno are important anchors in the community.

**EXISTING CONDITIONS**

Wesley United Methodist Church and Stone-Soup Fresno are existing institutions that play a significant role in the life of El Dorado Park.

**GOALS**

Both Wesley and Stone Soup should be encouraged to continue their leadership efforts in El Dorado Park, in the transformation of the community, and in the continued programming of activities. Their roles as anchors in the neighborhood is intended to be formalized with the location of the Greenway at the heart of the community, with Wesley at the north edge of the Greenway, and with Stone Soup at the South edge.

**POLICIES**

1. Continue to work with Stone Soup - Fresno to evaluate opportunities to participate in the transformation of El Dorado Park. Potential opportunities might include:
  - Stone Soup playing a potential role as a redevelopment partner in the construction or rehabilitation of housing.
  - Participating in the programming of community facilities and open spaces, or other programming.
  - Working with the community to assist in outreach related to the relocation of residents as part of redevelopment and a "rolling relocation strategy."
2. Continue to work with Wesley United Methodist Church to evaluate opportunities to participate in the transformation of El Dorado Park. Such opportunities are identified on the following pages, and might include:
  - Wesley playing a significant role in redevelopment through the provision of land for redevelopment, or related partnering opportunities for the development of a catalyst project.
  - The potential programming of neighborhood activities.
  - Working with the community to assist in outreach related to the relocation of residents as part of redevelopment and a "rolling relocation strategy."

## LAND USE

### Institutional and Community Services

## POTENTIAL OPPORTUNITIES FOR WESLEY

### GOALS

Encourage Wesley United Methodist Church to continue to play an active role in the transformation of El Dorado park. Take advantage of existing vacant land to develop a catalyst residential development, that may provide an opportunity for relocation of residents on-site as part of a “rolling relocation strategy.”

### POLICIES

1. Work with Wesley to evaluate options for the redevelopment of its property. Potential options may include the renovation of existing Church buildings, the expansion of its facilities, and/or the potential redevelopment of portions of the existing site for residential uses.\*
2. Options for redevelopment related to housing may include opportunities for Wesley to sell or lease portions of the existing site.
3. Options for redevelopment related to housing may include the development of approximately 10 to 80 units, on approximately 1 to 3 acres of site area.
4. Potential residential development may include low income housing, senior housing, cooperative housing, student housing, market rate housing, or a mix of housing opportunities.
5. A small green area, of approximately .5 to 1 acre in size, should be located along the south edge of the site, on axis with the north-south Greenway. This space is intended to allow a Wesley courtyard or building to be a presence on the Greenway.
6. Existing Parks Department facilities should be relocated permanently to the north-south Greenway.

\*Note: Potential opportunities for redevelopment are shown at right for illustrative purposes only.

## OPTION 1



Option 1 envisions Wesley United Methodist Church renovating its existing buildings or expanding in generally the same location that it occupies today. There is opportunity for potential new housing development on 1-2 acres along the west edge of the existing Wesley site. A small green area of approximately .5 to 1 acre is envisioned at the south edge, as a terminus to the north-south Greenway.

**OPTION 2**



**OPTION 3**



Option 2 envisions Wesley United Methodist Church renovating its existing buildings or expanding to create a presence at the northwest of the site, at 4th and Barstow. There is opportunity for potential new housing development on 1.5-2 acres along the south edge of the existing Wesley site, as well as on approximately 1 acre along the east edge of the site. A small green area of approximately .5 to 1 acre is proposed at the south edge, as a terminus to the north-south Greenway.

Option 3 envisions Wesley United Methodist Church renovating its existing buildings or expanding in generally the same location that it occupies today. There is opportunity for potential new housing development on 1.5-2 acres along the south edge of the existing Wesley site, with a new east-west street separating the Wesley site from new housing. A small green area of approximately .5 to 1 acre is proposed at the south edge, as a terminus to the north-south Greenway.

## LAND USE

### Interface with Fraternities & Sororities

#### EXISTING CONDITIONS

Fraternity and Sorority Houses have had a strong presence in the El Dorado Park Neighborhood since its inception. While only one Fraternity House is located in the neighborhood (along 6th Street) the Fraternities and Sororities are a stable anchor for the area just East of El Dorado Park. Their presence and involvement in the community is fundamental to the success and transformation of El Dorado Park and to supporting a better relationship with Fresno State.

#### GOALS

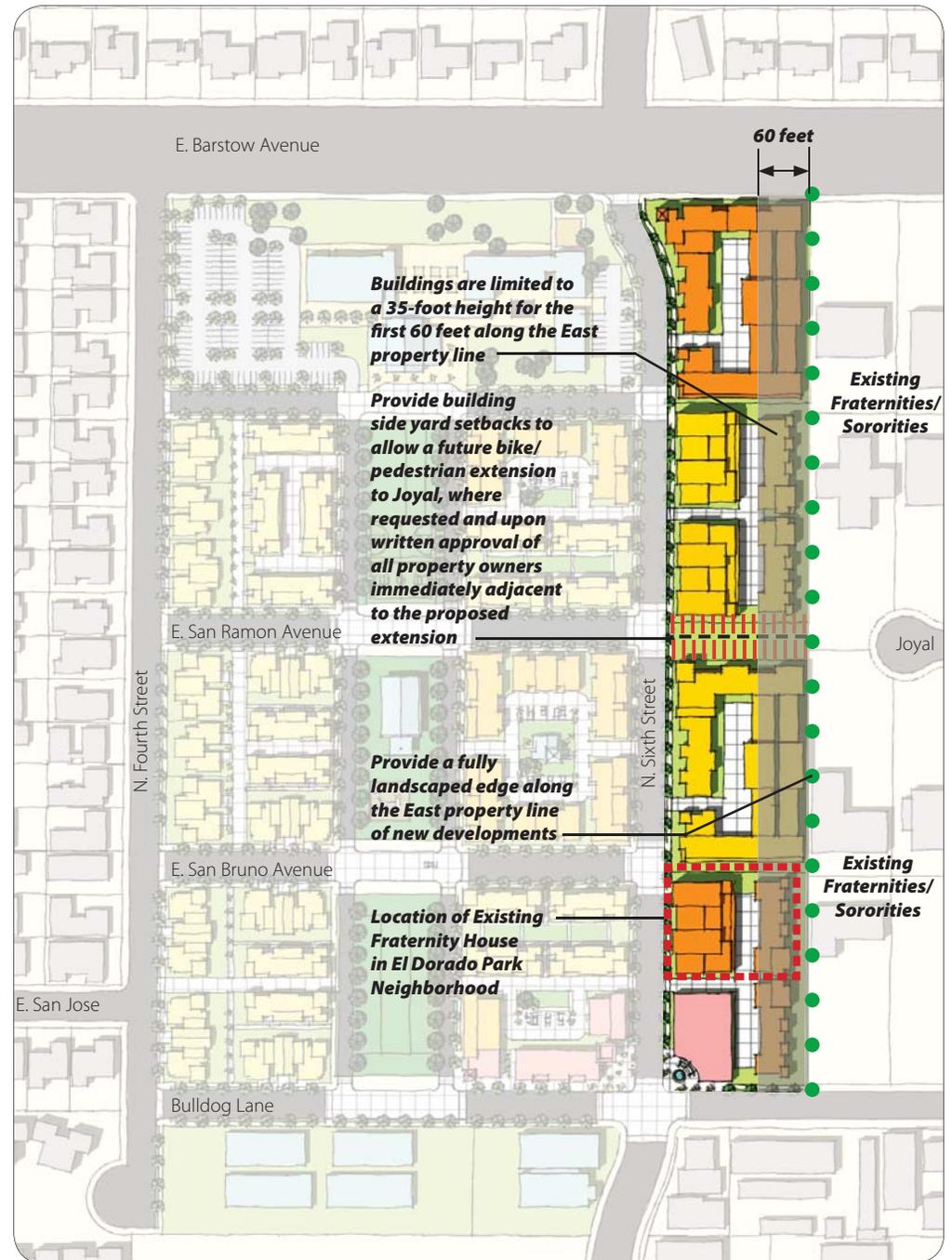
Encourage fraternities and sororities to maintain and develop their positive presence in the neighborhood through increased opportunities for development of their property and by taking advantage of existing vacant or available property to expand and/or develop a catalyst residential project. Work with the Panhellenic and Interfraternity Council to promote and facilitate community activities that benefit the sororities, fraternities and all residents of El Dorado Park.

#### POLICIES

1. Welcome Fraternities and Sororities to locate anywhere within El Dorado Park, and especially East of 6th Street.
2. Encourage the existing Fraternity House that is in the neighborhood and faces 6th Street to remain and develop according to the goals, policies and guidelines of this plan.
3. Respect the security and privacy of adjacent Fraternity and Sorority Housing East of the El Dorado Park neighborhood.
4. Allow a pedestrian/bike or open space "extension" of San Ramon Ave to Joyal Court upon written approval of all property owners immediately adjacent to the proposed extension.
5. Institute a "Good Neighbor" Policy that benefits both El Dorado Park Residents and adjacent Fraternities and Sororities, with commitments from both sides to respect the City of Fresno noise ordinance, adequate waste disposal and access control, among other rules of conduct.

#### STANDARDS

1. Provide a rear yard setback as stipulated in this plan (page 19).
2. New developments East of 6th Street shall install security fencing/ walls along their East property line.
3. New developments East of 6th Street shall provide adequate landscaping to act as a "buffer" to adjacent properties.
4. Unenclosed parking along interior/shared property lines shall be discouraged.
5. Heights of buildings located adjacent to the fraternity/sorority area should be limited to 35 feet along the first 60 feet of the East portion of the property (as illustrated on this page).



The drawing(s) shown above is for illustrative purposes only and provided to convey general intent and vision, and NOT exact location, design or configuration of proposed development.

Proposed interface with adjacent Fraternity and Sorority Houses

**THE PLAN:**  
*PARKS AND OPEN SPACE*



## PARKS AND OPEN SPACE Introduction



Proposed open space includes the north-south Greenway at the center of El Dorado Park, as well as smaller private gardens and courtyards throughout the community.

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Open space and recreational opportunities within El Dorado Park are limited. Currently, the Parks and Community Services Department leases land from Wesley United Methodist Church at the northern edge of El Dorado Park, and has located a recreation trailer and basketball courts there. Members of the community also use grassy areas on the west side of the Wesley property to play "Tops." Courtyards and side yards are limited, and generally in disrepair, and many are unsafe.

Discussions with the community, and in Community Workshops/Charrettes, have indicated a desire to develop open space at the heart of the community, and incorporate smaller courtyards, gardens and play areas throughout residential areas in the neighborhood.

All open space concepts identified in this section have been carefully considered regarding safety and "Eyes on the Street" concepts for defensible space. Key policies, guidelines and standards are identified on the following pages, incorporating these important concepts.

### Summary of Parks and Open Space Objectives

1. Create a central open space.
2. Incorporate smaller courtyards, gardens, and play areas throughout the residential areas of the neighborhood.
3. Incorporate both active and passive recreational opportunities into the community.
4. Incorporate "Eyes on the Street" and safety considerations within parks and open space design.



Existing courtyards are unsafe and in disrepair



Basketball courts on Wesley's parking lot

## PARKS AND OPEN SPACE

### The North-South Greenway

#### EXISTING CONDITIONS

Open space and recreational opportunities within El Dorado Park are limited. Currently, the Park District leases land from Wesley United Methodist Church at the northern edge of El Dorado Park, and has located a recreation trailer and basketball courts there. Members of the community also use grassy areas on the west side of the Wesley property to play "Tops."

#### GOALS

Create a central north-south open space, or "Greenway," that connects Wesley and Stone Soup to provide needed open space, link important local institutions, create shorter and therefore safer blocks and, with the addition of windows and doors facing the park, allow local residents to watch park activity from within their homes. The actual shape and size of the proposed Greenway will likely vary from the illustrations shown. The Greenway may be linear or curvilinear, meandering or straight, depending on the availability and acquisition of properties along it and the design of the open space elements in it.

#### POLICIES

1. A north-south Greenway should be located generally in the center of the community.
2. The north edge of the Greenway should end at Wesley United Methodist Church; the south edge should end at Stone Soup at Bulldog Avenue.
3. Streets should be maintained along all edges of the Greenway, in order to ensure safety and "Eyes on the Open Space."
4. Open space shall be well-lit to promote safety.
5. The Greenway should incorporate both active and passive recreational opportunities, such as: play fields, play area for "Tops," tot-lots, a community center, recreation center, after-school programming or educational facility, gardening, crafts, library, etc.
6. Recreational activities should be planned and programmed on the Greenway to assure that these areas become activity centers within the community.
7. Local institutions and community residents should play a role in programming the Greenway.

#### STANDARDS

1. The Greenway shall be approximately 2 to 2.5 acres in size, with a minimum width (east - west dimension) of 75 feet and a maximum width of 120 feet.
2. The use of chain link fencing will not be permitted in El Dorado Park. Fencing must be of a high quality material that allows through-visibility such as wrought-iron, etc. to allow for "Eyes on the Street" and pedestrian safety.



The Greenway should include both active and passive recreational uses such as a place to play "Tops," tot-lots and space for gardening.



View looking into the north-south Greenway from a residential unit.

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## PARKS AND OPEN SPACE

### Courtyards, Gardens, and Private Open Spaces



Smaller courtyards should include open space areas that are well-lit and highly visible from the residential units facing them.



Walkways and "Paseos" internal to residential blocks should include "Eyes on the Open Space" concepts, which include orienting doors and windows to allow easy surveillance and visibility.

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#### EXISTING CONDITIONS

Courtyards and side yards are limited, and generally in disrepair, and many are unsafe.

#### GOALS

Incorporate smaller courtyards, gardens and play areas throughout residential areas in the neighborhood.

#### POLICIES

1. "Eyes on the Open Space" concepts should be considered in all open space design, so that open space areas are well-lit and highly visible from front doors and windows.
2. All open space amenities should be landscaped with high-quality materials and well maintained.

#### STANDARDS

1. Site design for all residential development shall incorporate approximately 25% usable open space as required for clustered planned unit developments in the Fresno Municipal Code (Section 12-306-N-21-c(2)).
2. The use of chain link fencing will not be permitted in El Dorado Park. Fencing must be of a high quality material that allows through-visibility such as wrought-iron, etc. to allow for "Eyes on the Street" and pedestrian safety.



Open space amenities should be well-lit and landscaped with high quality materials.



**THE PLAN:**  
*CIRCULATION, STREETS,  
AND PARKING*



## CIRCULATION, STREETS, AND PARKING Introduction

El Dorado Park developed as a fairly isolated neighborhood because of its lack of connections to the surrounding community. Originally built as student housing, the organization of the neighborhood worked well. However, the area has since become a home to families, and the isolation has contributed to a general increase of crime.

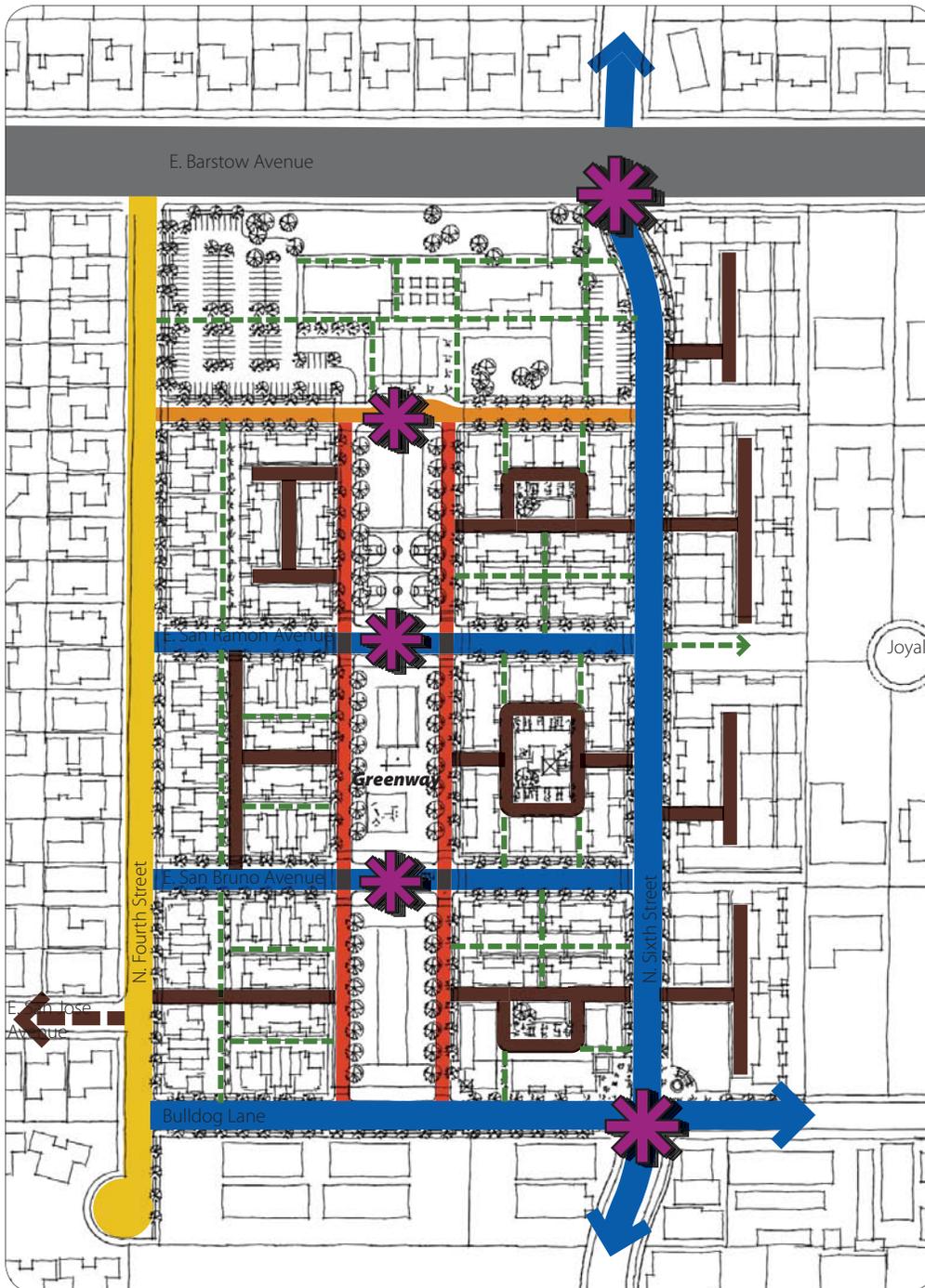
Discussions in Community Workshops/Charrettes and with the Working Group, residents, and stakeholders, have indicated a consistent preference to connect 6th Street to Barstow and the surrounding neighborhoods. Future connections, such as a pedestrian/bicycle connection to Joyal, and re-linking Fourth Street to San Jose, have been identified as potential longer term improvements. Other improvements include the reduction of block sizes to allow more residential units to address the street and open space, as well as the addition of street lighting.

To facilitate the potential phasing of improvements, existing rights of way, curb locations and existing street alignments have been maintained wherever possible. Modifications to the existing street pattern include the addition of an east-west street north of E. San Ramon Avenue, as well as a new one-way couplet surrounding the proposed Greenway. The Plan also includes the potential vacation of some alleys, as well as concepts for the renovation of existing alleys, and the creation of new alleys or drive "courts" that would be constructed with new housing development.

All concepts related to circulation, streets and parking have been carefully considered regarding safety and "Eyes on the Street" concepts for defensible space. Key policies, guidelines and standards are identified on the following pages, incorporating these concepts.

### Summary of Circulation, Streets, and Parking Objectives

1. Connect 6th Street to Barstow.
2. Consider longer term connections, such as re-linking Fourth Street to San Jose, and a pedestrian/ bicycle link to Joyal.
3. Reduce block sizes to allow for "Eyes on the Street."
4. Incorporate street lighting to City Standards along all streets.
5. Incorporate street tree planting to city standards along all public streets



Proposed Street Network

The drawing(s) shown above is for illustrative purposes only and provided to convey general intent and vision, and NOT exact location, design or configuration of proposed development.

- One-Way Couplet
- Wesley Street
- Neighborhood Street
- 4th Street
- Alley or Access Drive
- - - Pedestrian/Bike
- ✱ Key Intersections/ Gateways



Existing terminus of 6th Street

# CIRCULATION, STREETS, AND PARKING

## Street Design and Street Standards

### EXISTING CONDITIONS

Existing block sizes are large, with long east-west blocks. North-south connections are limited to 4th Street and 6th Street, with the only access into and out of the community being at 4th Street and Barstow to the north, and Bulldog Lane and 6th Street at the south.

### GOALS

A well-connected network of small blocks and landscaped streets will create the framework for a pedestrian-friendly neighborhood.

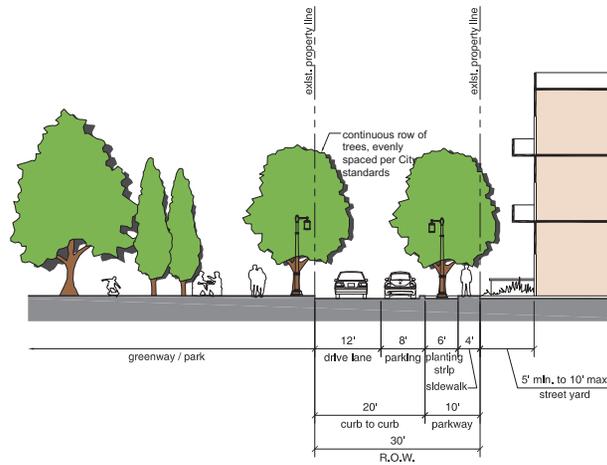
Modifications to the existing street pattern include the addition of an east-west street north of E. San Ramon Avenue, as well as a new one-way couplet surrounding the proposed Greenway. Existing streets should also be rehabilitated as part of a phased implementation process, either parcel by parcel, or as part of a larger streetscape plan as designated by the City as part of the implementation of the Plan. It is expected that early phase improvements should begin with the addition of lighting and general streetscape improvements.

### POLICIES

1. New streets should be designed according to minimum street dimensions to reduce vehicular speed and enhance safety.
2. Streets should be maintained along all edges of the Greenway, in order to ensure safety and "Eyes on the Open Space."
3. All streets, paseos, and alleys shall be well-lit to promote safety.
4. All streets should incorporate non-contiguous sidewalks with landscaped parkways, shade trees, and lighting.
5. On-street parking should be provided along all streets to increase the presence of pedestrians on the street.

### STANDARDS

1. Standards for ROW dimensions and setbacks are identified at right.
2. The use of chain link fencing will not be permitted in El Dorado Park. Fencing must be of a high quality material that allows through-visibility such as wrought-iron, etc. to allow for "Eyes on the Street" and pedestrian safety.



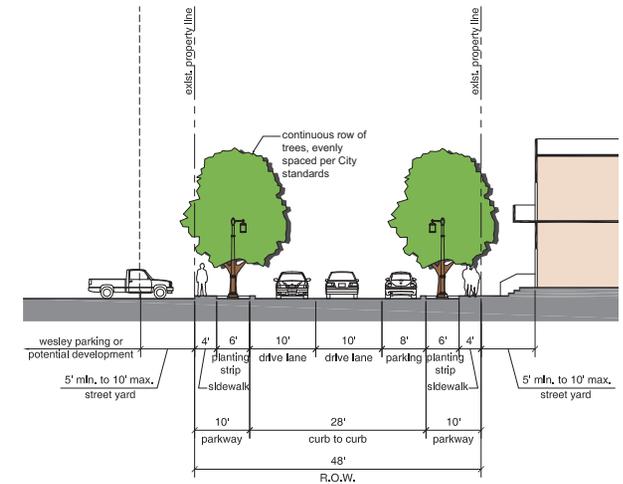
#### Summary of Standards:

Right-of-Way:	30 feet
Curb-to-Curb:	20 feet
Parkway:	10 feet
Lane Width:	12 feet
Street Yard:	5 feet min. 10 feet max.
Encroachments:	Allowed (see Frontage Types, p20-21)
Landscape:	Trees (evenly spaced per City Standards)
On-Street Parking:	8' lane (residential side of street)
Traffic Flow:	One-way traffic
Street Lighting:	Provide pedestrian lighting per City of Fresno standards

### ONE-WAY COUPLET

A new One-Way Couplet is proposed surrounding the Greenway, to provide access to primarily multi-family residential parcels and parking on one side and the Greenway on the other side.

The One-Way Couplet should be designed as small-scale residential streets with continuous sidewalks, separated from vehicular traffic by landscaped parkway strips with regularly-spaced trees. On-street parking is allowed and encouraged on the residential side of the street to reduce vehicular speeds and facilitate access to buildings. On-street parking is not allowed on the park side of the street to enhance visibility and pedestrian access to the park. Buildings fronting this street type should provide any of the frontage types illustrated in the Residential part of this section, on pages 20-21.



#### Summary of Standards:

Right-of-Way:	48 feet
Curb-to-Curb:	28 feet
Parkway:	10 feet
Lane Width:	10 feet
Street Yard:	5 feet min. 10 feet max.
Encroachments:	Allowed (see Frontage Types, p20-21)
Landscape:	Trees (evenly spaced per City Standards)
On-Street Parking:	8' lane (south side of street)
Traffic Flow:	Two-way traffic
Street Lighting:	Provide pedestrian lighting per City of Fresno standards

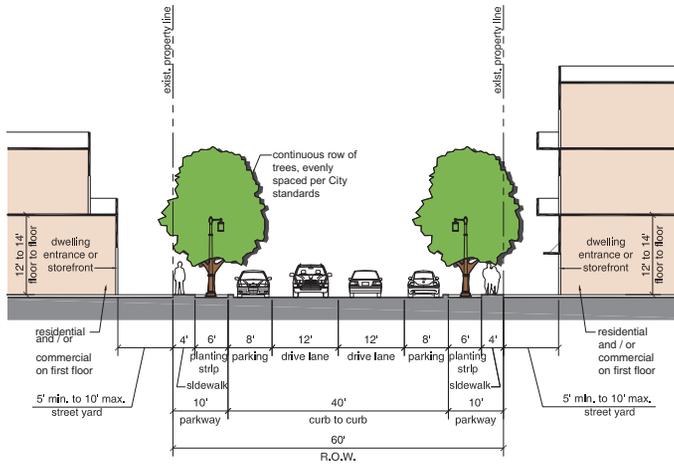
### WESLEY STREET

Wesley Street is proposed as a new street provides access to primarily residential mixed-use parcels and parking on the south side and Wesley United Methodist Church property on the north side.

It should be designed as a small-scale urban-residential street with continuous sidewalks, separated from vehicular traffic by landscaped parkway strips with regularly-spaced trees. On-street parking is allowed and encouraged on the south side of the street to reduce vehicular speeds and facilitate access to residential mixed-use buildings. On-street parking is not allowed on the north side of the street to facilitate circulation and access to and from Wesley United Methodist Church and to avoid potential congestion during Church events. Buildings fronting this street type should provide any of the frontage types illustrated in the Residential part of this section, on pages 20-21.

# CIRCULATION, STREETS, AND PARKING

## Street Design and Street Standards



### Summary of Standards:

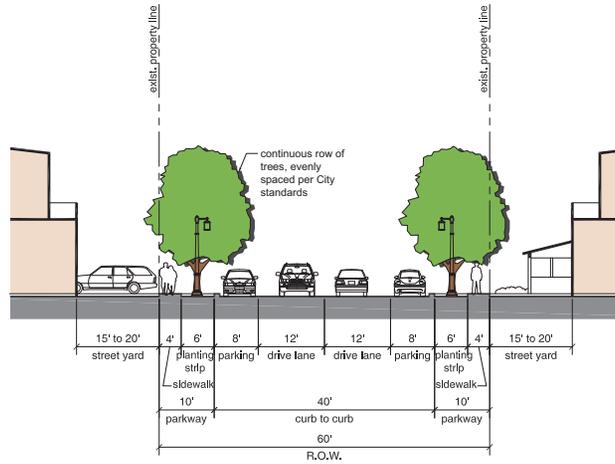
Right-of-Way:	60 feet
Curb-to-Curb:	40 feet
Parkway:	10 feet
Lane Width:	12 feet
Street Yard:	5 feet min. 10 feet max.
Encroachments:	Allowed (see Frontage Types, p20-21)
Landscape:	Trees (evenly spaced per City Standards)
On-Street Parking:	8' lane (both sides of street)
Traffic Flow:	Two-way traffic
Street Lighting:	Provide pedestrian lighting per City of Fresno standards; provide vehicular and pedestrian lighting on 6th St. per City of Fresno standards

\* Existing Curb and Right-of-Way lines remain unchanged

## NEIGHBORHOOD STREET

Neighborhood streets provide access to primarily residential mixed-use parcels and parking. Neighborhood streets include existing streets such as San Ramon, San Bruno, Bulldog and 6th Street.

They should be designed as small-scale urban-residential streets with continuous sidewalks, separated from vehicular traffic by landscaped parkway strips with regularly-spaced trees. On-street parking is allowed and encouraged on each side of the street to reduce vehicular speeds and facilitate access to buildings. Buildings fronting this street type should provide any of the frontage types illustrated in the Residential part of this section, on pages 20-21.



### Summary of Standards:

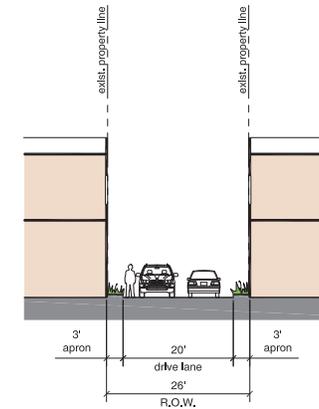
Right-of-Way:	60 feet
Curb-to-Curb:	40 feet
Parkway:	10 feet
Lane Width:	12 feet
Street Yard:	15 feet min. 20 feet max.
Encroachments:	Allowed (see Frontage Types, p20-21)
Landscape:	Trees (evenly spaced per City Standards)
On-Street Parking:	8' lane (both sides of street)
Traffic Flow:	Two-way traffic
Street Lighting:	Provide pedestrian lighting per City of Fresno standards

\* Existing Curb and Right-of-Way lines remain unchanged

## 4th STREET

4th Street provides access to primarily single-family residential and parking.

4th Street should be designed as a small-scale residential street with continuous sidewalks, separated from vehicular traffic by landscaped parkway strips with regularly-spaced trees. On-street parking is allowed and encouraged on each side of the street to reduce vehicular speeds and facilitate access to buildings. Buildings fronting this street type should provide any of the frontage types illustrated in the Residential part of this section, on pages 20-21.



### Summary of Standards:

Right-of-Way:	26 feet
Curb-to-Curb:	20 feet
Parkway:	0 feet
Lane Width:	20 feet
Street Yard:	0 feet min. 0 feet max.
Encroachments:	Not allowed
Landscape:	Planting in aprons
On-Street Parking:	Not allowed
Traffic Flow:	Two-way traffic
Street Lighting:	Provide pedestrian lighting per City of Fresno standards

## ALLEY OR ACCESS TO DRIVE COURT

Typical alleys provide access to the interior of primarily residential mixed-use blocks and parking.

Alleys should be designed as small-scale access drives with minimum 3' aprons at garage entries to provide landscape areas and to reduce vehicular speeds and protect buildings from vehicles. Additionally, speed bumps and enhanced paving should be provided to further reduce vehicular speeds. On-street parking and encroachments are not allowed. For more information related to the renovation of alleys, refer to the rehabilitation discussion on page 22.

The drawings shown above and on the previous page are for illustrative purposes only and provided to convey general intent and vision, and NOT exact location, design or configuration of proposed development.

## CIRCULATION, STREETS, AND PARKING

### Traffic Calming

#### EXISTING CONDITIONS

Because existing block lengths are long, the number of intersections and pedestrian crosswalks are limited. With the development of the proposed plan, smaller blocks are proposed, increasing the number of intersections and pedestrian crossings, and requiring vehicles to slow down and stop more frequently.

#### GOALS

Reduce traffic speeds and calm traffic through El Dorado Park to increase safety for neighborhood residents and children, and ensure that streets are pedestrian friendly.

#### POLICIES

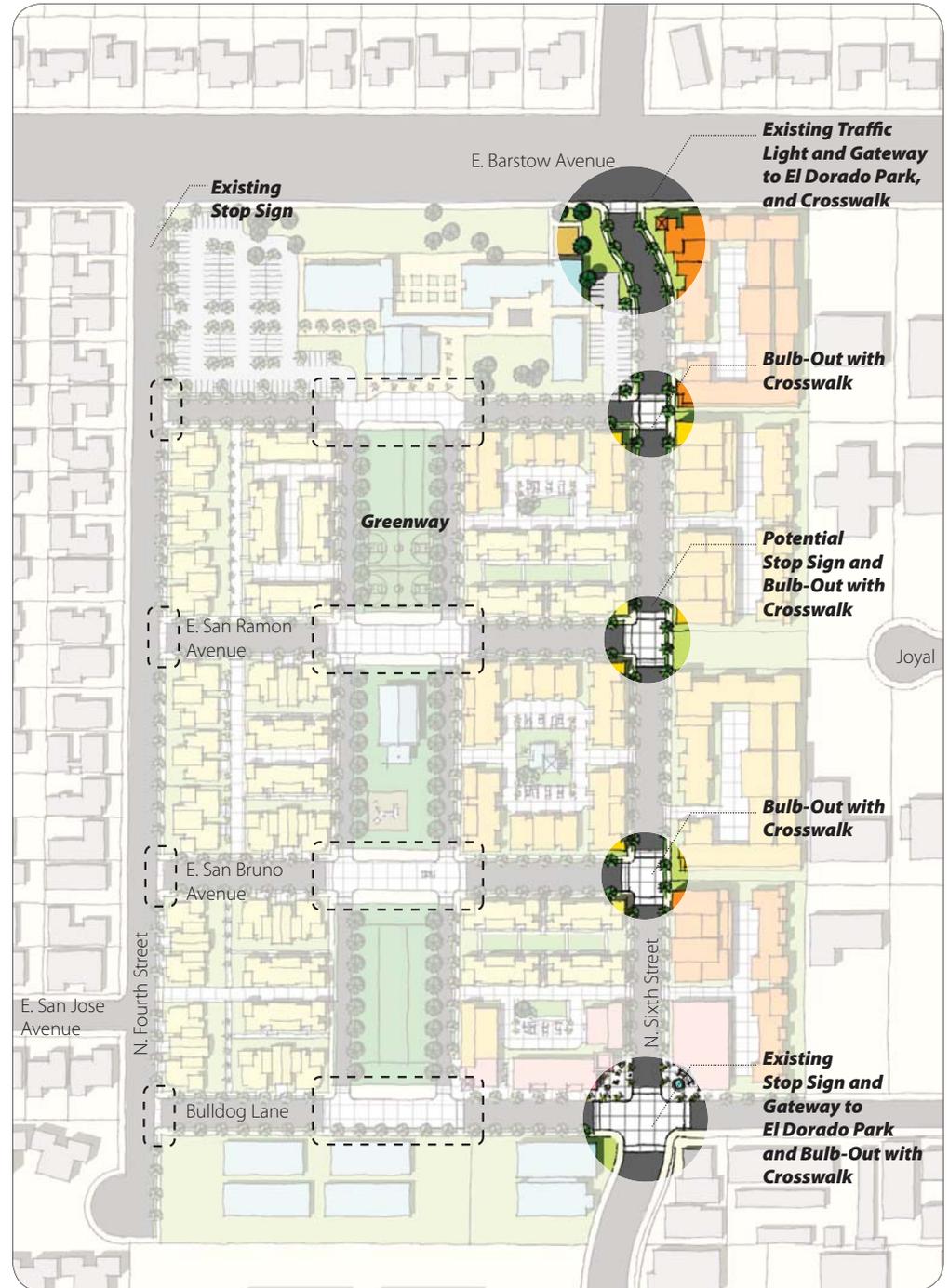
1. Strategies for traffic calming include street standards for pedestrian-friendly design, such as the reduction of lane widths, on-street parking, and sidewalks separated from the street by landscaped parkways. (See Section on Street Design and Street Standards for more detail.)
2. A new stop sign should be considered at the intersection of 6th Street and East San Ramon Avenue.
3. Reduced speed signs should be considered throughout the community.
4. Crosswalks should be incorporated for traffic calming along 6th Street with the following design options:
  - Raised crosswalks with special paving or stamped concrete
  - Flat crosswalks with special paving or stamped concrete
  - Striping and/or painted crosswalks
5. Crosswalks should be considered connecting the Greenway, and along 4th Street.
6. Bulb-outs, also called pop-outs, should be considered along 6th Street. Bulb-outs should incorporate special paving and/or low planting.



Crosswalks may be designed with special paving, striping patterns, or stamped concrete.



Bulb-outs may incorporate special paving and/or areas of low planting.



Illustrative Plan highlighting potential areas of traffic calming.

The drawings and photographs shown above and on the following page are for illustrative purposes only and provided to convey general intent and vision, and NOT exact location, design or configuration of proposed development.

## CIRCULATION, STREETS, AND PARKING

### Parking and Access to Parking

EXISTING



Existing parking and alley conditions are unsafe.

PROPOSED



Character examples illustrating planned parking and alley conditions.

#### EXISTING CONDITIONS

Access to rear parking areas and carports is primarily through mid-block alleys and at the rear of buildings. Alleys are in poor condition and disrepair, with visible signs of inadequate trash pickup, poor drainage and paving, and no lighting. The safety of vehicles and residents, as well as crime within alleys, carports, and parking areas, was a primary concern expressed by the community throughout the planning process.

#### GOALS

Provide an adequate amount of secure parking options for residents. Design parking areas, as well as access to parking to enable “Eyes on the Parking” and surveillance by residents.

#### POLICIES

- Options for renovating existing carports or garages should include enclosing parking areas as individual, privately secured, parking garages. (See section on Rehabilitation of Existing Buildings for more detail, pages 26-27)
- Eliminate dark, unsafe passageways for shared parking facilities. Parking areas should lead directly into secured, well-lit building entries, or directly into well-lit courtyards.
- The use of chainlink fencing to enclose parking areas is prohibited.
- On-street parallel parking should be provided throughout El Dorado Park.
- Areas with metered parking, permit parking, or signs not permitting stadium parking should be considered to ensure access to on-street parking for residents.
- Parking lots, as well alleys, driveways, and drive courts should be well-maintained, hardscaped and/or landscaped, and well-lit for safety. (See city codes)



**THE PLAN:**  
*INFRASTRUCTURE*



**EXISTING CONDITIONS**

The proposed Vision Plan, as illustrated on page 6, and detailed in Section 3, is envisioned as a 10 to 20 year plan. Because of the long-term nature of the plan, efforts should be made to begin the transformation of EL Dorado Park with two to three Catalyst Projects, and to incorporate a series of phased, interim improvements, and upgrades in advance of residential redevelopment.

**STREET, SIDEWALKS AND ROW IMPROVEMENTS**

To facilitate the potential phasing of improvements, existing rights of way and existing street alignments have been maintained wherever possible:

1. The alignments of 4th Street, Bulldog, San Ramon, and San Bruno have been maintained, with the exception of the introduction of a new north-south couplet around the proposed Greenway.
2. The alignment of 6th Street, south of the existing cul-de-sac terminus, has been maintained. The extension of 6th Street to San Bruno is envisioned as an early phase Catalyst Project.
3. The alignment of 6th Street, south of the existing cul-de-sac terminus, has been maintained. The extension of 6th Street to San Bruno is envisioned as an early phase Catalyst Project.

**STREET LIGHTING**

El Dorado Park does not currently have street lighting. The construction of street lights should be considered a priority early phase project, both to enhance safety and as evidence of momentum within the planning and transformation process for redevelopment of the community. All street lighting should be planned and installed in accordance with City Standards.

**FLOOD CONTROL**

El Dorado Park Neighborhood is located within the District’s Drainage Area “M”. The drainage patterns have been set by the grades of the existing curb and gutter system and has permanent drainage service. A planned basin pump station and relief line associated with the related drainage basin facility have not been constructed, and the District Operations and Maintenance staff currently uses portable pumps to dewater the basin facility. It is expected that subsequent to plan adoption, coordination with Flood Control may be required, and some improvements may need to be made.

**POLICE PROTECTION**

The plan area is served by the Department’s Northeast Policing District, and is located within Policing Zone 1658 and 1659. Although El Dorado Park has a long history of crime activity, considerable progress has been made in recent years to address public safety issues and considerably reduce crime.

1. The community, including Wesley United Methodist Church, Stone Soup-Fresno, and Fresno State University, should continue to maintain a close relationship with the Police Department through neighborhood watch meetings.
2. Support increased police patrols and maintain a police presence within the community, especially within open spaces and the proposed Greenway.
3. A joint policing arrangement between the Fresno State campus police force and the City of Fresno Police force should be implemented to maximize safety for the community.





4

IMPLEMENTATION



## Implementing the Plan



The implementation of the Plan is expected to be a long process. The graphic above shows a potential interim plan that may represent one possible solution for an interim phase of redevelopment, or a final phase of redevelopment that includes renovation of some existing properties. Note: This graphic is shown for illustrative purposes only, and it should be noted that there are many possible interim solutions.

The El Dorado Park Neighborhood Plan has been developed through a participatory process of community workshops and stakeholder meetings, with an intense process including over 50 meetings within a 6 month period. The resulting Plan is intended to be a plan of action, and a plan for the transformation of the neighborhood. Working with the community and stakeholders, a matrix of priority actions has been identified on the following pages, with key responsibilities and time frames tied to each task.

The transformation of El Dorado Park will not happen overnight. It is expected to be a long process that will involve the collaboration of many city agencies, community members, landowners, and the leadership of existing institutions within El Dorado Park. The partnerships formed throughout the planning process should continue to guide the Plan through implementation by the establishment of an "El Dorado Park Task Force." The El Dorado Park Task Force, comprised of Wesley United Methodist Church, Stone Soup-Fresno, Fresno State, the Housing Authority, the City of Fresno Redevelopment Agency, and the City of Fresno should provide direction for the implementation of the Plan.

To keep the community's momentum and show early-phase progress, 2-3 Catalyst Projects should be implemented in the near future. Catalyst Projects may include the development of new residential at the north edge of the site, and the extension of 6th Street to Barstow. An additional Catalyst Project may include the addition of lighting and general streetscape improvements. To facilitate the potential phasing of improvements, existing rights of way, curb locations and existing street alignments have been maintained wherever possible.

# Key Implementation Strategies

## 1. Identification of an El Dorado Park “Overseer”

IMPLEMENTATION ITEM	LEAD RESPONSIBILITY	SUPPORT AGENCY(S) OR ORGANIZATION	Immediate	Near-Term	Long-Term
<p>a. A person or group of persons should be identified to oversee the Plan implementation. Two potential opportunities for oversight have been identified:</p> <ul style="list-style-type: none"> <li>i. A single agency, group, or organization may act as master “Overseer” for implementation of the El Dorado Park Neighborhood Plan.</li> <li>ii. A 2-5 Year paid position or grant for a neighborhood implementation specialist or “Overseer.” This position can either be a permanent position affiliated with the City or Fresno Redevelopment Agency, or it can be an interim position that guides the process until such time as a Redevelopment Area is established, and the Fresno Redevelopment Agency can assume responsibility for guiding the process.</li> </ul>	CITY/RDA	EDP TASK FORCE	X		
<p>b. Establish an El Dorado Park Task Force, comprised of Wesley United Methodist Church, Stone Soup - Fresno, Fresno State, Housing Authority, Fresno Redevelopment Agency and the City of Fresno. The Task force should provide direction for the implementation of the Plan. The Task Force shall be responsible for setting up an organization such as the El Dorado Park Community Development Corporation to oversee the implementation of the Plan, and may appoint an Executive Director for that Corporation, to lead the effort and act as the “Overseer.”</p>	CITY/RDA	WESLEY, STONE SOUP, FRESNO STATE, HOUSING AUTHORITY	X		
<p>c. The El Dorado Park Overseer should monitor progress on each of the implementation items outlined in this Plan, and encourage identified responsible parties to maintain momentum and continue to make progress on critical components.</p>	OVERSEER	EDP TASK FORCE		X	
<p>d. The El Dorado Park Overseer, working with City staff, the Fresno Redevelopment Agency, and local institutions, should identify a site suitable for a catalytic project or projects which can launch redevelopment activity in El Dorado Park. (See Section 4)</p>	OVERSEER	EDP TASK FORCE	X		
<p>e. The El Dorado Park Overseer should assure that alternative housing is available within the neighborhood for residents displaced during upgrades or redevelopment. This can be accomplished through approaches such as “rolling” redevelopment, which should incorporate outreach to residents with Wesley United Methodist Church and Stone Soup-Fresno.</p>	OVERSEER	EDP TASK FORCE		X	
<p>f. The El Dorado Park Overseer should encourage partnerships between and among public agencies, non-profit organizations, for-profit organizations, and the development industry to implement the transformation of El Dorado Park.</p>	OVERSEER	EDP TASK FORCE		X	
<p>g. The El Dorado Park Overseer should encourage parcel assembly by partner organizations to facilitate the transformation of El Dorado Park.</p>	OVERSEER	EDP TASK FORCE		X	
<p>h. The El Dorado Park Overseer should assure that community members (renters, property-owners, and local institutions) and neighbors within 200 feet of the El Dorado Park Neighborhood are actively involved in the ongoing improvement of the neighborhood.</p>	OVERSEER	EDP TASK FORCE		X	

## 2. Implementation Techniques

IMPLEMENTATION ITEM	LEAD RESPONSIBILITY	SUPPORT AGENCY(S) OR ORGANIZATION	Immediate	Near-Term	Long-Term
a. Fresno Redevelopment Agency staff should evaluate the advantages of designating El Dorado Park as a redevelopment project area, or tying it to an existing redevelopment area such as the Airport Redevelopment Area, and if appropriate, follow through with the designation. (This is a major discussion item)	RDA	CITY	X		
b. Perform a final Redevelopment Feasibility Study for the community.	RDA	CITY, HOUSING AUTHORITY	X		
c. Secure a portion of 20% Housing Funds for affordable housing within El Dorado Park. <ul style="list-style-type: none"> <li>• Confirm that Housing Funds could be set aside from Airport Redevelopment Area</li> <li>• Confirm that El Dorado Park is a Target Area</li> </ul>	RDA	CITY, HOUSING AUTHORITY	X		
d. Develop a Parcel Assembly Strategy that encourages assembly by the following partners, or a group of partners: <ul style="list-style-type: none"> <li>i. City of Fresno</li> <li>ii. Fresno Redevelopment Agency</li> <li>iii. Housing Authority</li> <li>iv. Better Opportunities Builder</li> <li>v. Neighborhood Champions</li> <li>vi. Wesley</li> <li>vii. Stone Soup</li> <li>viii. Fresno State</li> <li>ix. Private Developers</li> <li>x. Landowners</li> </ul>	CITY/RDA		X		
e. Identify a package of financing incentives to attract development interest (tax incentives, etc.)	RDA	HOUSING AUTHORITY, B.O.B, HUD	X		
f. Assess the feasibility of creating a community benefit district to deal with special area needs such as trash removal, security services, lighting, graffiti removal, neighborhood beautification, and special neighborhood events.	CITY/RDA	EDP TASK FORCE		X	
g. Create an expedited development review process for the El Dorado Park Neighborhood Plan area.	CITY			X	

## Key Implementation Strategies

### 3. Land Use - Coordination with Zoning, the General Plan and other City of Fresno Policies

IMPLEMENTATION ITEM	LEAD RESPONSIBILITY	SUPPORT AGENCY(S) OR ORGANIZATION	Immediate	Near-Term	Long-Term
<i>Zoning (NOTE: This item may be eliminated or changed, depending upon how a zone change is administered with the adoption of the Neighborhood Plan).</i>					
a. Assure that zoning within El Dorado Park allows the land uses and land use characteristics desired by the community.	CITY		X		
b. Adopt a zone change at Bulldog/6th to allow for mixed use / retail uses.	CITY		X		
<i>Coordination with other Policies and Documents</i>					
a. Assure that coordination and compatibility exists between the objectives of the El Dorado Neighborhood Plan and other plans, such as the Fresno General Plan, including required amendments to other city documents.	CITY		X		
b. Consider the feasibility of a regulatory device – such as an El Dorado Park Overlay Zone – that assures proposed development in the neighborhood is measured against the standards, guidelines, and objectives of the Neighborhood Plan.	CITY/RDA		X		
c. Encourage reuse and redevelopment in El Dorado Park to incorporate sustainability principles and practices advocated in Green Fresno, the City of Fresno document advancing sustainability objectives.	CITY			X	x

#### 4. Locate and Implement Catalyst Projects

IMPLEMENTATION ITEM	LEAD RESPONSIBILITY	SUPPORT AGENCY(S) OR ORGANIZATION	Immediate	Near-Term	Long-Term
a. Work with Wesley United Methodist Church to evaluate the feasibility of on-site redevelopment (See Item 5a-d)	CITY/RDA/WESLEY	HOUSING AUTHORITY, B.O.B, HUD	X		
b. Work with existing property owners to define/amend ROW for 6th Street Extension (See 7a)	CITY/RDA	PROPERTY OWNERS	X		
c. Develop a plan and program for the greenway (See Item 6a)	CITY/PARKS	PARKS, EDP TASK FORCE	X		
d. Develop a program of street and alley improvements. (See Item 7b)	CITY/PUBLIC WORKS	EDP TASK FORCE	X		
e. Work with existing property owners to perform selective renovation and rehab of existing structures where appropriate (See 5e-j)	HOUSING, RDA	HOUSING AUTHORITY, B.O.B, HUD	X		

# Key Implementation Strategies

## 5. Land Use and Housing

	IMPLEMENTATION ITEM	LEAD RESPONSIBILITY	SUPPORT AGENCY(S) OR ORGANIZATION	Immediate	Near-Term	Long-Term
*	a. Locate and implement Catalyst Project(s).	CITY/RDA	EDP TASK FORCE, PROPERTY OWNERS	X		
	b. Define a "Rolling Relocation Strategy."	CITY/RDA	EDP TASK FORCE	X		
	c. Identify and evaluate available funding sources and programs to facilitate new residential construction. (tax credits, affordable housing funds, etc.)	HOUSING AUTHORITY, B.O.B, HUD	CITY/RDA	X		
	d. Identify and evaluate potential development partners.	CITY/RDA	HOUSING AUTHORITY, B.O.B, HUD	X		
	e. Identify potential funding sources for upgrading residential facilities, such as existing rental renovation or rehab programs in Fresno, and determine eligible structures.	CITY/HOUSING	RDA	X		
*	f. Develop a program for informing and supporting property owners to improve their property.	CITY/HOUSING	RDA, EDP TASK FORCE		X	
	g. Develop a procedure for expediting applications for remodels and upgrades to existing residential properties within El Dorado Park.	CITY/HOUSING	RDA		X	
	h. Assure that property owners wishing to upgrade and rehabilitate their property are aware of, and have access to, special City processes that facilitate permitting for upgrades accomplished in accordance with this Neighborhood Plan.	CITY/HOUSING	RDA, EDP TASK FORCE		X	
	i. Perform Code Enforcement where required.	CODE ENFORCEMENT	CITY, RDA	X		
	j. Rehab existing housing stock where appropriate.	CITY/HOUSING	RDA, HOUSING AUTHORITY, B.O.B, HUD		X	

Note, items with a (\*) indicate catalyst project.

## 6. Parks and Open Space

	IMPLEMENTATION ITEM	LEAD RESPONSIBILITY	SUPPORT AGENCY(S) OR ORGANIZATION	Immediate	Near-Term	Long-Term
*	a. <i>Hold a neighborhood meeting to discuss open space needs for the design of the Greenway.</i>	PARKS/CITY	NEIGHBORHOOD/PUBLIC PARTICIPATION	X		
	b. Develop a plan for the linear Greenway and a program of open space components.	PARKS	EDP TASK FORCE	X		
	c. Create a central open space which includes neighborhood facilities.	PARKS	CITY/RDA		X	
	d. Initiate "Community Event Programming." Program components may include, but are not limited to, the following items. Note, some programs can be implemented in the near term, and can be relocated to the Central Park, or other locations, upon redevelopment: <ul style="list-style-type: none"> <li>i. Farmers' Market/ Street Market</li> <li>ii. After-School Programs</li> <li>iii. Recreation Programs (fields, Tops, etc.)</li> <li>iv. Gardening</li> <li>v. Community Center</li> <li>vi. Crafts</li> <li>vii. Library</li> </ul>	PARKS	EDP TASK FORCE		X	
	e. Create an El Dorado Park Facilities Maintenance District and/or Community Finance District OR secure commitment from the Parks Department to maintain facilities (this is a discussion item).	PARKS	CITY/RDA		X	
	f. Define an ongoing funding/ maintenance source for the upkeep of public spaces and open space.	PARKS	CITY/RDA		X	

Note, items with a (\*) indicate catalyst project.

# Key Implementation Strategies

## 7. Circulation, Streets, and Parking

	IMPLEMENTATION ITEM	LEAD RESPONSIBILITY	SUPPORT AGENCY(S) OR ORGANIZATION	Immediate	Near-Term	Long-Term
*	a. Hold "Neighborhood Clean Up Days" to clean up streets or alleys.	CITY/PUBLIC WORKS	NEIGHBORHOOD/PUBLIC PARTICIPATION	X		
*	b. Connect 6th Street to Barstow. Note: This effort will require acquisition of a key parcel, and will likely be part of a Catalyst project	CITY/RDA	PUBLIC WORKS	X		
*	c. Develop a program of street and alley improvements. Program components may include, but are not limited to, the following items. Note, some street improvements can be implemented in the near term, prior to any significant redevelopment efforts, such as lighting and streetscape improvements along Bulldog Lane, 6th Street, and 4th Street. Streetscape and street improvements may include: i. Sidewalk Repairs ii. ADA Ramps iii. New Lighting iv. Crosswalks v. Signage vi. Landscaping vii. Traffic Calming (Including crosswalks in conjunction with stop sign(s) and reducing posted speeds)	CITY/RDA	PUBLIC WORKS		X	
	d. Consider (long-term) improvements at the San Jose/4th Street intersection, and a potential pedestrian/bike connection between 6th Street and Joyal Court.	CITY/RDA	EDP TASK FORCE			X
	e. Work with Fresno Area Express (FAX) and Fresno State to identify potential transit opportunities or shuttle routes to or through El Dorado Park.	CITY/RDA	FAX/FRESNO STATE		X	
	f. Develop a Parking Strategy i. Consider permit parking restrictions, or posted restrictions disallowing stadium parking, etc. ii. Consider a future parking garage along Joyal Court (this is a discussion item: Fresno State, at Charrette #1 suggested a parking garage with retail uses along Joyal Court, outside of the project area)	CITY	FRESNO STATE		X	X
	g. Define an ongoing funding/ maintenance source for streets and streetscape upkeep.	CITY/RDA	PUBLIC WORKS		X	

Note, items with a (\*) indicate catalyst project.

## 8. Infrastructure

IMPLEMENTATION ITEM	LEAD RESPONSIBILITY	SUPPORT AGENCY(S) OR ORGANIZATION	Immediate	Near-Term	Long-Term
a. Continue to work with the Police Department to have a strong presence in the area.	EDP TASK FORCE	POLICE DEPT	X		
b. Institute ongoing "Neighborhood Watch " meetings	EDP TASK FORCE/POLICE DEPT	NEIGHBORHOOD/PUBLIC PARTICIPATION	X		
c. Incorporate recommendations from Environmental Checklist as appropriate, i.e. water, sewer, flood control, etc. (To be determined)				X	

## 9. Partnerships

IMPLEMENTATION ITEM	LEAD RESPONSIBILITY	SUPPORT AGENCY(S) OR ORGANIZATION	Immediate	Near-Term	Long-Term
<b><i>Implement the Plan by Promoting Partnerships</i></b>					
a. Secure commitments from Wesley, Stone Soup, Fresno State and the Housing Authority/ HUD among others.	CITY	WESLEY, STONE SOUP, FRESNO STATE, HOUSING AUTHORITY/ HUD	X		
b. Establish an El Dorado Park Task Force (See 1b)	CITY/RDA	WESLEY, STONE SOUP, FRESNO STATE, HOUSING AUTHORITY/ HUD	x		
c. Create a Project Area Committee "PAC" if required (Per Redevelopment regulations as required by law)	CITY/RDA		X		
d. Identify partnership opportunities for existing neighborhood institutions such as Wesley and Stone Soup.	CITY/RDA	HOUSING AUTHORITY, B.O.B, HUD	X		





5

APPENDIX



**APPENDIX A**  
*CHARRETTE*  
*SUMMARY BOOKS*



# El Dorado Park

Summary of 02 February 2008  
Community Workshop / Charrette

City of Fresno  
MW Steele Group



Planning for *Transformation*  
El Dorado Park The City of Fresno



## Introduction

### The Community Workshop

On Saturday, February 2nd, 2008, the City of Fresno Planning Department, in partnership with the Fresno Redevelopment Agency, Wesley United Methodist Church, Stone Soup, and Fresno State, hosted a Community Workshop with key stakeholders of the El Dorado Park neighborhood. The event took place from 9am to 2pm in the main hall of the Wesley United Methodist Church, located at the northern boundary of the neighborhood.

The purpose of the Workshop was to bring El Dorado Park stakeholders together and unite the many voices of community organizations and residents into one coherent vision for the future of El Dorado Park.

### The El Dorado Park Neighborhood

The El Dorado Park Neighborhood is located in the Fourth Council District of northeast Fresno, adjacent to the California State University, Fresno (Fresno State) and generally bound by E. Barstow Avenue on the north, Bulldog Lane on the south, N. Sixth Street to the east and N. Fourth Street to the west.

The neighborhood encompasses approximately 20 to 30 acres and 47 properties of mostly multi-family residential apartments. Two major community organizations flank each end of the neighborhood: Stone Soup at the south end along Bulldog Lane and Wesley United Methodist Church north of E. San Ramon Avenue.

The area was first developed as affordable housing for Fresno State students, but has deteriorated over the past 15-20 years as a majority of the student population was replaced by low-income families and individuals seeking affordable housing. Although it has an ethnically diverse and vibrant community, this area also has one of the highest city crime rates, with gang violence, vandalism and theft continually threatening the stability of the neighborhood. While Stone Soup, Wesley, and organized residents have come a long way towards improving conditions in the neighborhood and increasing police presence, much more work remains to be done.

The El Dorado Park Neighborhood Plan is intended to be a plan of action that can transform the neighborhood from its current conditions to the vision that its residents have put forth in workshops and community meetings.

**El Dorado Park**  
**Community Workshop**  
*Come, Listen, Participate!*  
Saturday, 02 February 2008, 9AM-2PM  
Continental breakfast and lunch provided. Thanks to CSU Fresno for providing lunch!  
Wesley United Methodist Church  
1343 East Barstow Avenue

**Reunion Comunitaria**  
*¡Vengan, Escuchen, Participen!*  
Para mejorar la seguridad y la calidad de vida en el barrio.  
Sábado, 02 Febrero 2008, 9AM-2PM  
¡Desayuno y almuerzo gratis! (gracias a CSU Fresno por proporcionar el almuerzo)  
Wesley United Methodist Church  
1343 East Barstow Avenue

**Rooj Sib Tham**  
*Caw koj tuaj mloog thiab koom tes nrog peb lu rooj sib tham pab rau niam txiv pej xeem.*  
Rau hnuv vas xaum (Saturday) tim 2 lub 2 hlis ntuj xyoo 2008.  
Thaum 9 teev sawv ntxov txog 2 teev tav su.  
Qhov chaw yog: Wesley United Methodist Church  
Chaw nyob: 1343 East Barstow Avenue

Planning for *Transformation*  
El Dorado Park, The City of Fresno

Flyer advertising the Community Workshop in 3 Languages

## Overview of the Workshop



The Workshop was advertised and recorded through the following methods:

- Personal letters signed by the mayor were mailed to every property owner and resident within the project area
- Personal letters signed by the City of Fresno Planning Department Manager were mailed to every property owner outside the project area but within 1000 feet
- Fresno State Senior Administration and Faculty Members contacted students asking for student participation
- 1500 flyers were hand distributed to the working group members for them to disseminate
- The Workshop was advertised at Stone Soup and Wesley United Methodist Church
- The Workshop was covered in the news media by the *Fresno Bee*

Approximately 150 people attended the Workshop, including residents, landowners, community groups, City of Fresno staff, the Fresno Redevelopment Agency, Fresno State senior administration, faculty, students, and local fraternity and sorority representatives, Councilmember Westerlund and staff, members of the press, the planning consultant (MW Steele Group), and other interested parties. Childcare was made available the entire day for children under the age of 5, with attendants provided by Wesley, Stone Soup, Fresno State, and Better Opportunities Builder, Inc. Additionally, translation was provided for Spanish and Hmong speakers.

The following working materials were prepared and distributed to each roundtable:

- Drawing and mapping supplies (including markers, scissors, craft paper, stickers, tape, large newsprint writing pads, etc.)
- 11x17 copy of photo analogies at each table
- 11x17 copy of reference maps at each table
- (1) 30x42 aerial photo at each table
- (2) 30x42 base maps at each table
- (1) 36x48 panoramic photo survey of neighborhood streets
- Icons on stickers depicting housing types, open space, community services, etc
- Card/Centerpiece for each table with table number and the following questions/topics:
  - 1) What Should Be Preserved?
  - 2) Streets, Sidewalks and Connections
  - 3) Open Space, Parks and Gardens
  - 4) Types of Housing
  - 5) Amounts of Housing
  - 6) Other Uses
  - 7) Safety
- Comment cards at each table:  
(In English, Hmong and Spanish)

## Workshop Preparation

### The “Working Group” and other Charrette Preparation

In preparation for the Workshop, The City of Fresno Planning Department (City) assembled a team of 38 committed stakeholder representatives to lead in the planning and organization of the Workshop. Members included representatives of Wesley United Methodist Church, Faith in Community, Fresno State, Stone Soup – Fresno, City Council District Four, the Fresno Police Department, the City of Fresno Planning Department, and the Redevelopment Agency of the City of Fresno, among others. The City held three meetings with the Working Group prior to the Workshop:

- (1) January 9th, 2008. Introductory meeting to establish the Working Group, explain the project and goals for El Dorado Park, and give members and stakeholders an opportunity to share their aspirations and goals for the neighborhood.
- (2) January 24th, 2008. The Working Group reviewed and commented on the draft Workshop/Charrette agenda prepared by the planning consultant. The meeting helped to prepare Working Group members and identify Facilitators for the upcoming Workshop.
- (3) February 1st, 2008- The Facilitator’s Lunch was a coordination meeting aimed at preparing the Facilitators for the Workshop, reviewing tools and materials and clarifying logistical items.

In addition to Working Group Meetings, City Staff and the planning consultant met with Fresno State Senior Administration on February 1st. This meeting was an opportunity to review Fresno State’s Master Plan, and discuss opportunities for linkages and connectivity between Fresno State’s “West End” and El Dorado Park, including landscaping, walking paths, bike paths, transit and security.

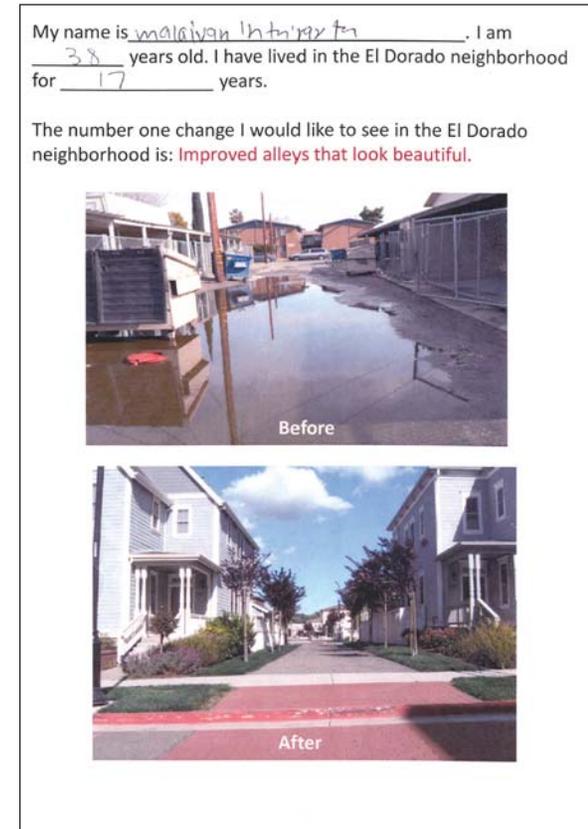
### Group Facilitators

Twelve individuals were identified as Facilitators and invited to a Facilitator’s Lunch and Workshop/Charrette Coordination Meeting on Friday, February 1st, 2008. Additional Facilitators included Working Group members, City Staff and the planning consultant.

The role of the Facilitator was to encourage the participation of all individuals at the table and to guide the discussion. Facilitators were responsible for ensuring that participants address the task at hand and answer the questions posed by the planning consultant team. They were asked to remain as objective as possible, and not attempt to dominate the discussion. At the end of each exercise, Facilitators were asked to present the table’s ideas to the larger group or identify someone from the group to present.

### The Stone Soup Workshop

Stone Soup - Fresno organized a dinner workshop on January 25th, 2008 to help neighborhood residents, especially non-native English speakers, prepare for the February 2nd Community Workshop. Working with photos of other example communities, Stone Soup asked each participant to identify what one thing he or she would change about the neighborhood and identify imagery that illustrated potential changes. Participants were then asked to go out to their neighborhood and gather additional photographs and imagery of existing conditions and their proposed vision. These materials were used during the Workshop on February 2nd and became good talking points at the group tables.



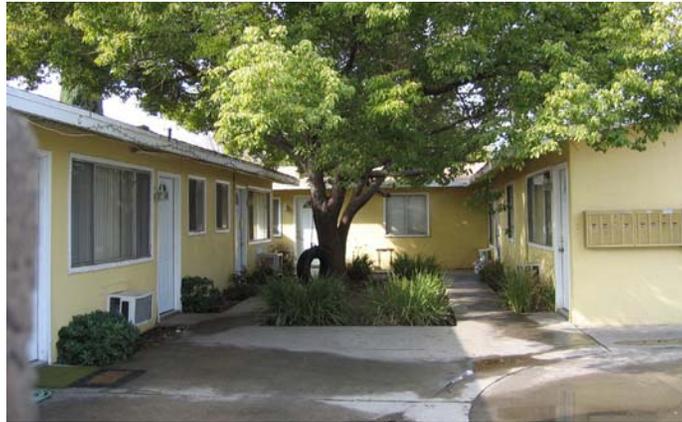
Example of Comments from Stone Soup Workshop, January 25, 2008

## Workshop Preparation- The Walking Tour

The day before the Community Workshop, the planning consultant team conducted a site walking tour with local residents, the City of Fresno, the Fresno Redevelopment Agency, Facilitators, and other members of the Working Group. This walking tour provided residents an opportunity to talk about their neighborhood and point out the good and bad spots in their neighborhood.



The group discusses problems and potential solutions for improving alleys



Some apartment complexes have pleasant courtyards

Yards are often used as vegetable gardens



Several buildings need major repairs and some are vacant



Streets, alleys and walkways need better maintenance



*“The key to success is for all of us to agree on a plan”*

The Workshop commenced with welcome remarks from Councilmember Larry Westerlund of District 4 and Keith Bergthold of the City of Fresno. Members of the planning consultant team were introduced and Steve Silverman of the MW Steele Group gave a brief overview of the purpose and goals of the Workshop and a run-through of the day's agenda.

Introductions were followed by a visual presentation from Mark Steele, of MW Steele Group. The purpose of the presentation was to show participants a range of opportunities for change in their neighborhood and to stimulate them to envision their future. Visual examples included before and after imagery of similar-type projects, residential building analogies, photos of parks, gardens and other open spaces, streetscapes and alleys, and community serving uses (such as bakeries, sports clubs, cafes). Because safety is a main concern in the neighborhood, the presentation also displayed examples of common defensible design practices. Each table was supplied with a copy of the presentation for their use or reference.

After the presentation, participants were asked to engage in a brainstorming exercise with members of their table. In this brief session, each table was charged with answering two key questions:

- (1) What is good about your neighborhood?
- (2) What needs to be changed?

Each table then wrote down their thoughts on large newsprint pads of paper and presented these to the larger audience in an open microphone session. Comments from these two sessions were transcribed and recorded.

## The Workshop- Presentation and Passed Microphone



Councilman Westerlund kicks off the Community Workshop with a Raffle, with gifts donated from the Councilman's office, Stone Soup and Wesley

Continental Breakfast

*What is Good About Your Neighborhood?  
What Needs to Change?*



## The Roundtable Working Session

After everyone had shared their comments in the passed microphone session, the focus turned to the maps. Each table was supplied with at least three large print maps and plenty of stickers, markers and craft paper. Each roundtable group was encouraged to put their ideas to paper, thinking about a vision for the neighborhood, and focusing on seven key topics:



Most groups used icon stickers to identify the location and type of housing or other uses on a site plan

### El Dorado Park

#### Seven Considerations

- [1] What should be preserved?
- [2] Streets / Sidewalks / Connections
- [3] Open Space / Parks / Gardens
- [4] Types of Housing
- [5] Amounts of Housing
- [6] Other Uses
- [7] Safety

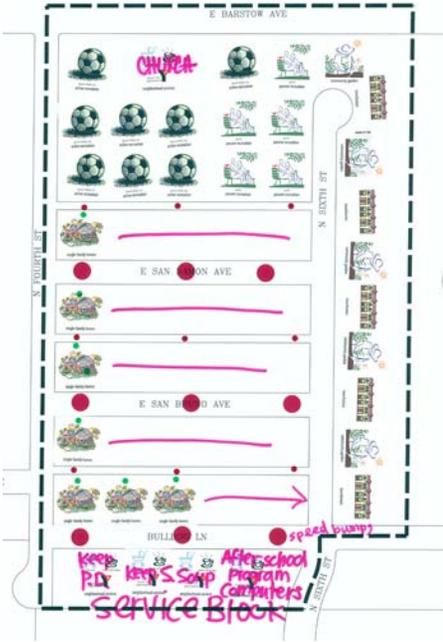
Most groups relied heavily on the icon stickers provided to depict the type of housing desired, the location of different uses and activities, or the preferred pattern of development within their neighborhood. Some groups drew directly on the maps to reconfigure the street patterns or mark areas where better connections could be made.

A majority of groups went through a dot exercise, applying red dots to the areas they wished to demolish or repair and green dots in spots they would like to preserve. One group focused less on the map and more on the set of images, highlighting their preferred examples. All were encouraged to annotate the maps, and some even applied post-it notes with more detailed explanations of their ideas.





During the small group discussion and mapping exercises, members of the planning consulting team and City of Fresno Planning Department Staff walked from table to table offering support to the facilitators and answering questions.



## The Passed Microphone Discussing the Roundtable Results

The creative energy released at each of the roundtables was expressed one final time with a passed microphone session, during which each table presented a summary of their work. This session offered an opportunity for individuals from each table to share their maps and present their suggestions for change in El Dorado Park. It also revealed what are some of the top priorities for transforming the neighborhood.

Raffles were held throughout the day to help regain participants' attention and keep the process running smoothly. Comment cards were also distributed throughout the room to allow individuals an opportunity to contribute anonymously at any time during the Workshop.



An opportunity was provided at the end of all presentations for individuals to voice additional concerns.



One person from each group was allowed five minutes to present their roundtable's map and ideas for the neighborhood.

## Lunch and a Recap of the Day's Events



Mark Steele, of the Consultant Team MW Steele Group, offered a summary of the day's work at lunch



Participants enjoy a working lunch, donated by Fresno State

During the lunch break, participants were encouraged to walk around the room and look at the work displayed at each of the tables. The consultant team also browsed each of the tables to identify common themes and ideas. Mark Steele, of MW Steele Group, offered a summary of the day's work and identified the next steps in the El Dorado Park Neighborhood Plan process. Closing remarks were made by Councilmember Westerlund, the City of Fresno, Stone Soup and Wesley United Methodist Church members.

During lunch, a group of neighborhood children presented a poster they made to show their support for the planning process. Their message is one of hope for the future transformation of El Dorado Park; a place where all residents can live a safe and prosperous life:



A final Raffle



El Dorado Park children show support for the planning process

## Summary of Public Comments

The following summarizes comments made during the Workshop in response to the question: *What's good about El Dorado Park?*

- The people, positive attitude
- Wesley United Methodist Church presence and assistance over the years
- Stone Soup Community Center offers good programs for residents
- Fresno State nearby
- Range of schools: pre-school to college
- Affordable, low-income housing is available
- The neighborhood is in a central location, close to transit
- The neighborhood has a diversity of age groups and nationalities
- The neighborhood is safe
- Recreational trailer on Wesley property
- Accessible to services (such as banks, schools, shopping)
- Head Start program in the neighborhood
- Close to offices and business activity
- High density living
- Good neighbors, like Fresno State
- Students live in the area, student atmosphere
- Community involvement and people working together
- Quiet and calm area
- Close to friends, people know each other
- Recreation opportunities for children
- Stone Soup services for immigration and refugee population
- Strategic location close to future growth area
- Police presence in the neighborhood makes us feel safer
- Fraternities and Sororities nearby
- Freeway access
- Employment opportunities
- Close to Shaw Avenue
- A lot of potential
- No through traffic
- Traffic bureau in the neighborhood
- Speed bumps help slow traffic on Bulldog Lane
- Access to grocery store within walking distance
- Some landlords are nice and easy to talk to
- Some managers respond to requests for repairs
- Lao community members live nearby
- Recreation opportunities at Wesley UMC

The following summarizes comments made during the Workshop in response to the question: *What needs to change in El Dorado Park?*

### Building Conditions

- Absentee/ slum landlords; greater accountability of property owners
- Lack of code enforcement
- Renovate, repair and/or re-build buildings
- Change footprint of parking garages
- High density for mixed-income and senior housing
- Lower density in areas adjacent to single-family
- Improve living conditions
- Fix plumbing problems
- Energy efficient / green building construction
- Tear down all apartment buildings and build new
- Larger bedrooms
- Better housing quality and maintenance
- Obsolete building design (built for singles, not families and poor energy efficiency)

### Streets, Alleys, Sidewalks and Parking

- Eliminate dead end on 6th and open to Barstow (don't hide the neighborhood)
- Get rid of symmetric neighborhood layout
- Eliminate alleys, change alleys to pedestrian greenways
- Provide guest parking
- Infrastructure improvements
- Neighborhood public transportation/ shuttle
- Fix drainage issues, flooding in streets and alleys, in apartment complexes
- Lack of stop signs
- Improved street safety by installing speed bumps, better lighting, more greenery
- Shaded walk areas for walking kids to school
- Make streets accessible to Shaw and Barstow
- One-way streets make it difficult to access neighborhood
- Lack of walkability
- Better streets – rehabilitate
- Poor lighting, need more and better lighting
- Unsafe and dirty alleys
- Unsafe and insufficient parking, need more secured, designated parking or enclosed garages with locks

### Open Space, Parks, Gardens, Recreation and Landscape

- Need more green space
- Need a skate park
- Need a play structure
- Need multi-family residential with a lot of places for children to play
- Community garden

- Parks, recreation, and green space
- Need a water park
- Community center with more activities
- Lack of greenery
- Eliminate palm trees because of droppings and fire concerns
- Outdoor play space for children
- Green space inside building complex
- Improve conditions of play fields where they play “Top Spin”
- Space for community events
- Better landscaping
- Community center (boys and girls club) with indoor/outdoor recreational activities
- Gathering spaces for elders
- Designated space for auto repair
- Garden plots for growing vegetables
- Individual (single-family detached) housing with space between buildings
- A lot of trees
- Tree maintenance

### Neighborhood Services

- Restructure Wesley to include a community center, recreational space, kitchen and classrooms
- Need a permanent neighborhood organization
- Need more small shops, restaurant and stores (in first floors of buildings)
- Lack of formal representation
- Lack of trash pick-up
- Day care facilities, tutoring services and parenting classes needed
- After-school programs
- Private washer and dryer in units
- Provide laundry facilities
- Better services for immigrants
- More student housing
- Build 3-story office building with educational uses related to Fresno State
- Improved quality of life and environment
- Better relationship with Fresno State – start an “adopt a block” program, make use of their services and campus labs, library
- Coffee shop
- Affordable grocery store within walking distance
- Small bank
- Resident organization/ association with a spokesperson that speaks language and can be an advocate for community
- Continued services by Wesley and Stone Soup
- Senior housing complex
- Food commercial businesses

### Health and Safety

- Lack of safety in the neighborhood
- Change in attitude of police, more respect toward residents and better vigilance
- Insect, rodent and mold infestations making people sick; need better pest control
- Clean up abandoned cars, litter and graffiti
- Eliminate trespassing, crime, violence, vandalism, gangs, drugs
- Reduce noise
- More foot police and neighborhood watch
- Improve relationship with local police
- Unsupervised children
- Improve cleanliness in neighborhood
- Better, more rigorous tenant screening
- More “eyes on street”
- No loitering, sex offenders, parolees
- Gated property to keep “bad” people out
- Security patrol on premises
- Enforced curfew for residents and outsiders
- Effective teen crime prevention
- Entrances from street

### Other

- Short term immediate action
- Large-scale redevelopment
- Public art
- Financing from local, state, federal, and private sectors
- Keep rents affordable (\$400-500)
- Individual garbage cans in lieu of collective dumpsters
- Intelligent residents and mixed-income
- Maintain low rents
- Opportunity for homeownership; single-family homeownership
- Bad public image and reputation; “Sin City”
- Section 8 housing abuse
- Rents are too high
- Lower density
- Segregation
- Density

## Common Themes of the Workshop

The following common themes were identified throughout and will help to guide the development of alternatives and the El Dorado Park Neighborhood Plan:

\*this list is not in any particular order

### **Safety**

Safety was almost unanimously a major concern of the El Dorado Park stakeholders. Several groups expressed a desire for greater police presence and accountability, more “eyes on the street,” and better street lighting and traffic signals. In addition to eliminating drug and gang violence, most residents also want more secure living conditions. This requires buildings with defensible space design, better public health, and more code enforcement.

### **Public Space and Facilities**

Every group has located some type of open space/ public facility on their plan. A majority would like to see a combination of active and passive recreation, with plenty of community-serving facilities (such as day care, employment center, coffee shop, grocery store, community center, etc.). A majority show park/ open space in the center of the plan, indicating that they not only want open space, but they also desire it to be at the “heart” of the community. Several groups have also marked areas for community and private gardens. A clear message was sent during the Workshop: residents and stakeholders value public spaces and facilities, and they see a real need for additional and improved areas that can unite the community.

### **Streets and Connections**

An overwhelming majority of groups suggested opening 6th Street to Barstow. Many other groups also extended connections through E. Joyal Ave. and E. San Jose. Several tables challenged residents to reconsider the alleys, turning them into pedestrian greenways or simply improving them with better paving and more landscaping. Some mention was made of the insufficient and unsafe parking, and several maps also show pedestrian links from the neighborhood to Fresno State. Better transit access was also recommended as a way of connecting the neighborhood.

### **Housing Conditions**

One of the first concerns that was voiced by residents is the poor housing conditions in the neighborhood. With a high incidence of absentee landlords, most apartment buildings in the area are in need of major repairs, maintenance and, in some cases, complete re-construction. At least half of the participants agreed that a majority, if not all, of the neighborhood residential structures should be torn down and re-built. Some groups do insist on remodeling those buildings that can be saved. It is clear from the comments and maps that a majority of groups want a mix of housing, to include single-family homes, student housing, townhouses and apartments. Some also thought that having some commercial and retail uses on the first floor of residential apartments is appropriate. A few would also like to see apartments with larger or more rooms.

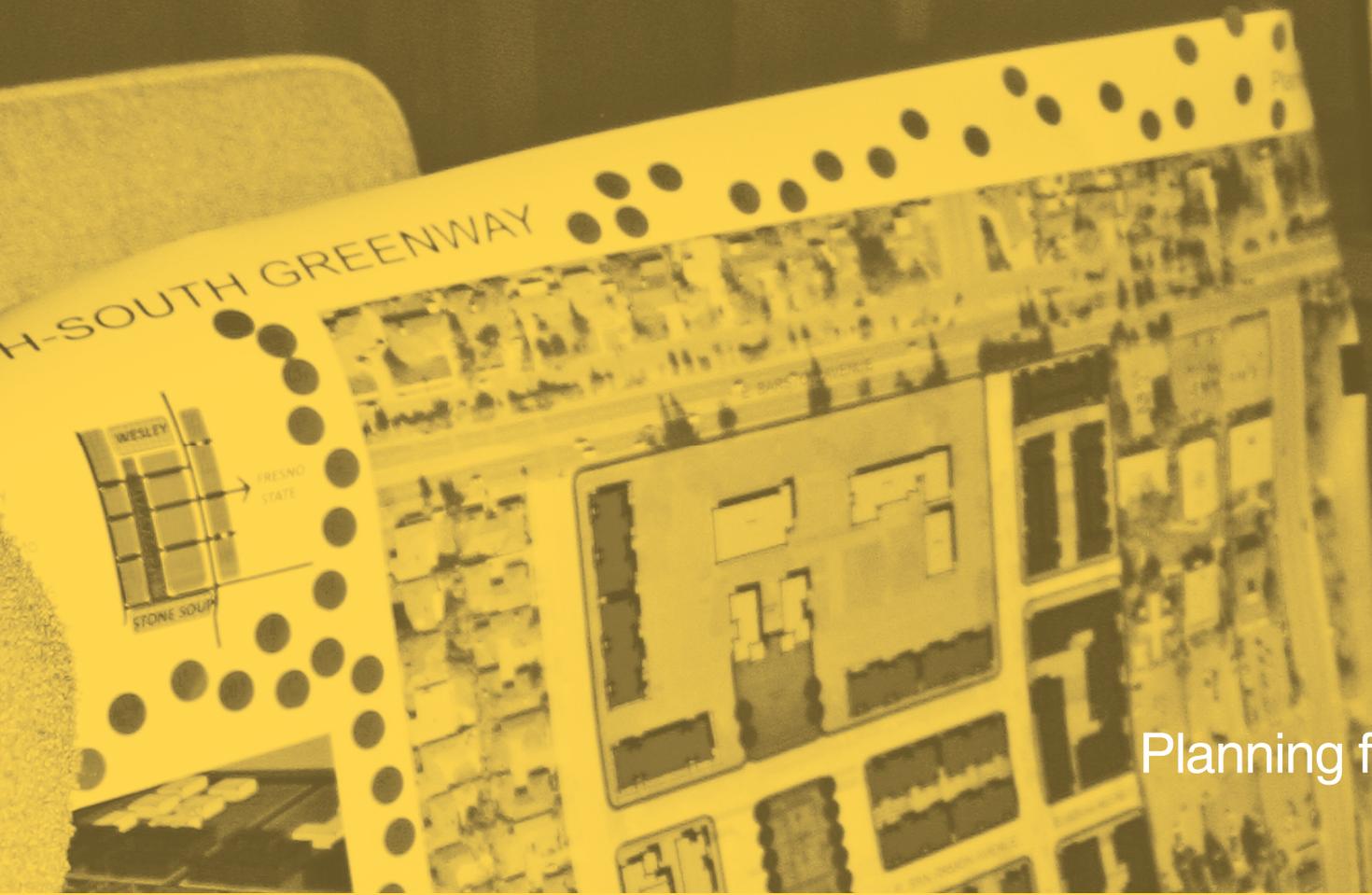
### **Protecting Housing Opportunities for Current Residents**

While most participants support a large-scale transformation of their neighborhood, a majority expressed a sincere and heartfelt concern for their role in the future of El Dorado Park. Many residents are proud to live there and want to remain. The need to provide affordable housing to ensure that existing residents are not driven out of the neighborhood by increased rents is a top priority. It is also important to phase any future development and establish a program for keeping families in the area while properties are rehabilitated or re-built. Existing and new neighborhood organizations can also support them and help ensure that the diversity and richness of the neighborhood is not lost in the process.

# El Dorado Park

Summary of 15 March 2008  
Community Workshop / Charrette #2

City of Fresno  
MW Steele Group



Planning for *Transformation*  
El Dorado Park The City of Fresno



## Overview of the Workshop

The City of Fresno, in partnership with the Fresno Redevelopment Agency, Wesley United Methodist Church, Stone Soup and Fresno State, held a second Community Workshop with key stakeholders of the El Dorado Park neighborhood.

The Workshop took place on Saturday, March 15, 2008 in the worship room of the Wesley United Methodist Church, from 9am to 12pm. The agenda for the Workshop included the following components:

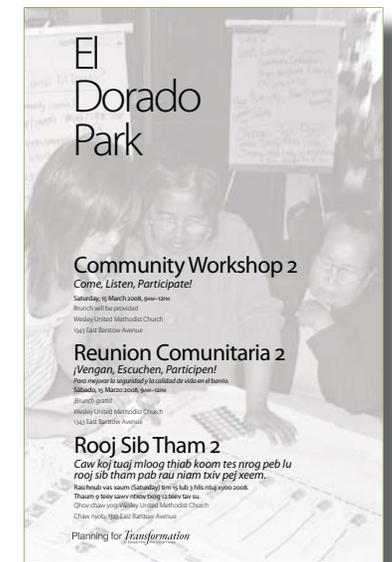
- Recap and Summary of Workshop/Charrette #1
- Introduction to the 3 Plan Alternatives
- Roundtable Discussions and Reports on the 3 Plan Alternatives
- Dot Survey
- Common Themes and Next Steps
- Refreshments and a potluck brunch were provided, with raffles taking place intermittently throughout the day

Over 150 people attended the Workshop, including residents, landowners, community groups, City of Fresno staff, the Fresno Redevelopment Agency, Fresno State senior administration, faculty, students, and local fraternity and sorority representatives, Councilmember Westerlund and staff, the planning consultant (MW Steele Group) and other interested parties. Translation was provided for Spanish, Hmong, Cambodian and Laotian speakers.

The Workshop was advertised and recorded through the following methods:

- Personal letters signed by the City of Fresno Planning Department were mailed to every property owner within the project area
- Personal letters signed by the City of Fresno Planning Department were mailed to every property owner outside the project area but within 1000 feet
- Members of the Working Group representing Fresno State contacted students and fraternity and sorority members asking for their participation
- Flyers were hand distributed to the Working Group\* members for them to disseminate
- The Workshop was advertised at Stone Soup and Wesley United Methodist Church

**\*Working Group:** Prior to Workshop/Charrette #1, the City of Fresno Planning Department assembled a team of 38 committed stakeholder representatives to lead in planning and organizing the workshops, and to assist in the public outreach effort.



## Workshop Preparation



### Background

After the first Community Workshop/Charrette, it became evident that there were some key themes and concerns that resonated throughout the El Dorado Park community. These were categorized into six Guiding Principles that inform the proposed plan alternatives:

1. Create a Central Public Open Space with Neighborhood Facilities
2. Ensure Safety, Stability and Accountability
3. Improve Street Connections, Streets and Public Realm
4. Preserve Housing Opportunities for Existing Neighborhood Families and Communities
5. Improve Housing Conditions
6. Implement the Plan by Promoting Partnerships

### The “Working Group” and other Workshop Preparation

In the weeks prior to the second Workshop, the City of Fresno Planning Department staff organized a series of meetings with the following groups:

1. Three (3) Working Group meetings (a team of stakeholder representatives that was assembled before the first Workshop)
2. Meeting with Fresno State senior administration
3. Meeting with Fresno State fraternities and sororities, including organization presidents and alumni representatives

Additional meetings, focusing on potential implementation strategies and resources, were organized with City of Fresno Staff, the planning consultant, and the following groups:

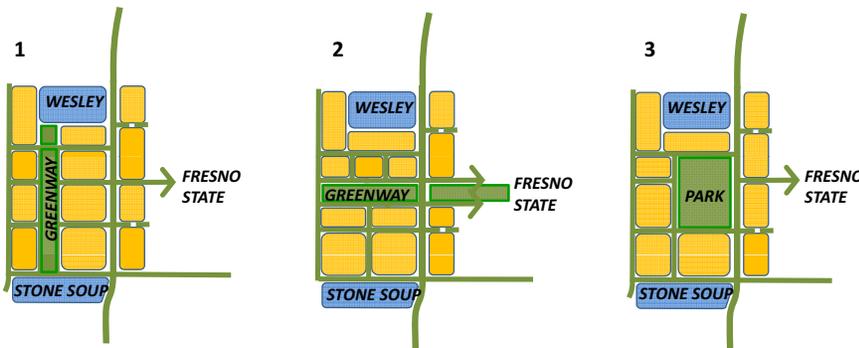
1. Representatives from the City of Fresno Redevelopment Agency
2. Representatives of the Housing Authority and Better Opportunities Builders Inc.
4. Housing and Urban Development (HUD)
3. Stone Soup
4. Wesley

Additionally, Stone Soup organized a “Pre-Charrette Workshop” with neighborhood residents, especially non-native English speakers, to review draft concepts and prepare them for the March 15th Workshop.

### Charrette Materials

The following working materials were prepared and distributed to each roundtable:

- Copy of Community Workshop/ Charrette 1 Summary Book



## The Roundtable Working Session

- Three (3) 36x48 inch Plan Alternatives (one for each plan alternative)
- Card/centerpiece for each table with the following questions:
  - 1) What do you like about the plan?
  - 2) What don't you like about the plan?
- Large newsprint writing pads for note-taking
- Markers
- Comment cards at each table
- Sign-in sheets

Additionally, the following materials were displayed at the front of the room:

- Scale models (one for each plan alternative)
- Residential typologies board
- Aerial photo of neighborhood
- Plan alternatives (one for each plan alternative)
- Copy of Community Workshop/Charrette 2 Summary Binder



### The Day of the Workshop

The purpose of the second Workshop with the community was to present three potential plan alternatives for the El Dorado Park Neighborhood Plan, solicit feedback from the community and other stakeholders, and determine a direction for moving forward with the Neighborhood Plan.

The Workshop commenced with opening remarks from Keith Bergthold of the City of Fresno, Councilmember Westerlund and the Planning Consultant. Following the introductions, the Planning Consultant made a PowerPoint presentation to all participants, which started with a brief recap of the first Community Workshop/Charrette, a summary of the common themes of that Workshop, and a review of the Guiding Principles mentioned above. The Planning Consultant also explained the process for deriving the three plan alternatives, displaying process sketches and then describing each alternative in detail.

### The Three Plans

1. A North-South Greenway connecting Stone Soup to Wesley
2. An East-West Greenway connecting the community to Fresno State
3. A Central Park at the heart of the community, and west of 6th Street

All tables were allotted 15-20 minutes to review, mark-up and make comments on each of the three plans. After reviewing each plan option, each of the 14 tables were given the opportunity to present to the larger group their observations regarding each plan. The feedback obtained from each table was recorded and is summarized at the end of this document.



## The Dot Survey and Next Steps

### The Dot Survey

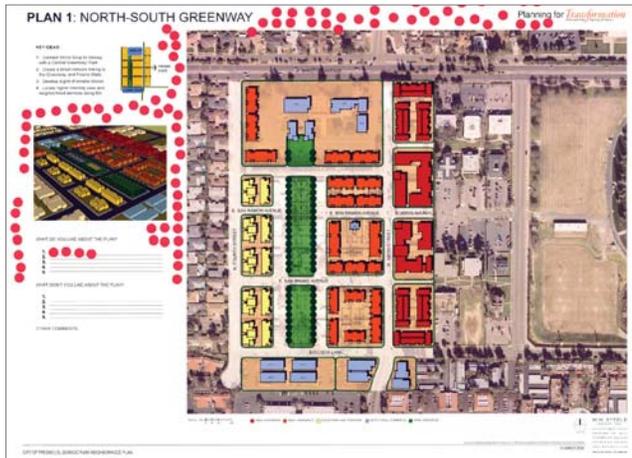
At the end of the day, all participants were asked to vote for their favorite plan. Each person was given a red dot and asked to place it on one of the three plans displayed at the front of the room.

Although it was clear that all three plans had pros and cons, and most participants liked elements of each plan, the “Dot Survey” demonstrated that an overwhelming majority of participants favored Plan 1 (close to 62%, or 88 of 142 votes). Plans 2 and 3 were almost evenly split (26 ½ and 27 ½ votes, respectively). Over 85% of the Workshop attendees voted.

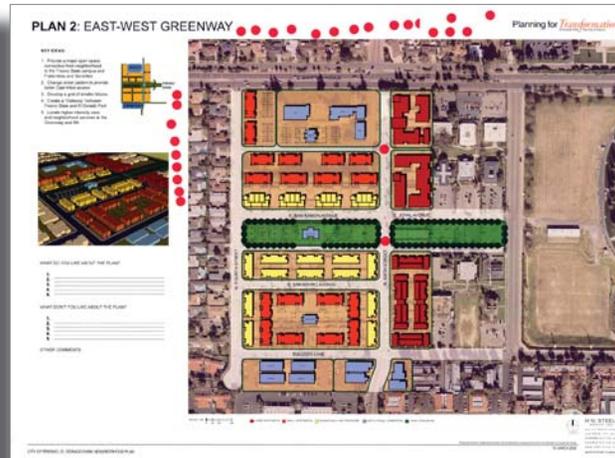
### Next Steps

The Community Workshop/ Charrette 2 was an opportunity for El Dorado Park residents and other stakeholders to continue to remain involved in the planning process by expressing their concerns, wishes and visions for the El Dorado Park Neighborhood. The feedback, comments and ideas voiced during this Workshop provide a direction for the El Dorado Park Neighborhood Plan.

Following the Workshop, a single, revised plan will be prepared, incorporating many of the comments made on all plans. A list of common themes have been identified to summarize those comments that were made consistently throughout the Workshop.



Plan 1: 88 Votes



Plan 2: 26 1/2 Votes



Plan 3: 27 1/2 Votes

## Common Themes of the Workshop

The following common themes were identified in throughout the Workshop, and will help to guide the development of a refined alternative and the El Dorado Park Neighborhood Plan:

\*this list is not in any particular order

### **Housing and Land Use**

1. Preserve housing opportunities for existing neighborhood families and communities
2. Refine density, height and bulk:
  - a. Keep units under 700, at approximately 600-650 units
  - b. Reduce bulk at east edge
  - c. Reduce bulk at Wesley
3. Preference for lower and moderate density, as well as 1-2 story single family and townhomes
4. Include single family/lower density at 4th Street
5. Consider a mix of uses at center of site, along Joyal Court
6. Consider some commercial stores and shops, childcare

### **Parks and Open Space Connections**

1. Concern expressed with the safety and maintenance of a large, single park
2. Incorporate a community building within open space
3. Need for a place to play Tops
4. Need for smaller green spaces and gardens close to, or within, building sites
5. Do not connect to Fresno State Fraternity and Sorority Greens
6. Concern about park edges and type of residential facing the park

### **Streets and Parking**

1. Show Joyal as a pedestrian connection; identify as potential future vehicular connection.
2. Identify the San Jose Avenue /4th Street intersection as a future vehicular connection.
3. Show how parking is being dealt with, in regards to:
  - a. Private garages
  - b. Public garages (if any)
  - c. On-street
  - d. Permit parking
4. Preserve parking at Wesley and at Fresno State Fraternities and Sororities
5. Need for traffic control and traffic speed reduction along 6th Street and at park edges-  
general concern for child safety in those areas



## Summary of Public Comments: PLAN 1

The following summarizes comments made during the Workshop in response to the question:

### **What do you like about the plan?**

### **What don't you like about the plan?**

### **What do you like about PLAN 1?**

- Park location close to living areas and to a main street
- Connection between Stone Soup and Wesley
- Apartments
- Flow of roads/ traffic
- Single-family and low-density
- 6th Street connection to Barstow
- Transition from single-family to mid-density to high-density
- Police presence near park
- Potential for greater student population
- Circulation/ safety
- Housing for different economic levels
- Park between buildings makes it easy to watch children
- Clean buildings
- Park has areas for children and pets
- Parking within buildings makes it easy to watch children
- High density near Fresno State and low density near single-family (on 4th)
- Access to Shaw
- Windows everywhere
- Smaller block sizes
- Community gardens
- Wide open spaces for sports activities and Tops
- Park size and access
- Green space as buffer between low and high density
- Open to Fresno State
- Smaller apartments

### **What don't you like about PLAN 1?**

- Mix between Fresno State and residents
- Connection to Fraternity/Sorority property
- Joyal as a road
- Speed and traffic on 6th
- Student population within neighborhood
- Housing on Wesley
- High density
- Liability – street safety
- Size of housing
- Fear of being displaced, rents go up
- Park will bring traffic, noise and crime
- 4-story or higher buildings
- Basketball courts – lead to trouble
- Park size – too large?

### **The following summarizes suggestions that were made for improving PLAN 1:**

- Need parking at Wesley
- More community buildings
- Child care at Wesley
- Security, lighting, need police presence and visibility
- Housing for different economic levels
- Improve circulation/ safety
- More green areas for barbecues
- Better mix of housing
- Planting needed along edge between neighborhood and Fraternity/Sorority
- Consider commercial along Joyal
- Make connection at Joyal a pedestrian connection
- Provide stop signs, speed bumps and other traffic calming
- Place for Asian population to play "Top Spin"
- Skateboard Park
- More parking
- Education space for church
- Small shops on corner of 6th and Barstow
- Move the two orange buildings on 6th and southeast corner of Wesley
- Provide walkways and bike paths
- More trees throughout
- Do not allow vehicular traffic between parks – safety concern
- No parking around the park
- Provide parking along 4th, 6th, Bulldog and Barstow only
- FAX – transit/bus loop through community and along 6th
- Can the park be more central, between medium and high density so more residents have access to it?
- Locate single-family and townhome in lieu of multi-family dense apartments on 6th
- More single-family near 4th
- Mixed-use on 6th and Barstow
- Provide central management for the whole area
- Provide a community center in the middle of the green space
- Extend Joyal
- Provide senior housing

## Summary of Public Comments: PLAN 2

### What do you like about PLAN 2?

- 6th connecting to Barstow
- Mix of housing and density
- Like some of the alleys
- Mix of residents
- Park is a plus
- Like park centered between buildings, divides housing more equally
- Swings sets/ play areas
- Orientation to children
- Like green, but stop at boundary line to Fraternities and Sororities
- Easier access to green
- Community center in middle of green
- Single family on both sides of park to keep eyes on children
- Liked directionality of housing (potential energy saving design)
- Open to University
- Liked high density close to University
- Like 3 community centers
- Like connection to Joyal
- Like location of park
- Ok with half the park in EDP and half for students
- Like corridors north-south connecting Stone Soup and Wesley
- Like green connecting to Fresno State
- Like the number of community centers
- Cambodians like community center for socialization

### What don't you like about PLAN 2?

- Plan takes up parking for Greeks
- Prefer no connections, no east greenway
- Safety for kids – people crossing their property
- Takes flow away from Wesley and Stone Soup
- Interface between 3 and 4 story high density and fraternity/sorority
- Long blocks force kids to cut through parking to get through neighborhood (reminiscent of existing circulation in neighborhood)
- Don't like high buildings, looking into Greek buildings
- Economic spread too much toward high density
- Too many community buildings
- Alleys too long
- High density may bring problems
- Question accessibility to green areas
- Question parking, especially during games
- Difference of opinion as to orientation to Fresno State
- Concerned about parking during Fresno State games
- Too much density
- Position of parks and streets invites non-residents to use park
- Wesley parking reduced
- Lack of parking for park use
- Lack community gardens
- Loss of student and Fraternity/Sorority Parking
- Park cuts neighborhood in half
- Safety, cost of, cameras at parks?
- Liked plan 1 better
- Concern about being displaced by park
- Lack of housing for seniors
- Do not like east-west park
- Do not like mixing densities, prefer separating types with streets
- Don't like community center in middle of greenway
- Don't want greenway extended into Fraternity/Sorority areas
- Don't like losing Stone Soup and Wesley relation
- Don't want buildings on Wesley property
- Don't extend green past El Dorado Park, will have two separate parks (one for college students and other for residents)
- Eastern park is for college and not for children
- No eyes on street

- Park too far from housing
- 6th going through parks
- Prefer community center in park
- Like lower density
- Green too big, might attract gangs
- Prefer smaller spaces closer to homes

### The following summarizes suggestions that were made for improving PLAN 2:

- Break-up high density along 6th
- Speed bumps and stop signs along 4th and 6th
- Housing for students and faculty?
- Would like call button on 6th
- Cars on street – gone – especially Fresno State
- Would like grocery store, some small stores in area, w/ local owners
- Would like community childcare, with programs on playgrounds, supervised by mothers
- Community program for supervision of area
- Need for walking, bike lanes
- Need area to play Tops
- Walkway to community centers
- Need low density along 4th
- Prefer mid-density over low-density closer to park
- Need sidewalks around park
- Safety over convenience – children and cars
- East- west park should be placed where Wesley play area is
- See opportunity for parking garage with commercial on lower level of building at northeast corner of neighborhood
- Lower density along 6th
- Need shade trees and shaded walkways
- Need transit
- Need vehicular access off Joyal south
- Break up and have mini parks?
- Need a vegetable garden near houses
- Want more single family on 4th
- Community centers could be replaced by other facilities (Stone Soup and Wesley)

## Summary of Public Comments: PLAN 3

### What do you like about PLAN 3?

- Housing types looking onto park
- Community center
- Like single-family along park
- Central green area, one connected space
- Liked park not being divided
- Liked park shape - shorter, not long
- Like condo buildings
- Like medium density with community center in middle
- Every housing type has access to park
- Like big park, more activities
- Community center (bigger)
- Like more single family
- Like street connecting Wesley with Stone Soup
- Park separates densities
- Central Park brings community together
- Center for community
- Do like southeast block with medium density
- Like eyes on park
- Really liked plan
- Like park in middle- brings densities together with access to park
- Like mix of uses potential in park
- Open up buildings, more medium density at south
- Like green
- Like mixed-use on Joyal
- Cambodian group thought was best plan
- Like housing surrounding park

### What don't you like about PLAN 3?

- Don't like park on Barstow- safety for children
- Concern for safety of 6th street
- Do not want connection through Fraternity/Sorority malls
- Lower density along Wesley
- High density
- Residents look into carports
- Alleys
- Park area and community buildings
- Buildings too close together, park too enclosed
- Do not like 3 or 4 story buildings
- Mix of medium and low density on same block
- High density at Wesley really cuts them off- too massive- height of buildings cuts off view from Wesley
- Buildings too close together, park too enclosed
- Lack connection at Joyal
- 3 stories and up starts to look like "projects"
- Central Park attracts crime, gangs, too many people and activities – want curfew and gated
- Do not like park - closer to Wesley, not in center?
- Park with too many activities, crime...traffic
- Prefer Plan 1

### The following summarizes suggestions that were made for improving PLAN 3:

- Prefer landscaped connections as opposed to alleys
- Prefer Joyal as retail (small), shops along 6th and Joyal?
- Need mix of density along park
- Joyal vehicular connection- prefer pedestrian mall like Fulton mall? With mixed-use, housing above on Joyal
- Would like sidewalks on both sides of the street
- More mixed housing types
- Planting and walkway along Fraternities/ Sororities and new buildings
- Lower density along Fraternities and Sororities
- Open up blocks with garden apartments to view of park
- Add community buildings to divide
- Like parks distributed with small play areas at buildings
- Prefer distributing parks into 2, not just 1
- Prefer single family on 4th instead of higher density
- Need to open 4th street at San Jose
- Need parking at Wesley site
- Would like solar panels on buildings
- Area to play Tops
- Stop signs or traffic calming
- More walkways/bike paths through park and neighborhood
- Park to bring community together... not to separate densities
- Would like library, gazebo in park
- Better lighting
- Make park bigger
- Would like energy efficient buildings
- Community garden around housing- this is needed, like in other plan
- Eliminate higher densities
- Less density at Wesley
- Open up blocks of garden court apartments to view of park
- Security
- Less red, more orange/yellow
- Lao prefer smaller green space for gardening close to homes-large green security concern

**APPENDIX B**  
*MITIGATION  
MONITORING PLAN*



# MASTER ENVIRONMENTAL IMPACT REPORT (MEIR) NO. 10130 / SCH No. 2001071097 FOR THE 2025 FRESNO GENERAL PLAN

Project/EA No. A-09-001

Date: August 4, 2009

## Mitigation Monitoring Checklist

Following is the mitigation monitoring checklist from MEIR No. 10130 as applied to the above-noted Project Environmental Assessment as required by City Council Resolution No. 2002-378 and Exhibit E thereof, adopted on November 19, 2002, certifying the MEIR for the 2025 Fresno General Plan Update.

- A - Incorporated into Project
- B - Mitigated
- C - Mitigation in Progress
- D - Responsible Agency Contacted
- E - Part of City-wide Program
- F - Not Applicable

**NOTE:** Letters B-Q in mitigation measures refer to the respective sections of Chapter V of MEIR No. 10130

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
<p><b>B-1.</b> Development projects that are consistent with plans and policies but that could affect conditions on major street segments predicted by the General Plan MEIR traffic analysis to perform at an Average Daily Traffic (ADT) level of service (LOS) D or better in 2025, with planned street improvements, shall not cause conditions on those segments to be worse than LOS E before 2025 without completing a traffic and transportation evaluation. This evaluation will be used to determine appropriate project-specific design measures or street/transportation improvements that will contribute to achieving and maintaining LOS D.</p>	<p>Prior to approval of land use entitlement</p>	<p>Public Works Dept./Traffic Planning;  Planning and Development Dept.</p>	X					
<p><b>B-2.</b> Development projects that are consistent with plans and policies but that could affect conditions on major street segments predicted by the General Plan MEIR traffic analysis to perform at an ADT LOS E in 2025, with planned street improvements, shall not cause conditions on those segments to be worse than LOS E before 2025 without completing a traffic and transportation evaluation. This evaluation will be used to determine appropriate project-specific design measures or street/ transportation improvements that will contribute to achieving and maintaining LOS E.</p>	<p>Prior to approval of land use entitlement</p>	<p>Public Works Dept./Traffic Planning;  Planning and Development Dept.</p>	X					

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<p><b>B-3.</b> Development projects that are consistent with plans and policies but that could affect conditions on major street segments predicted by the General Plan MEIR traffic analysis to perform at an ADT LOS F shall not cause further substantial degradation of conditions on those segments before 2025 without completing a traffic and transportation evaluation. This evaluation will be used to determine appropriate project-specific design measures or street/ transportation improvements that will contribute to achieving and maintaining a LOS equivalent to that anticipated by the General Plan. Further substantial degradation is defined as an increase in the peak hour vehicle/capacity (v/c) ratio of 0.15 or greater for roadway segments whose v/c ratio is estimated to be 1.00 or higher in 2025 by the General Plan MEIR traffic analysis.</p>	<p>Prior to approval of land use entitlement</p>	<p>Public Works Dept./Traffic Planning;  Planning and Development Dept.</p>						<b>X</b>
<p><b>B-4.</b> For development projects that are consistent with plans and policies, a site access evaluation shall be required to the satisfaction of the Public Works Director. This evaluation shall, at a minimum, focus on the following factors:</p> <p>a. Disruption of vehicular traffic flow along adjacent major streets, appropriate design measures for on-site vehicular circulation and access to major streets (number, location and design of driveway approaches), and linkages to bicycle/pedestrian circulation systems and transit services.</p> <p>b. In addition, for development projects that the City determines may generate a projected 100 or more peak hour vehicle trips (either in the morning or evening), the evaluation shall determine the project's contribution to increased peak hour vehicle delay at major street intersections adjacent or proximate to the project site. The evaluation shall identify project responsibilities for intersection improvements to reduce vehicle delay consistent with the LOS anticipated by the 2025 Fresno General Plan. For projects which affect State Highways, the Public Works Director may direct the site access evaluation to reference the criteria presented in Caltrans Guide for the Preparation of Traffic Impact Studies.</p>	<p>Prior to approval of land use entitlement</p>	<p>Public Works Dept./Traffic Planning;  Planning and Development Dept.</p>	<b>X</b>					

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<b>B-5.</b> Circulation and site design measures shall be considered for development projects so that local trips may be completed as much as possible without use of, or with reduced use of, major streets and major street intersections. Appropriate consideration must also be given to compliance with plan policies and mitigation measures intended to promote compatibility between land uses with different traffic generation characteristics.	Prior to approval of land use entitlement	Public Works Dept./Traffic Planning;  Planning and Development Dept.	X					
<b>B-6.</b> New development projects and major street construction projects shall be designed with consideration and implementation of appropriate features (considering safety, convenience and cost-effectiveness) to encourage walking, bicycling, and public transportation as alternative modes to the automobile.	Prior to approval or prior to funding of major street project.	Public Works Dept./Traffic Planning;  Planning and Development Dept.	X					
<b>B-7.</b> Bicycle and pedestrian travel and use of public transportation shall be facilitated as alternative modes of transportation including, but not limited to, provision of bicycle, pedestrian and public transportation facilities and improvements to connect residential areas with public facilities, shopping and employment. Adequate rights-of-way for bikeways, preferably as bicycle lanes, shall be provided on all new major streets and shall be considered when designing improvements for existing major streets.	Ongoing	Public Works Dept./Traffic Planning;  Planning and Development Dept.	X					

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			<p><b>C-1.</b> In cooperation with other jurisdictions and agencies in the San Joaquin Valley Air Basin, the City shall take the following necessary actions to achieve and maintain compliance with state and federal air quality standards and programs.</p> <p>a. Develop and incorporate air quality maintenance considerations into the preparation and review of land use plans and development proposals.</p> <p>b. Maintain internal consistency within the General Plan between policies and programs for air quality resource conservation and the policies and programs of other General Plan elements.</p> <p>c. City departments preparing environmental review documents shall use computer models (software approved by local and state air quality and congestion management agencies) to estimate air pollution impacts of development entitlements, land use plans and amendments to land use regulations.</p> <p>d. Adopted state and SJVAPCD protocols, standards, and thresholds of significance for greenhouse gas emissions shall be utilized in assessing and approving proposed development projects.</p> <p>e. Continue to route information regarding land use plans, development projects, and amendments to development regulations to the SJVAPCD for that agency's review and comment on potential air quality impacts.</p>	Ongoing	Planning and Development Department Dept.			

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<b>C-2.</b> For development projects potentially meeting SJVAPCD thresholds of significance and/or thresholds of applicability for the Indirect Source Review Rule (Rule 9510) in their unmitigated condition, project applicants shall complete the SJVAPCD Indirect Source Review Application prior to approval of the development project. Mitigation measures incorporated into the ISR analysis shall be incorporated into the project as conditions of approval and/or mitigation measures, as may be appropriate.	Ongoing	Planning and Development Department Dept. SJVAPCD	X					
<b>C-3.</b> The City shall implement all of the Reasonably Available Control Measures (RACM) identified in Exhibit A of Resolution No. 2002-119, adopted by the Fresno City Council on April 9, 2002. These measures are presented in full detail in Table VC-3 of the MEIR.	Ongoing	Various city departments	X					
<b>C-4.</b> The City shall continue efforts to improve technical performance, emissions levels and system operations of the Fresno Area Express transit system, through such measures as:  a. Selecting and maintaining bus engines, transmissions, fuels and air conditioning equipment for efficiency and low air pollution emissions.  b. Siting new transit centers and other multi-modal transportation transfer facilities to maximize utilization of mass transit.  c. Continuing efforts to improve transit on-time performance, increase frequency of service, extend hours of operation, add express bus service and align routes to capture as much new ridership as possible.  d. Initiating a program to allow employers and institutions (e.g., educational facilities) to purchase blocks of bus passes at a reduced rate to facilitate their incentive programs for reducing single-passenger vehicle use.	Ongoing	Fresno Area Express					X	

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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
<b>D-1.</b> The City shall monitor impacts of land use changes and development project proposals on water supply facilities and the groundwater aquifer.	Ongoing	Dept of Public Utilities and Planning and Development Dept					X	
<b>D-2.</b> The City shall ensure the funding and construction of facilities to mitigate the direct impacts of land use changes and development within the 2025 General Plan boundaries. Groundwater wells, pump stations, intentional recharge facilities, potable and recycled water treatment and distribution systems shall be expanded incrementally to mitigate increased water demands. Site specific environmental evaluations shall precede the construction of these facilities. Results of this evaluation shall be incorporated into each project to reduce the identified environmental impacts.	Ongoing (City-wide); and prior to approval of land use entitlement as applicable	Department of Public Utilities and Planning and Development Department	X				X	
<b>D-3.</b> The City shall implement the future water supply plan described in the City of Fresno Metropolitan Water Resources Management Plan Update and shall continue to update this Plan as necessary to ensure the cost-effective use of water resources and continued availability of good-quality groundwater and surface water supplies.	Ongoing	Department of Public Utilities					X	
<b>D-4.</b> The City shall work with the Fresno Metropolitan Flood Control District to prevent and reduce the existence of urban stormwater pollutants to the maximum extent practical and ensure that surface and groundwater quality, public health, and the environment shall not be adversely affected by urban runoff, and shall comply with NPDES standards.	Ongoing	Planning and Development Department	X				X	

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<b>D-5.</b> The City shall preserve undeveloped areas within the 100-year floodway within the city and its general plan area, particularly the San Joaquin Riverbottom, for uses that will not involve permanent improvements which would be adversely affected by periodic floods. The City shall expand this protected area in the Riverbottom pursuant to expanded floodplain and/or floodway maps, regulations, and policies adopted by the Central Valley Flood Protection Board and the National Flood Insurance Protection Program.	Ongoing	Planning and Development Department					X	
<b>D-6.</b> The City shall establish special building standards for private structures, public structures and infrastructure elements in the San Joaquin Riverbottom that will protect:  a. Allowable construction in this area from being damaged by the intensity of flooding in the riverbottom;  b. Water quality in the San Joaquin River watershed from flood damage-related nuisances and hazards (e.g., the release of raw sewage); and  c. Public health, safety and general welfare from the effects of flood events.	Ongoing	Planning and Development Department						X
<b>D-7.</b> The City shall advocate that the San Joaquin River not be channelized and that levees shall not be used in the river corridor for flood control, except those alterations in river flow that are approved for surface mining and subsequent reclamation activities for mined sites (e.g., temporary berms and small side-channel diversions to control water flow through ponds).	Ongoing	Planning and Development Department						X

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<b>D-8.</b> The City shall maintain a comprehensive, long-range water resource management plan that provides for appropriate management and use of all sources of water available to the planning area, and shall periodically updated this plan to ensure that sufficient and sustainable water supplies of good quality will be economically available to accommodate existing and planned urban development. Project-specific and city-wide water conservation measures shall be directed toward assisting in reaching the goal of balancing City groundwater operations by 2025.	Ongoing	Department of Public Utilities					X	
<b>D-9.</b> The City shall continue its current water conservation programs and implement additional water conservation measures to reduce overall per capita water use within the City with a goal of reducing the overall per capita water use in the City to its adopted target consumption rate. The target per capita consumption rate adopted in 2008 is a citywide average of 243 gallons per person per day, intended to be reached by 2020 (which includes anticipated water conservation resulting from the on-going residential water metering program and additional water conservation by all customers: 5% by 2010, and an additional 5% by 2020.)	Ongoing	Department of Public Utilities					X	

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<b>D-10.</b> All development projects shall be required to comply with City Department of Public Utilities conditions intended for the City to reach its overall per capita water consumption rate target. Project conditions shall include, but are not limited to, water use efficiency for landscaping, use of artificial turf and native plant materials, reducing turf areas, and discouraging the development of artificial lakes, fountains and ponds unless only untreated surface water or recycled water supplies are used for these decorative and recreational water features, as appropriate and sanitary.	Prior to approval of land use entitlement	Department of Public Utilities	X					
<b>D-11.</b> When and if the City adopts a formal management plan for recycled and/or reclaimed water, all development shall comply with its standards and requirements. Absent a formal management plan for recycled and/or reclaimed water, new development projects shall install reasonably necessary infrastructure, facilities and equipment to utilize reclaimed and recycled water for landscape irrigation, decorative fountains and ponds, and other water-consuming features, provided that use of reclaimed or recycled water is determined by the Department of Public Utilities to be feasible, sanitary, and energy-efficient.	Prior to approval of development project	Department of Public Utilities	X					
<b>D-12.</b> All applicants for development projects shall provide data (meeting City	Prior to approval	Department of	X					

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MITIGATION MEASURE				WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F																																
<p>Department of Public Utilities criteria for such data) on the anticipated annual water demand and daily peak water demand for proposed projects. If a development project would increase water demand at a project location (or for a type of development) beyond the levels allocated in the version of the City's Urban Water Management Plan (UWMP) in effect at the time the project's environmental assessment is conducted, the additional water demand will be required to be offset or mitigated in a manner acceptable to the City Department of Public Utilities. Allocated water demand rates are set forth in Table 6-4 of the 2008 UWMP as follows:</p> <table border="1"> <thead> <tr> <th align="center">FOR GROSS DEVELOPED PROJECT ACREAGE OF THE FOLLOWING DEVELOPMENT CATEGORIES  (Analysis shall include acreage to all street centerlines.)</th> <th align="center" colspan="3">PER-UNIT FACTORS, in acre-ft/acre/yr, for projects projected to be completed during these intervals:</th> </tr> <tr> <td></td> <th align="center">01/01/2005 THROUGH 12/31/2010</th> <th align="center">01/01/2010 THROUGH 12/31/2024</th> <th align="center">AFTER 01/01/2025</th> </tr> </thead> <tbody> <tr> <td>Single family residential</td> <td align="center">3.8</td> <td align="center">3.5</td> <td align="center">3.5</td> </tr> <tr> <td>Multi-family residential</td> <td align="center">6.5</td> <td align="center">6.2</td> <td align="center">6.2</td> </tr> <tr> <td>Commercial and institutional</td> <td align="center">2</td> <td align="center">1.9</td> <td align="center">1.9</td> </tr> <tr> <td>Industrial</td> <td align="center">2</td> <td align="center">1.9</td> <td align="center">1.9</td> </tr> <tr> <td>Landscaped open space</td> <td align="center">3</td> <td align="center">2.9</td> <td align="center">2.9</td> </tr> <tr> <td>South East Growth Area</td> <td align="center">3.4</td> <td align="center">3.2</td> <td align="center">3.2</td> </tr> </tbody> </table> <p>NOTE: The above land use classifications and demand allocation factors may be amended in future updates of the Urban Water Management Plan</p>				FOR GROSS DEVELOPED PROJECT ACREAGE OF THE FOLLOWING DEVELOPMENT CATEGORIES  (Analysis shall include acreage to all street centerlines.)	PER-UNIT FACTORS, in acre-ft/acre/yr, for projects projected to be completed during these intervals:				01/01/2005 THROUGH 12/31/2010	01/01/2010 THROUGH 12/31/2024	AFTER 01/01/2025	Single family residential	3.8	3.5	3.5	Multi-family residential	6.5	6.2	6.2	Commercial and institutional	2	1.9	1.9	Industrial	2	1.9	1.9	Landscaped open space	3	2.9	2.9	South East Growth Area	3.4	3.2	3.2	of development project	Public Utilities						
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**MASTER ENVIRONMENTAL IMPACT REPORT (MEIR) NO. 10130 / SCH No. 2001071097  
FOR THE 2025 FRESNO GENERAL PLAN**

Project/EA No. A-09-001

Date: August 4, 2009

**Mitigation Monitoring Checklist**

MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
<b>D-13.</b> The City will conform to the requirements of Waste Discharge Requirements Order 5-01-254, including groundwater monitoring and subsequent Best Practical Treatment and Control (BPTC) assessment and findings.	Ongoing	Department of Public Utilities					X	
<b>E-1.</b> The City shall continue to implement and pursue strengthening of urban growth management service delivery requirements and annexation policy agreements, including urging that the county continue to implement similar measures within the boundaries of the 2025 Fresno General Plan, to promote contiguous urban development and discourage premature conversion of agricultural land.	Ongoing	Planning and Development Department					X	
<b>E-2.</b> To minimize the inefficient conversion of agricultural land, the City shall pursue the appropriate measures to ensure that development within the planned urban boundary occurs consistent with the General Plan and that urban development occurs within the city's incorporated boundaries.	Ongoing	Planning and Development Department					X	
<b>E-3.</b> The City shall pursue appropriate measures, including recordation of right to farm covenants, to ensure that agricultural uses of land may continue within those areas of transition where planned urban areas interface with planned agricultural areas.	Ongoing	Planning and Development Department					X	
<b>E-4.</b> Development of agricultural land, or fallow land adjacent to land designated	Ongoing	Planning and						X

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for agricultural uses, shall incorporate measures to reduce the potential for conflicts with the agricultural use. Implementation of the following measures shall be considered: a. Including a buffer zone of sufficient width between proposed residences and the agricultural use. b. Restricting the intensity of residential uses adjacent to agricultural lands. c. Informing residents about possible exposure to agricultural chemicals. d. Where feasible and permitted by law, exploring opportunities for agricultural operators to cease aerial spraying of chemicals and use of heavy equipment near proposed residences. e. Recordation of right to farm covenants to ensure that agricultural uses of land can continue.		Development Department						
<b>F-1.</b> The City shall ensure the provision for adequate trunk sewer and collector main capacities to serve existing and planned urban and economic development, including existing developed uses not presently connected to the public sewer system, consistent with the Wastewater Master Plan. Where appropriate, the City will coordinate with the City of Clovis and other agencies to ensure that planning and construction of facilities address regional needs in a comprehensive manner.	Ongoing	Dept. of Public Utilities and Planning and Development Department					<b>X</b>	
<b>F-2.</b> The City shall continue the development and use of citywide sewer flow monitoring and computerized flow modeling to ensure the availability of sewer collection system capacity to serve planned urban development.	Ongoing	Dept. of Public Utilities					<b>X</b>	

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			<b>F-2-a.</b> The City shall provide for containment and management of leathers and sludge adequate to prevent groundwater degradation.	Ongoing	Dept. of Public Utilities			
<b>F-3.</b> The City shall ensure the provision of adequate sewage treatment and disposal by using the Fresno-Clovis Regional Wastewater Reclamation Facility as the primary facility when economically feasible for all existing and new development within the General Plan area. Smaller, subregional wastewater treatment facilities may also be constructed as part of the regional wastewater treatment system, when appropriate. This shall include provision of tertiary treatment facilities to produce recycled water for landscape irrigation and other non-potable uses. Site specific environmental evaluation and development of Waste Discharge Requirements by the Regional Water Quality Control Board shall precede the construction of these facilities. Mitigation measures identified in these evaluations shall be incorporated into each project to reduce the identified environmental impacts.	Ongoing	Dept. of Public Utilities	X					
<b>F-4.</b> The City shall ensure that adequate trunk sewer capacity exists or can be provided to serve proposed development prior to the approval of rezoning, special permits, tract maps and parcel maps, so that the capacities of existing facilities are not exceeded.	Ongoing/prior to approval of land use entitlement	Dept. of Public Utilities and Planning and Development Department	X					
<b>F-5.</b> The City shall provide adequate solid waste facilities and services for the	Ongoing/prior to	Dept. of Public	X					

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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F
collection, transfer, recycling, and disposal of refuse for existing and planned development within the City's jurisdiction. Site specific environmental evaluation shall precede the construction of these facilities. Results of this evaluation shall be incorporated into each project to reduce the identified environmental impacts.	construction	Utilities						
<b>G-1.</b> Site specific environmental evaluation shall precede the construction of new police and fire protection facilities. Results of this evaluation shall be incorporated into each project to reduce the identified environmental impacts.	Ongoing/prior to construction	Fire Dept/Police Dept/ Planning and Development Dept.						<b>X</b>
<b>H-1.</b> Site specific environmental evaluation shall precede the construction of new public parks. Results of this evaluation shall be incorporated into the park design to reduce the environmental impacts.	Ongoing/prior to construction	Parks and Recreation Dept.; Planning and Development Dept.	<b>X</b>					
<b>I-1.</b> Projects that could adversely affect rare, threatened or endangered wildlife and vegetative species (or may have impacts on wildlife, fish and vegetation restoration programs) may be approved only with the consent of the California Department of Fish and Game (and the U.S. Fish and Wildlife Service, as appropriate) that adequate mitigation measures are incorporated into the project's approval.	Ongoing/prior to approval of land use entitlement	Planning and Development Dept.						<b>X</b>
<b>I-2.</b> Where feasible, development shall avoid disturbance in wetland areas,	Ongoing/prior to	Planning and						<b>X</b>

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MITIGATION MEASURE	WHEN IMPLEMENTED	COMPLIANCE VERIFIED BY	A	B	C	D	E	F	
including vernal pools and riparian communities along rivers and streams. Avoidance of these areas shall including siting structures at least 100 feet from the outermost edge of the wetland. If complete avoidance is not possible, the disturbance to the wetland shall be minimized to the maximum extent possible, with restoration of the disturbed area provided. New vegetation shall consist of native species similar to those removed.	approval of land use entitlement	Development Dept.							
<b>I-3.</b> Where wetlands or other sensitive habitats cannot be avoided, replacement habitat at a nearby off-site location shall be provided. The replacement habitat shall be substantially equivalent in nature to the habitat lost and shall be provided at a ratio suitable to assure that, at a minimum, there is no net less of habitat acreage or value. Typically, the U.S. Fish and Wildlife Service and California Department of Fish and Game require a ratio of three replacement acres for every one acre of high quality riparian or wetland habitat lost.	Ongoing/prior to approval of land use entitlement and during construction	Planning and Development Dept.						<b>X</b>	
<b>I-4.</b> Existing and mature riparian vegetation shall be preserved to the extent feasible, except when trees are diseased or otherwise constitute a hazard to persons or property. During construction, all activities and storage of equipment shall occur outside of the drip lines of any trees to be preserved.	Ongoing/prior to approval of land use entitlement and during construction	Planning and Development Dept.						<b>X</b>	
<b>I-5.</b> Within the identified riparian corridors, environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values and only uses consistent with these values shall be allowed (e.g., nature education and research, fishing and habitat enhancement and protection).	Ongoing/prior to approval of land use entitlement and during construction	Planning and Development Dept.						<b>X</b>	

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<b>I-6.</b> All areas within identified riparian corridors shall be maintained in a natural state or limited to recreation and open space uses. Recreation shall be limited to passive forms of recreation, with any facilities that are constructed required to be non-intrusive to wildlife or sensitive species.	Ongoing/prior to approval of land use entitlement and during construction	Planning and Development Dept.						<b>X</b>
<b>J-1.</b> If the site of a proposed development or public works project is found to contain unique archaeological or paleontological resources, and it can be demonstrated that the project will cause damage to these resources, reasonable efforts shall be made to permit any or all of the resource to be scientifically removed, or it shall be preserved in situ (left in an undisturbed state). In situ preservation may include the following options, or equivalent measures:  a. Amending construction plans to avoid the resources.  b. Setting aside sites containing these resources by deeding them into permanent conservation easements.  c. Capping or covering these resources with a protective layer of soil before building on the sites.  d. Incorporating parks, green space or other open space into the project to leave these resources undisturbed and to provide a protective cover over them.  e. Avoiding public disclosure of the location of these resources until or unless the site is adequately protected from vandalism or theft.	Ongoing/prior to approval of land use entitlement	Planning and Development Dept.	<b>X</b>					
<b>J-2.</b> An archaeological assessment shall be conducted for the project if	Ongoing/prior to	Planning and	<b>X</b>					

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prehistoric human relics are found that were not previously assessed during the environmental assessment for the project. The site shall be formally recorded, and archaeologist recommendations shall be made to the City on further site investigation or site avoidance/ preservation measures.	submittal of land use entitlement application	Development Dept.						
<b>J-3.</b> If there are suspected human remains, the Fresno County Coroner shall be contacted immediately. If the remains or other archaeological materials are possibly of Native American origin, the Native American Heritage Commission shall be contacted immediately, and the California Archaeological Inventory's Southern San Joaquin Valley Information Center shall be contacted to obtain a referral list of recognized archaeologists.	Ongoing	Planning and Development Dept./ Historic Preservation Commission staff	X					
<b>J-4.</b> Where maintenance, repair stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of the historical resource will be conducted consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (Weeks and Grimmer, 1995), the project's impact on the historical resource shall generally be considered mitigated below a level of significance and thus not significant.	Ongoing	Planning and Development Dept./ Historic Preservation Staff	X					
<b>K-1.</b> The City shall adopt the land use noise compatibility standards presented in Figure VK-2 for general planning purposes.	Ongoing	Planning and Development Dept.	X					

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<p><b>K-2.</b> Any required acoustical analysis shall be performed as required by Policy H-1-d of the 2025 Fresno General Plan for development projects proposing residential or other noise sensitive uses as defined by Policy H-1-a, to provide compliance with the performance standards identified by Policies H-1-a and H-1-k. (Note: all are policies of the 2025 Fresno General Plan.)</p> <p>The following measures can be used to mitigate noise impacts; however, impacts may not be fully mitigated within the 70 dBA noise contour areas depicted on Figure VK-4.</p> <ul style="list-style-type: none"> <li>■ Site Planning. See Chapter V for more details.</li> <li>■ Barriers. See Chapter V for more details.</li> <li>■ Building Designs. See Chapter V for more details.</li> </ul>	Ongoing/upon submittal of land use entitlement application	Planning and Development Dept.	X					
<p><b>K-3.</b> The City shall continue to enforce the California Administrative Code, Title 24, Noise Insulation Standards. Title 24 requires that an acoustical analysis be performed for all new multi-family construction in areas where the exterior sound levels exceed 60 CNEL. The analysis shall ensure that the building design limits the interior noise environment to 45 CNEL or below.</p>	Ongoing/prior to building permit issuance	Planning and Development Dept.	X					
<p><b>L-1.</b> Any construction that occurs as a result of a project shall conform to current Uniform Building Code regulations which address seismic safety of new structures and slope requirements. As appropriate, the City shall require a preliminary soils report prior to subdivision map review to ascertain site specific subsurface information necessary to estimate foundation conditions. This report shall reference and make use of the most recent regional geologic maps available from the California Department of Conservation, Division of Mines and Geology.</p>	Ongoing	Planning and Development Dept.	X					

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			<b>N-1.</b> The City shall cooperate with appropriate energy providers to ensure the provision of adequate energy generated and distribution facilities, including environmental review as required.	Ongoing	Planning and Development Dept.	X		
<b>Q-1.</b> The City shall establish and implement design guidelines applicable to all commercial and manufacturing zone districts. These design guidelines will require consideration of the appearance of non-residential buildings that are visible to pedestrians and vehicle drivers using major streets or are visible from proximate properties zoned or planned for residential use.	Ongoing	Planning and Development Dept.	X					

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PROJECT SPECIFIC MITIGATION MONITORING CHECKLIST  
ENVIRONMENTAL ASSESSMENT NO. A-09-001**

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	Mitigation Measure	Implemented By	When Implemented	Verified By
III-a- <i>Air Quality</i>	Approval of any future project under this plan shall be conditioned upon compliance with the San Joaquin Valley Air Pollution Control District (SJVAPCD) Regulation VIII, Rule 8020, as related to fine particulate matter and dust.	Applicant	Prior to building permits	Planning and Development Department, Building Section and Public Works Department, Construction Management Division
III -a- <i>Air Quality</i>	Wood burning devices shall be in accordance with the Uniform Mechanical Code, as recently amended by the City Council.	Applicant	Prior to building permits	Planning and Development Department
III-a- <i>Air Quality</i>	Approval of any future project under this plan shall be conditioned upon compliance with the San Joaquin Valley Air Pollution Control District (SJVAPCD) Rule 9510, Indirect Source Review (ISR).	Applicant	Prior to special permits	Planning and Development Department (after obtaining a Mitigation Monitoring Reporting Schedule from the SJVAPCD)
III -a - <i>Air Quality (Climate Change)</i>	The applicant shall incorporate all applicable and feasible, as defined by Public Resources Code § 21061.1 and as determined by the Director of Planning and Development, Sustainable Building Policies established by City Council on February 1, 2005, currently known as Fresno Green program for residential and non-residential projects. At least 50% of all newly constructed square footage must meet Fresno Green or equivalent requirements.	Applicant	Prior to building permits	Planning and Development Department (both the Planning Division and the Building and Safety Division)
V -c- <i>Cultural Resources</i>	Prior to approval of site development plans or issuance of a grading permit, the project proponent shall submit a letter report from a qualified paleontologist (to be obtained from a referral list provided by the Museum of Paleontology at UC	Applicant	Prior to demolition or building permits	Planning and Development Department

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	<p>Berkeley and defined as an individual with an M.S. or Ph.D. in paleontology or geology who is familiar with paleontological procedures and techniques) verifying that the potential for fossil remains to be present onsite is considered to be less than significant.</p> <p>If the qualified paleontologist determines that site excavation has the potential to impact previously undisturbed subsurface formations with the potential to contain fossil remains, an assessment shall be conducted by the qualified paleontologist and submitted to the Director of Planning and Development for review. If the paleontologist determines the material to be significant, resources shall be preserved. No further site disturbance shall occur in the area of discovery until authorized by a qualified paleontologist with concurrence by City Planning and Development Department staff.</p>			
VIII-d,e – <i>Hydrology and Water Quality</i>	<p>Prior to issuance of special permits, provide the Planning and Development Department written verification from the Fresno Flood Control District that sufficient capacity exists within Drainage Area "M" to serve the project and that drainage does not exceed existing levels and is consistent with existing state and federal regulations for storm water pollution control.</p>	Applicant	Prior to special permits	Planning and Development Department and Fresno Metropolitan Flood Control District

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	Mitigation Measure	Implemented By	When Implemented	Verified By
XIII -a- <i>Public Services: Fire Protection</i>	Prior to issuance of special permits or building permits, a project specific access and hydrant review is required. Additional hydrants in the project area may be required.	Applicant	Prior to issuance of special permits	Planning and Development Department
XV -b- <i>Transportation/ Circulation</i>	<ol style="list-style-type: none"> <li>1. Due to the project's proximity to Fresno State, the developer shall work with property managers and tenants to develop a Transportation Demand Management (TDM) program, which could include carpooling, alternative modes of transportation, bike racks/lockers, coordination with FAX, and incentives for employees/employers/residents to ride FAX. Traffic Engineering shall review and approve the TDM program prior to building permit.</li> <li>2. The property owner/developer shall also work with the Transportation Department – FAX Transit to have regular bus stops serve the project area (Barstow/Millbrook). The project shall construct a bus stop on Barstow Avenue at Millbrook.</li> <li>3. This project shall pay its Traffic Signal Mitigation Impact Fee of \$47.12 per Average Daily Trip (ADT) at the time of building permit. This fee is reviewed and updated yearly and the applicant pays the TSMI fee in place at the time of the building permit. Based on 4,556 ADT and the current TSMI fee the project shall pay \$214,678.72.</li> </ol> <p>This TSMI fee is credited against signal installation and Intelligent Transportation System</p>	Applicant	Prior to special permits	Planning and Development Department and Public Works Department.

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	Mitigation Measure	Implemented By	When Implemented	Verified By
	<p>(ITS) improvements (constructed at their ultimate location) anticipated to build out the 2025 General Plan circulation element and included in the Nexus Study for the TSMI fee. Project specific impacts that are not consistent with the 2025 General Plan, Public Works P69 standards, and/or already incorporated into the TSMI fees infrastructure costs are not reimbursable unless the City Engineer and City Traffic Engineer include the new traffic signal and/or ITS infrastructure in the next update and the applicant agrees to pay the new calculated TSMI fee that includes the new infrastructure. Failure to pay this fee or construct improvements that are credited/reimbursable with this fee will result in a significant unmitigated impact as this fee is applied to all projects within the City Sphere of Influence. If the applicant is conditioned with improvements that are credited/reimbursable with this fee they should work with the Department of Public Works and identify with a Professional Engineers estimate the costs associated with the improvements prior to paying the TSMI fee at time of building permit.</p> <p>4. This project shall pay its Fresno Major Street Impact (FMSI) Fee which will be determined at time of building permit. This FMSI fee is creditable towards major street roadway improvements included in the nexus study for the FMSI fee.</p> <p>5. This project shall pay into the Regional</p>			

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	<p>Transportation Mitigation Impact fee program as part of the Fresno COG and FCTA for the developer contribution to the Measure C funding program as long as the fee is adopted by City Council prior to building permit being issued.</p> <p>6. The proposed project shall make necessary improvements and right-of-way dedications along project frontage as per City of Fresno requirements.</p> <p>7. The project shall pay State of California Department of Transportation fees as determined by Caltrans. The fees will be collected and are payable to the City of Fresno Traffic Engineering Division. A receipt must be shown to the Planning and Development Department Land Division and/or Building Permit Division prior to issuing Building Permits.</p> <p>8. The proposed project in coordination with the school district shall design and construct a Suggested Safe Route to School route from the proposed project to the nearest school that will serve the students or provide a letter from the school district stating that busing will be provided.</p> <p>9. Since the proposed project is still conceptual a detailed site plan, CUP, and/or Tentative Tract map will be required prior to building permit. Traffic Engineering will need to review and approve the application.</p>			

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	Mitigation Measure	Implemented By	When Implemented	Verified By
	<p>10. The project shall construct the 4<sup>th</sup> leg of the Barstow Avenue/Millbrook Avenue traffic signal as show on the Specific Plan and as designed to meet the P69 design standards. This addition to this intersection is not included in the nexus study or capital program for the TSMI fee program and therefore will not be reimbursed/credited unless City Council adopts a change to the TSMI fee program to include it with a modification to the TSMI fee amount. If this is the case then the project will be subject to the TSMI fee when the 4<sup>th</sup> leg is included in the TSMI capital program. Due to the project access point a Barstow/Millbrook intersection causing addition friction and delay on the roadway, the project shall install ITS interconnect to the nearest traffic signal at Barstow Avenue/Cedar Avenue with a 2070 controller per the PW ITS Standards and one ITS cameras for operation monitoring shall be provided. The intersection shall have loop detection that is not bundled so the intersection can count traffic volumes to be utilized in the ITS program. The northbound leg of this intersection may require that the southbound approach and traffic signal arm be modified to allow through movements. The northbound approach shall have a left-turn lane and a shared through-right-turn lane.</p> <p>11. The TIS Consultant recommended that this project connect a Class 1 bike lane on the north side of Bulldog Lane from the eastern project boundary to Cedar Avenue to mitigate the</p>			

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	Mitigation Measure	Implemented By	When Implemented	Verified By
	<p>increased in bicycle and pedestrian connectivity between the project and Fresno State.</p> <p>12. Traffic Calming shall be provided on Sixth Street between Barstow Avenue and Shaw Avenue with at least two location north of Bulldog Lane to reduce the potential for speeding and cut-through traffic. One of the two locations could be at the intersection of Bulldog Lane/Sixth Street. Preferably the traffic calming will be in the form of residential street traffic circles. Traffic Calming concepts shall be submitted to the City Traffic Engineer for review and approval. The traffic calming on Sixth Street shall be installed prior to Sixth Street creating a fourth leg at the existing traffic signal at Millbrook Avenue/Barstow Avenue intersection.</p>			
XVI-d - Utilities and Service Systems – Water Supply	<p>Prior to issuance of special permit or demolition permits, the project proponent shall provide a letter from the Department of Public Utilities Water Division to the City of Fresno Director of the Planning and Development Department showing that the project complies with the 2008 Urban Water Management Plan land use based water demand projections and an appropriate water demand offset will be achieved for new units in excess of existing development.</p>	Applicant	Prior to special permits or demolition permits	Planning and Development Department and Department of Public Utilities
XVI-f - Utilities and Service Systems-Landfill Capacity	<p>1. During construction, the contractor shall separate all project construction debris and construction-related debris into recyclable and non-recyclable items. All recyclable debris shall be transported to appropriate recycling facilities to reduce waste disposed of at County landfills.</p>	Applicant	Prior to demolition or building permits	Planning and Development Department.

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	<p>Additionally, recyclable materials and materials consistent with the waste-reduction goals of the City shall be used in all aspects of construction, when possible.</p> <p>2. Prior to issuance of special permit or demolition permit, the project applicant shall submit for review a Construction and Demolition Recycling Plan to the City of Fresno. The Recycling Plan shall include means to separate recyclable/reusable construction debris. The plan shall include the method the contractor will use to haul recyclable materials and shall include the method and location of material disposal.</p>			
MEIR No. 10130	Mitigation Measures and findings of Final MEIR No. 10130 (2025 Fresno General Plan Master Environmental Impact Report) are incorporated herein by reference as noted in the MEIR Mitigation Monitoring Checklist.	Applicant	Prior to occupancy of any new building within the project.	Planning and Development Department.

**APPENDIX C**  
*ORDINANCE BILL*



**Recording Requested by:**  
City Clerk, Fresno, California  
No Fee-Govt. Code 6103

**Return to City Clerk, Fresno**

Space above this line reserved for Fresno County Recorder's Office



ORDINANCE OF THE COUNCIL OF THE CITY OF FRESNO  
PROPOSED AND INITIATED BY \_\_\_\_\_  
MOVED BY Degea SECONDED BY Brand

BILL NO. B-36

ORDINANCE NO. 2009-37

AN ORDINANCE OF THE CITY OF FRESNO, CALIFORNIA, AMENDING  
THE HOOVER COMMUNITY PLAN AND THE 2025 FRESNO GENERAL  
PLAN BY INCORPORATION OF THE EL DORADO PARK  
NEIGHBORHOOD PLAN INTO THE HOOVER COMMUNITY PLAN

WHEREAS, the Hoover Community Plan was first adopted in 1976 and amended on November 19, 2002 by the adoption of the 2025 Fresno General Plan, and contains objectives and policies to maintain and enhance facilities and services necessary to support critical community assets including a state university campus and a well-maintained and moderately priced housing supply; and

WHEREAS, the Fresno Housing Element was adopted on January 27, 2009, and includes the following policies:

1. The City Planning and Development Department and the Redevelopment Agency (RDA) shall implement and support the 2025 General Plan affordable housing policies and policies for compact and mixed use development. The Implementation and Regional Cooperation Elements of the 2025 General Plan are supported by the Fresno County Blueprint, which includes the following goals related to housing:

Adopted 10/22/09  
Approved 10/30/09  
Effective 11/30/09

- a. Create a range of housing opportunities and choices;
- b. Create walkable neighborhoods

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- c. Mix land uses
  - d. Take advantage of compact building design
2. The City of Fresno, The RDA and the City of Fresno Housing Authority, in conjunction with private businesses and developers and community-based non-profit organizations, shall collectively increase neighborhood revitalization activities and pledge to allocate funds to preserve existing neighborhoods;
  3. 20% of all future City-sponsored affordable housing units shall meet the Fresno Green or compatible standard;
  4. The City Housing and Community Development Division and the RDA shall be legally responsible for the relocation of individuals and families displaced due to redevelopment activities. The City shall provide relocation assistance as prescribed by law.

WHEREAS Plan Amendment A-09-01 is an amendment to the Hoover Community Plan to add what is known as the El Dorado Park Neighborhood Plan which was prepared pursuant to the Local Planning and Procedures Ordinance (LPPO) and was prepared under the direction of the El Dorado Park Working Group, Citizens Advisory Committee and staff, with substantial public input, including two design charrettes in 5 languages, a community meeting and over 50 meetings with residents, property owners and concerned stakeholders, and was initiated by the Director of the Planning and Development Department on March 4, 2009, all in conformance with State Planning Law, and LPPO and guidelines promulgated under it; and

WHEREAS, the El Dorado Park Neighborhood Plan designates approximately 2.1 acres of land currently planned for high density residential use to open space use for eventual acquisition and development by the city as a park; and,

WHEREAS, the District 4 Plan Implementation Committee considered this application at its regularly scheduled meeting of April 13, 2009, and recommended approval; and,

WHEREAS, the El Dorado Park Neighborhood Plan Citizens Advisory Committee considered this application at its noticed public meetings held on May 30, June 19, and July 14, 2009, and recommended approval at its June 19, 2009 meeting; and

WHEREAS, pursuant to the provisions of Chapter 12, Article 6 of the Fresno Municipal Code, the Fresno City Planning Commission, at its regular meeting of September 2, adopted Resolution No. 12976



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recommending adoption of the El Dorado Park Neighborhood Plan and related Environmental Assessment A-09-001; and

WHEREAS, pursuant to the requirements of Public Utilities Code Section 21676, the Airport Land Use Commission (ALUC) held a public hearing on the 5<sup>th</sup> day of October, 2009 to consider Plan Amendment Application No. A-09-001 for the proposed El Dorado Park Neighborhood Plan and related Mitigated Negative Declaration for Environmental Assessment A-09-001; and

WHEREAS the Airport Land Use Commission determined Plan Amendment Application No. A-09-001 to be consistent with the ALUC's adopted Fresno Air Terminal Land Use Policy Plan (ALUPP) and adopted a finding of Consistency with the Fresno Air Terminal Land Use Policy Plan for the plan amendment application subject to a condition on new development requiring a general nuisance avigation easement ; and

WHEREAS, the Council of the City of Fresno, on October 15, 2009, held a duly noticed public hearing to consider the El Dorado Park Neighborhood Plan and Environmental Assessment No. A-09-001 and at the public hearing considered all information contained in the El Dorado Park Neighborhood Plan Environmental Assessment No. A-09-001, and all written and oral evidence and testimony related thereto; and

NOW, THEREFORE, THE COUNCIL OF THE CITY OF FRESNO DOES ORDAIN AS FOLLOWS:

SECTION 1. The Council finds in accordance with its own independent judgment that there is no substantial evidence in the record that, with the project specific mitigation imposed, the plan amendment may have additional significant effects on the environment that were not identified in the 2025 Fresno General Plan Master Environmental Impact Report No. 10130 ("MEIR") and Mitigated Negative Declaration No. A-09-02/SCH No. 2009051016 and that no new or additional mitigation measures or alternatives may be required. In addition, pursuant to Public Resources Code, Section 21157.6(b)(1), Council finds that no substantial changes have occurred with respect to the circumstances under which the MEIR was certified and Mitigated Negative Declaration No. A-09-02/SCH No. 2009051016 was adopted, and that no new information, which was not known and could not have been known at the time



that the MEIR was certified as complete and Mitigated Negative Declaration No. A-09-02/SCH No. 2009051016 was adopted, has become available. Accordingly, the Council approves the mitigated negative declaration for Environmental Assessment No. A-09-001.

SECTION 2. Based upon the testimony and information presented at the hearing and upon review and consideration of the environmental documentation provided, the adoption of the proposed plan amendment is in the best interest of the City of Fresno and adoption of the El Dorado Park Neighborhood Plan and corresponding amendment to the Hoover Community Plan and 2025 Fresno General Plan is necessary to insure full implementation of the city's goals related to housing and neighborhood preservation as noted above.

SECTION 3. The Council of the City of Fresno hereby adopts Plan Amendment Application No. A-09-01 amending the 2025 Fresno General Plan and the Hoover Community Plan, which applies to the area as described hereinbelow, located in the City of Fresno, and adding the Eldorado Park Neighborhood Plan into the Hoover Community Plan under Chapter IV: Summary of Plan Proposals:

The land referred to herein is situated in the State of California, County of Fresno, City of Fresno, and is described as follows:

Approximately 29.4 acres of property located in the Hoover Community Plan Area, bounded on the north by East Barstow Avenue; bounded on the south by the southern property lines of the properties along the south side of East Bulldog Lane between North Fourth and North Sixth Streets; bounded on the east by the eastern property lines of the properties along the east side of North Sixth Street between East Bulldog Lane and East Barstow Avenues; and bounded on the west by North Fourth Avenue.

SECTION 5. Any provision in Chapter 12 of the Fresno Municipal Code, or in the other sections of the Hoover Community Plan, which would render implementation of this ordinance infeasible shall yield to the provisions of this ordinance.

SECTION 6. Pursuant to the action of the Airport Land Use Commission at its regularly scheduled meeting held on the 5<sup>th</sup> of October, 2009, a general nuisance avigation easement shall be required on all new development projects within the Eldorado Park Neighborhood Plan Area to ensure the following:



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1. New construction or development should be undertaken only after a detailed analysis of noise reduction requirements is made and needed noise insulation features included in the design.
2. Airspace above the plan area shall be protected as follows:
  - a. Limit all buildings to the 60-foot maximum height requirement of the proposed Zone District.
  - b. Limit all structures and trees to comply with the FAR Part 77 regulations for any exceptions to the 75-foot height limitation considered by the City Planning Commission.
  - c. Allow ongoing ingress and egress for the purpose of removing, marking or lighting objects, including trees, which may penetrate any surface as described under FAR Part 77.
3. That structures and uses shall not create dust, smoke, steam, distracting sources of light, electrical interference or attract birds.

SECTION 7. Table 4 of the 2025 Fresno General Plan, Underlying / Alternative Land Uses for Designated City Park Sites, is hereby amended to include the proposed 2.1 acre park site as depicted on page 18 of the El Dorado Park Neighborhood Plan (Blocks 4, 8 and 12, comprised of the following parcels: 418-151-32S, 418-161-05S, 418-161-06S, 418-161-21S, 418-161-15S, 418-162-05S, 418-162-23S, 418-162-16S, 418-162-27S).

SECTION 8. Pursuant to 2025 Fresno General Plan Policy F-1-j, for designated park sites not yet acquired by the city, the following underlying land uses shall be shown on Table 4 of the 2025 Fresno General Plan for the 2.1 acre El Dorado Park park site:

1. Proposed 2025 General Plan Alternative Land Use: Open Space
2. Current General Plan ("No Project") Alternative Land Use: High Density Residential

SECTION 9. This ordinance shall become effective and in full force and effect at 12:01 a.m. on the thirty-first day after its passage.

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CLERK'S CERTIFICATION

STATE OF CALIFORNIA )  
COUNTY OF FRESNO )  
CITY OF FRESNO )

I, REBECCA E. KLISCH, City Clerk of the City of Fresno, certify that the foregoing Ordinance was adopted by the Council of the City of Fresno, California, at a regular meeting held on the 22 day of October, 2009, by the following vote:

AYES: Borgeas, Brand, Dages, Perea, Westerlund, Xiong, Sterling  
NOES: None  
ABSENT: None  
ABSTAIN: None

Mayor Approval: October 30, 2009  
Mayor Approval/No Return: N/A  
Mayor Veto: N/A  
Council Override Veto: N/A

REBECCA E. KLISCH  
City Clerk

By Rebecca Klisch

APPROVED AS TO FORM:

JAMES C. SANCHEZ  
City Attorney

By John W. Fox  
John W. Fox  
Deputy City Attorney

Date: 10/16/2009

Plan Amendment Application No. A-09-001  
Filed by City of Fresno Planning and Development Department Director



October 23, 2009

TO: MAYOR ASHLEY SWEARENGIN  
FROM: REBECCA E. KLISCH, CMC  
City Clerk

RECEIVED

2009 OCT 30 AM 10:50  
CITY CLERK, FRESNO CA

Council Adoption: 10/22/09  
Mayor Approval:  
Mayor Veto:  
Override Request:

SUBJECT: TRANSMITTAL OF COUNCIL ACTION FOR APPROVAL OR VETO

At the Council meeting of 10/22/09, Council adopted the attached Ordinance No. 2009-37 entitled **Amending Hoover Com. Plan, 2025 Gen. Plan, and table 4 of 2025 General Plan, Item No. 1M**, by the following vote:

Ayes : Borgeas, Brand, Dages, Perea, Westerlund, Xiong, Sterling  
Noes : None  
Absent : None  
Abstain : None

Please indicate either your formal approval or veto by completing the following sections and executing and dating your action. Please file the completed memo with the Clerk's office on or before November 2, 2009. In computing the ten day period required by Charter, the first day has been excluded and the tenth day has been included unless the 10<sup>th</sup> day is a Saturday, Sunday, or holiday, in which case it has also been excluded. Failure to file this memo with the Clerk's office within the required time limit shall constitute approval of the ordinance, resolution or action, and it shall take effect without the Mayor's signed approval.

Thank you.

APPROVED:

VETOED for the following reasons: (Written objections are required by Charter; attach additional sheets if necessary.)

*Ashley Swearingin*  
Ashley Swearingin, Mayor

Date: 10-30-09

COUNCIL OVERRIDE ACTION:

Date: \_\_\_\_\_

Ayes :  
Noes :  
Absent :  
Abstain :