South Industrial Priority Area Specific Plan

Public Scoping Meeting
July 15, 2019
Agenda

• Introductions and Overview / Introducciones y Resumen
• Purpose of the Plan / Propósito del Plan
• Description of Plan Area / Descripción del Área del Plan
• Plan Area Background / Historial del área del Plan
• Overview of the Specific Plan / Resumen del Plan
• EIR Scope and Issues to be Addressed / Ámbito de aplicación y cuestiones
• Project Schedule / Programación del proyecto
• Public Input / Aportación pública
California Environmental Quality Act (CEQA)

- Requires consideration of physical environmental effects
- Applies to discretionary decisions by public agencies
- Generally requires preparation of Environmental Impact Reports (EIRs) or Negative Declarations (NDs)
Purpose of Scoping Meeting

• Provide information on the elements of the project and issues to be evaluated in the Environmental Impact Report (EIR)
• Receive public and agency comments on what should be addressed in the EIR
• Part of EIR Process for locally/regionally significant projects
Purpose of the Plan

• Provide comprehensive plan for the area
• Consolidate planning policies/standards
• Facilitate infill development
• Provide guidelines for integrating new development
• No change in existing land use designations
Specific Plan Area Boundary
Description of the Specific Plan Area

- Plan Area
  - 6,150 acres
    - 2,790 acres within the City
    - 2,152 acres within the City’s Sphere of Influence
    - 1,208 acres in the County
  - Over 3,000 acres are currently developed
  - Much of remaining vacant land, especially within County jurisdiction, is agricultural
Plan Area Background

Roosevelt Community Plan
The Roosevelt Community Plan was adopted in 1992 as a community level refinement of the 1964 General Plan and an update of the earlier 1979-1980 Roosevelt Community Plan. This draft plan was officially initiated by City Council in a public meeting on July 16, 1991. The Planning Commission held four public meetings in the fall of 1991 for the draft plan and associated EIR, and on January 22, 1992, the Planning Commission Resolution No. 1004/92 recommending the adoption of the Roosevelt Community Plan with proposed modifications and the associated EIR No. 1111. The City Council held two public meetings in the winter of 1991 and spring of 1992 on the updated Community Plan and EIR, and adopted the Plan and EIR on April 7, 1992 (Resolution No. 141).

Fresno General Plan
In 2014, the City of Fresno updated the General Plan. The planning process began in mid-2013 and public outreach was extensive. Over 160 stakeholder interviews were conducted in December of 2013, and over a hundred engagement events were held before neighborhood, business, educational, social, and non-profit groups. The General Plan Citizens Advisory Committee held three meetings from August of 2013 to May of 2014, and the Planning Commission held four public meetings from September of 2013 to August of 2014. In addition, eighteen public workshops were held from September of 2013 to August of 2014. On August 22, 2013, the City Council initiated the draft General Plan Resolution (2012-106). A public meeting on the draft General Plan and EIR (BCH No. 2013101012) was held on July 22, 2013, and from August to October seven public workshops were held. The Planning Commission held two public meetings in 2014 and on December 8, 2014, passed Planning Commission Resolution No. 1031/14 recommending the adoption of the General Plan and EIR. City Council held two meetings in December and adopted the General Plan and EIR on December 18, 2014 (Resolution 2014-205).

Southwest Fresno Specific Plan
The Southwest Fresno Specific Plan was adopted in October 2017. The purpose of the Specific Plan was to provide an opportunity for the community to engage around important planning issues that are specific to Southwest Fresno and not given in depth focus in the General Plan. This effort led to the plans emerged after an multi-faceted outreach process that included 17 meetings involving a 25-member Steering Committee, community workshops, 10 tight group meetings, and over 50 community conversations. This was encompassing an 80-person planning team with experience in land use and comprehensive plans, real estate, policy, water, and more connected for both transportation networks, more continuous opportunities, better stewardship improvement of parks and open space, and location of new industrial development, downtown, retail, residential, and public spaces. The Specific Plan was also included in the Fresno Community Plan. The Specific Plan was adopted in October 2017 by the City Council after the Planning Commission passed Resolutions 14025-141000 confirming approval of the Southwest Fresno Specific Plan to the City Council. On October 24, 2017, the City Council passed Resolution 2017-22-100 verifying the Program Environmental Impact Report (No. 20170215-11, 218 verifying the Program Environmental Impact Report (PCEIR) No. 20170215-12).
Plan components to be evaluated in EIR

• Intended to incentivize development through consolidation and streamlining of City processes, policies, and implementing actions

• Development would be considered as individual projects are proposed by property owners/applicants
  – No development currently proposed as part of the plan

• Evaluation of net development potential of Specific Plan Area
  – Current level of development and uses
  – Development potential (using Floor-Area-Ratio [FAR]) for parcels per land use type
Scope of EIR

- EIR will evaluate potential impacts associated with implementation of the Specific Plan in the areas of:
  - Aesthetics
  - Agriculture
  - Air Quality
  - Biological Resources
  - Cultural Resources
  - Energy
  - Geology and Soils
  - Greenhouse Gas Emissions and Climate Change
  - Hazards and Hazardous Materials
  - Hydrology and Water Quality
  - Land Use and Planning
  - Mineral Resources
  - Noise
  - Population and Housing
  - Public Services
  - Recreation
  - Transportation
  - Tribal Cultural Resources
  - Utilities and Service Systems
  - Wildfire
  - Cumulative Impacts
Scope of EIR (cont’d)

- EIR will also include a discussion of environmental justice
- Alternatives to the Specific Plan will be evaluated
  - Per CEQA requirements, alternatives evaluated in an EIR must:
    - Include the No Project alternative
    - Reduce one or more significant environmental impacts of the proposed plan
    - Achieve most of the basic project objectives
CEQA Process Milestones

• Notice of Preparation (30-day public review)
• Scoping Meeting (today)
• Draft EIR (45-day public review)
• Public Hearing
• Final EIR
• EIR Certification and Project Decision
Schedule

• *Draft Specific Plan*
  – *Released May 24, 2019*

• *Notice of Preparation (NOP) of Environmental Impact Report*
  – Released on July 8, 2019
    • 30-day review period, ends on August 6, 2019

• *Draft Environmental Impact Report*
  – Intended release in fall/winter 2019
    • 45-day review period

• *Final Environmental Impact Report*
  – Intended release in spring 2020

• *Final Specific Plan*
  – Intended release in spring 2020 for City Council and Planning Commission consideration
Opportunities to Provide Input

• Community Workshops for the Plan
  – May 30, 2019
  – June 4, 2019
• Written Scoping Comments and Public Scoping Meeting for the EIR
  – During 30-day public review period for NOP
  – Scope of the environmental analysis
  – July 15, 2019
• Written Comments and Public Meeting on Draft EIR
  – During 45-day public review period for EIR
  – Comments on the completed environmental analysis
  – Fall/Winter 2019
• Planning Commission and City Council Meetings
  – Merits of the plan
  – Comments on the completed environmental analysis
  – Spring 2020
How to Provide Input Tonight

• Please provide written comments
  – Using comment sheets at sign-in desk

• If you don’t provide comments tonight
  – Submit written comments by 5:00 p.m. on August 6, 2019 to:
    Jennifer Clark, Planning Director
    c/o Marty-Sorge-Jauss, Executive Assistant
    Development and Resource Management
    2600 Fresno Street, Room 3065
    Fresno, CA 93721
    SIPA@fresno.gov
For information, please visit: www.fresno.gov/SIPA
THANK YOU!