



Steering Committee Meeting Packet for March 23, 2022

1. Agenda
2. March 07, 2022 Meeting Summary Draft
3. Land Use Change Request Letters



West Area Neighborhoods Steering Committee Meeting Agenda

Voting Meeting

March 23, 2022

5:30 PM – 8:00 PM

THIS MEETING WILL OCCUR VIRTUALLY THROUGH ZOOM.

REGISTRATION INSTRUCTIONS

Click the link below to register for the meeting. After registering you will receive instructions to log-in from your computer or dial-in from a phone. Please contact Casey Lauderdale at casey.lauderdale@fresno.gov or (559) 621-8515 if you need assistance.

https://zoom.us/webinar/register/WN_Jpbdgh-BQ5eDwvS2uGo44w

Steering Committee Members:

David Peña, *Chairperson*
Deep Singh, *Vice Chairperson*
Jeff Roberts
Bill Nijjer
Gurdeep Shergill
Joseph Martinez
Eric Payne
Dennis Gaab
John Kashian
Cathy Caples
Tiffany Mangum
Tina McCallister – Boothe, *Alternate*

Standard Meeting Procedures:

For each agenda item, the following procedure is used.

1. The Committee Chair announces the agenda item
2. City staff makes an announcement or provides a presentation, if applicable
3. Committee members discuss the item
4. Members of the public provide comments for the item
5. The Committee takes action, if applicable



Agenda

- 1. Call to Order – 5:30pm (~10 min)**
 - i. Announcement of translation services & review of Zoom features
 - ii. Roll call
 - iii. Vote - Approval of the meeting summary for March 07, 2022
- 2. Survey Update (~5 min)**
 - a. Staff will share an update on the Catalytic Corridors Survey.
- 3. Continued Items (Vote) (~120 min)**
 - a. Formal Recommendations on Category 3, land use change requests.
 - i. Comment IDs: 11-12/19-1, 8-1, 13-1, 18-1, 27-1, 29-8, 11-13, 14-1, 22-1, 23-1, 30-1, 31-1
- 4. Next Steps (~5 min)**
 - a. Scheduling next meeting (if needed).
 - b. Staff will share an outline of the next steps for the Specific Plan.
- 5. Steering Committee Announcements (~5 min)**
- 6. Unscheduled Communications (~5 min)**
- 7. Adjournment**



Steering Committee

David Peña, <i>Chairperson</i>	Deep Singh, <i>Vice Chairperson</i>	Dennis Gaab
Joseph Martinez	Tiffany Mangum	Cathy Caples
Jeff Roberts	John Kashian	Bill Nijjer
Eric Payne	Gurdeep Shergill	
Tina McCallister – Boothe, <i>Alternate</i>		

The Steering Committee met on Monday, March 7, 2022 at 5:30 p.m. via Zoom.

1. CALL TO ORDER

Chairperson Peña called the Steering Committee to order at 5:38 p.m. An announcement of translation services in Hmong, Punjabi, and Spanish was made. Staff provided a brief explanation of the digital meeting features.

ROLL CALL

MEMBERS:

PRESENT– Chair David Peña, Jeff Roberts, Joseph Martinez, Eric Payne, Cathy Caples, Tiffany Mangum, Tina McCallister-Boothe (alternate)

ABSENT – Vicechair Deep Singh, Dennis Gaab, John Kashian, Gurdeep Shergill, Bill Nijjer

Note: Member Boothe may vote as an alternate for District 2.

STAFF

Planning and Development: Sophia Pagoulatos, Drew Wilson, Casey Lauderdale, Marisela Martinez, Shawn Monk

Public Works: Andrew Benelli, Jill Gormley

City Attorney's Office: Mary Raterman-Doidge

Council District 1: Terry Cox

Fresno Area Express (FAX): Carolina Illic

2. APPROVAL OF THE MEETING SUMMARY

Moved by Member Roberts, seconded by Member Caples to approve the February 03, 2022 Meeting Summary.



ROLL CALL VOTE TALLY

AYES: David Peña, Jeff Roberts, Joseph Martinez, Eric Payne, Cathy Caples, Tina McCallister-Boothe

NOES: None

3. CONTINUED ITEMS

a. Catalytic Corridors

Staff member Casey Lauderdale shared a presentation with information on the inclusion of Shields as a Catalytic Corridor, the results of the Catalytic Corridor survey, and the proposed draft page to add to the Plan.

Member of the public, Daniel Brannick, expressed favor for the proposed write up and design of the page, noted a potential issue with Question 3 of the survey, questioned why Offices ranked so low – if people were responding to the uses or the form of the buildings, supported the idea for local residents to provide input into the Corridor themes, and noted support for the designation to be moved from Blythe to Brawley.

Committee member Caples shared a proposal for a Corridor to be designated on West Shields where new development is occurring, but also where there is some existing commercial that has an Old Town feel.

Committee member Roberts concurred with West Shields being designated.

Committee member Caples moved to adopt the draft language for the summary page. The motion was seconded by Committee member Roberts.

ROLL CALL VOTE TALLY

AYES: David Peña, Jeff Roberts, Joseph Martinez, Eric Payne, Cathy Caples, Tina McCallister-Boothe

NOES: None

Committee member Caples asked for clarification on the designation of Shields and the removal of Blythe.

Staff member Lauderdale replied that the question regarding Blythe was first brought forward by a community member who could respond with more information. For Shields, the designation of east vs. west is open to the Committee's preference.

Daniel Brannick shared their reasoning leading to the proposal to move the designation from Blythe to Brawley.

Committee member Caples motioned that the Catalytic Corridor be moved from Blythe to Brawley between Ashlan and Clinton and a Catalytic Corridor be created on Shields between Hayes and Grantland. Seconded by Committee member Roberts.



Committee member Payne asked for information on Grantland and Brawley and how the corridors relate to transit-oriented development (TOD) and existing vs. needed infrastructure that promotes multi-modal transportation and walkability.

Staff member Lauderdale replied that with regards to TOD there is an existing bus line on Brawley, but for the other corridors the bus line would follow the development as FAX routinely reevaluates where the demand for transit exists. Staff member Lauderdale noted that Brawley is currently more built out than Blythe and on Grantland there are projects proposed on the west side [Staff member Lauderdale erroneously said “east” during the meeting], but that the east side remains in the county.

Staff member Benelli added information about the existing and needed infrastructure.

Committee member Payne asked where the City could maximize this investment.

Staff member Benelli said that Grantland is to accommodate more traffic than Blythe and there is a trail planned along the west side.

Committee member Payne asked for the motion to be stated.

Staff member Lauderdale restated the motion and asked for clarification regarding the designation of Shields, if it would include two sections or have one section.

Committee member Caples clarified it would be one section between Hayes and Grantland.

Committee member Payne seconded the motion after staff member Lauderdale said the motion needed a second [note: a second was made previously by Committee member Roberts].

ROLL CALL VOTE TALLY

AYES: David Peña, Jeff Roberts, Joseph Martinez, Eric Payne, Cathy Caples, Tina McCallister-Boothe

NOES: None

b. Comment ID# 24-14 regarding policy LUH 2.2

Staff member Casey Lauderdale shared the proposed clarified language for the policy and showed an image to illustrate how the policy could be implemented.

Chair Peña noted a question in the Q and A. Staff member Raterman-Doidge stated that comments should be provided verbally.

Member of the public, Steven Gomez, shared a concern about having not having any north to east [Catalytic] corridors and that this would limit connectivity throughout the whole Plan Area.

Staff member Lauderdale confirmed with staff member Raterman-Doidge and informed the Committee that there would need to be a vote to re-open the previous item.

Committee member Caples asked staff information on travel and bike lanes for the north-south roads in the Plan Area.

Staff member Benelli provided information on the configuration of roadways and trails in the area.

The Committee determined to not reopen the previous item.

Daniel Brannick said the visual was helpful and supports the new wording for the policy, but noted that they had more input to share if the Catalytic Corridors topic is revisited.

Committee member Payne emphasized the continuing evolution of the Plan, not just in terms of the Corridors. Committee member Payne also mentioned reviewing the document via an equity lens and hearing information regarding a regional park south of Shaw Avenue.

Committee member Roberts asked questions on how the policy would work.

Staff member Lauderdale provided more information regarding the example image.

Committee member Roberts asked what the setback from the SOI to the homes would be.

Staff member Lauderdale noted that the SOI is along Garfield where a road is planned.

Staff member Benelli provided more information on the proposed configuration of Garfield and the required setback for the Parc West development.

Committee member Caples asked if there is a trail that goes from the River to the Herndon Canal along Garfield.

Staff member Benelli answered that the trail is planned to follow Grantland to the Herndon Canal to the River.

Committee member Roberts requested to review the proposed language and expressed concern as to who would maintain the buffer.

Staff member Lauderdale replied that it would be determined through the development process.

Committee member Roberts expressed discomfort with the policy.

Committee member Caples asked what the reason was for the addition of this policy.

Staff member Lauderdale replied that the policy was included based on early feedback that uplifted the importance of farmland preservation and agricultural heritage.

Committee member Roberts commented that if we want to embrace our agricultural heritage that we should embrace and look at the heritage area and not turn our back on it. Committee member Roberts shared that they do not feel this policy hits the mark.

Committee member Caples added that the Committee tried to do that by lowering the density on the west side to protect the farmland, so perhaps it is not needed.

Committee member Roberts moved to deny LUH 2.2. Committee member Caples seconded the motion.

Committee member Martinez asked if this motion would result in the policy reverting back to the original language.

Committee member Roberts clarified the motion is to remove the policy. Committee member Caples agreed to the clarification.

Daniel Brannick shared that an Enhanced Infrastructure Financing District could be a potential funding source for a defined buffer for the SOI. Daniel noted that the language of the policy is permissive, but can help inform new development.

Committee member Roberts interjected to note that the policy could be interpreted as a requirement by a future staff member.

ROLL CALL VOTE TALLY

AYES: David Peña, Jeff Roberts, Eric Payne, Cathy Caples, Tina McCallister-Boothe, Tiffany Mangum

NOES: Joseph Martinez

4. NEW ITEMS

Staff member Lauderdale shared a proposal to modify the language of Policy PF 1.14.

Committee member Caples stated that it was important to support the preservation of historic resources in the West Area.

Committee members Peña and Roberts shared in this sentiment.

Committee member Roberts motioned to approve the proposed modified language. Committee member Caples seconded the motion.

ROLL CALL VOTE TALLY

AYES: David Peña, Jeff Roberts, Joseph Martinez, Eric Payne, Cathy Caples, Tiffany Mangum, Tina McCallister-Boothe

NOES: None



4. FORMAL RECOMMENDATIONS TO CATEGORY 3

Staff member Lauderdale gave a presentation outlining the land use change request process, the delineation of items into a Consent Group and a Discussion Group and then provided more detail on the 11 requests included in the Consent Group.

Member of the public, Bonique Emerson of Precision Civil Engineering, stated that they represented the land owner for the property along Shields and Polk [ID# 6-1]. They noted appreciation for staff's approval, but would like for the Committee to approve the original request of reducing the commercial portion of the site to 2.6 acres of Community Commercial versus staff's request for 5 acres.

Staff member Cox shared that the project proponents met with the Councilmember and there was a mutual agreement on the original proposal to keep 2.6 acres of community commercial at the corner.

Committee member Roberts asked for clarification if the item needs to be moved from consent to have further discussion.

Staff member Raterman-Doidge provided an explanation on public comment for consent items and moving the items to the Discussion Group.

Committee member Roberts motioned to move item ID# 6-1 to the Discussion Group. Committee member Caples seconded the motion.

ROLL CALL VOTE TALLY

AYES: David Peña, Jeff Roberts, Joseph Martinez, Eric Payne, Cathy Caples, Tiffany Mangum, Tina McCallister-Boothe

NOES: None

Committee member Caples asked to move the following items to the Discussion Group: ID# 8-1, ID# 13-1, ID# 18-1, and ID# 29-8.

Committee member Payne asked to move the following items to the Discussion Group: ID# 27-1

Committee member Roberts asked if the property owners have been notified that a community member has made a request to change their land use.

Staff member Lauderdale replied that notification would be the next step in the process after the Committee weighs in on the proposal.

Committee member Caples motioned to approve staff's recommendation for the remainder of the Consent Group: ID# 3-1, ID# 12-22, ID# 12-23, ID# 16-1, ID# 29-7. The motion was seconded by Committee member Roberts.

ROLL CALL VOTE TALLY

AYES: David Peña, Jeff Roberts, Joseph Martinez, Eric Payne, Cathy Caples, Tiffany Mangum, Tina McCallister-Boothe

NOES: None



The Committee and staff discussed whether or not to allow public comment to be in the form of a presentation and decided to keep comments to verbal comments.

The Committee reviewed item #ID 6-1.

Bonique Emerson shared information about the proposal and reiterated the project proponent's request to allow 2.6 acres of commercial rather than 5 acres.

Member of the public, Patrick Orosco, who is the property owner, made a statement about their efforts with the property, current arrangements, and the impact that moving to 5 acres of commercial would present.

Daniel Brannick asked if Council District 1 Chief of Staff Terry Cox had information regarding this site, shared that the parcel has been vacant for a long time, and that the retaining of commercial seems in-line with future development and community desires.

Staff member Cox said that the Councilmember is supportive and would not like the parcel to revert back to being entirely designated community commercial and that the developer has demonstrated that the amount of proposed commercial would be viable.

Committee member Payne expressed additional support for the 2.6 acres of commercial, but not having the entire parcel be left as commercial.

Committee member Roberts motioned to approve ID# 6-1 to retain 2.6 acres of community commercial and the balance of the site to become medium density residential. The motion was seconded by Chair Peña.

ROLL CALL VOTE TALLY

AYES: David Peña, Jeff Roberts, Joseph Martinez, Eric Payne, Cathy Caples, Tiffany Mangum, Tina McCallister-Boothe

NOES: None

As the time neared 8pm, staff member Lauderdale asked if the Committee wanted to continue the meeting or table the remaining items to another meeting.

Committee member Roberts moved to table the remaining items pulled from the Consent Group and the items in the Discussion Group. Committee member Payne seconded.

ROLL CALL VOTE TALLY

AYES: David Peña, Jeff Roberts, Joseph Martinez, Eric Payne, Cathy Caples, Tiffany Mangum, Tina McCallister-Boothe

NOES: None

5. NEXT STEPS

Staff member Lauderdale shared the next steps for the Plan.



6. STEERING COMMITTEE ANNOUNCEMENTS

The Committee members agreed on March 23rd at 5:30pm for the next meeting.

7. UNSCHEDULED COMMUNICATIONS

Committee member Payne asked for a future agenda item to be on a regional park south of Shaw.

Staff member Lauderdale noted that it is planned to be presented under ID# 19-1.

8. ADJOURNMENT

Motion by Committee member Roberts, seconded by Committee member Mangum. The meeting was adjourned at 8:05pm.



Letter #	Name	Organization	Date
<u>8</u>	Brian Johnson		4/23/2021
<u>11</u>	Cathy Caples	West Area Neighborhoods Steering Committee	7/19/2021
<u>13</u>	Daniel Brannick		11/12/2021
<u>14</u>	David Lantis		9/22/2021
<u>18</u>	Eric Gibbons	Wathen Castanos Homes	5/4/2021
<u>19</u>	Eric Payne	West Area Neighborhoods Steering Committee	4/22/2021
<u>22</u>	Janie Baxter	A1 Truck Driving School	2/24/2021
<u>23</u>	Jeff Roberts	Assemi Group	6/28/2021
<u>27</u>	Mohamad Annan		4/22/2021
<u>29</u>	Staff	City of Fresno Long-Range Planning	
<u>30</u>	Ricky Dhaliwal	Ekam Construction	2/18/2022
<u>31</u>	Sanktokh Dhillon		1/25/2022

8	Brian Johnson		4/23/2021
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April 23, 2021

Dear Planning Members,


I am writing this letter to offer my opinion regarding the use of land in a particular section of your West Area Plan. My home and property abut the west side of a Fresno Metropolitan Flood Control District ponding basin located on W. Barstow between N. Grantland and N. Garfield. The area of development that I am specifically concerned about is the northwest corner of the intersection of N. Grantland and W. Barstow. There are currently homes there on rather big lots. However, the West Area Plan as I understand it is rezoning this corner for medium to high density multi-use construction.

One of the objections that I have to this particular part of the plan is that during early meetings regarding this project I remember that one of the guiding principles of making this plan was to be that the edges of the plan area were not to be developed. They were to remain rural. The area that I'm concerned with is only one block away from the western most border of the plan. Medium to high density and multi-use structures are not congruent with the above noted principle.

Secondly, I am concerned that the development of this area will have a negative impact on the ponding basin and its wildlife. We moved to our house on the ponding basin a little less than 7 years ago. Since then, we've observed 82 species of birds (list attached) including Bald Eagles and Osprey. Currently we have 6 active nests of Canada Geese on the ponding basin. Up to 12 American White Pelicans have been staying on the pond over the last 2 months and may decide to nest there. We have Red Fox that live in the ponding basin along with their young. We've also seen Coyote, Raccoon and Gray Fox in the basin. The ponding basin has become like a wildlife refuge in an area where wildlife habitat is dwindling. It is a special place at the edge of the Plan area. The kind of development that is being proposed for this area can only serve to displace, disrupt and destroy the ecology of the area.

Given the above information I would like to see northwest corner of Grantland and Barstow used for something far less invasive than what is currently being proposed. I would still like to see the edge West Plan Area kept as rural as possible. Thanks for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Johnson", written in a cursive style.

Brian Johnson

[REDACTED]

[REDACTED]

[REDACTED]

RIO BELLEZA BIRD SIGHTINGS

DATE	SPECIES	COMMENTS
4/18/14	1. Canada Goose	Seen nesting next to ponding basin. Made deposit on the lot today.
4/18/14	2. Mallard	Seen swimming in ponding basin.
4/18/14	3. Bufflehead	Lone female swimming in ponding basin. 10/22/18
4/18/14	4. Double-crested Cormorant	A pair swimming.
4/18/14	5. American Crow	Seen flying over.
4/18/14	6. European Starling	Seen on the chain-linked fence.
4/24/14	7. Rock Dove	
4/24/14	8. Killdeer	Around the ponding basin edge.
4/24/14	9. Tree Swallow	Seen flying over the water in the ponding basin. 1/29/19
4/24/14	10. Mourning Dove	
4/26/14	11. American Pipit	On the ponding basin fence and dirt building lots. 11/14;
4/26/14	12. Red-tailed Hawk	Seen circling the development.
4/26/14	13. Barn Swallow	Seen flying over the ponding basin.
4/26/14	14. Cliff Swallow	Seen flying over the ponding basin.
5/5/14	15. Black-necked Stilt	On the shoreline.
5/5/14	16. House Finch	On the fence.
5/16/14	17. Great-tailed Grackle	Saw 2 flying low over our property. 4/16/16
5/18/14	18. Western Kingbird	Flew to the edge of the ponding basin water. 2 on 5/10/16. 7/12/18
6/6/14	19. House Sparrow	On a roof next door to our model.
6/12/14	20. Great Blue Heron	Two seen in ponding basin.
6/12/14	21. Snowy Egret	Chased by the 2 above Herons when it landed in the basin.
6/24/14	22. Pied-billed Grebe	Seen diving right in front of our backyard. 4/28/16
7/11/14	23. Say's Phoebe	Seen on ponding basin bank just below our yard.
8/20/14	24. Great Egret	Wading in the ponding basin.
9/6/14	25. American Avocet	Wading in the ponding basin. Winter plumage. We moved in yesterday. 7/4/15; 3/17/16, 4/19/16
9/6/14	26. Brewer's Blackbird	On ground near the water.
9/7/14	27. Osprey	Saw it flying over the ponding basin with a fish in it's claws. Feeding on what appears to be good sized Carp.
9/19/14	28. California Gull	Flying over the ponding basin then landed and had a fish in his mouth soon thereafter.
9/23/14	29. Eared Grebe	A flock of about 10 were cruising the ponding basin diving for fish. 9 on 4/11/16. 9/14/16; 12/11/18; 3/20
9/23/14	30. Turkey Vulture	Two seen by the ponding basin on the ground. They appeared to be feeding on something.
9/28/14	31. Black-crowned Night Heron	Seen at late dusk on the edge of the pond. Maybe that's why they call them night herons. 7/2/15, 7/14/16, 5/20
9/30/14	32. American Coot	Seen swimming with some Canadian Geese. He was the only Coot on the pond.
10/5/14	33. Ruddy Duck	Only one swimming in the middle of the pond.
10/21/14	34. Yellow-rumped Warbler	Two seen on our backyard fence.
11/8/14	35. Anna's Hummingbird	We just put a hummer feeder out yesterday and a nice male showed up at it today;
11/9/14	36. Ringed-neck Duck	A male & a female were snoozing on the pond. 10/1
11/9/14	37. Hooded Merganser	Hanging out with the 2 Ringed-necked Ducks.
11/13/14	38. Lesser Scaup	Two females or immatures were swimming in Lake Johnson early this morning. 2/7/15 males.
11/16/14	39. Common Merganser	Alone swimming in pond.
11/22/14	40. Northern Shoveler	A male swimming alone in a flock of Canadian Geese.

RIO BELLEZA BIRD SIGHTINGS

11/27/14	41. American Goldfinch	Jeannie spotted on the hummer pole then at the thistle feeders.
11/29/14	42. Canvasback	Seen at dawn on the pond by itself. 2/3/16; 12/10/16; 1/21/17; 12/17; 12/22/20;
DATE	SPECIES	COMMENTS
11/30/14	43. Green-winged Teal	A group of 6 seen huddling together right on the bank at the water's edge.
12/6/14	44. Western Sandpiper	A group of 11 seen at the ponds edge just below our property. Had black legs. Flock twisting & turning 5/10/17.
12/23/14	45. Greater White-fronted Goose	Seen in a flock of 70+ Canada Geese grazing around the pond. 11/2/18
12/24/14	46. White-crowned Sparrow	An immature and an adult we're seed eating seed Jeannie put out on the other side of the chain fence. 4/18/20
1/11/15	47. Least Sandpipers	A group of 8 seen working the bank at the water's edge just below our backyard. Saw the yellow legs.
2/2/15	48. American Widgeon	One female on the pond & grazing some. Bluish bill w/black tip. 2 males 2/14/15, 4/19/16
2/15/15	49. Mockingbird	Jeannie saw it on top of our next door neighbors roof. 5/16/18
2/18/15	50. Lesser Goldfinch	A male and female were seen on our thistle feeders.
4/5/15	51. Rufous Hummingbird	A male and female were seen feeding at our hummer feeder. 4/17/16. Male 3/11/17
4/13/15	52. Forster's Tern	Saw 4 flying over the pond. One seemed to still be in winter plumage. 6/20/16
4/23/15	53. Spotted Sandpiper	Was on the shore right in front of our backyard. Had a spotted front (breeding plumage). 4/28/16
5/22/15	54. Black-chinned Hummingbird	A male seen at our hummer feeders. 8/23/16; 7/9/17; 8/26/18; 12/28/18
6/17/15	55. Cooper's Hawk	An immature w/finely streaked breast perched on next door neighbor's wood fence. 7/14/16; 8/12/16
8/18/15	56. Caspian Tern	Seen sitting along the shoreline. 5/31/17 4 flying over pond. 2 on 4/19/18
8/27/15	57. Great Horned Owl	Jeannie saw it fly over the backyard just at dawn. I heard 5 am 12/9/16 on roof.
9/29/15	58. Wood Duck	A male was with a group of 6 Mallards hanging out on the shoreline. Mr. & Mrs. 1/30/16, 3/23/18
10/5/15	59. Savanna Sparrow	One seen on the other side of the chain link fence.
2/21/16	60. Cinnamon Teal	Saw a group of 8 flying around the ponding basin. 2/7/18 2 males 1 female; 2 on 4/19/19;
2/29/16	61. Wilson's Snipe	One seen on mud flats as water recedes.
3/10/16	62. Cedar Waxwing	Jeannie saw through the scope in neighbors tree.
3/20/16	63. Cattle Egret	One by itself on the shoreline and in breeding plumage.
3/31/16	64. Gadwall	One male seen along the shore. I was just thinking today "when will we see a Gadwall"? 11/20/17; 1/14/18
4/7/16	65. Sharp-shinned Hawk	Seen flying along the fence line in the backyard.
4/22/16	66. Scrub Jay	Jeannie saw it on the far bank of the ponding basin with the scope. Front roof by JJ.
6/6/16	67. Barn Owl	We saw it as we were watching Mars & Jupiter in the backyard. It almost landed on our roof. 4/21/20
6/20/16	68. Western Screech Owl	Jeannie heard it calling in the olive trees on the other side of the ponding basin.
12/31/16	69. Ross's Goose	1 seen with other Canada Geese in the pond.
2/2/17	70. Red-shouldered Hawk	Seen with the scope on top of a Deodora Cedar across the pond.
2/11/17	71. Common Golden Eye	Male & female seen swimming in the pond. 3/5/19, 11/26/20;
2/12/17	72. Cackling Goose	Seen swimming with other larger geese. Relatively shorter neck and stubby bill.
3/28/18	73. American White Pelican	1 w/nodule on beak. 10/2/20 2 adults & 2 immatures on pond. 4/1/21 = 11
5/8/18	74. Eurasian Collared Dove	2 on our artificial turf. Jeannie's sighting.
8/1/19	75. Costa's Hummingbird	Male at back feeder with 5 other hummers. 1 was a Blacked Chinned others were Annas.
1/15/20	76. Orange-crowned Warbler	Seen in the backyard. Jeannie's Birthday bird.
3/24/20	77. Bald Eagle	Jeannie discovered it flying above the pond. 3/21/21 mature sitting on island.
4/10/20	78. Clark's Grebe	1 on the pond giving his trill call.

RIO BELLEZA BIRD SIGHTINGS

5/8/20	79. Yellow-headed Blackbird	1 female/Immature. Dark brown back & stomach. Yellow under chin & around eyes. Notched tail.
8/23/20	80. Western Grebe	A pair floating on our pond and seen from our bedroom.
9/10/20	81. Green Heron	Seen on the shoreline on the north side of the pond.
10/25/20	82. Belted Kingfisher	Seen flying by with a fish in his mouth. Roosted on the measuring post in the pond.

11	Cathy Caples	West Area Neighborhoods Steering Committee	7/19/2021
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July 19, 2021

TO: Casey Lauderdale
City of Fresno

FROM: Cathy Caples
West Area Neighborhoods Steering Committee

RE: Comments to the Draft West Area Neighborhoods Plan

Thank you, Casey, for taking time to speak with me regarding the draft on July 8. This memo summarizes my comments by page number.

Page 2 - This is a beautifully written introduction statement. I really like the idea of shifting our focus to Fresno's Final Frontier from Forgotten Fresno. Thank you for clarifying that Highway City is part of the City of Fresno annexed in the 70's and bringing our attention to the only Historic Landmark. I had no idea that the Jose Garcia Adobe existed. I don't recall it being discussed during our planning process.

Page 11 -The shading on this map is hard to distinguish. The map legend doesn't give the information needed. Recommend different shading to distinguish city limits, West Area Planning area and the dotted line before final draft.

Page 17- This is an interesting map. I think we need to ask more questions about the results on the CalEnviro Scan. What do the shadings represent? And how can there be such discrepancy in just a ½ mile radius. Please add a link to the CalEnviro Scan to the map and the text.

On this map the West Area is represented as east of 99 but on page 11 it is just west of 99. Why this is should be mentioned in the map legend.

Pages 25- 29 – I think there is a need for a sentence at the beginning of this section referring readers to the referenced maps. At the beginning of each section the map could be referenced. For example: The Highway City Neighborhood Specific Plan (1998) Map 1.5 page 28 then text. And then on Map 1.5 reference page 25. Reader can then view map while reading section. It might also make sense to add a smaller version of the map to each page.

Page 41 – Sphere of Influence recommendations. I would like to see this section brought back to the Steering Committee for discussion. I don't think we wanted to expand the boundaries of the City of Fresno westward. I think we were talking about just one square quarter mile and I didn't realize the rest of the City boundary is Grantland as we were only looking at the West Area. I think the wording of this section misrepresents our intent.

Page 65 – How can the Community Landscapes Plan developed by Tree Fresno for COG be extended to include the entire West Area not just the area south of Shaw? Another example of why the phrase Forgotten Fresno was adopted by the neighborhoods north of Shaw. I think the

plan gives good definition through greening of the neighborhoods which is also good for the air we breathe.

Page 82 – It would be helpful if this map highlighted all of the park space in the West Area in a bright color. Can the Class A trail that extends along the Herndon Canal to the west be colored the same as the trail along the proposed Regional Park?

Excited about the potential to create trails and a regional park that meets our goals to tell the story of agriculture while meeting the needs of the community to have play and enrichment space combined with vibrant local businesses.

In the last meeting Kimberly McCoy mentioned a park in the South area that was built on a dump, which park would that be? Could Option B also be designated as park space without regional designation?

Page 105 – Map of Specific Plan proposed use. On the NE corner of Dakota and Grantland park space was moved to general commercial – when did we vote on that change? It is what caused the decrease in park space in our area – can it be placed back as park space as shown on page 106 in the existing General Plan?

13	Daniel Brannick		11/12/2021
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From: [Daniel Brannick](#)
To: [Casey Lauderdale](#)
Subject: Commercial Land Use Designations on WANSP Land Use Map
Date: Friday, November 12, 2021 5:00:39 PM

External Email: Use caution with links and attachments

Hi Casey, I just wanted to send a follow-up email regarding our recent discussion about the commercial land use designations in the WANSP near Ashlan and 99.

As mentioned, in the most current iteration of the proposed WANSP Land Use Map, there are some areas on the south side of Ashlan between Blythe and Parkway that are designated with a planned land use of General Commercial. However, after reviewing the the City Development Code, I am thinking it would be appropriate to change the planned land use to either Community Commercial or to a Mixed Use designation in order to better promote the type of development sought for this area.

As some additional context, for the most part these areas are currently zoned and land use designated as Community Commercial. Early on in the WANSP process, there was a preliminary land use map put out by City staff that proposed converting almost everything near Ashlan/99 to residential uses. In response to this earlier map, I provided comments (as did others) requesting that these areas be kept as commercial uses in order to help better draw in missing community assets (i.e. commercial and community uses, such as a grocery store and a gym), especially along Catalytic Corridor areas like Ashlan where they are more likely to be viable for such development. City staff subsequently revised the map to change the areas back to allow for commercial use, but in the revised map the areas were designated as General Commercial instead of Community Commercial.

At first glance, I was pretty happy that the planned designations had been switched back to commercial uses. However, after reviewing Article 12 of the Development Code, I am concerned that the General Commercial designation would be "biting off too much" in terms of the type of development allowed for the area and may lead to the unintentional/unwitting development of uses that would not fit the vision.

I just wanted to get this in writing ahead of the next WANSP meeting, and I am anticipating that I will comment or further discuss this proposed change with the Steering Committee.

As always, I greatly appreciate your efforts in developing the WANSP.

Thanks,
Daniel Brannick

14	David Lantis		9/22/2021
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October 5, 2021

Casey Lauderdale
City of Fresno
Long Range Planning Division

Re: West Area Specific Plan Changes

To whom it may concern,

In response to receiving notification of proposed planned land use designation please let this letter serve as support to maintain the current lower density zoning (primarily medium low density) within and around the boundary lines of Shields-Dakota and Cornelia-Blythe.

The current planned land use coordinates with the established neighborhoods within the above described area. It maintains one of the few medium low density areas within the greater boundary of HWY 99/Clinton and HWY 99-Polk. Conversely the proposed plan change does not coordinate with established neighborhoods and eliminates presence of virtually all medium low density within the above stated greater boundary.

The streets that service this area are already heavily impacted with traffic and increasing the residential density will further worsen traffic impact.

Please consider to maintain the current lower density zoning (primarily medium low density) within and around the boundary lines of Shields-Dakota and Cornelia-Blythe.

Sincerely,

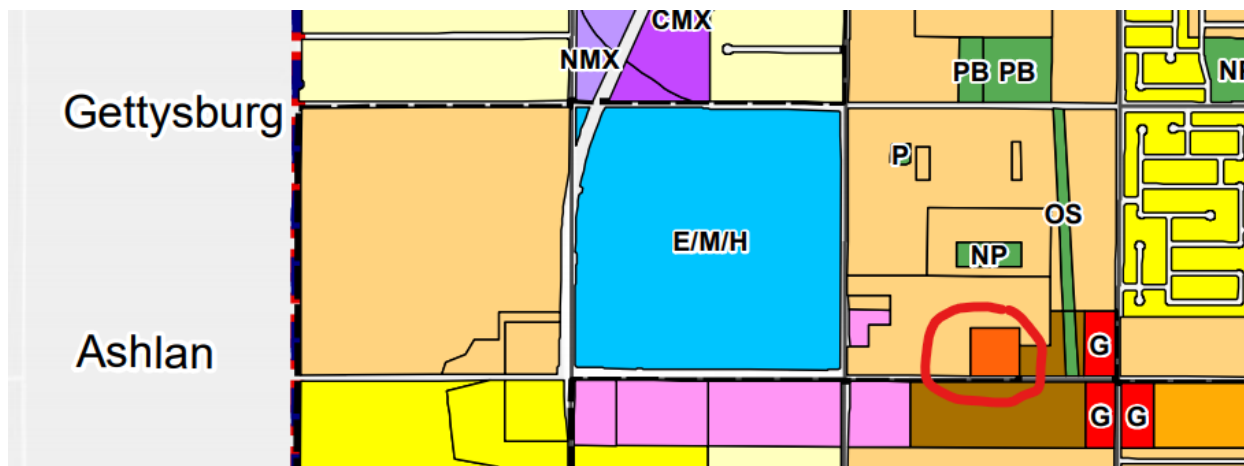
David Lantis

18	Eric Gibbons	Wathen Castanos Homes	5/4/2021
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From: [Eric Gibbons](#)
To: [Casey Lauderdale](#)
Cc: [Adrienne Burns](#)
Subject: RE: West Area Neighborhoods Specific Plan Posted
Date: Friday, May 7, 2021 10:17:56 AM
Attachments: [image001.png](#)
[wc_logo_sm_5cd0f5d1-9cf8-479a-96db-d7fd71a27b17.png](#)
[facebook_sm_dc55f9ab-6d01-44b9-a34f-b7cf9719accd.png](#)
[twitter_sm_a1bb19d3-8163-4273-ae08-75d408c78a57.png](#)
[youtube_sm_fde45046-5b32-4914-9413-ce89cea31729.png](#)
[flat_pinterest_f26dd334-a87f-48ed-973d-863b940271c0.png](#)
[linkedin_sm_dc832f35-e11a-49d4-848d-d8b2b743aa21.png](#)
[instagram_sm_e672564a-691c-49d5-8dcc-05cfb4de7d70.png](#)
[Tract 6258 Vesting Tentative Tract Map.pdf](#)
[Tract 6308 VTTM 4-14-2020.pdf](#)

External Email: Use caution with links and attachments

Good morning Casey. I'm not sure that it matters but there is a bit of cleanup that should probably be done to the property north of Ashlan between Hayes and Bryan. We have approved tentative maps over those entire areas. The plan currently shows some commercial in an area where homes are already built. I've attached a copy of those tentative maps for your use.



Eric Gibbons
Director of Forward Planning
Phone: 559.432.8181 ext.162
1446 Tollhouse Rd, Suite 103, Clovis, CA 93611



From: Casey Lauderdale <casey.lauderdale@fresno.gov>
Sent: Friday, April 30, 2021 4:47 PM
To: Casey Lauderdale <casey.lauderdale@fresno.gov>
Cc: Drew Wilson <Drew.Wilson@fresno.gov>
Subject: West Area Neighborhoods Specific Plan Posted

Dear West Area Community Member,

The West Area Neighborhoods Specific Plan (formerly known as the Specific Plan of the West Area) has been posted to the Plan's webpage at www.fresno.gov/westareaplan.

You can also access it directly here: <https://www.fresno.gov/darm/wp-content/uploads/sites/10/2021/04/WANSPPublicReviewDraft042021.pdf>
Or, for the *reduced size file*, use this link: <https://www.fresno.gov/darm/wp-content/uploads/sites/10/2021/04/WANSPPublicReviewDraft042021reducedsize.pdf>

The **public comment period** will be from April 30, 2021 to **August 1, 2021**.

I'd like to share a big THANK YOU and some next steps for the Plan process.

Next Steps

19	Eric Payne	West Area Neighborhoods Steering Committee	4/22/2021
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Comments submitted verbally during April 22. 2021 Steering Committee meeting.

22	Janie Baxter	A1 Truck Driving School	2/24/2021
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To whom it may concern;

I am requesting a re-zoning of a property I own APN #'s 51124015S, 51124016S (3639 N Brawley Fresno, CA 93722) currently zoned RM-1. Previously this property was commercially zoned as well as each property surrounding my property as well. Prior to the pandemic I discovered that my property had been re-zoned to RM-1 while each of the others remained commercial. This location is mostly industrial use located directly off an exit of south 99 freeway. I am currently conducting business as a trade school (A1 Truck Driving School) and have been for several years on the next door property that I have rented and my lease is expiring soon as the owner is looking to conduct his own business instead of renewing my lease. I am currently seeking an opportunity for my property APN's 51124015S, 51124016S to be rezoned from RM-1 to Commercial General. Commercial General would allow me to lawfully conduct my trade school (A1 Truck Driving School) on my own properties next door to my current rented location. Thank you for your consideration.

All the best,
Janie Baxter

[REDACTED]

23	Jeff Roberts	Assemi Group	6/28/2021
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Casey Lauderdale

From: Jeff Roberts <JRoberts@assemigroup.com>
Sent: Monday, June 28, 2021 1:05 PM
To: Casey Lauderdale
Subject: West Area Neighborhoods Draft Plan

External Email: Use caution with links and attachments

Casey,

Thanks for sending the package over in advance of tomorrow nights meeting.

There are a couple of items that I want to point out to you since you were not involved early in the process. Additionally, some time has passed since the initiation of the plan and some new State laws have gone into effect. These issues have caused some "re-thinking" to occur about the proposed land uses. Here are the issues that I will be bringing up at the meeting tomorrow:

1. The 160 acres on the southwest corner of Grantland and Shields. This land is "outside" of the current SOI / City limits but there was quite a bit of discussion about this property by the Committee. The Committee voted 7-0 to consider adding it to the SOI. In addition, when this plan was considered by the Planning Commission and City Council, both bodies unanimously endorsed the idea of adding the area to the City. I was told that the land would be included in the EIR as well. I see on Pg. 41 of the document that the addition of land to the SOI is contrary to the 2014 General Plan Policy LU-1-g.
 - a. Is this 160 acres of land part of the "project area"?
 - b. Is this land included in the "Alternatives" section of the proposed EIR for the project area?
 - c. Does the "initiation" of the Specific Plan constitute a "General Plan Amendment"
2. The planned residential area on the north side of Shields, south of the Dakota alignment, west of Grantland and east of the Garfield alignment is currently designated "Medium Density Residential" and Zoned "RS-5". (see Map 5-2 / Page 106) The Draft Plan graphic indicates that this area will be designated "Medium Low Density" and Zoned "RS-4" (see Map 5-1 / Page 105) On behalf of the property owner, I am requesting that this 102 acre property retain its current "Medium Density" land use designation and "RS-5" zoning illustrated on Map 5-2.
3. I have asked on several occasions previously about the "SB 330" issue and how the City will deal with a reduction in the potential number of residential units within the 7700 acre Plan Area. I assume that the "solution" to this question will be presented to the group on 6-29-2021.

Please let me know if you would like me to "elaborate" on any of the issues referenced above,.

Thank you



Jeffrey T. Roberts | Entitlement Director

T: (559) 440-8308 | M: (559) 288-0688 | F: (559) 436-1659 | X: 308

E: jroberts@assemigroup.com

W: www.assemigroup.com

1396 W. Herndon Ave., Ste. 110, Fresno, CA 93711

27	Mohamad Annan		4/22/2021
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From: [mohamad annan](#)
To: [Casey Lauderdale](#)
Subject: Tuesdays meetings link/ west area specific plan
Date: Thursday, April 22, 2021 6:51:25 PM

External Email: Use caution with links and attachments

Good afternoon,

Thank you for facilitating the public meeting today. It was informative for me.

You mentioned in the public meeting that happen every Tuesday, how can I get that link to those meetings?

I have another question about APN 433-090-24S, I own it, it is designated as meduim High Density 12-16 DU/acre. How will I be able to change that to high density 30-45 DU/Acre

I appreciate the help

Thank you,

Mohamad Annan

[REDACTED]

29	Staff	City of Fresno Long Range Planning	
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West Area Neighborhoods Specific Plan

Changes suggested by Long Range Planning Staff.

1. Inside Cover - Update text: Public Draft
 - a. New text to read: Revised Public Draft
2. Inside Cover - Add Plan webpage URL to inside cover.
 - a. Added text to read: www.fresno.gov/westareaplan
3. Section 1.2.B, pg. 7 - Update text: In 1912 James Clayton Forkner moved to Fresno and helped establish Highway City, a neighborhood for industrial and farm workers that derives its name from its location straddling Highway 99.
 - a. New text to read: An early West Area community is Highway City, a neighborhood of industrial and farm workers that derives its name from its location straddling Highway 99.
4. Section 3.4.A, pg. 67 - Update text: It is only required when the existing well runs dry, is abandoned, or otherwise becomes unusable.
 - a. New text to read: It is only required when the existing well runs dry, is abandoned, or otherwise becomes unusable.
5. Section 4.2.B, pg. 81 - Update text: Some amenities on the community wish list include lighted athletic facilities, picnic tables and benches, paved trails, playgrounds with universally accessible equipment, an indoor gym, chess/checkers tables, tennis courts, a putting green, fitness equipment for adults and kids, a concert amphitheater, basketball courts, practice fields, and pickle ball courts.
 - a. New text to read: Some amenities on the community wish list include lighted athletic facilities, picnic tables and benches, paved trails, playgrounds with universally accessible equipment, an indoor gym, chess/checkers tables, tennis courts, a putting green, fitness equipment for adults and kids, a concert amphitheater, basketball courts, practice fields, and pickle ball courts. The park could also contain a visitor's center.
6. Section 1.6, pg. 32 - Update text: Walking distance is key, as it is economical and enhances both physical, mental, and emotional health.
 - a. New text to read: Walking distance is key, as it is economical and enhances physical, mental, and emotional health.
7. During the District 1 Project Implementation Review Committee meeting on 05.06.2021, Staff learned that - in response to community requests - the developer for APN 512-021-26 is retaining a portion of the existing Community

Commercial designation. Staff proposes an amendment to the Specific Plan Proposed Land Use map to be consistent with this action.

8. During the District 3 Project Implementation Review Committee meeting on 04.27.2021, staff heard concerns regarding the loss of commercially designated land in the area near Bryan and Shields Avenue. In response to this, Staff proposes that APNs 312-052-14 and 312-052-48 be redesignated as either Neighborhood Mixed Use or Community Commercial.
9. Staff proposes an amendment to the Specific Plan Proposed Land Use move the commercial designation from existing rural residential homes at the intersection of Ashlan and Hayes and place on the currently vacant APN 510-021-30, located at the northeast corner of Ashland and Hayes.
10. LUH 3.2 - Update text for consistency with Chapter 3: Update the Development Code to permit limited, small-scale neighborhood commercial uses within all residential districts, with restrictions on the sale of items such as liquor, tobacco, and other adult products.
 - a. New text to read: Consider updating the Development Code to permit limited, small-scale neighborhood commercial uses within all residential districts, with restrictions on the sale of items such as liquor, tobacco, and other adult products.
11. Inside back cover - Update Planning Commission Members, Staff, and Steering Committee on back inside cover.

30	Ricky Dhaliwal	Ekam Construction	02/18/2022
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From: [Ekam Construction](#)
To: [Casey Lauderdale](#)
Subject: Fwd: Zoning Reconsideration West Area
Date: Friday, February 18, 2022 10:25:10 AM
Attachments: [6839 SiteMap.pdf](#)

External Email: Use caution with links and attachments

----- Forwarded message -----

From: Ekam Construction <info@ekamconstruction.com>
Date: Fri, Nov 12, 2021 at 6:43 AM
Subject: Zoning Reconsideration West Area
To: <casey.laurderdale@fresno.gov>

Hi Casey,

As the current property owner at 6839 W. Ashlan Ave (APN# 512-130-14), we would like to request a zoning re-consideration for the West Area Plan. The current plan is indicated to be zoned Office Space. However, after conducting research and communicating with the surrounding neighbors we have determined that we are unable to use the property to its highest potential with the current zoning plan. We strongly believe that this area is not suitable for Office Space.

We would recommend options for a more CMX or NMX zoning that provides the land owner more flexibility with developing the site. For example, the Mixed-Use zoning would leave us open with more options for residential space.

Please re-consider this decision to be in our favor. If you require further information or clarification do not hesitate to call or email.

Thank you,

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Ricky Dhaliwal

EKAM CONSTRUCTION

Phone: (559) 401-1234

Email: info@ekamconstruction.com

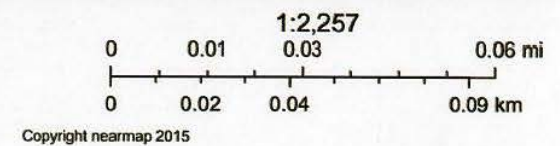
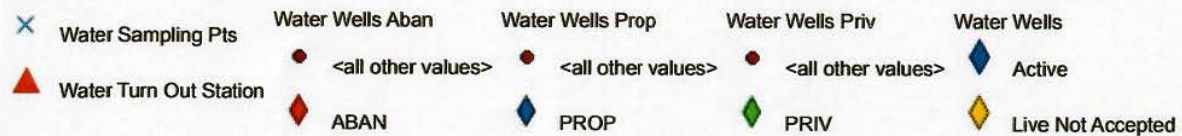
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6839 - WASHLAN
512-130-14

ArcGIS Web Map



10/12/2021, 9:53:58 AM



31	Sanktokh Dhillon		1/25/2022
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January 25, 2021
Casey Lauderdale
City of Fresno
Planning and Development Department
2600 Fresno Street, Room 3065 Fresno, CA, 93721

Re: Proposed Land Use Change for APN 511-021-13

Dear Steering Committee Members:

This memorandum is a request to consider a land use change to the draft WANSF (Map5-1/Page 105) for property located on the northwest corner West Shields and North Polk Avenues. The property is a two acre vacant parcel APN 511-021-13.

The site and is part of a larger area proposed for Medium Density Residential development. The proposed land use change would be to Community Commercial. It is being presented to the Committee to help offset another planned land use modification request on the northeast corner of Shields and Polk Avenues that would reduce planned Community Commercial development by 15 or 16 acres (Precision Engineering/August 31, 2021).

This request is being made to help better implement principles and goals of the Plan that call for attracting adequate retail and service commercial uses that best serve West Area residents. These include placing local commercial properties and uses along major transportation corridors while providing more opportunities for alternative and adaptable retail and service space formats.

We respectfully request that our land use modification proposal be considered as part of the adoption process for the Plan. I am available to discuss this matter at any time.

Respectfully,



Sanktokh Dhillon
Property Owner