

NOTICE OF AVAILABILITY
WEST AREA NEIGHBORHOODS SPECIFIC PLAN – DRAFT ENVIRONMENTAL IMPACT REPORT

LEAD AGENCY:

City of Fresno Planning and Development Department
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Fresno, CA 93721
(559) 621-8003

EIR CONSULTANT:

De Novo Planning Group
1020 Suncast Lane, Suite 106
El Dorado Hills, CA 95762
(916) 580-9818

PROJECT TITLE: West Area Neighborhoods Specific Plan

PROJECT LOCATION: The West Area Neighborhoods Specific Plan (also-known-as “Specific Plan”, “Plan Area”) encompasses approximately 7,077 acres (or a little more than 11 square miles) in the City of Fresno city limits and unincorporated Fresno County. The footprint of the Specific Plan is referred to as the “Plan Area.” The Plan Area is located generally west of Highway 99, north of Clinton Avenue, east of Garfield Avenue, and south of the San Joaquin River. Of the eleven square miles within the Plan Area, 6.9 square miles are in the city limits and 4.1 square miles are in the growth area. The growth area is land outside the city limits but within the City’s Sphere of Influence (SOI) boundary, which is the adopted limit for future growth. The Plan Area is not included on the lists of sites enumerated under Section 65962.5 of the Government Code (Hazardous Waste and Substances Site List maintained by the Department of Toxic Substances Control).

PROJECT DESCRIPTION: The proposed Specific Plan will establish the land use planning and regulatory guidance, including the land use and zoning designations and policies, for the approximately 7,077-acre Plan Area. The Specific Plan will serve as a bridge between the Fresno General Plan and individual development applications in the Plan Area. The proposed Specific Plan refines the General Plan’s land use vision for the Plan Area. The draft land use map proposes the relocation of higher density land uses away from the most western and southwestern portions of the Plan Area where they are distant from public transit and community amenities and transfers those higher density land use designations to major corridors. The West Area Neighborhoods Specific Plan land use plan utilizes the City’s existing General Plan land use designations to maintain or re-designate some parcels in the Plan Area.

The Specific Plan land use plan that was recommended by the Steering Committee would allow for the future development of up to 54,953 dwelling units (DU) (including 67 DU in the commercial category, 47,072 DU in the residential category and 7,814 DU in the mixed use category), and 60,621,006 square feet (SF) of non-residential uses. The proposed land use plan also designates public facility uses that are currently existing within the Plan Area, including schools and churches. In the northern portion of the Plan Area, Fire Station No. 18 is temporarily located off of West Bullard Avenue at 5938 North La Ventana Avenue. Fire Station 18 will be relocated to a permanent location on the south side of the 6000 block of West Shaw Avenue to maximize the department’s response time goal. Additionally, the proposed land use plan would allow for approximately 248 acres of park, open space, and ponding basin uses. The Specific Plan also includes circulation and utility improvements, some of which are planned in the City’s current program for capital improvements.

For more details regarding the project background, development allowance, land uses, and guiding principles, please see Chapter 2.0, Project Description, of the Draft EIR available at: <https://www.fresno.gov/westareaplan>

SIGNIFICANT ENVIRONMENTAL EFFECTS: The Draft EIR has identified the following environmental issue areas as having significant and unavoidable environmental impacts from implementation of the project: Aesthetics; Agricultural Resources; Air Quality; Public Services and Recreation; Transportation and Circulation; Utilities; Cumulative Aesthetics; Cumulative Agricultural Resources; Cumulative Air Quality; and Cumulative Public Services and Recreation. All other environmental issues were determined to have no impact, less than significant impacts, or less than significant impacts with mitigation measures incorporated into the project.

PUBLIC REVIEW PERIOD: A 45-day public review period for the Draft EIR will commence on February 10, 2022 and will end on March 28, 2022 for interested individuals and public agencies to submit written comments on the document. Written comments concerning the Draft EIR are due by 5:00 p.m. on March 28, 2022 and should be submitted by mail or email to:

Mail: Casey Lauderdale
City of Fresno
Planning and Development Department
2600 Fresno Street, Room 3065
Fresno, CA 93721

Email: casey.lauderdale@fresno.gov

If we do not receive a response from your agency or organization, we will presume that your agency or organization has no response to make.

Questions regarding the City of Fresno's review of the Specific Plan or Draft EIR may be directed to Casey Lauderdale, Planner, at the address above or at (559) 621-8515 or casey.lauderdale@fresno.gov.

DOCUMENT AVAILABILITY: Copies of the Draft EIR can be reviewed at the following locations.

City of Fresno
Planning & Development
2600 Fresno St., Rm. 3045
Fresno, CA 93721
(559) 621-8003

Fresno County Library –
Central Branch
2420 Mariposa Street
Fresno, CA 93721
(559) 600-READ (7323)

Fresno County Library –
Teague Branch
4718 N Polk Avenue
Fresno, CA 93722
(559) 275-3918

The Draft EIR can also be found online at: <https://www.fresno.gov/westareaplan>