

SPECIFIC PLAN OF THE WEST AREA EIR SCOPING MEETING

July 24, 2019

**Glacier Point Middle School Cafeteria
(located at 4055 N. Bryan Avenue, Fresno, CA 93722)**

De Novo Planning Group



Purpose of Today's Scoping Meeting

- To receive input from the public and interested agencies on the environmental issues that the Draft EIR should address.
- To enhance public participation as part of the project's review under the California Environmental Quality Act (CEQA).
- Today's meeting is NOT intended as a forum to discuss the merits or design of the proposed project.



Environmental Review Process

- **What is an EIR?**
 - An informational document describing the anticipated environmental effects of implementing a project, as required by CEQA.
 - Acts as a forum for public participation in the environmental review process.
 - An EIR includes Mitigation Measures to reduce potential adverse environmental impacts.
 - An EIR does not advocate or promote the project.



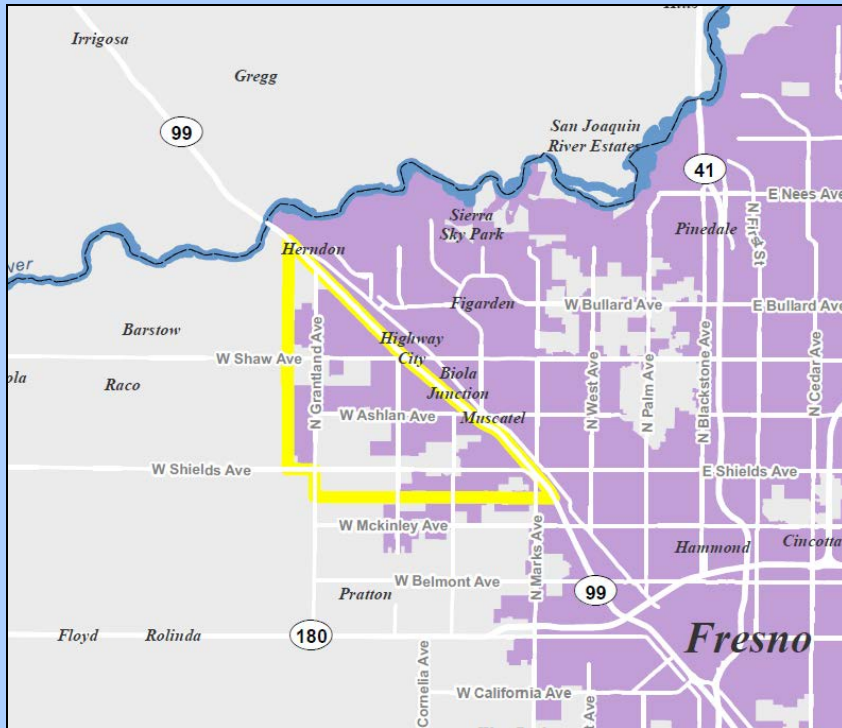
Specific Plan – Background



Milestones:

- September 2017: Existing Conditions Report
- March 2018: Steering Committee established
- January-April 2018: Stakeholder interviews
- April 2018: Kick-off survey
- May-June 2018: Community Conversations (workshops)
- November 2018: Draft land use map and guiding principles released to the public
- January 2019: Draft land use map and guiding principles amended by Steering Committee

Specific Plan Area – Size and Location



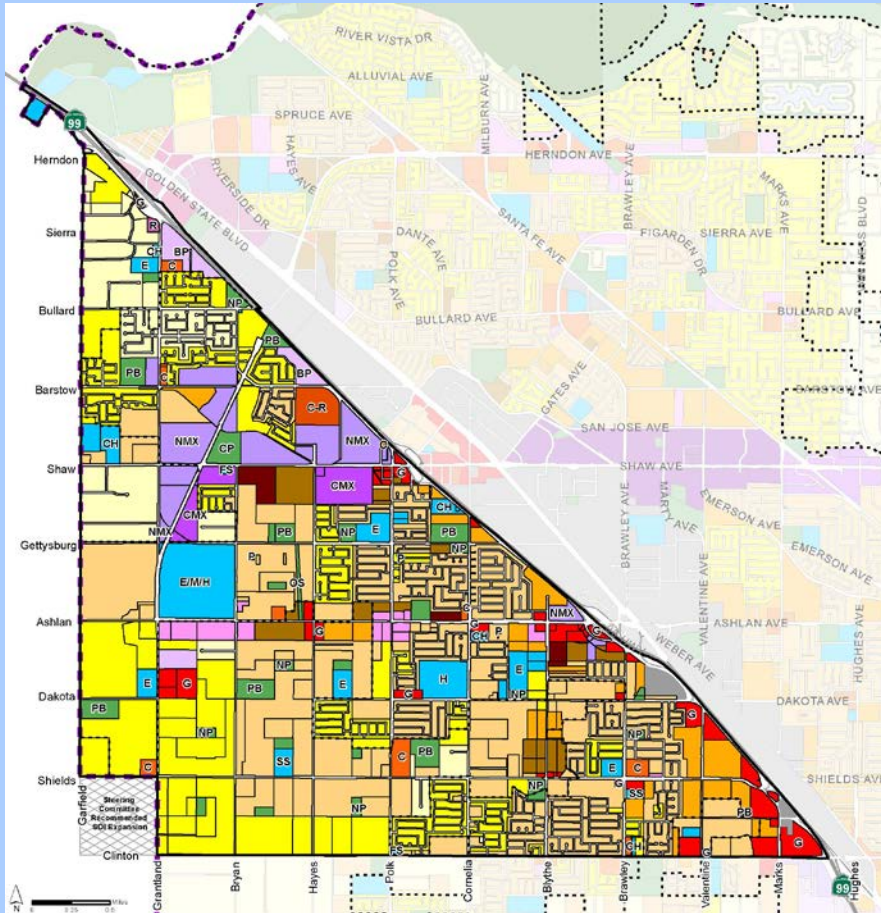
Size:

- Approximately 7,077 acres (or a little more than 11 square miles).

Location:

- Bounded on the east by State Route 99, on the south by West Clinton Avenue, and on the west by Grantland and Garfield Avenues.

Specific Plan of the West Area



Project Description:

- The Specific Plan of the West Area:
 - Refine vision for the West Area;
 - Establish policy guidance;
 - Amend Land Uses (approximately half West Area);
 - Provide flexibility for future development.

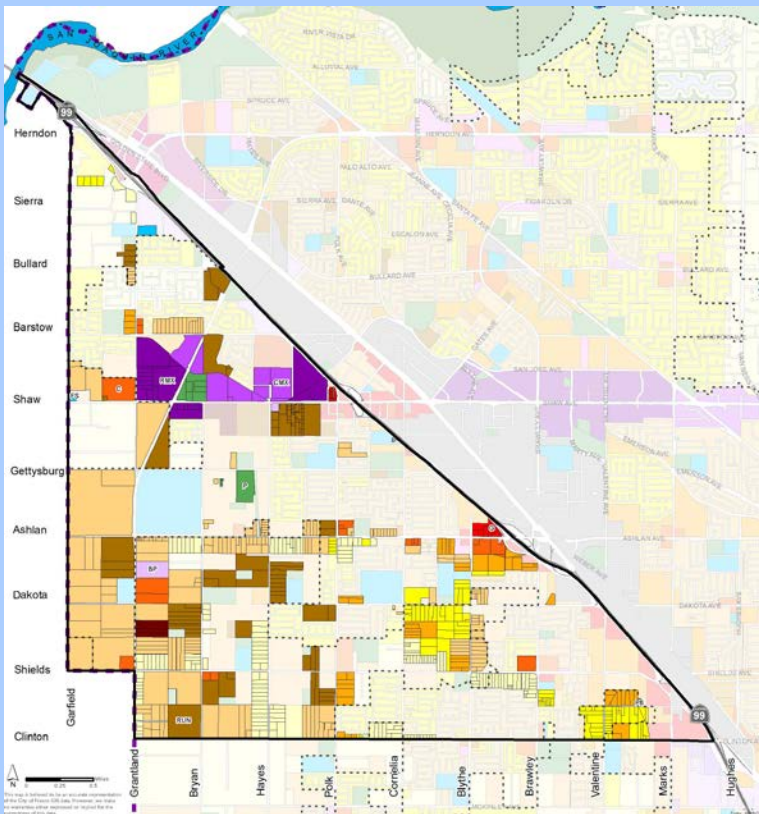
Maximum Buildout Potential:

- Up to 57,891 residential units.
- Up to 52,810,183.8 square feet of non-residential uses, including:
 - 22,616,787.6 square feet of commercial, and
 - 30,193,396.2 square feet of mixed use.
- 389.06 acres of public facilities uses.
- 248.40 acres of open space uses.
- Circulation and utility improvements.

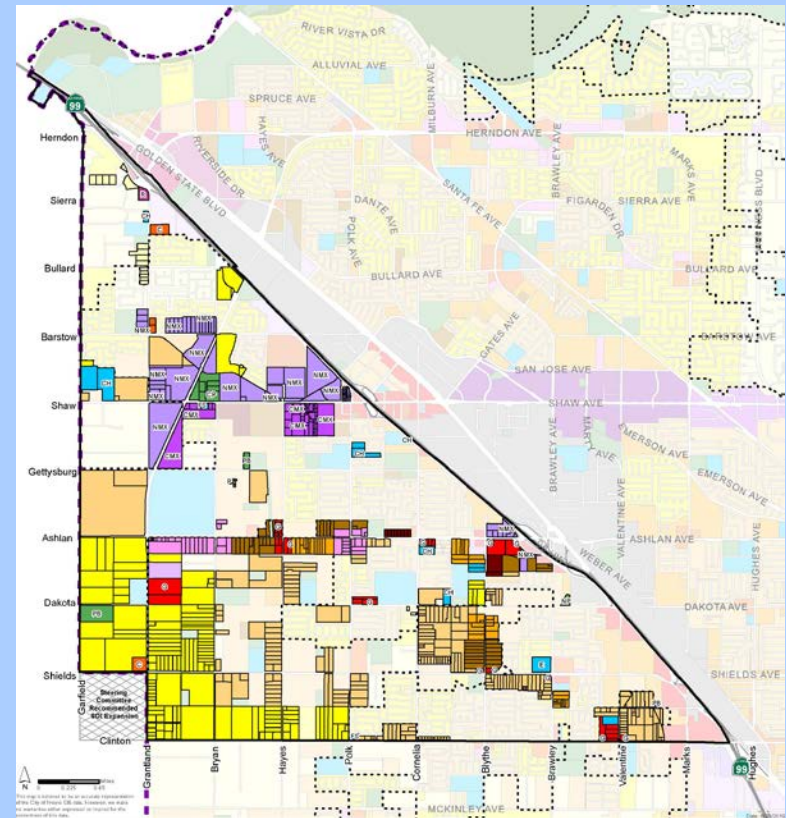
Specific Plan of the West Area

Parcels Proposed for Change in Proposed Land Use Map

Existing Land Use Map



Proposed Land Use Map



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Entitlements Requested

- Certification of the EIR;
- Adoption of the Mitigation Monitoring and Reporting Program (MMRP);
- Approval of the Specific Plan of the West Area;
- Approval of the General Plan amendment modifying land uses;
- Approval of the Zoning Ordinance amendment modifying zoning.



Issues to be Addressed in the EIR

All environmental topics identified in Appendix G of the State CEQA Guidelines will be analyzed in the EIR, including:

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural and Tribal Resources
- Geology, Soils, and Seismicity
- Greenhouse Gas Emissions and Energy
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services and Recreation
- Transportation and Circulation
- Utilities and Service Systems
- Wildfire



Notice of Preparation

- Public review period ends on August 2, 2019
- Comments can be submitted:
 - Today (orally or in writing)
 - By email
 - By mail



Next Steps

- Public Draft EIR
 - 45-day public review and comment period
- Final EIR
 - Written responses to comments, and any changes made to the Draft EIR
- Certify the EIR
- City to consider the project applications



Schedule

- Notice of Preparation – Public Review
 - June 28 to August 2, 2019
- Public Scoping Meeting
 - July 24, 2019
- Notice of Availability – Draft EIR Public Review (45 days)
 - TBD (Estimated Late Fall/Early Winter 2019)
- Release Final EIR
 - TBD (Estimated Late Winter/Early Spring 2020)
- Public Hearings – EIR Certification/Project Consideration
 - TBD (Estimated Spring 2020)



Key Information

The NOP is available for review at the City of Fresno. An electronic copy can be emailed to you if requested.

Comments can be sent to Rodney Horton at:

Rodney.Horton@fresno.gov

Or:

Rodney Horton, Planner
City of Fresno, Development and Resources Management Department
2600 Fresno Street, Room 3065
Fresno, CA 93721

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