

Errata to the WANSP FEIR

The following changes are submitted as errata to the WANSP FEIR to reflect that the removal of the dual designation of the ponding basin will instead be considered as a land use change request. The errata thus corrects the housing capacity calculations.

Page ES-1

The Specific Plan land use plan would allow for the future development of up to 83,015,129 dwelling units (DU) (including 339 DU in the commercial category, 49,241,355 DU in the residential category and 33,436 DU in the mixed use category), and 59,777,271.15 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, fire stations, and places of worship. Additionally, the proposed land use plan would allow for approximately 338.95 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.

Page 2.0-108

Response F-3: The City ~~will consider the has~~ removed ~~al of ed~~ the dual designation for the existing pond referenced in the comment. ~~See Chapter 3.0, Revisions, of this Final EIR for the revised figure.~~

Page 1.0-3

As noted previously, City of Fresno staff initiated several changes to the Project Description and identified clarifications and/or corrections needed to the proposed Land Use Map. The Land Use Map and allowed land use densities were updated to have no net loss of housing capacity compared with the current General Plan housing capacity for the Plan Area. The Specific Plan analyzed in the original (2022) Draft EIR allowed 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 Specific Plan analyzed in the (2024) Recirculated Draft EIR allows for the future development of up to 83,015,129 DU (including 339 DU in the commercial category, 49,241,355 DU in the residential category and 33,436 DU in the mixed use category) and 59,777,271 SF of non-residential uses.

3.1 REVISIONS TO THE DRAFT EIR

0.0 EXECUTIVE SUMMARY

The following changes were made to page ES-4 of the RDEIR:

The Specific Plan land use plan would allow for the future development of up to ~~83,129~~ dwelling units (DU) (including 339 DU in the commercial category, ~~49,355,241~~ DU in the residential category and 33,436 DU in the mixed-use category), and 59,777,271.15 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, fire stations, and places of worship. Additionally, the proposed land use plan would allow for approximately 338.95 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.

Pages 3.0-2 to 3.0-4

2.0 PROJECT DESCRIPTION

The following changes were made to page 2.0-7 of Chapter 2.0 of the RDEIR:

Table 2.0-3 summarizes the acreages of each land use, the maximum number of units, and the maximum non-residential square footage that would be allowed under the proposed Specific Plan. As shown in the table, the Specific Plan land use would allow for the future development of up to ~~83,129~~ DU (including 339 DU in the commercial category, ~~49,355,241~~ DU in the residential category and 33,436 DU in the mixed-use category), and 59,777,271.15 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, fire stations, and places of worship. Additionally, the proposed land use plan would allow for approximately 338.95 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.

The following changes were made to pages 2.0-10 and 2.0-11 of Chapter 2.0 of the RDEIR:

**TABLE 2.0-3: MAXIMUM DEVELOPMENT POTENTIAL WITHIN WEST AREA NEIGHBORHOODS
SPECIFIC PLAN – PROPOSED WEST AREA NEIGHBORHOODS SPECIFIC PLAN**

SPECIFIC PLAN LAND USE DESIGNATIONS (AND DENSITY/INTENSITY)	SPECIFIC PLAN ACRES	SPECIFIC PLAN DUAL DESIGNATION	MAXIMUM DEVELOPMENT POTENTIAL	
			DWELLING UNITS	NON-RESIDENTIAL SF
Low (1-3.5 DU/AC)	508.04	6.23	1,800	-
Medium-Low (3.5-6 DU/AC)	1,381.46	91.02	8,835	-
Medium (5-12 DU/AC)	2,082.32	91.19	26,082	-
Medium-High (12-16 DU/AC)	300.84	4.50	4,885	-
Urban-Neighborhood (16-30 DU/AC)	168.56	21.40	5,699	-
High (30-45 DU/AC)	27.38	18.26	2,054	-
Subtotal - Residential	4,468.6	232.58	49,355,241	-
Community (1.0 Max. FAR)	55.14	1.66	-	2,474,155.20
Recreation (0.5 Max. FAR)	41.33	-	-	900,251.94
General (2.0 Max. FAR)	155.81	13.98	-	14,792,493.91
Regional (80 DU/AC; 1.0 Max. FAR)	4.24	-	339	184,518.82

Subtotal-Commercial	256.52		339	18,351,419.87
Office (2.0 Max. FAR)	52.48		-	4,572,212.13
Business Park (1.0 Max. FAR)	74.97		-	3,265,608.40
Light Industrial (1.5 Max. FAR)	32.75		-	2,139,678.63
Subtotal-Employment	160.20		-	9,977,499.16
Neighborhood (64 DU/AC; 1.5 Max. FAR)*	225.25	3.23	14,623	14,928,854.36
Corridor/Center (75 DU/AC; 1.5 Max. FAR)*	215.98	16.99	17,473	15,222,128.16
Regional (90 DU/AC; 2.0 Max. FAR)*	14.89		1,340	1,297,600
Subtotal-Mixed Use	456.12		33,436	31,448,352.12
Neighborhood Park	76.9		-	-
Community Park	66.3		-	-
Open Space	62.3		-	-
Park	8.94		-	-
Pending Basin	124.5		-	-
Easement	18.86		-	-
Subtotal-Open Space	357.8		-	-
Public Facility	22.84		-	-
Church	68.55		-	-
Elem. School	91.82		-	-
Elem./Middle/High School	145.37		-	-
High School	46.95		-	-
Special School	18.37		-	-
Fire Station	3.32		-	-
Subtotal-Public Facilities	397.22		-	-
Grand Total	6,096.46		83,129	59,777,271.15

NOTE: *THE COMMERCIAL REGIONAL AND THE MIXED USE DESIGNATIONS DO NOT HAVE MAXIMUM ALLOWED DENSITIES; THEREFORE, THIS TABLE REFLECTS A PRACTICAL MAXIMUM DENSITY. IN ORDER TO PROVIDE A PRACTICAL MAXIMUM DENSITY, THE DEVELOPMENT POTENTIAL CALCULATIONS USE THE FOLLOWING DENSITIES: NMX: 64 DU/AC; CMX: 75 DU/AC; RMX: 90 DU/AC; AND CR: 80 DU/AC.

The proposed Specific Plan land uses could result in an increase in the number of residential units in the Plan Area and an increase in the amount of non-residential square footage. Specifically, the proposed Specific Plan could increase the number of housing units by 483,369 DU (including a 10,596 DU reduction in the residential category, a 339 DU increase in the commercial category, and an 10,630 DU increase in the mixed-use category). The proposed Specific Plan could increase the amount of non-residential SF by 13,286,281 SF (including a 832,432 SF decrease in the commercial category, a 3,799,793 SF increase in the employment category, and a 10,318,921 SF increase in the mixed use category).

The following changes were made to page 2.0-12 of Chapter 2.0 of the RDEIR:

The quantifiable objective of the proposed Specific Plan includes the future development of up to 83,129,83,015 DU (including 339 DU in the commercial category, 49,355,241 DU in the residential category and 33,436 DU in the mixed use category) and 59,777,271 SF of non-residential uses.

The dual designation of Medium Low Density on the southwest corner of Dakota and Garfield in Figure 2.0-6 was removed. Additionally, Figures 2.0-3 through 2.0-7 had incorrect street name labels for Garfield and Grantland. Further, Figures 2.0-6 and 2.0-7 were updated to correct a land use designation for a property owned by Fresno Metropolitan Flood Control District. The corrected figures are included below:

[Figures 2.06 and 2.0-7 are to be removed.]

3.1 AESTHETICS AND VISUAL RESOURCES

No changes were made to Section 3.1 of the RDEIR.

The following changes were made to page 3.1-11 of Section 3.1 of the RDEIR:

There is no feasible mitigation available that would reduce this impact to a less than significant level. The proposed Specific Plan would result in an increased development potential throughout the Plan Area. Compared to what is allowed under the existing General Plan, the Specific Plan would increase the residential development potential by 483 DU and increase the non-residential development potential by 15,478,680.15 SF. However, the only methods to completely avoid adverse effects or degradation of visual character or quality of the site and its surroundings would be to severely limit the development potential throughout the Plan Area. Methods to reduce impacts to the visual character or quality of the Plan Area include reducing overall development potential (via reduced densities and floor-area-ratios), reducing building heights, limiting building mass, and reducing lot coverage and/or requiring development, which would have the effect of limiting density and the number of residential and non-residential development that can be accommodated on sites, which would also have the effect of reducing the density and capacity of sites anticipated to accommodate residential, commercial, public, industrial, and mixed-use development. These types of mitigation are not consistent with the objectives of the proposed Project.

The following changes were made to page 3.3-36 of Section 3.3 of the RDEIR:

CEQA Guidelines Section 15206(b) states that a project is of statewide, regional, or area-wide significance if it is a residential development of more than 500 dwelling units or a commercial office building of 250,000 square feet or more or that employs 1,000 or more employees. Specifically, the proposed Specific Plan would introduce up to approximately 83,129 dwelling units (including 339 dwelling units in the commercial category, 49,355,241 dwelling units in the residential category and 33,436 dwelling units in the mixed-use category), and 59,777,271.15 square feet of non-residential uses in the Plan Area, and is therefore a project of statewide, regional, or area-wide significance. Thus, implementation of the proposed Specific Plan would have the potential to substantially affect Fresno COG's demographic projections beyond what is already anticipated for the Plan Area.

3.12 POPULATION AND HOUSING

No changes were made to Section 3.12 of the RDEIR.

The following changes were made to page 3.12-9 of Section 3.12 of the RDEIR:

The Specific Plan would allow for the future development of up to 83,129 DU (including 339 DU in the commercial category, 49,355,241 DU in the residential category and 33,436 DU in the mixed-use category), and 59,777,271.15 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, fire stations, and places of worship. Additionally, the proposed land use plan would allow for approximately 338.95 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:

Based on the General Plan Housing Element estimate of approximately 2.96 persons per dwelling unit, the proposed Specific Plan is estimated to accommodate 246,061 total residents in the city of Fresno at buildout. Population growth by itself is not considered a significant environmental impact. However, development of housing, infrastructure, and facilities and services to serve this growth can have significant environmental impacts through land conversion, commitment of resources, and other mechanisms:

The following changes were made to page 3.12-10 of Section 3.12 of the RDEIR:

The proposed Specific Plan land uses could result in an increase in the number of residential units in the Plan Area and an increase in the amount of non-residential square footage. Specifically, the proposed Specific Plan could increase the number of housing units by 483 DU (including a 10,596 DU reduction in the residential category, a 339 DU increase in the commercial category, and an 10,630 DU increase in the mixed-use category). The proposed Specific Plan could increase the amount of non-residential SF by 13,286,281 SF (including a 832,432 SF decrease in the commercial category, a 3,799,793 SF increase in the employment category, and a 10,318,921 SF increase in the mixed-use category). See Table 2.0-1 of Chapter 2.0 for the existing General Plan land use acreages for the Plan Area:

The following changes were made to page 3.12-11 of Section 3.12 of the RDEIR:

The proposed Specific Plan sites where new development is focused are mostly vacant and would not result in significant displacements of residents or the loss of existing dwelling units. Even though several sites may be razed, redeveloped or converted as a result of new development, the addition of homes at all market levels will offset the loss of the few homes that exist. The proposed Specific Plan would also focus new development onto infill and vacant sites located throughout the Plan Area. New development in the Plan Area could result in the loss of a limited number of dwelling units as future sites are redeveloped to a more efficient mixed-use or residential project. However, any loss of existing units that may occur as a result of future infill development is not expected to be significant. Overall, implementation of the proposed Specific Plan could result in the development of 83,129 additional residential units in the proposed specific Plan Area, primarily complementary in nature to existing single-family residential currently existing in the Plan Area. Overall, construction and operation of the proposed Specific Plan would not remove a substantial number of existing housing units within the city of Fresno, and would not displace substantial numbers of residents. Therefore, this impact is considered a less than significant:

3.13 PUBLIC SERVICES AND RECREATION

The following changes were made to page 3.13-30 of Section 3.13 of the RDEIR:

As shown in Table 2.0-3 in Section 2.0, Project Description, of this EIR, the Specific Plan land use would allow for the future development of up to 83,129 DU (including 339 DU in the commercial category, 49,355,241 DU in the residential category and 33,436 DU in the mixed-use category), and

59,777,271.15 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.

The following changes were made to page 3.13-31 of Section 3.13 of the RDEIR:

Fresno General Plan Policy PU-1-g sets forth the following plan for optimum services: "Create and adopt a program to provide targeted police services and establish long-term steps for attaining and maintaining the optimum levels of service—1.5 unrestricted officers per 1,000 residents." As noted above, the Specific Plan land use would allow for the future development of up to 83,129 DU (including 339 DU in the commercial category, 49,355,241 DU in the residential category and 33,436 DU in the mixed use category), and 59,777,271.15 SF of non-residential uses. Based on the California Department of Finance's estimate of approximately 2.96 persons per dwelling unit, the proposed Specific Plan is estimated to accommodate 246,061 total residents in the city of Fresno at buildout. To keep current staffing levels throughout the city, the addition of 246,061 residents would require an additional 483 unrestricted officers, based upon the 1.5 officers per 1,000 residents standard.

The following changes were made to page 3.13-32 of Section 3.13 of the RDEIR:

As shown in Table 2.0-3 in Section 2.0, Project Description, of this EIR, the Specific Plan land use would allow for the future development of up to 83,129 DU (including 339 DU in the commercial category, 49,355,241 DU in the residential category and 33,436 DU in the mixed use category), and 59,777,271.15 SF of non-residential uses. The increase in population would result in the introduction of additional students to the CUSD.

The following changes were made to page 3.13-34 of Section 3.13 of the RDEIR:

For the purposes of extracting and collecting fees to mitigate for increase park demands (Quimby Act), the California Government Code Section 66477 states: The amount of land dedicated or fees paid shall be based upon the residential density, which shall be determined on the basis of the approved or conditionally approved tentative map or parcel map and the average number of persons per household. There shall be a rebuttable presumption that the average number of persons per household by units in a structure is the same as that disclosed by the most recent available federal census or a census taken pursuant to Chapter 17 (commencing with Section 40200) of Part 2 of Division 3 of Title 4. As noted, the Quimby Act population should be based on the most recent available federal census. According the most recent U.S. Census (2018-2022) estimate, the average number of persons residing in a dwelling unit in the city of Fresno is 2.99. As noted above, the proposed land use map for the Plan Area would result in the addition of up to 83,129 new residential units at project build-out. Using this most recently available federal Census figure of 2.99 persons per household and the potential maximum buildout of 83,129 units, the Quimby Act population would be 248,555 persons.⁴ This Quimby Act population would require 1,242.8 acres of parkland in order to meet the City's parkland dedication standard of three acres of public parkland per 1,000 residents for Pocket, Neighborhood, and Community parks throughout the city.

⁴ The Quimby Act Population was calculated pursuant to California Government Code Section 66477 using the most recently available federal census figure of 2.99 persons per household and the potential maximum buildout of 83,129 units:

The following changes were made to page 4.0-21 of Chapter 4.0 the RDEIR:

As described in Section 3.12, the proposed Specific Plan accommodates future growth in the Plan Area, including new businesses and new residential uses. Infrastructure and services would need to be extended to accommodate future growth. At full buildout, the proposed Specific Plan would accommodate approximately to 83,129 DU (including 339 DU in the commercial category, 49,355,241 DU in the residential category and 33,436 DU in the mixed use category), and 59,777,271.15 SF of non-residential uses. This new growth would increase the city's population by approximately 246,061 residents. According to the General Plan, it is estimated that there would be 0.45 jobs per new resident; therefore, buildout of the proposed Specific Plan may increase the employment opportunities in Fresno by approximately 110,727 jobs.

The following changes were made to page 4.0-29 of Chapter 4.0 the RDEIR:

The Specific Plan would result in the construction of additional housing and employment opportunities within the city of Fresno. As discussed in Section 3.12, Population and Housing, at full buildout, the proposed Specific Plan would accommodate approximately 83,129 DU (including 339 DU in the commercial category, 49,355,241 DU in the residential category and 33,436 DU in the mixed use category), and 59,777,271.15 SF of non-residential uses. This new growth would increase the city's population by approximately 246,061 residents. According to the General Plan, it is estimated that there would be 0.45 jobs per new resident; therefore, buildout of the proposed Specific Plan may increase the employment opportunities in Fresno by approximately 110,727 jobs. The Specific Plan would foster economic and population growth through the construction of additional housing and employment opportunities for a variety of income levels.

5.0 ALTERNATIVES TO THE PROPOSED PROJECT

The following changes were made to page 5.0-3 of Chapter 5.0 the RDEIR:

The quantifiable objective of the proposed project includes the future development of up to 83,129 dwelling units (DU) (including 339 DU in the commercial category, 49,355,241 DU in the residential category and 33,436 DU in the mixed use category), and 59,777,271.15 square feet (SF) of non-residential uses.

The following changes were made to page 5.0-6 of Chapter 5.0 the RDEIR:

The CEQA Guidelines (Section 15126.6[e]) require consideration of a no-project alternative that represents the existing conditions, as well as what would reasonably be expected to occur in the foreseeable future if the project were not approved. For purposes of this analysis, the No-Project (Existing General Plan) Alternative assumes that future development of the Plan Area would occur as allowed under the existing General Plan. The existing General Plan land use designations for the Plan Area could result in up to 82,646 dwelling units (DU) and up to 44,298,591 square feet (SF) of non-residential uses within the Plan Area. Comparatively, the Specific Plan land use would allow for the future development of up to 83,129 DU (including 339 DU in the commercial category, 49,355,241 DU in the residential category and 33,436 DU in the mixed use category), and 59,777,271.15 SF of non-residential uses. As such, compared to the proposed Specific Plan, the No-Project (Existing General

Plan) Alternative would decrease the residential development potential by 483 DU and decrease the non-residential development potential by 15,478,680.15 SF. It is noted that the No-Project (Existing General Plan) Alternative would fail to meet the project objectives identified for the Specific Plan:

The following changes were made to page 5.0-9 of Chapter 5.0 the RDEIR:

decrease. Mobile source (largely from vehicles) emissions are directly related to the number of vehicle trips generated by a project. Buildout under this alternative would facilitate up to 82,646 new residential units. Based on the estimate of approximately 2.96 persons per dwelling unit, this alternative could result in up to approximately 214,879 new residents, while buildout under the proposed Specific Plan would allow for 83,129 new residential units, resulting in approximately 246,061 new residents. Therefore, under this alternative, less residential development would be allowed, resulting in a lesser increase in the number of residents, which would generate fewer daily vehicle trips when compared to the proposed Specific Plan, resulting in decreased levels of pollutants from mobile sources. Therefore, this alternative would have decreased impacts related to air quality when compared to the proposed Specific Plan. The significant and unavoidable impact related to air quality would still occur under this alternative:

The following changes were made to page 5.0-10 of Chapter 5.0 the RDEIR:

Under the No-Project (Existing General Plan) Alternative, the Plan Area would be developed with the same land-use designations and circulation facilities as described in the Fresno General Plan. As described previously, buildout under this alternative would facilitate up to 82,646 new residential units. Based on the estimate of approximately 2.96 persons per dwelling unit, this alternative could result in up to approximately 214,879 new residents, while buildout under the proposed Specific Plan would allow for 83,129 new residential units, resulting in approximately 246,061 new residents

The following changes were made to page 5.0-13 of Chapter 5.0 the RDEIR:

Under this alternative, noise associated with vehicle trips is expected to slightly decrease due to the decrease in population and employment, while other on-site noise sources would likely be comparable to those generated by the proposed Specific Plan. When compared to the proposed Specific Plan, this alternative would result in an decrease in the number of housing units by approximately 483, resulting in approximately 1,429 fewer residents. Additionally, the decrease in non-residential development potential by 15,478,680.15 SF would result in fewer employees:

The following changes were made to page 5.0-14 of Chapter 5.0 the RDEIR:

The City has undergone extensive planning efforts since 2017 to refine the General Plan's land use vision for the West Area. Compared to the proposed Specific Plan, the No-Project (Existing General Plan) Alternative would result in a decrease in the number of housing units by approximately 483 units, resulting in approximately 1,429 fewer residents. Currently, the city, and the state as a whole, are having a housing crisis due to the lack of housing stock coupled with a significant increase in homelessness. The State of California has even gone as far as to pass legislation with incentives for municipalities and developers to build more housing. In response to an increase in housing stock under this alternative, it would be anticipated that City would not need to look to other undeveloped areas of the region to supply housing stock to meet the regional demand and the State's directive. This assumption is based entirely on the fact that California, and the city of Fresno, is having a

housing shortage and an appropriate response to a shortage is to provide additional housing supply. Despite the decrease in residential uses under this alternative compared to the Specific Plan, the overall land use mix would still meet the minimum number of residential units and layout required for New Urbanism principals that are established in the General Plan for the Plan Area. Overall, because the population growth under this alternative would decrease compared to the proposed Specific Plan, this alternative would have a reduced impact when compared to the proposed project.

The following changes were made to page 5.0-15 of Chapter 5.0 the RDEIR:

The No Project (Existing General Plan) Alternative would result in a decrease in the number of housing units by approximately 483 units, resulting in approximately 1,429 fewer residents. Therefore, under this alternative, there would be a decreased demand for schools, parks, and other public facilities when compared to the proposed Specific Plan. Future development of schools and parks within the proposed Specific Plan was determined to contribute to significant and unavoidable impacts related to aesthetics (Impact 3.1-3), agricultural resources (Impact 3.2-1 and Impact 3.2-2), air quality (Impacts 3.3-1 through 3.3-3), transportation and circulation (Impact 3.14-3), and utilities (Impacts 3.15-1 through 3.15-3). These unavoidable impacts associated with construction of schools and parks under the No Project (Existing General Plan) Alternative would still occur. Therefore, when compared to the proposed Specific Plan, this alternative would have a decreased impact to public services and recreation.

The following changes were made to page 5.0-16 of Chapter 5.0 the RDEIR:

Future development within the Specific Plan would result in an increased demand for wastewater, potable water, storm drain, and solid waste services. Under the No Project (Existing General Plan) Alternative, the Specific Plan Area would be designated with the same land use designations and circulation facilities as described in the Fresno General Plan. However, this Alternative anticipates a decrease in the number of housing units by approximately 483 units, resulting in approximately 1,429 fewer residents when compared to the proposed Specific Plan. Therefore, it is anticipated that the overall demand for water, wastewater, solid waste, and storm drainage would be decreased under this alternative. As discussed in Section 3.15 (Utilities), the City's preliminary water demand projections for the Plan Area under the General Plan were higher than for the Specific Plan.

The following changes were made to pages 5.0-34 and 5.0-35 of Chapter 5.0 the RDEIR:

The Community Parks Alternative would meet the primary project objectives and would satisfy the policy guidance outlined in the City's General Plan for West Area; however, it would not meet the quantifiable objective future development of up to 83,129 DU (including 339 DU in the commercial category, 49,355,241 DU in the residential category and 33,436 DU in the mixed use category) and 59,777,271 SF of non-residential uses in the Plan Area. Therefore, the Community Parks Alternative would satisfy the project objectives, but to a lesser extent than the proposed Specific Plan.

