

Exhibit W

**NOTICE OF THE FRESNO CITY PLANNING COMMISSION AND
CITY COUNCIL HEARINGS REGARDING
INITIATION OF THE
SOUTHWEST FRESNO SPECIFIC PLAN**

NOTICE IS HEREBY GIVEN that the Fresno City Planning Commission and City Council, in accordance with the procedures of Chapter 15, Sections 5007 and 5801-5812 of the Fresno Municipal Code (FMC), will conduct public hearings to consider initiation of the Southwest Specific Plan Draft Preferred Alternative. This document has been filed by the City of Fresno Development and Resource Management Department Director.

Project Description and Location. The project is the initiation of the Draft Preferred Alternative of the Southwest Fresno Specific Plan for commencement of an environmental review process and further refinement of the plan. The Southwest Fresno Specific Plan Area is depicted below in the map and includes approximately 3,140 acres of land that is part of the South Development Area described in the Fresno General Plan. The Draft Preferred Alternative includes proposed land uses and guiding principles for the plan area, shown on the map below, and a vision plan for the areas outside of the plan area but within the Sphere of Influence. More information about the Southwest Fresno Specific Plan process can be found at the following link: www.fresno.gov/southwestplan. More opportunities will be provided for public comment as part of the plan refinement and environmental review process scheduled to occur in 2017.

Public hearings on the Draft Preferred Alternative of the Southwest Fresno Specific Plan are scheduled with the Fresno Planning Commission and City Council as noted below. The Planning Commission's recommendation is advisory to the City Council. The City Council's action on plan initiation is final.

FRESNO CITY PLANNING COMMISSION

Date: Wednesday, November 2, 2016
Time: 6:00 p.m., or thereafter
Place: City Hall Council Chamber, Second Floor, 2600 Fresno Street, Fresno, CA 93721

FRESNO CITY COUNCIL

Date: Thurs., November 17, 2016
Time: 4:30 p.m., or thereafter
Place: City Hall Council Chamber, Second Floor, 2600 Fresno Street, Fresno, CA 93721

Any interested person may appear at either or both of the public hearings and present written testimony, or speak in favor or against the project proposal. However, all documents submitted to the City Council for its consideration shall be submitted to the City Clerk at least **24 hours prior** to the Council Agenda item being heard, pursuant to the City Council's meeting rules and procedures, or they may be excluded from the administrative record of proceedings. If an individual challenges the above applications in court, they may be limited to raising only those issues that were raised at the public hearings described in this notice, or in written correspondence delivered to the Planning Commission or City Council consistent with their respective rules of procedure. The Planning Commission's recommendations will be considered by the City Council.

THIS PUBLISHED NOTICE IS PROVIDED IN LIEU OF MAILED NOTICES TO AFFECTED PROPERTY OWNERS PURSUANT TO FRESNO MUNICIPAL CODE SECTION 15-5007-D.

For more information :

Copies of the Draft Preferred Alternative of the Southwest Fresno Specific Plan may viewed online at www.fresno.gov/southwestplan beginning on October 28, 2016.

Printed copies of the documents will also be available beginning on October 28, 2016 at the Development and Resource Management Department permit counter, located in Fresno City Hall (Room 3043 at the south end of the third floor), 2600 Fresno Street, Fresno, California 93721. Copies will also be distributed to the Fresno County Main Library Branch as well as several other branch libraries for public availability.

If you have any questions or comments, you may contact the Development and Resource Management Department at (559) 621-8003 or via email directed to Sophia.pagoulatos@fresno.gov. **Si necesita información en Español, comuníquese con Sophia Pagoulatos al teléfono (559) 621-8062 o por correo electrónico a Sophia.pagoulatos@fresno.gov.** Written comments may be sent via email as noted above or US Mail to:

Jennifer K. Clark, AICP
Director, Development and Resource Management Department
Fresno City Hall
2600 Fresno Street, Rm. 3065
Fresno, CA 93721

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P.1

SOUTHWEST FRESNO SPECIFIC PLAN



Community Meeting to present the Draft Specific Plan and kick off the 30-day comment period

Wednesday, May 17, 2017 5:30 pm - 7:00 pm*

Held at: **Gaston Middle School**
Multipurpose Room
1100 E Church Avenue
Fresno, CA 93706

For further information about the
Specific Plan:

Visit: www.fresno.gov/southwestplan
Email: Southwestcomments@Fresno.gov
Call: (559) 621-8180

Additional community meetings to follow in June - Come learn about when and where
Light refreshments and Spanish and Hmong translation available



Funded by the City of Fresno and U.S. Department of Housing and Urban Development
The spaces are ADA accessible. If special assistance is required, please
contact: Drew Wilson at least three business days in advance

Drew Wilson, Planner
(559) 621-8087
drew.wilson@fresno.gov

CITY OF FRESNO
NOTICE OF AVAILABILITY OF THE
DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT
FOR THE
SOUTHWEST FRESNO SPECIFIC PLAN.

NOTICE IS HEREBY GIVEN THAT the Draft Environmental Impact Report for the Southwest Fresno Specific Plan (SWFSP) is available for public review and comment. The City of Fresno (City) has completed an assessment of the possible environmental effects of the project and has determined that the preparation of a Draft Program Environmental Impact Report (DPEIR) is appropriate pursuant to the California Environmental Quality Act Guidelines (CEQA).

Project Location. The area addressed by the Specific Plan is approximately 3,255 acres in size and lies within the southwestern area of the City of Fresno, within Fresno County. The Specific Plan Area is bounded by Highway 180 in the north and by Highway 41 in the east. It does not include the Downtown Neighborhoods Community Plan Area, nor does it include the land currently in Fresno County that is outside city limits but within the Sphere of Influence (SOI) of the City's General Plan, with one exception. The one area in the SOI that is part of the Specific Plan Area is an approximately 115 acre site bounded by Church Avenue on the north, Jensen Avenue on the south, Knight Avenue on the west, and Martin Luther King, Jr. Boulevard on the east (see accompanying Project Location Map).

Project Description. The proposed Plan evaluated in this Draft PEIR is the adoption and implementation of the Southwest Fresno Specific Plan. The proposed Plan lays out a vision for Southwest Fresno over the Plan's 25-year horizon as a vibrant community well-connected to Downtown, strengthening the overall image and livability of the city. The Plan envisions two higher intensity cores near major highway interchanges, each with a primary magnet use. These magnet cores are ringed with smaller complete neighborhoods that support the core. Each complete neighborhood includes housing and a node with community-serving uses. Neighborhoods are linked by well-defined corridors lined with higher intensity uses. The plan calls for a mix of housing types, with an emphasis on single-family housing that is affordable to a range of income levels, is located near community amenities, and compatible with the community character. Adoption of the proposed Plan will include repeal of the Edison Community Plan, amendment of the Fresno General Plan, amendment of the Official Zoning Map, adoption of zoning overlay districts, and a text amendment to the Development Code to implement the zoning overlay districts.

Impacts. The DPEIR has identified the following significant and unavoidable impacts for the project: Aesthetics, Agriculture, Air Quality, Greenhouse Gasses, Noise, and Traffic. The DPEIR has identified the following impacts that are less than significant with mitigation: Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Utilities and Service Systems.

There are sites within the Plan Area listed pursuant to Government Code Section 65962.5. However, due to the scale and nature of a program-level EIR, it is not feasible to list each site and the corresponding hazards listing within the body of this notice. Please refer to Chapter 4.8 of the DEIR for a complete listing.

Public Comment. The DPEIR and related plans are available for public review for a 45-day public review period beginning on Wednesday, August 9, 2017 and ending on Monday, September 25, 2017. All interested parties are invited to submit written comments on the SWFSP and DPEIR for consideration by the Planning Commission and City Council. Comments should be submitted to Sophia Pagoulatos, Planning Manager, at 2600 Fresno Street, Rm. 3065, Fresno, CA 93721 or via email at Southwestcomments@fresno.gov no later than 5:00 p.m. on Monday, September 25, 2017. Agencies should provide the name of a contact person with their response. The Fresno Planning Commission is tentatively scheduled to consider these items on October 18, 2017. The Fresno City Council is tentatively scheduled to consider these items on October 26, 2017.

Copies of the documents are available for review at the Fresno City Hall Development and Resource Management (2600 Fresno Street, Third Floor, Room 3065, Fresno, CA 93721) and at the West Fresno and Central branches of the Fresno County Library. A copy has also been placed at the following locations:

- Mary Ella Brown Community Center, 1350 E. Annadale Avenue, Fresno, CA 93706
- Hinton Community Center, 2385 Fairview Avenue, Fresno, CA 93706
- West Fresno Family Resource Center, 1801 E. California Avenue, Fresno, CA 93706

A copy of the documents can also be accessed online at www.fresno.gov/southwestplan

Questions may be directed to southwestcomments@fresno.gov or (559) 621-8180. Para información en español, comuníquese con Sophia Pagoulatos al número de teléfono 559-621-8062.

Page 2 of 2
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Run Dates:
August 8, 2017

August 8, 2017

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**NOTICE OF THE FRESNO CITY PLANNING
COMMISSION AND CITY COUNCIL
HEARINGS REGARDING THE SOUTHWEST
FRESNO SPECIFIC PLAN AND RELATED
FINAL PROGRAM ENVIRONMENTAL IMPACT
REPORT (SCH NO. 2017031012)**

NOTICE IS HEREBY GIVEN that the Fresno City Planning Commission and City Council, in accordance with the procedures of Chapter 15, Sections 5007 and 5801-5812 of the Fresno Municipal Code (FMC), will conduct public hearings to consider the draft Southwest Fresno Specific Plan and related Final Program Environmental Impact Report (FPEIR). State Clearinghouse (SCH) # 2017031012. These applications have been initiated by the Fresno City Council.

Project Description. The project is the adoption of the Southwest Fresno Specific Plan (SWFSP). Adoption of the plan would require repeal of the Edison Community Plan, amendments to the City of Fresno General Plan land use map and dual designation map, and amendment of the Fresno Chandler Executive Airport Land Use Compatibility Plan and the Fresno-Chandler Downtown Airport Master and Environs Specific Plan. In addition, a rezone is proposed to reclassify the zoning on property within the plan area to be consistent with the land uses proposed in the plan. The intent of the SWFSP is to refine and build upon the General Plan goals for the area through specific guiding principles, policies, development criteria, and implementation strategies that were developed by residents and stakeholders to coordinate private development and public improvements given the unique opportunities and characteristics of the plan area.

The specific applications filed for the Project are described as follows:

1. **Plan Amendment Application No. A-17-13** proposes to repeal the Edison Community Plan, pertaining to approximately 10,019 acres located in the DA-1 South Development Area.
2. **Plan Amendment Application No. A-17-14** proposes to adopt the October 2017 Redline Draft and accompanying technical map changes of the Southwest Fresno Specific Plan, pertaining to approximately 3,255 acres located in the DA-1 South Development Area.
3. **Plan Amendment Application No. A-17-15** proposes to update the Land Use Map (Figure LU-1) and the Dual Designation Map (Figure LU-2) of the Fresno General Plan to incorporate the land use changes proposed in the Southwest Fresno Specific Plan and to correspondingly amend the Fresno Chandler Executive Airport Land Use Compatibility Plan and the Fresno-Chandler Downtown Airport Master and Environs Specific Plan.
4. **Text Amendment Application No. TA-17-08** proposes amendments to the Citywide Development Code (Fresno Municipal Code Chapter 15) to incorporate the Kearney Boulevard Historic Corridor (KB) Overlay District and the California Avenue Transit Corridor (CA) Overlay District.
5. **Rezone Application No. R-17-17** proposes to establish the Kearney Boulevard Historic Corridor (KB) Overlay District and the California Avenue Transit Corridor (CA) Overlay District.
6. **Rezone Application No. R-17-18** proposes to rezone approximately 892 acres of property within the Southwest Fresno Specific Plan area to be consistent with the planned land uses proposed in the Southwest Fresno Specific Plan.

7. **PROGRAM ENVIRONMENTAL IMPACT REPORT SCH No. 2017031012:** In accordance with the California Environmental Quality Act (CEQA), a Program Environmental Impact Report (PEIR) was prepared by the City to consider potential impacts associated with implementation of the project, and to provide mitigation measures that would reduce impacts to less than significant levels. The Draft PEIR was released for a 45-day public review period beginning on August 9, 2017 and ending on September 25, 2017. A Final PEIR will be released on October 13, 2017 which will include all comments received during the public review period, City responses to issues raised regarding adequacy of the Draft PEIR, and minor edits to the Draft PEIR.

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Public hearings on these items are scheduled with the Fresno Planning Commission and City Council as noted below. The Planning Commission's recommendation is advisory to the City Council. The City Council's action is final.

Any interested person may appear at either or both of the public hearings and present written testimony, or speak in favor or against the project proposal. However, all documents submitted to the City Council for its consideration shall be submitted to the City Clerk at least **24 hours prior** to the Council Agenda item being heard, pursuant to the City Council's meeting rules and procedures, or they may be excluded from the administrative record of proceedings. If an individual challenges the above applications in court, they may be limited to raising only those issues that were raised at the public hearings described in this notice, or in written correspondence delivered to the Planning Commission or City Council consistent with their respective rules of procedure. The Planning Commission's recommendations pertaining to the Environmental Assessment, Plan Amendments, Rezones, and Text Amendment applications will be considered by the City Council.

For more information:

Copies of the proposed Southwest Fresno Specific Plan and the Environmental Impact Report, and related documents may viewed online at www.fresno.gov/southwestplan. Printed copies of the Plan and EIR are also available at the Development and Resource Management Department permit counter, located in Fresno City Hall (Room 3065 at the north end of the third floor), 2600 Fresno Street, Fresno, California 93721. A public copy will be available on October 9 for the October Redline of the SWFSP and on October 16 for the Final Program EIR at the following locations:

- Fresno Central Library, at 2420 Mariposa Street, Fresno, CA 93721
- West Fresno Library, 188 E California Avenue, Fresno, CA 93706
- Mary Ella Brown Community Center, 1350 E. Annadale Avenue, Fresno, CA 93706
- West Fresno Family Resource Center, 1801 E. California Avenue, Fresno, CA 93706

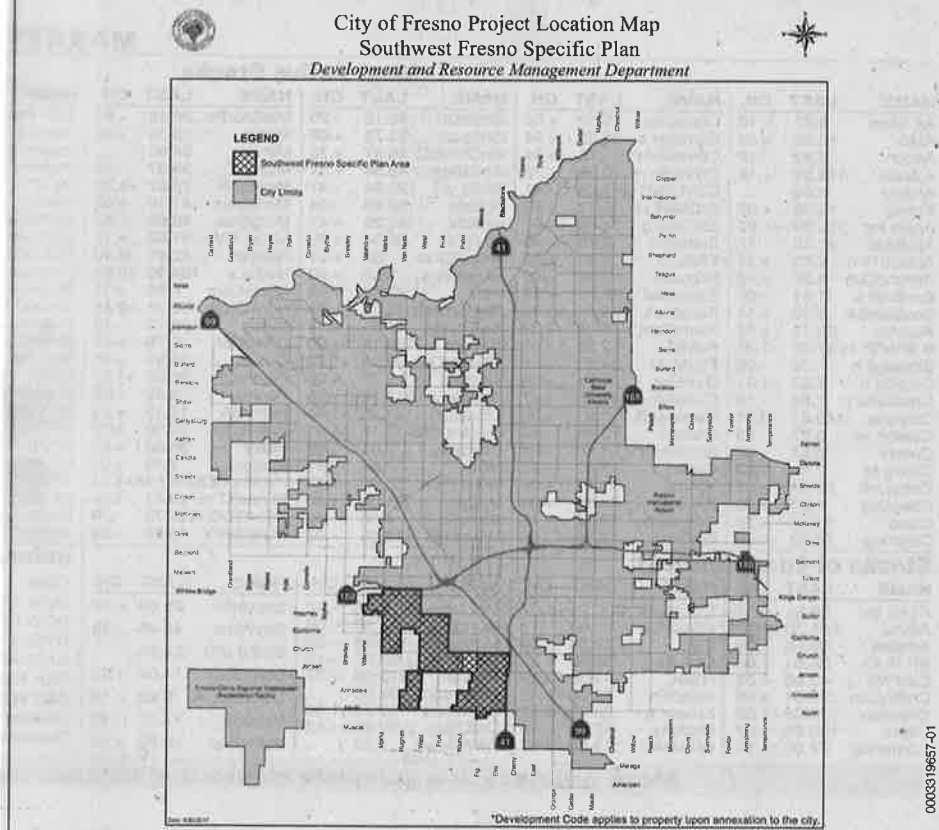
If you have any questions, you may contact the Development and Resource Management Department at (559) 621-8180 or via email directed to southwestcomments@fresno.gov.

Si necesita información en Español, comuníquese con Sophia Pagoulatos al teléfono (559) 621-8062. Written comments may be sent via email to southwestcomments@fresno.gov or US Mail to:

Jennifer K. Clark, AICP
Director, Development and Resource Management Department
Fresno City Hall
2600 Fresno Street, Rm. 3065
Fresno, CA 93721

Attn: Sophia Pagoulatos, Planning Manager

Publication Date: October 6, 2017



p2
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NOTICE OF THE FRESNO CITY PLANNING COMMISSION AND CITY COUNCIL HEARINGS REGARDING THE SOUTHWEST FRESNO SPECIFIC PLAN AND RELATED FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT (SCH NO. 2017031012)

NOTICE IS HEREBY GIVEN that the Fresno City Planning Commission and City Council, in accordance with the procedures of Chapter 15, Sections 5007 and 5801-5812 of the Fresno Municipal Code (FMC), will conduct public hearings to consider the draft Southwest Fresno Specific Plan and related Final Program Environmental Impact Report (FPEIR), State Clearinghouse (SCH) # 2017031012. These applications have been initiated by the Fresno City Council.

Project Description. The project is the adoption of the Southwest Fresno Specific Plan (SWFSP). Adoption of the plan would require repeal of the Edison Community Plan, amendments to the City of Fresno General Plan land use map and dual designation map, and amendment of the Fresno Chandler Executive Airport Land Use Compatibility Plan and the Fresno-Chandler Downtown Airport Master and Environs Specific Plan. In addition, a rezone is proposed to reclassify the zoning on property within the plan area to be consistent with the land uses proposed in the plan. The intent of the SWFSP is to refine and build upon the General Plan goals for the area through specific guiding principles, policies, development criteria, and implementation strategies that were developed by residents and stakeholders to coordinate private development and public improvements given the unique opportunities and characteristics of the plan area.

The specific applications filed for the Project are described as follows:

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5. **Rezone Application No. R-17-17** proposes to establish the Kearney Boulevard Historic Corridor (KB) Overlay District and the California Avenue Transit Corridor (CA) Overlay District.
6. **Rezone Application No. R-17-18** proposes to rezone approximately 892 acres of property within the Southwest Fresno Specific Plan area to be consistent with the planned land uses proposed in the Southwest Fresno Specific Plan.
7. **PROGRAM ENVIRONMENTAL IMPACT REPORT SCH No. 2017031012:** In accordance with the California Environmental Quality Act (CEQA), a Program Environmental Impact Report (PEIR) was prepared by the City to consider potential impacts associated with implementation of the project, and to provide mitigation measures that would reduce impacts to less than significant levels. The Draft PEIR was released for a 45-day public review period beginning on August 9, 2017 and ending on September 25, 2017. A Final PEIR will be released on October 13, 2017 which will include all comments received during the public review period, City responses to issues raised regarding adequacy of the Draft PEIR, and minor edits to the Draft PEIR.

This published notice is provided in lieu of mailed notices to affected property owners pursuant to Fresno Municipal Code section 15-5007-d.

Public hearings on these items are scheduled with the Fresno Planning Commission and City Council as noted below. The Planning Commission's recommendation is advisory to the City Council. The City Council's action is final.

FRESNO CITY PLANNING COMMISSION

Date: Wednesday, October 18, 2017

Time: 6:00 p.m., or thereafter

Place: City Hall Council Chamber, Second Floor, 2600 Fresno Street, Fresno, CA 93721

FRESNO CITY COUNCIL

Date: Thursday, October 26, 2017

Time: 4:30 p.m., or thereafter

Place: City Hall Council Chamber, Second Floor, 2600 Fresno Street, Fresno, CA 93721

Any interested person may appear at either or both of the public hearings and present written testimony, or speak in favor or against the project proposal. However, all documents submitted to the City Council for its consideration shall be submitted to the City Clerk at least **24 hours prior** to the Council Agenda item being heard, pursuant to the City Council's meeting rules and procedures, or they may be excluded from the administrative record of proceedings. If an individual challenges the above applications in

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*Development Code applies to property upon annexation to the city.

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