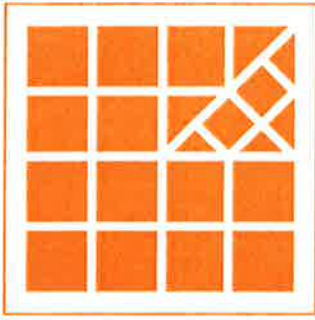


Exhibit V



SOUTHWEST FRESNO SPECIFIC PLAN & EIR

Help Plan Southwest Fresno's Future!

You are invited to attend a series of community workshops to discuss how southwest Fresno can grow and change in the future. Come share your ideas!

Save the Dates!

Community Workshop #1: Intro and Develop Concepts

Tuesday, September 15th, 2015

Learn about the project, vision, and goals. Help analyze the study area and start the process of developing concepts for the Specific Plan.

Community Workshop #2: Review Concepts

Tuesday, October 13th, 2015

Refine the plan concepts to address community concerns and issues.

Community Workshop #3: Confirm Concepts

Tuesday, January 12th, 2016

Review the refined plan concepts and select preferred components of each concept.

All workshops will be located at:

**Gaston Middle School, Multi-purpose Room
1100 E Church Avenue
Fresno, CA 93706**

6:00 pm - 8:30 pm

- *Light refreshments provided*
- *Spanish translation available*

For further information about the Specific Plan, visit:

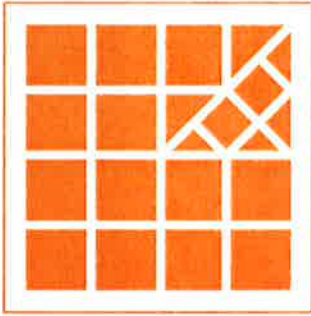
www.fresno.gov/Government/DepartmentDirectory/DARM/AdvancedPlanning

or contact: Sophia Pagoulatos, Planning Manager
(559) 621-8062 | Sophia.Pagoulatos@fresno.gov

Funded by the City of Fresno and the U.S. Department of Housing and Urban Development

This meeting room is ADA accessible. If you require special assistance to participate in the meeting, notify Sophia Pagoulatos (559) 621-8062 at least three business days prior to the meeting.





PLAN ESPECIFICO PARA EL SUROESTE DE FRESNO

Ayudenos a diseñar el suroeste de Fresno!

Los invitamos a compartir sus ideas sobre el nuevo diseño de el suroeste de Fresno en una serie de talleres comunitarias. Estamos muy interesados en escuchar sus ideas!

Anoten las fechas!

Taller Comunitario #1: Introducciones y Desarrollamiento de Objetivos

Martes, 15 de Septiembre, 2015

Este taller sera dedicado a compartir la vision y objetivos de el proyecto. Ayudenos a analizar la zona de estudio y empezar a desarrollar los conceptos de el Plan Especifico.

Taller Comunitario #2: Evaluación de Objetivos

Martes, 13 de Octubre, 2015

Este taller sera dedicado a evaluar el proyecto para asegurar que incluye soluciones para lograr satisfacer las necesidades comunitarias.

Taller Comunitario #3: Finalizar los Objetivos

Martes, 12 de Enero, 2016

Este taller sera dedicado a la evaluación y selección de objetivos preferidos.

Los talleres comunitarios seran localizados en:

**Gaston Middle School, Multi-purpose Room
1100 E Church Avenue
Fresno, CA 93706**

6:00 pm - 8:30 pm

- *Serviremos refrescos*
- *Toda la información sera traducida en Español*

Visiten el sitio web para mas información sobre el Plan Especifico:

www.fresno.gov/Government/DepartmentDirectory/DARM/AdvancedPlanning

O comuníquese con: Sophia Pagoulatos, Planning Manager
(559) 621-8062 | Sophia.Pagoulatos@fresno.gov

Este proyecto es financiado por la Ciudad de Fresno y el Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos

El salon de eventos es accesible por silla de ruedas. Si necesita asistencia especial para participar por favor de comunicarse con Sophia Pagoulatos (559) 621-8062 con tres días de anticipacion.

SOUTHWEST FRESNO SPECIFIC PLAN PLAN ESPECÍFICO DE SUROESTE DE FRESNO



COMMUNITY WORKSHOP 2/TALLER COMUNITARIO 2

Thank you for your valued participation in the first workshop.
Please remember to join us for the next workshop!

*Muchas gracias por su participación en el primer taller comunitario.
¡Por favor recuerden reunirse con nosotros para el siguiente taller!*

Date/ Fecha: **Tuesday, October 13
Martes, 13 de Octubre**

Time/ Tiempo: **6:00pm - 8:30pm**

Location/
Salon de
Evento: **Gaston Middle School
Multi-purpose Room
1100 E Church Avenue
Fresno, CA 93706**

- Light refreshments will be provided and Spanish translation will be available.

- Refrescos serán proporcionado y toda la información será traducida en español.

www.fresno.gov/Government/DepartmentDirectory/DARM/AdvancedPlanning



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Sophia Pagoulatos, Planning Manager
(559) 621-8062
sophia.pagoulatos@fresno.gov

Funded by the City of Fresno and U.S.
Department of Housing and Urban
Development.

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los Estados Unidos.*

SOUTHWEST FRESNO SPECIFIC PLAN PLAN ESPECÍFICO DEL SUROESTE DE FRESNO



COMMUNITY WORKSHOP 3/TALLER COMUNITARIO 3

We are hosting our third community workshop for the Southwest Fresno Specific Plan to get the community's feedback on three alternatives for development in the southwest area.

Please join us. We want to hear from you!

If you would like to learn more in advance of the workshop, please visit the project website at the link below. Thank you for your valued participation in planning the future of southwest Fresno.

Estamos organizando nuestro tercer taller comunitario para el Plan Específico del Suroeste de Fresno, queremos obtener opiniones y comentarios de la comunidad sobre las tres alternativas.

Por favor acompáñenos. ¡Queremos oír de usted!

Si desea aprender más antes del taller, por favor visite el sitio web del proyecto en el enlace abajo. Gracias por su participación en la planificación del futuro del Suroeste de Fresno.

Date/Fecha: **Tuesday, February 16**
Martes, 16 de Febrero

Time/Tiempo: **6:00 pm - 8:30 pm**

Location/
Salon de
Evento: **Gaston Middle School
Multi-purpose Room
1100 E Church Avenue
Fresno, CA 93706**

• Light refreshments will be provided and Spanish translation will be available.

• Refrescos serán proporcionado y toda la información será traducida en español.

www.fresno.gov/Government/DepartmentDirectory/DARM/AdvancedPlanning



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El salon de eventos es accesible por silla de ruedas. Si necesita asistencia para participar, por favor comuníquese con Sophia Pagoulatos con tres días de anticipación.

Funded by the City of Fresno and U.S. Department of Housing and Urban Development.

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For more information, please visit our website or contact:

Para obtener más información, por favor visite nuestro sitio web o comuníquese con:

Sophia Pagoulatos, Planning Manager
(559) 621-8062
sophia.pagoulatos@fresno.gov

SOUTHWEST FRESNO SPECIFIC PLAN

PLAN ESPECÍFICO DE SUROESTE DE FRESNO

COMMUNITY UPDATE & SCOPING MEETINGS/REUNIONES DE COMUNIDAD PARA
EXPLICAR EL PROGRESO DEL PLAN Y DE ALCANCE DEL INFORME MEDIOAMBIENTAL



You are invited to two meetings on the Southwest Fresno Specific Plan:

1) Plan Update & 2) Scoping Meeting for the Environmental Impact Report (EIR)

Los invitamos a dos reuniones sobre el Plan Especifico Para el Suroeste de
Fresno: 1) Progreso del Plan & 2) Alcance del Informe Medioambiental

1) Update/ **Thursday, February 23**

Progreso **Jueves, el 23 de Febrero**

del Plan: **6:00pm - 8:00pm**

2) Scoping/ **Wednesday, March 1**

Alcance del Informe **Miercoles, el 1 de Marzo**

Medioambiental: **6:00pm - 8:00pm**

Location for Both/
Salon de Evento
para ambas
reuniones:

Gaston Middle School Multipurpose Room
1100 E Church Avenue
Fresno, CA 93706

- Come learn about the future of Southwest Fresno & help guide the EIR
- Ven a informarse sobre el futuro del Suroeste de Fresno y ayúdenos guiar el análisis medioambiental
- Light refreshments and Spanish and Hmong translation will be available.
- Se proveerá merienda ligera y servicios de traducción en Español y Hmong.

Questions or Comments? Preguntas o comentarios? email Southwestcomments@Fresno.gov or
call (559) 621-8180



The space is ADA accessible. If special assistance is required, please contact Sophia Pagoulatos at least three business days in advance.

El salón de eventos es accesible por silla de ruedas. Si necesita asistencia para participar, por favor comuníquese con Sophia Pagoulatos con tres días de anticipación.

Sophia Pagoulatos, Planning Manager
(559) 621-8062
sophia.pagoulatos@fresno.gov

Funded by the City of Fresno and U.S.
Department of Housing and Urban
Development.

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Unable to attend?

Send your questions or comments to:

No puede asistir? Envíanos preguntas o comentarios a nuestro correo electrónico o llame al teléfono gratis:

Southwestcomments@Fresno.gov
or call (559) 621-8180

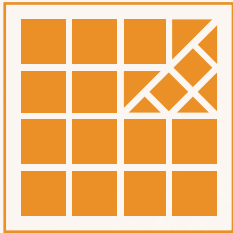
www.fresno.gov/southwestplan

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.

FOR MORE INFORMATION OR
TO PROVIDE COMMENTS:

 www.fresno.gov/southwestplan
 Southwestcomments@Fresno.gov
 (559) 621-8180





SOUTHWEST FRESNO
SPECIFIC PLAN

To be considered at Fresno Planning Commission &
City Council

The Southwest Fresno Specific Plan marks a historic milestone for the Southwest Fresno community. The Plan provides guiding principles, policies, development criteria, and implementation strategies that were developed by residents & stakeholders to coordinate private development and public improvements given the unique opportunities and characteristics of this important part of the city of Fresno.



FRESNO CITY PLANNING COMMISSION

 Wednesday, October 18, 2017
 6:00 p.m., or thereafter

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



-  The Plan marks the culmination of a two year community process
-  The community came out to 16 Steering Committee Meetings, 6 workshops, and 3 community conversations
-  A Specific Plan focuses on issues of importance to the community within a defined geographical area
-  Let us know your thoughts! See back cover for more information

FRESNO CITY COUNCIL

 Thursday, October 26, 2017
 4:30 p.m., or thereafter



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

FRESNO CITY PLANNING COMMISSION

 Wednesday, October 18, 2017
 6:00 p.m., or thereafter

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

FRESNO CITY COUNCIL

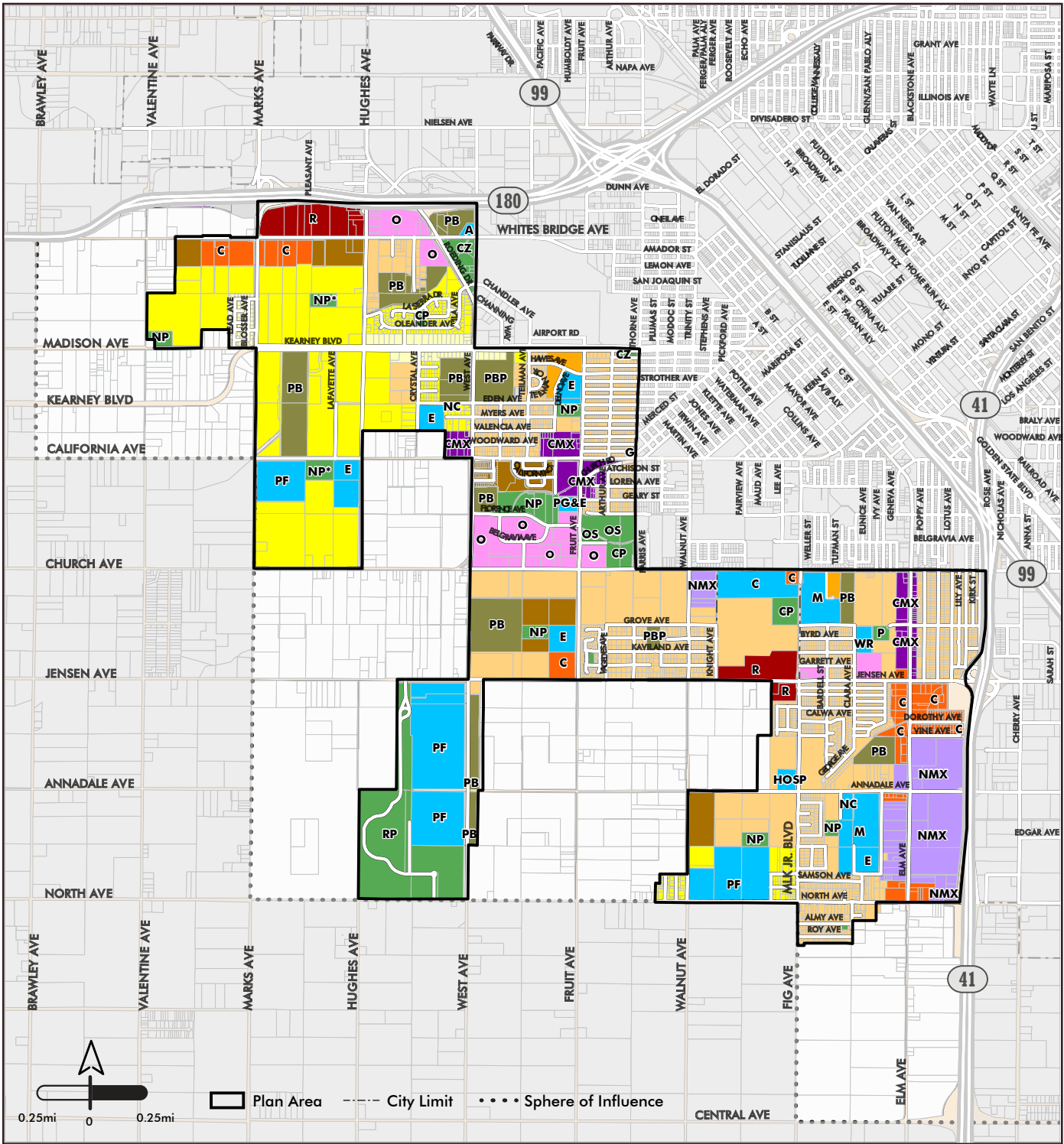
 Thursday, October 26, 2017
 4:30 p.m., or thereafter

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



Funded by the City of Fresno and the
U.S. Department of Housing and
Urban Development

PROPOSED LAND USE FOR THE SOUTHWEST FRESNO SPECIFIC PLAN AREA



GUIDING PRINCIPLES SUMMARY



Provide a mix of high quality housing types located close to amenities, with an emphasis on single-family housing that is affordable to a mix of household income levels. Encourage new housing that is compatible with the community character and historic architecture of Southwest Fresno.



Attract retail to serve Southwest Fresno residents and reduce vehicle miles travelled. Retail needs include department stores, restaurants, healthy grocers, and services. Discourage the expansion of potentially controversial retail establishments such as liquor stores and short-term loan shops.



Refine the standard for what is defined as “parkland” to include truly usable parks, as opposed to standards that include unusable spaces in ponding basins or parkland located on landfill or toxic sites. Prioritize improving existing parks with better and more amenities. Provide parks that are safe, healthy, social, and active spaces for residents especially families and youth, to visit.



Prepare, mentor, and train Southwest Fresno residents, including youth, to become better qualified for existing and future employment opportunities within Southwest Fresno and encourage a shift from unskilled, low-wage jobs to skilled, higher-education jobs. Locate employment uses so that they do not conflict with residential areas, but are still conveniently accessible by various modes of transportation and located near retail and regional access points.



Provide visible, complete, safe, and regularly maintained transportation infrastructure, such as roads, crosswalks, sidewalks, and traffic lights. Connect and expand access to regional transportation networks and locate transit on routes near residential areas that provide access to desired destinations. Accommodate both motorized and non-motorized modes of travel for people of all ages and abilities.



Locate new industrial development away from Southwest Fresno residential neighborhoods. Increase transparency and communication between government representatives, residents and stakeholders regarding proposed industrial uses and/or improvements. Restrict the proximity of truck routes near residential areas to the maximum extent feasible.

RS-4 - Residential Single-Family, Medium Low Density
Primarily single family residential uses on lots of at least 5,000 square feet in size.

RM-1 - Residential Multi-Family, Medium High Density
Primarily multi-family residential uses with no more than 16 units per acre.

NMX - Neighborhood Mixed Use
Combinations of various residential, retail, and office uses are allowed at heights of up to 40 feet.

CC - Commercial Community
Primarily retail and office uses at heights of up to 35 feet.

O - Office
Primarily office uses with some supporting retail uses at heights of up to 60 feet.

OS - Open Space
Primarily open spaces and environmentally sensitive areas.

Kearney Boulevard Historic Corridor (KB) Overlay District
The Kearney Boulevard Historic Corridor Overlay requires that any new development along the corridor match the existing development in terms of setbacks, building orientation and fence height, and requires continuation of the street tree and landscaping pattern that currently exists along Kearney Boulevard.

RS-5 - Residential Single-Family, Medium Density
Primarily single family residential uses on lots of at least 2,500 square feet in size.

RM-2 - Residential Multi-Family, Urban Neighborhood
Primarily multi-family residential uses with no more than 30 units per acre.

CMX - Corridor/Center Mixed Use
Combinations of various residential, retail, and office uses are allowed at heights of up to 60 feet.

CR - Commercial Regional
Primarily regional-serving retail uses at heights of up to 75 feet.

PR - Park and Recreation
Parks and other public recreation areas.

PI - Public and Institutional
Schools, hospitals, utilities, and other public facilities.

California Avenue Transit Corridor (CA) Overlay District
The California Avenue Transit Corridor Overlay requires that any new development along the corridor be oriented to face the street, provide pedestrian access, and limit any fencing to 3 feet in height.



2600 Fresno Street, Third Floor
Fresno, California 93721-3604
(559) 621-8277 FAX (559) 498-1012

Development and Resource Management Department
Jennifer Clark, AICP, Director

October 16, 2017

Dear Southwest Fresno Property Owner:

Re: **Update on the Southwest Fresno Specific Plan**

This letter is to let you know that after over 2 years of planning and working with community stakeholders and residents, the Southwest Fresno Specific Plan is now ready for consideration by the City Council. You may be aware of the planning process, as mailers were sent to all property owners in the project area at the commencement of the process, and again in February of 2017. In addition, 17 Steering Committee meetings, 6 workshops, 10 topic group meetings and 3 community conversations have been held during the planning process, all of which were public meetings. Two notices were also recently published in the Fresno Bee to announce the upcoming City Council hearing.

The Plan includes guiding principles, objectives and policies aimed at making Southwest Fresno a more healthy, vibrant and connected community by catalyzing both public and private investment. One of the foundational principles of the plan is preserving existing residential neighborhoods while focusing new development on vacant or partially vacant opportunity sites. Among the Plan's priorities are the location of a West Fresno Community College campus and a park at the southwest corner of Church Avenue and Martin Luther King Boulevard. More information about the planning process and the latest version of the Plan, as well as the Environmental Impact Report, is posted at the City of Fresno webpage at www.fresno.gov/southwestplan.

The plan proposes changes to the planned land use and zoning for some properties within the plan area. You are receiving this letter because your property may be affected (see attached zoning and overlay map). Most of the proposed changes are minor in nature (such as changing from Business Park to Office or a change in residential density), although some are more substantial. The proposed zoning changes also include new overlay zoning districts that would apply to properties along Kearney Boulevard and California Avenue. These overlays would not change the base zoning on these properties, but they do add requirements to new development to preserve or create certain qualities along these streets.

It is important to note that businesses, land uses, and buildings that were legally established under older regulations may continue indefinitely, regardless of the plan that is ultimately adopted. Any new regulations that are adopted will only apply to new construction and new businesses/uses. Such *legal non-conforming* protections are provided in Article 4 of the Citywide Development Code (www.fresno.gov/code).

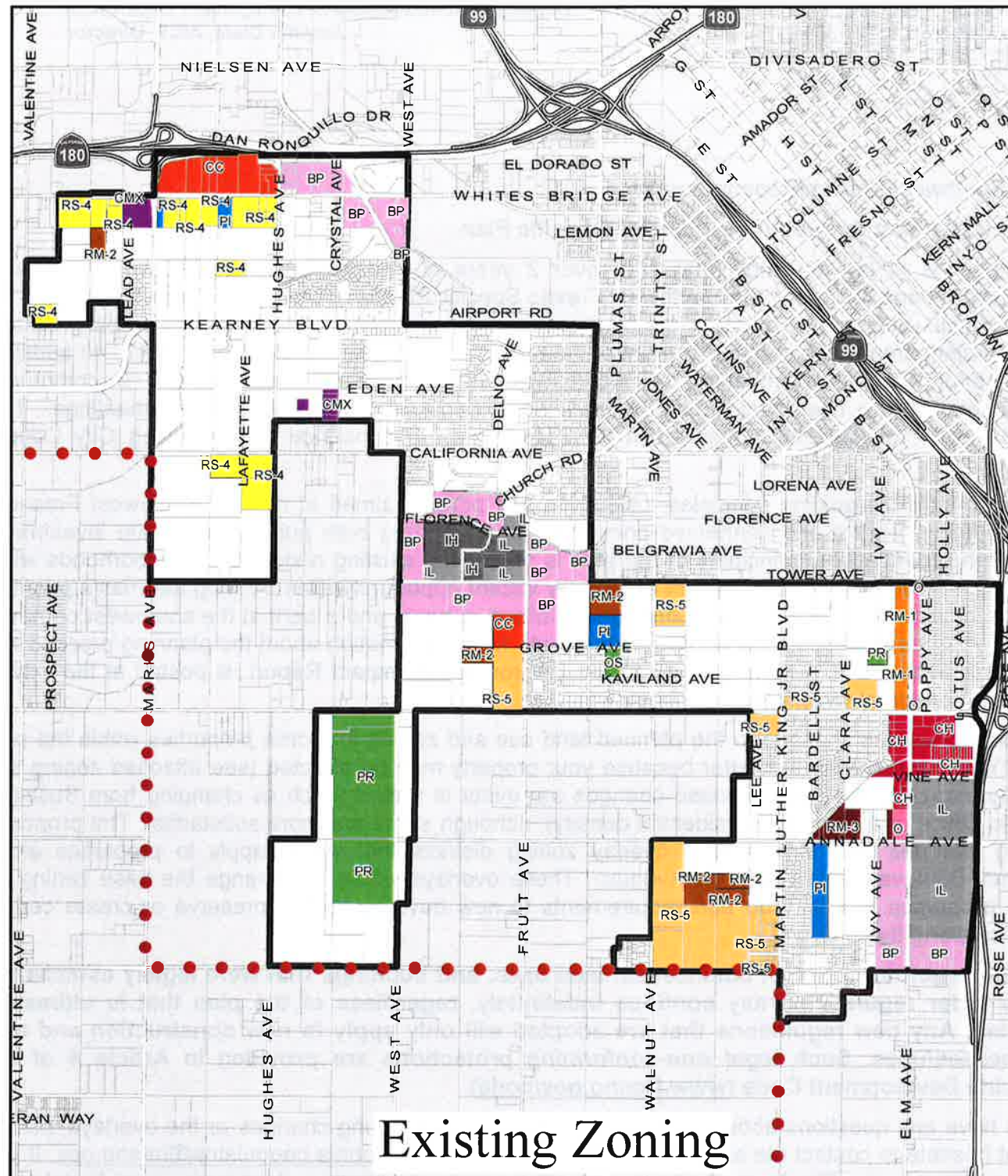
If you have any questions about the proposed land use and zoning changes or the overlays, please do not hesitate to contact me at (559) 621-8062 or by email at Sophia.pagoulatos@fresno.gov. If you wish to address the City Council about any of the proposed changes, the hearing is scheduled for October 26, 2017 at 4:30 p.m. in the City Council Chambers, Fresno City Hall, 2600 Fresno Street, Fresno, CA 93721.

Sophia Pagoulatos, PLANNING MANAGER

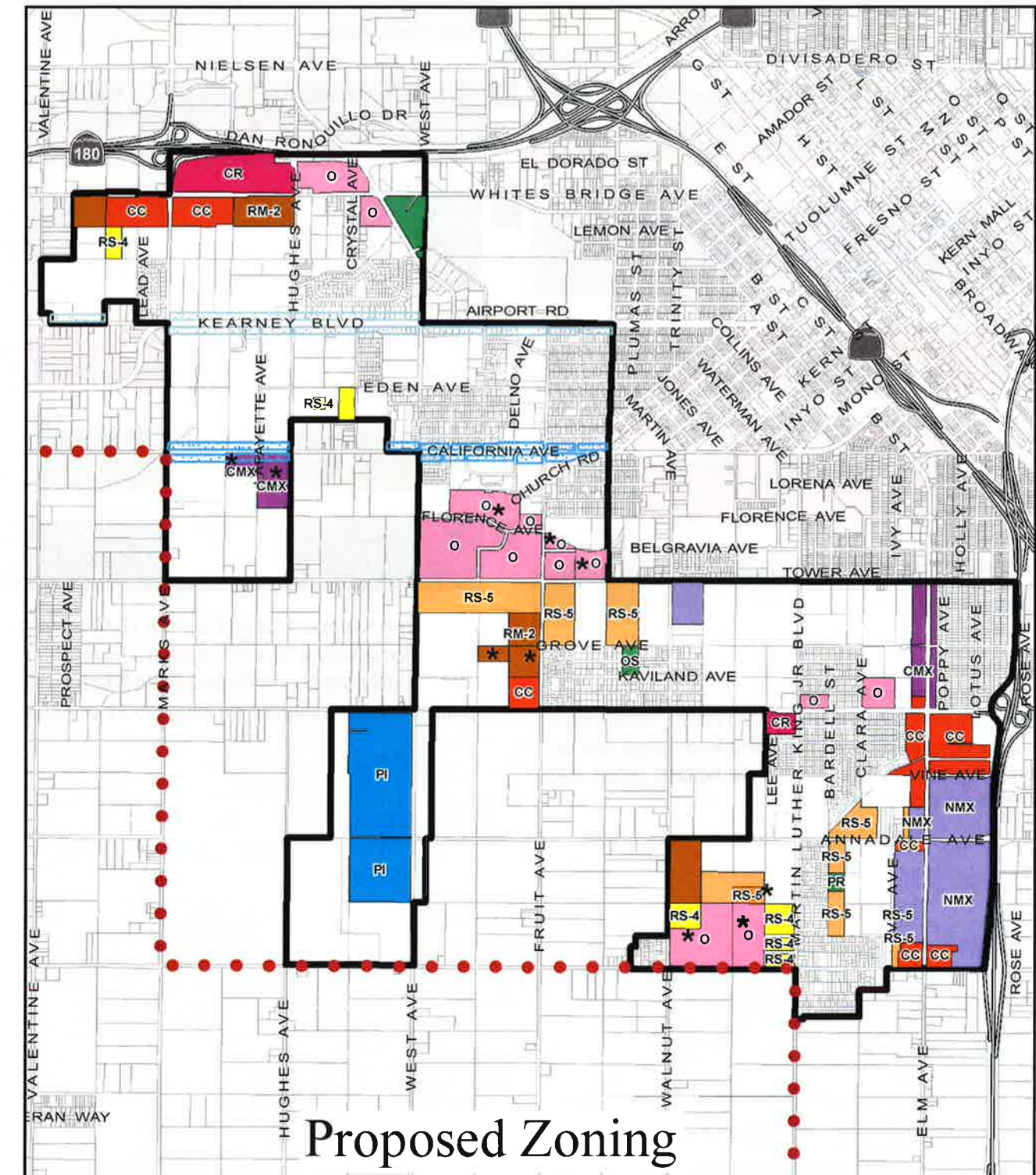


Proposed Zoning Changes in the Southwest Fresno Specific Plan Area

Development and Resource Management Department



Existing Zoning



Proposed Zoning

Legend

Base Districts

- RS-4 - Residential Single-Family, Medium Low Density
- RS-5 - Residential Single-Family, Medium Density
- RM-1 - Residential Multi-Family, Medium High Density
- RM-2 - Residential Multi-Family, Urban Neighborhood

- RM-3 - Residential Multi-Family, High Density
- CMX - Corridor/Center Mixed Use
- CC - Commercial Community
- CH - Commercial Highway and Auto
- O - Office

- BP - Business Park
- IL - Light Industrial
- IH - Heavy Industrial
- OS - Open Space
- PR - Park and Recreation
- PI - Public and Institutional
- No Zoning Changes

* Site planned as Park or Public Facility but zoned to match dual designation.

Southwest Fresno Specific Plan Area Overlays

- Kearney Boulevard Historic Corridor (KB) Overlay District
- California Avenue Transit Corridor (CA) Overlay District

Boundaries

- Southwest Fresno Specific Plan Boundary
- Fresno Sphere of Influence