

Planning Commission

January 20, 2026



Information Packet

ITEMS

File ID 26-40

HEARING to consider the adoption of the Central Southeast Area Specific Plan and related Environmental Assessment. The following applications have been filed by the Fresno City Council and pertain to approximately 2,067 acres in the Southeast area of the City of Fresno.

Contents of Supplement:

Supplemental Exhibit L – Public Comments Received

Supplemental Information:

Any agenda related public documents received and distributed to a majority of the Commission after the Agenda Packet is printed are included in Supplemental Packets. Supplemental Packets are produced as needed. The Supplemental Packet is available for public inspection in the City Clerk's Office, 2600 Fresno Street, during normal business hours (main location pursuant to the Brown Act, G.C. 54957.5(2)). In addition, Supplemental Packets are available for public review at the Planning Commission meeting in the City Council Chambers, 2600 Fresno Street. Supplemental Packets are also available online on the City Clerk's website.

Americans with Disabilities Act (ADA):

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, sign language interpreters, assistive listening devices, or translators should be made one week prior to the meeting. Please call City Clerk's Office at 621-7650. Please keep the doorways, aisles and wheelchair seating areas open and accessible. If you need assistance with seating because of a disability, please see Security.

Supplemental Exhibit L



Fresno Metropolitan Flood Control District
Capturing Stormwater since 1956

File 310. "A", "BF", "GG",
"II2", "PP", "Y", "Z"
420.216

January 16, 2026

Sophia Pagoulatos, Panning Manager, Planning and Development Department
c/o Juan Lara, Planner III, Planning and Development Department
City of Fresno
2600 Fresno Street, Room 3065
Fresno, CA 93721

Dear Juan,

**Recirculated Initial Study and Mitigated Negative Declaration
for the Central Southeast Specific Plan
Drainage Areas "A", "BF", "GG", "II2", "PP", "Y", "Z"**

Drainage fees shall be collected pursuant to the Drainage Fee Ordinance prior to approval of final maps and/or issuance of building permits at the rates in effect at the time of such approval. Instances when the proposed density is reduced and the District's Master Plan facilities have been constructed will be subject to the higher rate anticipated to be collected when the facilities were installed. Should land use densities of existing areas be increased, the property would be subject to drainage fee commensurate to the higher density and paid to offset the effects of the increased land use. Please contact the District for a final fee obligation prior to issuance of any construction permits.

The Fresno Metropolitan Flood Control District (District) has no additional comments regarding the Recirculated Initial Study and Mitigated Negative Declaration for the Central Southeast Specific Plan (Plan). The District's previous comments on the Notice of Intent to Adopt a Mitigated Negative Declaration for the Central Southeast Area Specific Plan, dated March 6, 2023, have been fully addressed in the Plan. A copy of the referenced correspondence is enclosed for your reference.

Thank you for the opportunity to comment. If you have any questions or require further information, please do not hesitate to contact me at (559) 456-3292.

Sincerely,

Denise Wade
Master Plan and Special Projects Manager

DW/lrl

Attachment

k:\letters\rezone letters\fresno\2026\recirculated initial study-mitig neg decla(central southeast spec plan)(dw).docx

5469 E. Olive Avenue • Fresno, CA 93727 • (559) 456-3292 • FAX (559) 456-3194
www.fresnofloodcontrol.org



Fresno Metropolitan Flood Control District
Capturing Stormwater since 1956

File 310. "A", "BF", "GG",
"II2", "PP", "Y", "Z"
420.216

March 6, 2023

Jennifer Clark, Director, Planning and Development Department
c/o Drew Wilson, Supervising Planner, Planning and Development Department
City of Fresno
2600 Fresno Street, Room 3065
Fresno, CA 93721

Dear Drew,

**Notice of Intent to Adopt a Mitigated Negative Declaration
General Plan Amendment and Rezone P23-02413 for the
Central Southeast Area Specific Plan
Drainage Areas "A", "BF", "GG", "II2", "PP", "Y", "Z"**

The Fresno Metropolitan Flood Control District (FMFCD) has adopted storm drainage Master Plan systems for the areas located within the Central Southeast Specific Plan (Plan Area). These Master Plan systems are based on the previously adopted General and Specific Plan land uses.

For areas that have existing drainage facilities and propose changes to land uses that generate more runoff than originally planned, some type of mitigation to accommodate the increased flow such as parallel pipes and/or on-site retention may be required. FMFCD has identified properties within the Plan Area that may require some form of mitigation (see attached Page 5, Exhibit 5 of the Plan Area).

The properties may either make improvements to the existing pipeline system to provide additional capacity or may use some type of permanent peak reducing facility in order to eliminate adverse impacts on the existing system. Implementation of the mitigation measures may be deferred until the time of development. Should the properties choose to construct a permanent peak reducing facility, this system would be required to reduce runoff from a ten-year storm produced by the increased land use and release a two-year discharge which would be produced by FMFCD's existing system design. The developer will be required to submit improvement plans to the District for review and approval showing the proposed method of mitigation prior to implementation.

k:\letters\rezone letters\fresno\2023\23-02413(central southeast gpa-rezone)(dw).docx

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www.fresnofloodcontrol.org

**City of Fresno Planning & Development Department
Notice of Intent to Adopt a Mitigated Negative Declaration
General Plan Amendment and Rezone P23-02413 for the
Central Southeast Area Specific Plan
Drainage Areas “A”, “BF”, “GG”, “II2”, “PP”, “Y”, “Z”
March 6, 2023
Page 2**

FMFCD offers the following comments specific to the review of the Plan Area (the individual pages are included and the section or sentence has been highlighted for your reference):

1. Page 120, (iii): Revise first paragraph sentence [Therefore, runoff from the proposed project has already been anticipated by the General Plan and would not exceed the capacity of the storm drainage system.] to [Should runoff from the proposed project not previously anticipated by the General Plan exceed the capacity of the storm drainage system some form of mitigation will be required.]
2. Page 120, (iii): Revise second paragraph to remove “would” and “Maple” to “includes future” and “Chestnut”.

Add sentence: “A twenty-five foot (25’) wide storm drain easement shall be dedicated by APN’s 480-080-03 and 05 (along California Avenue west of Chestnut Avenue to FMFCD Basin) at such time development occurs for a future 36” storm drain pipeline. No encroachments into the easement will be permitted including, but not limited to, foundations, roof overhangs, swimming pools, and trees.”

3. Page 168, Stormwater: Revise paragraph to remove “Maple” and include “Chestnut” and “future”.

Add sentence: “A twenty-five foot (25’) wide storm drain easement shall be dedicated by APN’s 480-080-03 and 05 (along California Avenue west of Chestnut Avenue to FMFCD Basin) at such time development occurs for a future 36” storm drain pipeline. No encroachments into the easement will be permitted including, but not limited to, foundations, roof overhangs, swimming pools, and trees.”

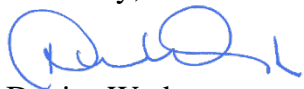
The City of Fresno, FMFCD, the County of Fresno, the City of Clovis, and the California State University, Fresno are currently covered as Co-Permittees for Municipal Separate Storm Sewer System (MS4) discharges through National Pollutant Discharge Elimination System (NPDES) General Order No. R5-2016-0040 and NPDES Permit No. CAS0085324 (Storm Water Permit) effective May 17, 2018. The previous Storm Water Permit adopted on May 31, 2013 required the adoption of Stormwater Quality Management Program (SWQMP) that describes the Storm Water Permit implementation actions and Co-Permittee responsibilities. That SWQMP was approved by the Central Valley Regional Water Quality Control Board on April 17, 2015 and is effective until adoption of a new SWQMP, which is anticipated within the next two years.

**City of Fresno Planning & Development Department
Notice of Intent to Adopt a Mitigated Negative Declaration
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March 6, 2023
Page 3**

The Storm Water Permit requires that Co-Permittees update their CEQA process to incorporate procedures for considering potential stormwater quality impacts when preparing and reviewing CEQA documents. This requirement is found on Provision D.14 of the 2013 Storm Water Permit and in Section 7: Planning and Land Development Program – PLD 3 – Update CEQA Process. The District has created a guidance document that will meet this Storm Water Permit requirement entitled *Guidance for Addressing Stormwater Quality for CEQA Review*, which has been attached. In an effort to streamline future CEQA processing and maintain compliance with the Storm Water Permit, FMFCD recommends that all future CEQA review within the City of Fresno utilize the attached guidance document Exhibit “A”.

Thank you for the opportunity to comment. If you have any questions or require further information, please do not hesitate to contact me at (559) 456-3292.

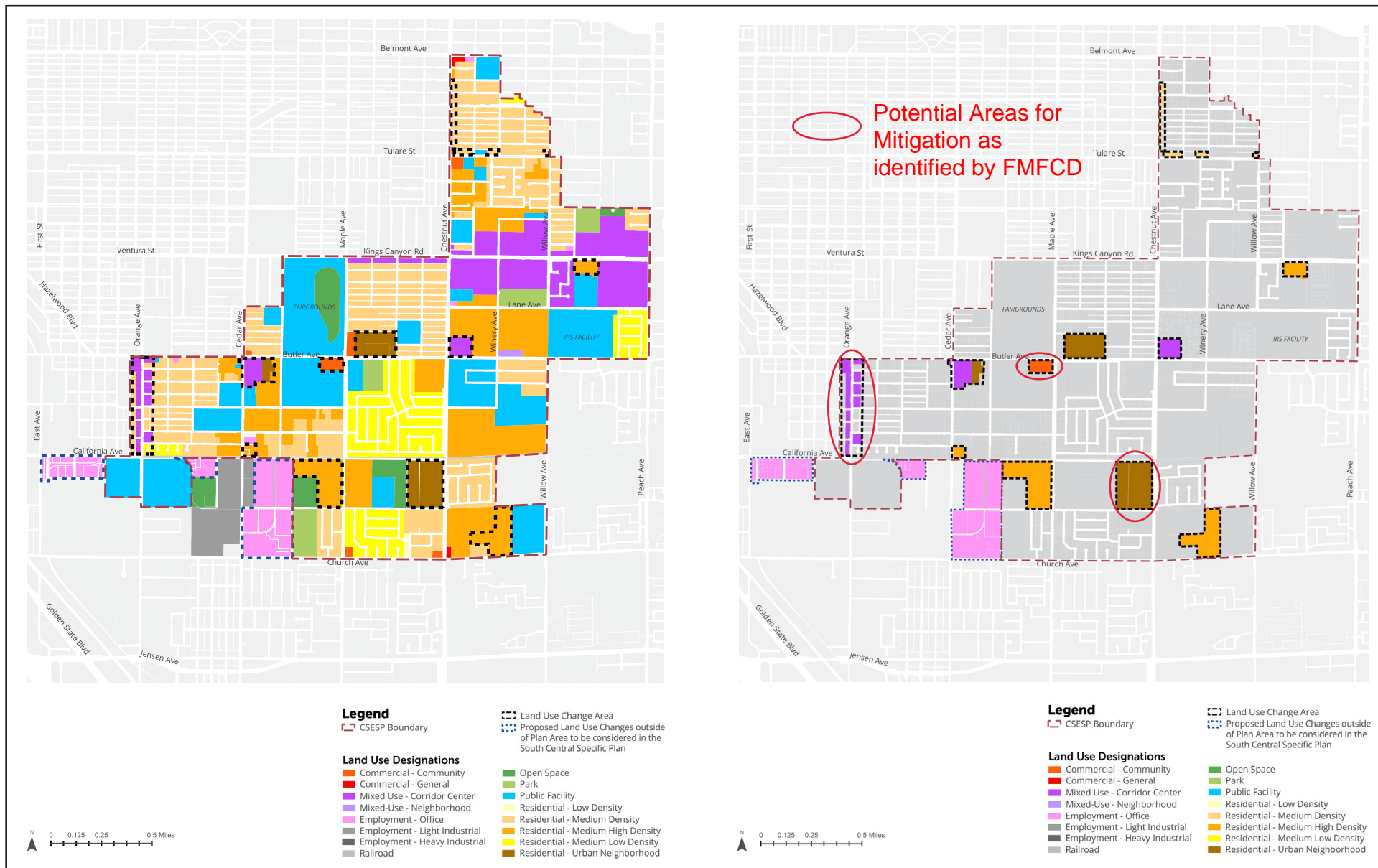
Sincerely,



Denise Wade
Master Plan and Special Projects Manager

DW/lrl

Attachments



Source: City of Fresno Central Southeast Area Specific Plan, April 2021.



Regulatory mechanisms in place that would reduce the impacts of construction activities on drainage patterns that could result in flooding on or off the construction site include compliance with the City's grading plan check process, the Storm Drainage and Flood Control Master Plan, and the NPDES Construction General Permit. Discussion of these regulatory processes is included in the previous section's discussion of erosion and siltation. Compliance with these required regulations would reduce the project construction impacts on drainage patterns and flooding on and off the construction site to less than significant levels.

Operationally, future development under the proposed project has the potential to increase the amount of paved, impervious surfaces within the Specific Plan Area. However, development proposed in the Specific Plan is less than what was contemplated by the General Plan and is therefore consistent with the stormwater rates and volumes anticipated in the General Plan.

Objective NS-3 and Policies NS-3-a, NS-3-b, NS-3-e, NS-3-h, NS-3-i of the approved General Plan were designed to reduce flooding impacts. Implementation of the grading plan check process, and compliance with General Plan policies would ensure that surface runoff and long-term project flooding impacts associated with alteration of grading patterns are less than significant.

- (iii) **create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff;**
or

Less than significant impact. Continued implementation of the General Plan would increase the impervious surface area within the City and its SOI. The proposed project would redevelop a number of vacant parcels to other uses. While the proposed project has the potential to increase impervious surface and as such, increase the amount of stormwater runoff, development consistent with the proposed project would reduce the total amount of development in the Specific Plan Area compared to what was contemplated by the General Plan. ~~Therefore, runoff from the proposed project has already been anticipated by the General Plan and would not exceed the capacity of the storm drainage system.~~

FMFCD has identified Potential Areas for mitigation within this Plan Area.

includes future

Additionally, the proposed project ~~would include~~ storm drain improvements in California Avenue between Cedar and Maple Avenues and the detention basin to the south of the Specific Plan Area.

Participation levels, and low levels of development are acceptable for the project. NS-3-e, NS-3-h, and NS-3-i of the General Plan, the NPDES Permit, and the significant impacts analysis, and the Quality Management Plan, regarding stormwater discharges to ensure the health, safety, and general welfare of citizens and protect the water quality of watercourses and water bodies by reducing pollutants in urban stormwater discharges to the maximum extent practicable and by effectively prohibiting non-

Add sentence: A twenty-five foot (25') wide storm drain easement shall be dedicated by APN's 480-080-03 and 05 (along California Avenue west of Chestnut Avenue) at such time development occurs for a future 36" storm drain pipeline. No encroachments into the easement will be permitted including, but not limited to, foundations, roof overhangs, swimming pools, and trees.

Wastewater

As discussed above, the City's WMD provides wastewater collection and treatment services to the City, including the Specific Plan Area. The WMD manages and maintains approximately 1,600 miles of gravity sewer lines up to 84-inches in diameter, 15 active lift stations, and associated force mains. Nearly all of the wastewater generated within the sewer service area is conveyed to the City's RWRF for treatment. The City's 2015 Wastewater Collection System Master Plan (CSMP) Update identified 2015 wastewater flows and projected wastewater flows at General Plan buildout. In general, wastewater consists of Base Wastewater Flow (BWF) and Wet Weather Flow (WWF). BWF is flow generated by routine water usage in the residential, commercial, business and industrial sectors of the collection system. WWF includes stormwater inflow, trench infiltration, and wet weather ground water infiltration. Peak Wet Weather Flow (PWWF) is the highest observed hourly flow that occurs following the design storm event. The City's BWF is projected to roughly double from 64.1 million gallons per day (mgd) to 129.9 mgd by buildout, whereas the PWWF is projected to increase from 123.9 mgd to about 202.4 mgd by buildout (an increase of approximately 63 percent). Therefore, the City's PWWF to BWF peaking factor is projected to decrease from roughly 1.93 to 1.56, which is relatively low for sanitary sewer collection systems.⁹³

The CSMP Update concluded that, in general, the City's existing collection system has sufficient capacity to convey current PWWFs without exceeding the established flow depth criterion. However, there are a few areas where capacity restrictions lead to flow depths that exceed allowable levels. The 2015 CSMP Update identified improvements to address current and future deficiencies in the sewer collection system. The majority of improvements are driven by future development, which consist of new sewers that serve future growth or improvements to existing facilities that are needed to serve future growth. When fully implemented, the capital projects will allow the conveyance of PWWFs to the RWRF during buildout conditions. The primary impact identified within the Plan Area was the Orange Avenue trunk sewer main. The needed capacity improvements consist of replacing approximately 6,050 feet of 36-inch diameter pipeline with a new 42-inch diameter sewer on segments of 8th Street, Woodward Avenue, and Orange Avenue in the Plan Area. No major sewer pipeline structural deficiencies v

The approved General Plan includes se of wastewater flows including PU-7-a, System Management Plan and CSMP a wastewater flows would be accommod infrastructure would be assessed on an

the proposed project contains less development than anticipated in the General Plan, the proposed project would not require the construction of additional wastewater facilities.

Chestnut

Add sentence: A twenty-five foot (25') wide storm drain easement shall be dedicated by APN's 480-080-03 and 05 (along California Avenue west of Chestnut Avenue) at such time development occurs for a future 36" storm drain pipeline. No encroachments into the easement will be permitted including, but not limited to, foundations, roof overhangs, swimming pools, and trees.

Stormwater

As previously discussed, the Specific Plan Area is within the FMFCD. According to the Specific Plan, California Avenue between Cedar and Maple Avenues and the detention basin to the south of the Plan Area have been identified for storm drain improvements. The FMFCD approved the 2016

⁹³ City of Fresno. 2015. Wastewater Collection System Update. September.

⁹⁴ City of Fresno. 2020. City of Fresno General Plan Program Environmental Impact Report. March.

EXHIBIT "A"

Fresno Metropolitan Flood Control District

Guidance for Addressing Stormwater Quality for CEQA Review

Stormwater Checklist for CEQA Review

a. Potential impact of project construction on stormwater runoff.

Stormwater runoff from construction activities can have a significant impact on water quality. To build on sites with over one acre of disturbed land, property owners must obtain coverage under the California Construction General Permit for Discharges of Stormwater (CGP). The CGP is issued by the State Water Resources Control Board (SWRCB). The CGP requires sites that do not qualify for an erosivity waiver to create a Stormwater Pollution Prevention Plan (SWPPP). The SWPPP is a site-specific plan that is designed to control the discharge of pollutants from the construction site to local storm drains and waterways.

b. Potential impact of project post-construction activity on stormwater runoff.

FMFCD operates the Regional Stormwater Mitigation System, which consists of facilities to handle stormwater runoff and non-stormwater discharges in the FMFCD service area. However, river discharging drainage areas and drainage areas without basin service are subject to FMFCD Policy: Providing for Compliance with Post-Development and Industrial Storm Water Pollution Control Requirements (Policy).

Development and redevelopment projects can result in discharge of pollutants to receiving waters. Pollutants of concern for a project site depend on the following factors:

- Project location;
- Land use and activities that have occurred on the project site in the past;
- Land use and activities that are likely to occur in the future; and
- Receiving water impairments.

As land use activities and site design practices evolve, particularly with increased incorporation of stormwater quality BMPs, characteristic stormwater runoff concentrations and pollutants of concern from various land use types are also likely to change.

Typical Pollutants of Concern and Sources for Post-Development Areas

Pollutant	Potential Sources
Sediment (total suspended solids and turbidity), trash and debris (gross solids and floatables)	Streets, landscaped areas, driveways, roads, construction activities, atmospheric deposition, soil erosion (channels and slopes)

Pesticides and herbicides	Residential lawns and gardens, roadsides, utility right-of-ways, commercial and industrial landscaped areas, soil wash-off
Organic materials/oxygen demanding substances	Residential laws and gardens, commercial landscaping, animal waste
Metals	Automobiles, bridges, atmospheric deposition, industrial areas, soil erosion, metal surfaces, combustion processes
Oil and grease, organics associated with petroleum	Roads, driveways, parking lots, vehicle maintenance areas, gas stations, illicit dumping to storm drains, automobile emissions, and fats, oils, and grease from restaurants
Bacteria and viruses	Lawns, roads, leaking sanitary sewer lines, sanitary sewer cross-connections, animal waste (domestic and wild), septic systems, homeless encampments, sediments/biofilms in storm drain system
Nutrients	Landscape fertilizers, atmospheric deposition, automobile exhaust, soil erosion, animal waste, detergents

Source: Adapted from USEPA, 1999 (Preliminary Data Summary of Urban Storm Water BMPs)

FMFCD's Post-Development Standards Technical Manual provides guidance for implementing stormwater quality Best Management Practices (BMPs) for drainage areas subject to the Policy, with the intention of improving water quality and mitigating potential water quality impacts from stormwater and non-stormwater discharges. The Post-Development Standards Technical Manual addresses the following objectives and goals:

- Minimize impervious surfaces and directly connect impervious surfaces in areas of new development and redevelopment, and where feasible, to maximize on-site infiltration of stormwater runoff;
- Implement pollution prevention methods supplemented by pollutant source controls and treatment, and where practical, use strategies that control the sources of pollutants or constituents (i.e., where water initially meets the ground) to minimize the transport of runoff and pollutants offsite and into MS4s;
- Preserve, and where possible create or restore, areas that provide important water quality benefits, such as riparian corridors, wetlands, or buffer zones
- Limit disturbances of natural water bodies and natural drainage systems by development, including roads, highways, and bridges;
- Identify and avoid development in areas that are particularly susceptible to erosion and sediment loss or establish guidance that protects areas from erosion and sediment loss;
- Implement source and structural controls as necessary and appropriate to protect downstream receiving water quality from increased pollutant loadings and flows (hydromodification concepts) from new development and significant redevelopment;

- Control the post-development peak stormwater runoff discharge rates and velocities to maintain or reduce pre-development downstream erosion and to protect downstream habitat; and
- Consider integration of Low Impact Development (LID) principles into project design.

The Post-Development Standards Technical Manual describes the stormwater management requirements for Priority Projects, which are identified as meeting one or more of the following and discharge to the San Joaquin River or do not have basin service:

- Home subdivisions of 10 housing units or more;
- Commercial developments greater than 100,000 square feet;
- Automotive repair shops;
- Restaurants;
- Parking lots 5,000 square feet or greater with 25 or more parking spaces and potentially exposed to urban runoff;
- Streets and roads;
- Retail gasoline outlets (RGOs); and
- Significant redevelopment projects, which are developments that result in creation or addition of at least 5,000 square feet of impervious surface on an already developed site. Significant redevelopment includes, but is not limited to, expansion of a building footprint or addition or replacement of a structure, structural developing including an increase in gross floor area and/or exterior construction or remodeling, replacement of impervious surface that is not part of a routine maintenance activity, and land disturbing activities related with structural or impervious surfaces. Where significant redevelopment results in an increase of less than 50 percent of the impervious surfaces of a previously existing development and the existing development was not subject to Post-Construction Standards, only the proposed alteration must meet the requirements of the Post-Development Standards Technical Manual.

All Priority Projects must mitigate the Stormwater Quality Design Volume (SWQDV) or Stormwater Quality Design Flow (SWQDF) through LID- or treatment-based stormwater quality BMPs or a combination thereof.

For new development or significant redevelopment projects for restaurants with less than 5,000 square feet, the project applicant must meet all the requirements of the Post-Development Standards Technical Manual except for mitigating the SWQDV or SWQDF and implementing stormwater quality BMPs.

The Post-Development Standards Technical Manual can be found on FMFCD's website here:

<http://www.fresnofloodcontrol.org/wp-content/uploads/2014/11/Post-Development-Standards-Technical-Manual.pdf>

c. Potential for discharge of stormwater from areas from material storage, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas or loading docks, or other outdoor work areas.

Development projects may create potential impacts to stormwater from non-stormwater discharge from areas with material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas or loading docks, or other outdoor work area.

Some materials, such as those containing heavy metals or toxic compounds, are of more concern than other materials. Toxic and hazardous materials must be prevented from coming in contact with stormwater runoff. Non-toxic or non-hazardous materials, such as debris and sediment, can also have significant impacts on receiving waters. Contact between non-toxic or non-hazardous materials and stormwater runoff should be limited, and such materials prevented from being discharged with stormwater runoff. To help mitigate these potential impacts, BMPs should be included to prevent discharges from leaving the property.

Refer to FMFCD Post-Development Standards Technical Manual for more information or go to <http://water.epa.gov/polwaste/nps/urban.cfm>.

d. Potential for discharge of stormwater to impact the beneficial uses of the receiving waters or areas that provide water quality benefits.

Identify receiving waters and describe activities that may impact the beneficial uses of the receiving waters or that project water quality benefits. Project that can impact beneficial uses or receiving waters may be mitigated by implementation of the FMFCD Post-Development Standards Technical Manual.

e. Potential for the discharge of stormwater to cause significant harm on the biological integrity of the water ways and water bodies.

Conservation of natural areas, soils, and vegetation helps to retain numerous functions of pre-development hydrology, including rainfall interception, infiltration, and evapotranspiration. Each project site possesses unique topographic, hydrologic, and vegetative features, some of which are more suitable for development than others. Sensitive areas, such as streams and their buffers, floodplains, wetlands, steep slopes, and highly-permeable soils, should be protected and/or restored. Slopes can be a major source of sediment and should be properly protected and stabilized. Locating development in less sensitive areas of a project site and conserving naturally vegetated areas can minimize environmental impacts from stormwater runoff.

The evaluation of a project's effect on sensitive natural communities should encompass aquatic and wetland habitats. Consider "aquatic and wetland habitat" as examples of sensitive habitat.

f. Potential for significant changes in the flow velocity or volume of stormwater runoff that can cause environmental harm.

The evaluation of a project's effect on drainage patterns should refer to the FMFCD's Storm Drainage and Flood Control Master Plan and have their project reviewed by FMFCD to assess the significance of altering existing drainage patterns and to develop any mitigation measures in addition to our stormwater mitigation system. The evaluation should also consider any potential for streambed or bank erosion downstream from the project.

g. Potential for significant increases in erosion of the project site or surrounding areas.

The evaluation of a project's effect on drainage patterns should refer to the FMFCD's Storm Drainage and Flood Control Master Plan and have their project reviewed by FMFCD to assess the significance of altering existing drainage patterns and to develop any mitigation measures in addition to our stormwater mitigation system. The evaluation should also consider any potential for streambed or bank erosion downstream from the project.

Sunnyside Property Owners Association
P. O. Box 8096, Fresno, California 93747

January 15, 2026

Mr. Juan Lara, City of Fresno
Planning and Development Department
2600 Fresno Street, 3rd Floor, Room 3043
Fresno, CA 93721-3604

RE: **Central Southeast Specific Plan and Related Environmental Assessment** including Plan Amendment, Rezone Application and Mitigated Negative Declaration

Thank you for the opportunity to review and comment on the Recirculated Initial Study and Mitigated Negative Declaration (MND) for the Central Southeast Specific Plan (CSESP) including the repeal of a portion of the Roosevelt Community Plan (RCP) and the Butler/Willow Specific Plan (BWSP).

Whereas the environmental assessment for the CSESP identifies the cultural resources within and adjacent to the proposed Plan recorded in the current inventories of the NRHP, the CRHR, the California Historical Landmarks list, the COHI list, and the BERD for Fresno County, it does not include a review of the Fresno County Historical Landmarks and Records Advisory Commission Inventory of Historic Landmarks or potential historic resources in the environmental document completed for the Roosevelt Community Plan (RCP).

The Fresno County Fairgrounds, WWII Japanese Internment Camp (Fresno Assembly Center), Frank Chance Field, the Senior Citizens Village, and others, that are all within the proposed Plan area should have been included in the initial study. And because the County's List of Historic Places was never inventoried, the historic designation of the treescape on Butler Avenue from Peach to Clovis (Site #203) and its relevance to the stand of olive trees west of Peach was never studied.

Thirty (30) olive trees are located on both sides of Butler Avenue west of Peach. These trees are of the same age, spacing, and species as the olive trees on the east side of Peach extending to Clovis Avenue and Minnewawa Avenue from the California alignment to Kings Canyon Road attributed to M. Theo Kearney and the Colony System of Development in the 1880s. The initial study does list the Scenic Corridors (Peach, Minnewawa, and Butler) adjacent to the proposed Plan and restate mitigation in the City General Plan that protects them, but in failing to address the historic significance of the same stand of trees east and west of Peach and eliminating the protections in the Butler Willow Specific Plan, mitigation for *their* protection and preservation is lost.

We object to the reclassification of Butler Avenue to a collector from 660 feet west of Peach, repealing the language that required the diverter at Peach and Butler, and removing protection for the olive trees within the Butler Willow Specific Plan area as these omissions and changes portend potential street widening with the resulting loss of a historic stand of trees over 100 years old, with great impact to the area's aesthetics, health, safety, road capacity, and place in history.

Because several of the most important policies and protections from the BWSP have been omitted in the proposed Plan and the initial study did not include any mitigation for potential historic resources, we request the designation of Heritage Tree be applied to the stand of olive trees on Butler west of Peach per Section 15-2308 of the General Plan. And, until a specific plan is adopted for the area east of Peach (the BWSP's eastern boundary was Villa, not Peach), the language in the BWSP requiring a diverter at Peach and Butler should be retained and included in the Central Southeast Specific Plan.

Respectfully,
Sue Williams, for the Board of Directors of the Sunnyside Property Owners Association

cc: Brandon Vang, Council Member District 5
Jennifer K. Clark, Director Planning & Development



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

January 20, 2026

Juan Lara, Planner III
Planning and Development Department
City of Fresno
2600 Fresno Street
Fresno, CA 93721
Juan.lara@fresno.gov

SUBJECT: NOI MND CSASP – County of Fresno Comments

Dear Juan Lara:

The County of Fresno appreciates the opportunity to review and comment on the subject project being reviewed by the City of Fresno. Staff's understanding is that the Central Southeast Area Specific Plan proposal consists of repealing the Roosevelt Community Plan and the Butler/Willow Specific Plan, amending the City of Fresno General Plan, and rezoning of approximately 119-acres.

I am providing the following comments provided by our County of Fresno divisions, as it relates to proposed project.

Fresno County, Road Maintenance and Operations Division:

Fresno County requests to be included in any traffic impact studies performed as part of this project.

This concludes the County of Fresno comments on your project.

If you have any questions regarding the information described in this letter, please contact me at arbrown@fresnocountyca.gov or (559) 600-4245.

Sincerely,

Arianna Brown

Arianna Brown, Planner
Development Services and Capital Projects Division

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