



# City Council Agenda

Council President  
**Blong Xiong**

Councilmembers

**Brian Calhoun, Ph.D.**  
**Paul Caprioglio**  
**Mike Dages**

**Jerry Duncan**  
**Henry T. Perea**  
**Cynthia A. Sterling** – Acting President

City Manager  
**Andrew T. Souza**

City Clerk  
**Rebecca E. Klisch, CMC**

City Attorney  
**James C. Sanchez**

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, signers, assistive listening devices, or translators should be made one week prior to the meeting. Please call City Clerk's Office at 621-7650.

The City Council welcomes you to the Council Chambers, located in City Hall, 2<sup>nd</sup> Floor, 2600 Fresno Street, Fresno CA 93721.

## July 22, 2008

### 8:30 A.M. ROLL CALL

Invocation by Rabbi Zirkind of the Chabad of Fresno

Pledge of Allegiance to the Flag

### **Ceremonial Presentation**

2nd Quarter "Make a Promotion a Commotion" Ceremony (*Reception immediately following – 2nd floor foyer*) - Held

The agenda and related staff reports are available on ([www.fresno.gov](http://www.fresno.gov)) as well as in the Office of the City Clerk. The Council meeting can also be heard live at the same web site address, and viewed live on Cable Channel 96 from 8:30 a.m. and re-played beginning at 8:00 p.m.

**PROCESS:** For each matter considered by the Council there will first be a staff presentation followed by a presentation from the involved individuals, if present. Testimony from those in attendance will then be taken. All testimony will be limited to three minutes per person. If you would like to speak fill out a Speaker Request Form available from the City Clerk's Office and in the Council Chambers. The three lights on the podium next to the microphone will indicate the amount of time remaining for the speaker.

The green light on the podium will be turned on when the speaker begins. The yellow light will come on with one minute remaining. The speaker should be completing the testimony by the time the red light comes on and tones sound, indicating that time has expired. A countdown of time remaining to speak is also displayed on the large screen behind the Council dais.

Following is a general schedule of items for Council consideration and action. The City Council may consider and act on an agenda item in any order it deems appropriate. Actual timed items may be heard later but not before the time set on agenda. Persons interested in an item listed on the agenda are advised to be present throughout the meeting to ensure their presence when the item is called.

Approve minutes of July 15, 2008

**Action Taken:** Approved

Councilmember Reports and Comments

**Action Taken:** Made

Approve Agenda

**Action Taken:** Approved, as amended

Adopt Consent Calendar

**Action Taken:** Adopted

1. **CONSENT CALENDAR**

All Consent Calendar items are considered to be routine and will be treated as one agenda item. The Consent Calendar will be enacted by one motion. Public comment on the Consent Calendar is limited to three (3) minutes per speaker. There will be no separate discussion of these items unless requested by a Councilmember, in which event the item will be removed from the Consent Calendar and will be considered immediately following.

- A. **RESOLUTION** - Approving the summary vacation of a portion of the water main easement at the northwest corner of Cedar and Nees Avenues (*Property located in District No. 6*) – Public Works Dept.  
**Action Taken:** Resolution No. 2008-178 adopted
- B. Award a requirements contract to Asphalt Maintenance Co. of California for the amount of \$1,752,316.00 for the application of slurry seal on various City streets – Public Works Department  
**Action Taken:** Awarded
- C. \* **RESOLUTION** - 2nd amendment to AAR No. 2008-162 appropriating \$6,342,600 in Federal and State grants to construct traffic signal synchronization improvements (*Requires 5 affirmative votes*) – Public Works Dept.  
**Action Taken:** Resolution No. 2008-179 adopted
- D. ITEM REMOVED FROM THE AGENDA
- E. \* Approve first amendment to agreement with Provost & Pritchard Engineering Group Incorporated, to expand engineering services to include the design of an onsite spill basin, feasibility study for a hydropower generation plant, and Site Master Plan for the Surface Water Treatment Facility – Dept. of Public Utilities  
**Action Taken:** Approved
- F. Authorize a joint agreement and acceptance of the Byrne Justice Assistance Grant Program from the U.S. Department of Justice, Bureau of Justice for \$155,907 for the City and the County of Fresno, and the execution of all related documents – Police Department  
**Action Taken:** Authorized
- G. \* Approve and authorize the Police Chief to enter into gang prevention service contracts with 1) Assessment, Training & Research Associates for clinical assessments for an amount not to exceed \$93,600 per year; 2) Comprehensive Youth Services of Fresno, Inc., for clinical assessments for an amount not to exceed \$46,800 per year; and 3) Clinical Consultants for clinical assessments for an amount not to exceed \$46,800 per year – Police Department  
**Action Taken:** Approved

1. **CONSENT CALENDAR CONTINUED**

- H. \* **RESOLUTION** - 1<sup>st</sup> amendment to PAR No. 2008-163 adding nine (9) positions to the Police Department for active monitoring of video policing cameras – Police Department  
**Action Taken:** Resolution No. 2008-180 adopted
- I. Authorize acceptance of the grant award of \$400,000 from the Governor's Office of Emergency Services (OES) Cal-Grip, Gang Reduction, Intervention and Prevention Program and authorize the Chief of Police to enter into and execute the agreement, all required program documents – Police Department  
**Action Taken:** Authorized
1. \* **RESOLUTION** – 2<sup>nd</sup> amendment to PAR No. 2008-163 adding two (2) permanent part-time Staff Assistant positions  
**Action Taken:** Resolution No. 2008-181 adopted
- J. Approve the reappointment of Shari Boggess to the Civil Service Board – Mayor's Office  
**Action Taken:** Approved
- K. \* Award a contract in the amount of \$127,616.28 to Kayco Composites, LLC of Grande Prairie TX to furnish and install an ice floor cover at Selland Arena – General Services Department  
**Action Taken:** Awarded
- L. \* **RESOLUTION** - 3rd amendment to AAR No. 2008-162 appropriating \$160,000 in the Parks, After School, Recreation and Community Services Department (PARCS) for the preparation of an environmental assessment and public participation for the future extension of the Lewis S. Eaton Trail **(Requires 5 affirmative votes)** - PARCS  
**Action Taken:** Resolution No. 2008-182 adopted
- M. \* Approve consulting agreement with Blair, Church, and Flynn to provide professional civil engineering consulting services on demand for the Department of Airports in an amount not to exceed \$150,000 – Airports Department  
**Action Taken:** Approved
- N. \* Approve consulting agreement with DPG Engineering, Inc to provide professional electrical engineering services on demand for the Department of Airports in an amount not to exceed \$100,000 – Airports Department  
**Action Taken:** Approved
- O. \* Approve consulting agreement with Kleinfelder West to provide professional quality assurance testing and inspection services on demand for the Department of Airports in an amount not to exceed \$150,000 – Airports Dept.  
**Action Taken:** Approved
- P. \* Approve consulting agreement with BSK and Associates to provide quality assurance testing and inspection services on demand for the Department of Airports in an amount not to exceed \$150,000 – Airports Dept.  
**Action Taken:** Approved
- Q. Approve Side Letter of Agreement with International Union of Operating Engineers, Stationary Engineers, Local 39 (L39), providing vacation days in resolution of a Memorandum of Understanding (MOU) reopener – Personnel Services Department  
**Action Taken:** Approved
- R. **BILL – (For introduction)** – Amending the official list of designated special speed zones designating speed limits for various streets within the City of Fresno pursuant to Section 14-1501 of the Fresno Municipal Code – Public Works Department  
**Action Taken:** Bill No. B-48 introduced/laid over
- S. **BILL – (For introduction)** - Amending Section 6-202, Subsections (c), (f), (g) and (i) of Section 6-205, Section 6-208 and Section 6-209 of the Fresno Municipal Code, relating to the solid waste, recyclable and green waste collection and disposal – Department of Public Utilities  
**Action Taken:** Bill No. B-49 introduced/laid over

## **CONTESTED CONSENT ITEMS (IF ANY)**

## **SCHEDULED COUNCIL HEARINGS AND MATTERS**

- 9:00 A.M.      **A.      SCHEDULED COMMUNICATION:**
- 9:00 A.M.      **B.      UNSCHEDULED COMMUNICATION** – Members of the public may address the Council regarding items that are not listed on the agenda and within the subject matter jurisdiction of the Council. Each person is limited to a three (3) minute presentation. Anyone wishing to be placed on an agenda for a specified topic should contact the City Clerk Department at least ten (10) days prior to the desired date. Council action on unscheduled items, if any, shall be limited to referring the item to staff for a report and possible scheduling on a future Council agenda
- 9:15 A.M.      **CITY COUNCIL**
- 9:30 A.M.      **GENERAL ADMINISTRATION**
- A.      Approval of HOME Investment Partnerships (HOME) Program loan funds in the amount of \$2,100,000 to Bastian Court LP for the 61-unit Bastian Court Affordable Multi-Family Development Project (*Property located in District 3*) – Planning and Development Dept.**  
                 **Action Taken:    Approved**
- 10:00 A.M.      **WORKSHOP** regarding Urban Water Management Plan – Water Division - **Held**
- 2:00 P.M.      **CLOSED SESSION**
- 2:30 P.M.      Foreclosures update; status report on local response by HUD, Housing Authority, Redevelopment Agency, By Design, Community Housing Council, Code Enforcement and Housing Division – Planning and Development Department  
                 **Action Taken:    report made**
- 3:00 P.M.      Presentation and Approval of the Planning Commission's recommendation of SEGA Growth Alternative No. 2 as the SEGA Preferred Alternative to be used as the basis for and focus of subsequent SEGA DRAFT Specific Plan and EIR formulation, and the Planning Commission's four related addendum recommendations – Planning and Development Department  
                 **Action Taken:    Staff recommendation approved**
- 3:30 P.M.      **JOINT MEETING WITH THE REDEVELOPMENT AGENCY**
- Approve the Agency minutes of June 17, 2008  
                 **Action Taken:    Approved**
- A.      HEARING** to consider adoption of an ordinance to delete the debt incurrence time limit pursuant to SB 211 from eight (8) Redevelopment Plans within the Merger One Redevelopment Project (*Council and Agency action*)  
                 **Action Taken:    Held**
1.      **BILL - (*For introduction*)** - To delete the debt incurrence time limit within the Central Business District, Chinatown Expanded (and West Fresno Rehabilitation Project), Convention Center, Jefferson, Mariposa, West Fresno I, West Fresno II, and West Fresno III pursuant to SB 211  
                 **Action Taken:    Bill No. B-50/Ordinance No. 2008-47 adopted**

## **SCHEDULED COUNCIL HEARINGS AND MATTERS CONTINUED**

3:30 P.M.

### **JOINT MEETING WITH THE REDEVELOPMENT AGENCY CONTINUED**

- B. Consider authorizing the Executive Director of the Agency to negotiate and execute an Owner Participation Agreement (OPA) between the Redevelopment Agency of the City of Fresno and Fresh & Easy Neighborhood Market Inc., a Delaware corporation for the development of a grocery store at 2820 Tulare Street in the Urban Renewal Plan for Mariposa Project (**Agency action**)  
**Action Taken:** Authorized
- C. Consider adoption of Agency resolution certifying Subsequent Environmental Impact Report (SEIR) SCH #2003051046 for the Old Armenian Town Project-relocation of historical resources (**Continue to July 29, 2008 at 3:00 p.m.**)  
**Action Taken:** Continued as noted

### **ADJOURN AGENCY**

## **SCHEDULED COUNCIL HEARINGS AND MATTERS**

|       |              |              |                                                                                                                                                                                                                 |
|-------|--------------|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| July  | 29 -         | 10:00 A.M.#1 | <b>HEARING</b> re: Rezone Application No. R-08-07, filed by Tom Anderson on behalf of the Save Mart Supermarket                                                                                                 |
| July  | 29 -         | 10:00 A.M.#2 | <b>HEARING</b> re: to consider the proposed annual assessments for Landscaping and Lighting Maintenance District No. 1                                                                                          |
| July  | 29 -         | 10:15 A.M.   | <b>JPFA MEETING</b> re: Convention Center Bonds – Finance Dept.                                                                                                                                                 |
| July  | 29 -         | 3:00 P.M.    | <b>JOINT RDA MEETING</b> - Consider adoption of Agency resolution certifying Subsequent Environmental Impact Report (SEIR) SCH #2003051046 for the Old Armenian Town Project-relocation of historical resources |
| July  | 30 - (Weds.) | 9:00 A.M.    | <b>SPECIAL JOINT MEETING</b> with Fresno Unified School District at Yokomi Elementary School                                                                                                                    |
| Aug.  | 5 -          | NO MEETING   | <b>COUNCIL RECESS</b>                                                                                                                                                                                           |
| Aug.  | 12 -         | NO MEETING   | <b>COUNCIL RECESS</b>                                                                                                                                                                                           |
| Aug.  | 19 -         | 10:00 A.M.   | Consideration of Plan Amendment Application No. A-08-01, Rezone Application No. R-08-01, filed by BKM Partners and SKN Properties, on behalf of Cris and Don Pilegard                                           |
| Aug.  | 19 -         | 10:15 A.M.   | <b>HEARING</b> re: CFD No. 11, Annexation No. 34, Final Tract No. 5935                                                                                                                                          |
| Aug.  | 19 -         | 10:30 A.M.   | <b>WORKSHOP</b> re: Work Force Investment Board structure                                                                                                                                                       |
| Aug.  | 26 -         | 10:00 A.M.   | Fresno Area Express item (BRT Presentation)                                                                                                                                                                     |
| Sept. | 2 -          | NO MEETING   | <b>COUNCIL RECESS</b>                                                                                                                                                                                           |
| Sept. | 9 -          | NO MEETING   | <b>COUNCIL RECESS</b>                                                                                                                                                                                           |
| Sept. | 16 -         | 10:00 A.M.   | <b>HEARING</b> re: vacation of a portion of the west side of N. Clovis Avenue between E. Grant and E. Madison Avenues                                                                                           |

OFFICIAL COPY

Fresno, California

July 22, 2008

The City Council met in regular session at the hour of 8:30 a.m. in the Council Chamber, City Hall, on the day above written.

|          |                  |                          |
|----------|------------------|--------------------------|
| Present: | Brian Calhoun    | Councilmember            |
|          | Mike Dages       | Councilmember            |
|          | Jerry Duncan     | Councilmember            |
|          | Henry Perea      | Councilmember            |
|          | Cynthia Sterling | Acting Council President |
|          | Blong Xiong      | Council President        |

|         |                 |               |
|---------|-----------------|---------------|
| Absent: | Paul Caprioglio | Councilmember |
|---------|-----------------|---------------|

Andy Souza, City Manager  
Bruce Rudd, Assistant City Manager  
James Sanchez, City Attorney  
Becky Klisch, City Clerk  
Yolanda Salazar, Assistant City Clerk

Councilmember Dages gave the invocation and President Xiong led the Pledge of Allegiance.

**2<sup>ND</sup> QUARTER "MAKE A PROMOTION A COMMOTION" CEREMONY"**

Held. A reception was held immediately following the ceremony to honor the employees.

**RECESS - 8:45 A.M. - 9:00 A.M.**

- - - -

**APPROVE MINUTES OF JULY 15, 2008**

On motion of Councilmember Duncan, seconded by President Xiong, duly carried, RESOLVED, the minutes of July 15, 2008, approved as submitted.

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**COUNCIL MEMBER REPORTS AND COMMENTS:**

COUNCILMEMBER PEREA: Request city manager look into state program where cities can apply for funds to provide low flush toilets to low income families.

ACTING PRESIDENT STERLING: (1) Thank you to all who participated in the southwest police barbeque lunch fund-raiser for Santa's Village to benefit the southwest policing area and children; (2) congratulations to Habitat for Humanity on the dedication of their 58<sup>th</sup> home last Saturday; (3) thank you to all who participated in Fresno Area Hispanic Chamber's run, walk and car show event at Eaton Plaza last Saturday; and (4) request for an agenda by email or memo for the joint meeting with Fresno Unified next Wednesday.

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**APPROVE AGENDA:**

**(3:30 P.M. "C") JOINT MEETING WITH THE REDEVELOPMENT AGENCY ON ADOPTION OF AGENCY RESOLUTION CERTIFYING THE SEIR FOR THE OLD ARMENIAN TOWN PROJECT - RELOCATION OF HISTORICAL RESOURCES**  
**(Continue to July 29, 2008, at 3:30 p.m.)**

Continued as noted.

**(9:30 A.M. "A")** APPROVE HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAM LOAN FUNDS IN THE AMOUNT OF \$2,100,000 TO BASTIAN COURT LP FOR THE BASTIAN COURT AFFORDABLE MULTI-FAMILY DEVELOPMENT PROJECT

City Clerk Klisch and City Manager Souza advised the item would be heard at 2:00 p.m. due to a staffing conflict/city staff attending the Board of Supervisor's meeting this morning.

**(10:00 A.M.)** WORKSHOP ON THE URBAN WATER MANAGEMENT PLAN

City Clerk Klisch advised the workshop was published and noticed and testimony would be allowed.

On motion of Acting President Sterling, seconded by Councilmember Dages, duly carried, RESOLVED, the **AGENDA** hereby approved, as amended, by the following vote:

Ayes : Calhoun, Dages, Duncan, Perea, Sterling, Xiong  
 Noes : None  
 Absent : Caprioglio

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**ADOPT CONSENT CALENDAR:**

Councilmembers Dages and Duncan registered "no" votes on item **1-Q**, and Councilmember Calhoun registered a "no" vote on Item **1-H**.

**(1-A) RESOLUTION NO. 2008-178** - APPROVING THE SUMMARY VACATION OF A PORTION OF THE WATER MAIN EASEMENT AT THE NORTHWEST CORNER OF CEDAR AND NEES AVENUES (FRESH AND EASY NEIGHBORHOOD MARKET)

**(1-B)** AWARD A ONE-YEAR REQUIREMENTS CONTRACT WITH PROVISIONS FOR 2 ONE-YEAR EXTENSIONS TO ASPHALT MAINTENANCE CO. IN AN AMOUNT NOT TO EXCEED \$1,752,316 FOR THE APPLICATION OF SLURRY SEAL, AND AUTHORIZE THE PUBLIC WORKS DIRECTOR OR DESIGNEE TO SIGN THE CONTRACT ON BEHALF OF THE CITY

**(1-C) RESOLUTION NO. 2008-179** - 2<sup>ND</sup> AMENDMENT TO THE AAR APPROPRIATING \$6,643,600 IN FEDERAL AND STATE GRANTS TO CONSTRUCT TRAFFIC SIGNAL SYNCHRONIZATION IMPROVEMENTS ALONG SHAW AVENUE ( HIGHWAY 41 TO HIGHWAY 168) AND ALONG CLOVIS AVENUE (DAKOTA TO JENSEN AVENUES)

(1-D - ITEM REMOVED FROM AGENDA)

**(1-E)** APPROVE THE 1<sup>ST</sup> AMENDMENT TO THE AGREEMENT WITH PROVOST & PRITCHARD ENGINEERING GROUP, INC., INCREASING THE COMPENSATION AMOUNT OF \$1,665,000 TO \$1,832,000, AND INCREASING THE CONTINGENCY AMOUNT FROM \$166,500 TO AN AMOUNT NOT TO EXCEED \$183,200, TO PERFORM ADDITIONAL ENGINEERING SERVICES FOR A HYDROPOWER GENERATION PLANT AND A SITE MASTER PLAN FOR THE SURFACE WATER TREATMENT FACILITY, AND AUTHORIZE THE DIRECTOR OF PUBLIC UTILITIES TO EXECUTE THE AMENDMENT ON BEHALF OF THE CITY

**(1-F)** AUTHORIZE A JOINT AGREEMENT WITH THE COUNTY OF FRESNO TO RECEIVE FUNDS FROM THE 2008 BYRNE JUSTICE ASSISTANCE GRANT (JAG) PROGRAM, TO CONSIDER THE APPLICATION WITH THE PROPOSED SPENDING PLAN, AND TO COMPLETE ALL OTHER CONDITIONS WITHIN THE REQUIRED TIME FRAME, AND AUTHORIZE EXECUTION OF ALL RELATED DOCUMENTS

**(1-G)** APPROVE AND AUTHORIZE THE POLICE CHIEF TO ENTER INTO CONTRACTS FOR CLINICAL ASSESSMENT CONSULTING SERVICES FOR THE MAYOR'S GANG PREVENTION INITIATIVE (MGPI) PROJECT WITH (1) ASSESSMENT, TRAINING & RESEARCH ASSOCIATES IN AN AMOUNT NOT TO EXCEED \$93,600, (2) COMPREHENSIVE YOUTH SERVICES OF FRESNO, INC., IN AN AMOUNT NOT TO EXCEED \$46,800, AND (3) CLINICAL CONSULTANTS IN AN AMOUNT NOT TO EXCEED \$46,800

(1-I) AUTHORIZE ACCEPTANCE OF \$400,000 GRANT AWARD FROM THE GOVERNOR'S OES, LAW ENFORCEMENT AND VICTIMS SERVICES DIVISION, CAL GRIP GRANT FUNDING PROGRAM, AND AUTHORIZE THE CHIEF OF POLICE TO ENTER INTO AND EXECUTE THE AGREEMENT AND ALL REQUIRED PROGRAM DOCUMENTS

**1. RESOLUTION NO. 2008-181** - 2<sup>ND</sup> AMENDMENT TO THE PAR 2008-163 ADDING TWO (2) PERMANENT PART-TIME STAFF ASSISTANT POSITIONS TO THE POLICE DEPARTMENT, FUNDED BY THE GRANT PROJECT

(1-J) APPROVE REAPPOINTMENT OF SHARI BOGGESS TO THE CIVIL SERVICE BOARD - MAYOR AUTRY

(1-K) AWARD A CONTRACT IN THE AMOUNT OF \$127,616.28 TO KAYCO COMPOSITES, LLC TO FURNISH AND INSTALL AN ICE FLOOR COVER FOR SELLAND ARENA

(1-L) **RESOLUTION NO. 2008-182** - 3<sup>RD</sup> AMENDMENT TO THE AAR 2008-162 APPROPRIATING \$160,000 IN THE PARCS DEPARTMENT FOR PREPARATION OF AN ENVIRONMENTAL ASSESSMENT AND PUBLIC PARTICIPATION FOR THE FUTURE EXTENSION OF THE LEWIS S. EATON TRAIL

(1-M) APPROVE A CONSULTING AGREEMENT WITH BLAIR, CHURCH AND FLYNN TO PROVIDE PROFESSIONAL CIVIL ENGINEERING CONSULTING SERVICES FOR THE DEPARTMENT OF AIRPORTS IN AN AMOUNT NOT TO EXCEED \$150,000, AND AUTHORIZE THE DIRECTOR OF AVIATION TO EXECUTE THE AGREEMENT

(1-N) APPROVE A CONSULTING AGREEMENT WITH DPG ENGINEERING, INC., TO PROVIDE PROFESSIONAL ELECTRICAL ENGINEERING SERVICES ON DEMAND FOR THE DEPARTMENT OF AIRPORTS IN AN AMOUNT NOT TO EXCEED \$100,000, AND AUTHORIZE THE DIRECTOR OF AVIATION TO EXECUTE THE AGREEMENT

(1-O) APPROVE A CONSULTING AGREEMENT WITH KLEINFELDER WEST TO PROVIDE QUALITY ASSURANCE TESTING AND INSPECTION SERVICES ON DEMAND FOR THE DEPARTMENT OF AIRPORTS IN AN AMOUNT NOT TO EXCEED \$150,000, AND AUTHORIZE THE DIRECTOR OF AVIATION TO EXECUTE THE AGREEMENT

(1-P) APPROVE A CONSULTING AGREEMENT WITH BSK AND ASSOCIATES TO PROVIDE PROFESSIONAL QUALITY ASSURANCE TESTING AND INSPECTION SERVICES AS REQUIRED BY THE DEPARTMENT OF AIRPORTS IN AN AMOUNT NOT TO EXCEED \$150,000, AND AUTHORIZE THE DIRECTOR OF AVIATION TO EXECUTE THE AGREEMENT

(1-R) **BILL NO. B-48** - BILL FOR INTRODUCTION AMENDING THE OFFICIAL LIST OF DESIGNATED SPECIAL SPEED ZONES DESIGNATING SPEED LIMITS FOR VARIOUS STREETS WITHIN THE CITY PURSUANT TO THE FRESNO MUNICIPAL CODE

(1-S) **BILL NO. B-49** - BILL FOR INTRODUCTION AMENDING THE FRESNO MUNICIPAL CODE RELATING TO SOLID WASTE, RECYCLABLE, AND GREEN WASTE COLLECTION AND DISPOSAL

On motion of Councilmember Duncan, seconded by Councilmember Perea, duly carried, RESOLVED, the above entitled **CONSENT CALENDAR** hereby adopted, by the following vote:

|        |   |                                                |
|--------|---|------------------------------------------------|
| Ayes   | : | Calhoun, Dages, Duncan, Perea, Sterling, Xiong |
| Noes   | : | None                                           |
| Absent | : | Caprioglio                                     |

(1-H) **RESOLUTION NO. 2008-180** - 1<sup>ST</sup> AMENDMENT TO THE PAR 2008-163 ADDING NINE (9) POSITIONS TO THE POLICE DEPARTMENT FOR ACTIVE MONITORING OF VIDEO POLICING CAMERAS AND SEARCH AND RETRIEVAL OF VIDEO EVIDENCE

On motion of Councilmember Duncan, seconded by Councilmember Perea, duly carried, RESOLVED, the above entitled Resolution No. 2008-180 hereby adopted, by the following vote:

|        |   |                                       |
|--------|---|---------------------------------------|
| Ayes   | : | Dages, Duncan, Perea, Sterling, Xiong |
| Noes   | : | Calhoun                               |
| Absent | : | Caprioglio                            |

**(1-Q) APPROVE SIDE LETTER OF AGREEMENT WITH THE INTERNATIONAL UNION OF OPERATING ENGINEERS, STATIONARY ENGINEERS, LOCAL 39 - UNIT 1, PROVIDING VACATION DAYS IN RESOLUTION OF AN MOU REOPENER**

On motion of Councilmember Duncan, seconded by Councilmember Perea, duly carried, RESOLVED, the above entitled Item **1-Q** hereby approved, by the following vote:

Ayes : Calhoun, Perea, Sterling, Xiong  
 Noes : Dages, Duncan  
 Absent : Caprioglio

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**(9:00 A.M.) PUBLIC COMMENT PERIOD - UNSCHEDULED ORAL COMMUNICATIONS:**

Tom Lang, Executive Director of the Aquarius Aquarium, requested the city's Sphere of Influence be expanded and a general plan amendment be initiated to include the donated 10 acre aquarium property so city sewer and water lines could be extended to the site to allow development to proceed and explained. Councilmember Calhoun advised he had been in contact with Mr. Lang and staff and was familiar with the issue and requested the city manager direct staff to return with the enabling resolution at the first meeting in August initiating a plan amendment to accommodate the aquarium and allow for orderly development.

Ron Culwell, 126 E. Stuart, expressed concern with the city's code enforcement program and advised of a next door neighbor who he stated was a meth dealer who has continually operated a repair shop in his back yard, and submitted into the record a photograph showing junk in his neighbor's yard. President Xiong advised staff would follow up on the issue.

Brunette Harris, HEAT for Southwest Fresno, spoke to the City Council meetings of 4/25/06 and 5/16/06, wherein Acting President Sterling recused herself from a Hope Vi/Running Horse issue due to a conflict and stated that showed the southwest area had no representation, and spoke in opposition to the use of federal funds for any city project due to the lack of community input.

Bobbie Parks, HEAT for Southwest Fresno, stated her opposition to the use of CDBG funds due to the lack of communication with the southwest area and lack of community input adding the community is continuously neglected.

Rick Mirigian, promoter of the upcoming mixed martial arts (MMA) event scheduled for Woodward Park, stated the recent activity/concerns/fear expressed in the community were due to misconceptions and lack of education or information, and stated MMA was one of the safest sports and appropriate for the park and further elaborated.

Sherry Smith, 4724 W. Swift, spoke to the growth of the Ashlan Cornelia corridor and to the need to open two sections of Gettysburg Avenue to neighborhood traffic as soon as possible.

Gus Gomez, 4709 W. Swift, spoke to the issue of school bus fires/accidents and safety rules.

Christine Arbuckle elaborated on her strong opposition to the upcoming scheduled cage fight (MMA/mixed martial arts event) at Woodward Park, stressed something needed to be done **(2 - 0)**, and urged the city to move the event to a more appropriate venue.

Rev. Dr. L. Dean Chambers, 1225 Divisadero, elaborated on the problem of graffiti in his area and suggested a "graffiti pole" be erected and offered his block as the location.

Paul Hurlbut, 4701 W. Swift, spoke to incorrect or misleading statements/responses received from President Xiong's office on Fire Station 16 issues and questions.

Diane Bennett Smith, 1540 W. LaSierra Dr., HEAT for Southwest Fresno, stated council members were elected by the people and needed to represent the people.

Gail Hurlbut, 4701 W. Swift, cited earlier concerns expressed about the upcoming MMA event and stated youth tackle football was a more dangerous sport and explained.

Richard Smith, 4724 W. Swift, thanked the city for the Ashlan widening project and concurred with the need to open Gettysburg.

Councilmember Calhoun spoke to the upcoming MMA event at Woodward Park and presented questions and comments relative to whether the promoter was made aware of the Selland Arena, if any type of event was permissible at city parks as long as it was blocked from the view of other park users, if the city had no say on events as long as they were not illegal, if the paintball issue was "still hanging out there", if "anything goes" at parks as long as they were not illegal, and if there was anything a council member could do about events of concern, with PARCS Director Cooper, City Attorney Sanchez and City Manager Souza responding throughout. Councilmember Calhoun stated the MMA event was inappropriate for a park and he was strongly opposed to that adding the Selland Arena was a more appropriate venue, thanked Ms. Arbuckle for bringing this issue forth, and stated although he would take no action at this time he would take this matter under advisement, talk with his staff, and possibly take some kind of action in the future.

- - - -

**RECESS - 9:53 A.M. - 10:00 A.M.**

**(10:00 A.M.) WORKSHOP ON THE URBAN WATER MANAGEMENT PLAN**

Assistant Public Utilities Director Martin introduced the issue stating the plan was an extensive analysis accounting for the city's water supply and needs to fill the 2025 General Plan and advised the plan was scheduled for adoption by Council in August. Assistant Project Manager Jerry Nakano and Project Engineer Elizabeth Drayer of West Yost Associates, the city's consultant, gave in-depth PowerPoint presentations on the Metropolitan Water Resources Management Plan (Metro Plan) Update and the Urban Water Management Plan **(3 - 0)**.

Upon call, no one from the public wished to be heard.

Extensive Council discussion ensued. Councilmember Duncan spoke to the importance of water conservation stressing the city needed to play a much stronger role in that effort and offered suggestions including acknowledging the city's desert climate, establishing a "Blue Team", and mandating low water landscape options. Councilmember Calhoun presented questions relative to what role the Fresno Irrigation District and Fresno County played in this, if the city's destiny was affected by other entities, if the plan addressed water constraints, current assumptions, why this level of detail was not engaged in years ago, why there have been no updates since the mid 1990s, if Bakersfield's water banking was more sophisticated than Fresno/if Fresno was doing what Bakersfield was doing, and the goal to balance the water supply by 2025 and if the date could be cut back to 2015, with Mr. Martin and Ms. Drayer responding throughout. Councilmember Perea stated Councilmember Duncan hit the nail on the head in terms of conservation and stated he will not vote for the plan in August unless he sees a bigger effort made for water conservation; clarified he liked what was being done and what was being proposed but he wanted the city to step up its efforts, become a little more innovative, and invest more resources and elaborated further; and presented questions and comments relative how much water was used to maintain city facilities, the importance of cities serving as leaders, and zeroscape landscaping and the need for more discussion on that issue, with Mr. Martin responding. Acting President Sterling stated she agreed with comments made, spoke to the problem of median islands in her district with dead landscaping that were covered with cement stating that was a good move as they required very low maintenance, and spoke to the benefit of having small gardens in large yards and to the need for the city to be more aggressive. ACM Rudd responded briefly to various comments made, and stated a group would be put together from city departments to look into issues and opportunities and a presentation would be made to Council in about 60 days on some short and long term strategies to implement. Mr. Martin added he would meet with interested Council members and incorporate some ideas and strategies in the August 19<sup>th</sup> staff report. President Xiong presented questions and comments relative to flexibility of the plan, there being cost factors associated with higher standards, and impacts on future development, especially west of Freeway 99, with Mr. Martin responding. Mr. Martin thanked Council for their support and feedback. Upon question, Mr. Sanchez advised all steps were complied with and the next step was the return of the plan in August for adoption. There was no further discussion.

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**LUNCH RECESS - 11:14 A.M. - 2:00 P.M.**

**(9:30 A.M. "A") APPROVE HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAM LOAN FUNDS IN THE AMOUNT OF \$2,100,000 TO BASTIAN COURT LP FOR THE BASTIAN COURT AFFORDABLE MULTI-FAMILY DEVELOPMENT PROJECT**

Interim HCD Manager Cazares displayed the architect's rendering of the proposed complex on the overhead and reviewed the issue, all as contained in the staff report as submitted **(4 - 0)**.

A motion and second was made to approve staff's recommendation.

Extensive discussion ensued with Ms. Cazares, Jesus Padron with Cornerstone Foundation, Assistant P&D Director Bergthold, Cornerstone Church Pastor Jim Franklin, and developer Larry Del Carlo with Mission Housing Development Corporation responding to questions and/or comments of Councilmembers Dages, Calhoun, Perea and Sterling relative to project funding, if this project would take any HOME funds away from other projects, if the Transit Village project was still on-line, if this project was approved before Transit Village, how this project compared to other subsidized projects, how this project compared with market rate projects in the area, square footage of the units, the commercial component, funding process for the two phases, what Cornerstone's role was, difference between market rate and low income rents, what type of services Cornerstone will provide, this being a great project with great rents and commendation to the developer, Cornerstone and staff, potential problems that could arise with a solely low-income project without market rates, and the importance of property management and working with renters.

On motion of Councilmember Duncan, seconded by Acting President Sterling, duly carried, RESOLVED, negotiation and entry of a HOME Program Agreement with Bastian Court LP hereby authorized, subject to prior approval by the City Attorney, and E.A. No. 014-07206 Determination of Exemption for the Bastian Court affordable housing project hereby adopted, by the following vote:

|          |                                                |
|----------|------------------------------------------------|
| Ayes :   | Calhoun, Dages, Duncan, Perea, Sterling, Xiong |
| Noes :   | None                                           |
| Absent : | Caprioglio                                     |

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#### **RECESS - 2:22 P.M. - 2:30 P.M.**

#### **(2:30 P.M.) FORECLOSURES UPDATE - STATUS REPORT ON LOCAL RESPONSE BY HUD, THE HOUSING AUTHORITY, THE REDEVELOPMENT AGENCY, BY DESIGN, COMMUNITY HOUSING COUNCIL, CODE ENFORCEMENT, AND THE HOUSING DIVISION**

Assistant Planning & Development Director Bergthold introduced the item stating staff was proposing to have quarterly updates on the foreclosure situation and local response, noted there was strong communication and partnerships between the multiple agencies, and advised a revised "Foreclosure Quarterly Update" had been submitted.

An in-depth PowerPoint presentation was given by Dawn Golik of HUD, David Martin of the Redevelopment Agency, Bob Voss of the Community Housing Council, Housing Authority Executive Director Preston Prince, Jim Price of By Design Financial Solutions, Assistant P&D Director Bishop, Habitat for Humanity Executive Director Tony Miranda, and Interim HCD Manager Cazares, which presentation consisted of Magnitude and Trends, Local Response, Local Impact/Comparisons, Needs, Next Steps, and Federal and State Regulations **(5 - 0)**.

Mr. Bishop and ACM Rudd responded to comments and questions of Councilmember Perea relative to code enforcement, neighborhood blight/eyesores, neighbors willing to water lawns/maintain foreclosed homes and what could be done to work with those willing neighbors, options other than boarding up windows, a lot going on with counseling and not enough on the code side, need to make vacant/blighted homes a priority, need for the city to be in a position to require maintenance/upkeep, and the city of Trent, New Jersey's partnering project with faith-based organizations who buy homes and rents them back to homeowners along with counseling. Councilmember Calhoun stated this was not easy and he appreciated the efforts of everyone, and encouraged the continuation of those efforts and requests for any needed specifics. President Xiong also commended all involved and spoke to his concern with reaching only 23% of those in the foreclosure process and language capacity. There was no further discussion.

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#### **(3:00 P.M.) PRESENTATION AND APPROVAL OF THE PLANNING COMMISSION'S RECOMMENDATION OF SEGA GROWTH ALTERNATIVE NO. 2 AS THE SEGA PREFERRED ALTERNATIVE TO BE USED AS THE BASIS FOR AND FOCUS OF SUBSEQUENT SEGA DRAFT SPECIFIC PLAN AND EIR FORMULATION, AND THE PLANNING COMMISSION'S FOUR RELATED ADDENDUM RECOMMENDATIONS**

Councilmember Duncan advised he had family interest in property at the southeast corner of Belmont and Temperance and recused himself from the proceedings, left at 3:17 p.m., and was absent for the remainder of the meeting.

Assistant Planning & Development Director Bergthold gave a brief overview of the issue and upon his request SEGA Advisory Committee Chair Richard Simonian spoke briefly to the committee's work, to the well-attended June 10th meeting wherein a presentation was made by Calthorpe Associates on the three alternatives, and to the committee's recommendation for Alternative #2. Mr. Bergthold continued and gave a PowerPoint presentation on the issue which consisted of Growth in the Fresno Metro Area, the 9,000 Acre SEGA, Planning Process/Measuring Up to the Challenges (models), Measuring Up to Sustainability, Alternative No. 2, and Variety of Neighborhoods, and concluded stating Alternative No. 2 had the most support and requested the recommendations outlined in the staff report be approved.

Speaking to the issue were: Ted Ruiz, Sr., concerns/request 80 acres bound by DeWolf, Olive, Locan and Fancher Canal be removed from the plan **(6 - 0)**; Doug Brinkley, 1425 E. Weldon, SSCCD Vice Chancellor, support for staff's recommendation/spoke to their proposed campus; Barbara Kutzner, concerns/opposition by a number of small property owners; Clara Moehman, concerns; Andy Hansen-Smith, representing Creative Fresno, support; Al Solis, Sol Development Associates, 906 N Street, support; Michael Sigala, Sigala Inc., on behalf of Fancher Creek Town Center, support for SEGA planning principles/concern with the location/designation of the regional center; James Marshall, 270 S. Temperance, support/spoke to observances/offered suggestions; John Bonadelle, 7030 N. Fruit, support; Melvin Kazarian, 5450 E. Liberty, spoke to family farmland property/protecting farmland; Mike Matthew, 8126 E. Carmen, suggested private trails be deleted from green belt areas; Andrew Kazarian, support; and Karen Musson, 1771 Waverly, concerns/unanswered questions.

Upon call, no one else wished to be heard and President Xiong closed public testimony.

Councilmember Dages commended Mr. Simonian for his leadership and the advisory committee and staff for all the time, work and effort spent on the plan; upon his questions Mr. Bergthold (1) explained the 30-day provision to make changes once approved, (2) clarified neither staff nor the planning commission recommended moving the second community center, and (3) the 39.52 acres on the southeast corner of Jensen and Fowler would be 100% flex industrial. Councilmember Dages spoke to various issues and the regional center and presented additional questions/comments relative to distances between shopping centers, what a "right distance" was, concern with developing a plan today that will hurt Fancher Creek tomorrow, the higher densities in the SEGA taking away from other areas, need to design the SEGA right, why the original "community center" designation was changed, when the EIR process will start, how much productive farmland will be lost, and if the flood control basin near McKinley and DeWolf could be used as a regional park, with Mr. Bergthold and Doug Harrison, former director of the Fresno Metropolitan Flood Control District, responding throughout. **(7 - 0)** Councilmember Dages made a motion to approve staff's recommendation and requested staff look further at the regional shopping center stating a mistake can not be made. Councilmember Perea seconded the motion, concurred with Councilmember Dages on the shopping centers, requested staff respond to Mr. Sigala's letter in writing within a week, and commented on the issue stating this was an exciting plan and an opportunity for growing in a smarter way, stated challenge #1 will be working with property owners and challenge #2 will be the entitlement process and the excessive amount of time it takes to implement a lot of the land use decisions, and questioned how staff saw implementing such an ambitious plan, with Planning & Development Director Yovino responding. Councilmember Perea spoke to the need to be business friendly and stated he was interested to see how the process works as time rolls on.

Mr. Bergthold and Mr. Yovino responded to questions and comments of Acting President Sterling and President Xiong relative to the EIR process/when it started/who was conducting it/if it would address issues such as the regional center, if staff reviewed the packet of letters submitted, support for further discussion on the regional center, advocacy level for Freeway 180 east, water issues including level of city involvement and impact on future development, why there has been much concentration on the SEGA and not the west area, if the area west of 99 needed to be addressed before the County Supervisors will support the plan, if there has been communication with the county, what the city has done with respect to the west area, what can be done as partners with the county, and the current growth west of 99 and the need to balance priorities.

On motion of Councilmember Dages, seconded by Councilmember Perea, duly carried, RESOLVED, SEGA Growth Alternative No. 2 as recommended by the Planning Commission hereby approved as the SEGA Preferred Alternative to be used as the basis for and focus of subsequent SEGA Draft Specific Plan and EIR formulation, and the four (4) related addendum recommendations of the Planning Commission outlined in the staff report (A, B, C and D) hereby approved, by the following vote:

|           |                                        |
|-----------|----------------------------------------|
| Ayes :    | Calhoun, Dages, Perea, Sterling, Xiong |
| Noes :    | None                                   |
| Absent :  | Caprioglio                             |
| Recused : | Duncan                                 |

**(3:30 P.M.) JOINT MEETING WITH THE REDEVELOPMENT AGENCY**

The City Council recessed at 5:02 p.m. and convened in joint session with the Redevelopment Agency.

**APPROVE AGENCY MINUTES OF JUNE 17, 2008**

On motion of Acting President Sterling, seconded by President Xiong, duly carried, RESOLVED, the Agency minutes of June 17, 2008, approved as submitted.

**(“A”) JOINT HEARING TO CONSIDER ADOPTION OF ORDINANCE DELETING THE DEBT INCURRENCE TIME LIMIT PURSUANT TO SB 211 FROM EIGHT (8) REDEVELOPMENT PLANS WITHIN THE MERGER ONE REDEVELOPMENT PROJECT**

**1. BILL NO. B-50 - ORDINANCE NO. 2008-47 - DELETING THE DEBT INCURRENCE TIME LIMIT WITHIN THE CENTRAL BUSINESS DISTRICT, CHINATOWN EXPANDED (AND WEST FRESNO REHABILITATION PROJECT), CONVENTION CENTER, JEFFERSON, MARIPOSA, WEST FRESNO I, WEST FRESNO II, AND WEST FRESNO III, PURSUANT TO SB 211**

RDA Consultant Freeman clarified the subject ordinance bill was for introduction *and* adoption and reviewed the issue, all as contained in the staff report as submitted.

On motion of Acting President Sterling, seconded by Councilmember Dages, duly carried, RESOLVED, the above entitled Bill No. B-50 adopted as Ordinance No. 2008-47, by the following vote:

Ayes : Dages, Perea, Sterling, Xiong, Calhoun  
Noes : None  
Absent : Caprioglio, Duncan

**(“B”) AUTHORIZE THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE AN OWNER PARTICIPATION AGREEMENT (OPA) WITH FRESH & EASY NEIGHBORHOOD MARKET, INC., FOR DEVELOPMENT OF A GROCERY STORE AT 2820 TULARE STREET IN THE URBAN RENEWAL PLAN FOR MARIPOSA PROJECT (AGENCY ACTION)**

Executive Director Murphey gave an in-depth review of the issue, all as contained in the staff report as submitted

Speaking to the issue were: Sal Gonzales, 2881 E. Huntington, support; and Project Manager Shawn Goetzinger with Evergreen Devco, the developer representing Fresh & Easy, who stated his company looked forward to opening a store downtown and expanded further on the company and project.

Member Sterling spoke in support stating Fresh & Easy was going to be a great anchor and made a motion to approve staff's recommendation, which motion was seconded by Member Xiong. Member Perea stated he hoped a lead certified market would be built, added this was an exciting time and a huge milestone for downtown residents, and upon his question Ms. Murphey stated construction would be finalized by the end or first of the year. Upon questions of Member Xiong and Chair Calhoun, Mr. Gretzinger stated seven applications for stores were currently on file, the Ashlan/Cornelia store was expected to start soon, and Tesco was founded in the U.K.

On motion of Member Sterling, seconded by Member Xiong, duly carried, RESOLVED, the Executive Director authorized to negotiate and execute an OPA with Fresh & Easy and take such further actions as may be necessary or appropriate to carry out the Agency's obligations under the Agreement, subject to approval as to form by the City Attorney's Office, by the following vote:

Ayes : Dages, Perea, Sterling, Xiong, Calhoun  
Noes : None  
Absent : Caprioglio, Duncan

**(“C”) JOINT MEETING WITH THE REDEVELOPMENT AGENCY TO CONSIDER ADOPTION OF AN AGENCY RESOLUTION CERTIFYING THE SEIR FOR THE OLD ARMENIAN TOWN PROJECT - RELOCATION OF HISTORICAL RESOURCES (Continue to July 29, 2008, at 3:30 p.m.)**

Continued as noted.

**ADJOURNMENT**

There being no further business to bring before the joint bodies, the hour of 5:22 p.m. having arrived and hearing no objection, Vice Chair Calhoun declared the joint meeting and City Council meeting adjourned.

**Approved** on the \_\_\_\_29<sup>th</sup>\_\_\_\_ day of \_\_\_\_July\_\_\_\_, 2008.

\_\_\_\_\_/s/\_\_\_\_\_  
Xiong\_\_\_\_\_. ATTEST:\_\_\_\_\_/s/\_\_\_\_\_  
Brian Calhoun, Agency Vice Chair Yolanda Salazar, Assistant City Clerk

152-24

7/22/08

July 22, 2008

FROM: NICK YOVINO, Director

BY: KEITH BERGTHOLD, Assistant Director  
Planning Division

SUBJECT: Recommend approval of the Planning Commission's recommendation of SEGA Growth Alternative No. 2 as the SEGA Preferred Alternative to be used as the basis for and focus of subsequent SEGA DRAFT Specific Plan and EIR formulation, and the Planning Commission's four related addendum recommendations as follows:

- A. That the 40-acre parcel located north of the northeast corner of East Shields and North Locan Avenues (north of a designated community center) be designated for Mixed Residential and Neighborhood Residential densities, and not the rural residential land use designation;
- B. That the entire 39.52 acre parcel located at the southeast corner of East Jensen and South Fowler Avenues (north of a designated community center) be designated Industrial/flex R&D land use, not as Mixed Residential and Industrial/flex R&D land use;
- C. Direct staff to consider and analyze a possible SEGA Specific Plan policy that 20 years after the SEGA Plan's adoption, the City reconsider the densities in the rural residential areas included in the ANX Overlay District for possible transition of some or all of these areas to more intense Mixed Residential and Neighborhood Residential densities;
- D. Adopt of the Policy for Proposed Plan Modifications to The Southeast Growth Area (SEGA) Plan.

## BACKGROUND

- o There has been an exceptional and extensive public outreach and community engagement process via mail, email, face-to-face presentations and meetings in the SEGA plan area, surrounding environs, the metro area, regionally and statewide of the SEGA Draft Design Alternatives 1, 2, and 3, (see attachments A, B and C) as evidenced in the June 10<sup>th</sup> Workshop Summary and other materials available on the website at <http://www.fresno.gov/Government/DepartmentDirectory/PlanningandDevelopment/Planning/SEGA/SEGAAalternatives.htm>.
- o Planning Staff and consultants Calthorpe Associates and EDAW have conducted numerous meetings with various public agency staff members, elected officials, property owners, community representatives and association members, development, business, and real estate professionals, and more, to brief and receive input on SEGA meetings and SEGA Draft Design Alternatives 1, 2, and 3.
- o A number of letters, emails, and documented comments have been received from property owners and consultants for property owners, public and nonprofit agency leaders, design and development professionals, developers, and others, also as evidenced by attached correspondence, submittals,

and minutes (see Attachment G). Some of these comments are being addressed as part of the SEGA Advisory and Planning Staff recommendations now with regard to the selection of a Preferred SEGA Alternative, some should be addressed via a proposed formal SEGA Preferred Alternative Modification Process outlined below, and some must necessarily be addressed through the subsequent SEGA DRAFT Specific Plan and EIR formulation process.

- SEGA Draft Design Alternative 2 has generally and clearly received the largest base of support and positive endorsement from a wide range of public, professional, and community members. It is noted that there has been some understandable opposition to any City growth or urbanization at all in the currently rural and agricultural based SEGA, and particular objections to conceptual recommendations for specific land use designations, intensities, and design patterns.
- Public meetings were scheduled as follows to receive further public input and to make recommendations for a SEGA Preferred Design Alternative that can form the basis and focus for subsequent SEGA DRAFT Specific Plan and EIR formulation: SEGA Advisory Committee (July 8, 2008), City of Fresno Planning Commission (July 16, 2008), Fresno County Board of Supervisors (July 22, 2008), Fresno City Council selection of Preferred Alternative (July 22, 2008).
- The SEGA Advisory Committee conducted a public hearing July 8, 2008, receiving public testimony and recommendations for Draft Design Alternative modifications, and has made a recommendation of SEGA Draft Design Alternative 2 as the Preferred Alternative with certain modifications as outlined below. Calthorpe Associates has evaluated one of the modifications recommended by the SEGA Advisory Committee, that of the relocation of a proposed Community Center from south of Jensen to north of Jensen, and has prepared a design map insert reflecting such changes and demonstrating how Calthorpe Associates would propose designing the Community Center relocation changes and adjustments to Industrial Flex/R&D and Office/R&D Center that would appropriately implement the SEGA Advisory Committee recommendation, if accepted (See Attachment D).
- The Planning Commission conducted a public hearing on July 16, 2008 receiving public testimony and recommendations for the Draft Design Alternative and has recommended the approval of SEGA Draft Design Alternative 2 with modifications as outlined below (See Attachment E).
- In order to allow the evaluation of any additional presentations of thoughtful and well justified SEGA Preferred Alternative modifications prior to the timely completion of the SEGA DRAFT Specific Plan and EIR formulation, Planning Staff is also recommending that any further recommended property owner proposed modifications be addressed after a SEGA Preferred Alternative has been confirmed by the City Council, through a formal SEGA Preferred Alternative Modification Process consistent with past practices and the Local Planning and Procedures Ordinance, that will be open for 30 days after City Council action, and allow for any petitioner to file a formal modification request that includes filing fees, submission and analysis criteria, and required policy categories for City Staff making findings to support or reject a proposed modification. This process is set forth in Policy for Proposed Plan Modifications to the Southeast Growth Area (SEGA) Plan (Attachment H).

#### **SEGA Advisory Committee Recommendation – See Attachment F for Minutes**

##### **SEGA Advisory Committee Motions – July 8, 2008**

1. Motion to approve SEGA Alternative 2. (Motion Made: E. Berg, Second: J. Hernandez) - Passed Unanimously

2. Motion to add the existing power lines running from Highland and Church, the diagonal south of Kings Canyon and Temperance, San Joaquin Valley rail line running north of California and rail road tracks to be added to the proposed open space system and designated as potential light rail alignment. (Motion Made: E.Berg, Second: T. Brooks) - Passed Unanimously.
3. Motion to remove community center on Anadale and Fowler in Alternative 2 and relocate to the industrial area north of Jensen and east of Temperance. (Motion Made: E. Berg, Second: K.Collier) – Passed with J. Hernandez voting No.
4. Motion to recommend to add a regional park inside or outside the SEGA Area. (Motion Made: E. Berg. Second: R. Simonian) - Passed Unanimously.

Notes on SEGA Advisory Committee Motions to Modify Alternative 2:

**Motion 1:** Staff and Calthorpe Associates Agree

**Motion 2:** Staff and Calthorpe Associates recommend that the City first attempt to work with PG&E to relocate the existing power lines running from Highland and Church, and the diagonal south of Kings Canyon and Temperance, in an attempt to remove these as barriers to more intense design alternatives before designating as open space. Staff and Calthorpe Associates recommend the SJV rail line running north of California and rail road tracks be preserved and designated as a future commuter rail line to connect Sanger and Reedley to the metro area as is proposed in the Fresno COG Blueprint and the Metro Rural Loop.

**Motion 3:** Calthorpe Associates has evaluated modifications in Motion 3. above recommended by the SEGA Advisory Committee, that of the relocation one Community Center from south of Jensen to north of Jensen, and has prepared a design map insert (see Attachment D) reflecting such changes and demonstrating how Calthorpe Associates would propose designing Community Center relocation changes and adjustments to Industrial Flex/R&D and Office/R&D Center that would appropriately implement the SEGA Advisory Committee recommendation, if accepted.

**Some reasons for Calthorpe recommending locating the relocated Community Center from south of Jensen to the California Avenue alignment north of Jensen:**

- o Better and more direct access to related employment (north and east of the Community Center) and the Community Center designated east of Briggs Canal.
- o California Avenue is on the one-mile grid City grid between Kings Canyon and Jensen providing good access from both directions.
- o If the planned commuter rail line along the existing railroad tracks just north comes to fruition and becomes more urban over time, there could be a potential stop at the California Avenue Community Center.
- o A California Avenue Community Center also serves planned residential development to the west and does not conflict with other planned commercial developments in the area.
- o Alternative Community Center location at Church/Temperance not a good center location: Church is a minor street (not on the one-mile grid), and does not provide the same level of regional and through access for a Community Center.
- o Alternative Community Center location at northeast corner of Temperance and Jensen is not a good location because the major intersection/interchange of two (planned) six lane roadways would require major design intervention and significant funding to form the required double couplet to facilitate the land uses in the Center, the land adjacent and around the Center to the southwest is

industrial and to the southeast is out of the SEGA planning boundary and would likely be preserved for strategic agriculture far into the future, thus reducing the walkable areas that might be served by a Community Center.

**Motion 4:** Motion 4 needs to be further researched and studied. One point should be made however, that SEGA is proposed to have around 12 acres per/1,000 population of open space vs. City average of 4 acres per/1,000 population or less including regional facilities – and that dual use of large drainage areas is anticipated that may serve regional needs.

### **Planning Commission Recommendation**

**Motion 1:** Recommend to the City Council approval of the of SEGA Growth Alternative No. 2, as the SEGA Preferred Alternative to be used as the basis for and focus of subsequent SEGA Draft Specific Plan and EIR formulation (which will include detailed and comprehensive CEQA environmental reviews and analysis, and complete CEQA alternative plan and related analyses), and Staff recommendations related to Rural Residential land use designations and SEGA Preferred Alternative Modification Process, further described below; and in addition with two land use modifications to Growth Alternative No. 2 map as described below in points 3 and 4. (Motion made by N. DiBuduo. Motion passed with H. Kissler voting NO and C. Vang recused from discussion and absent)

1. The continuation of existing Rural Residential land use designations is recommended as shown on the SEGA Draft Design Alternative 2, with the express intent that implied rural lifestyles of owners and residents be protected when annexed to the City through the application of the ANX Transitional Overlay District. However, staff also recommends that a key policy recommendation be added, and acknowledged now for further elaboration in the SEGA Draft Specific Plan and EIR, to provide for reconsideration of densities in this rural residential area 20 years after plan adoption, anticipating a 20-year useful time frame for rural residential uses in this area and probable eventual transition of the majority of these areas over the 20 to 50 years plan build-out period to more intense Mixed Residential and Neighborhood Residential densities. This policy is necessary in order to calculate and environmentally assess the ultimate utility and road infrastructure requirements of the SEGA, since these infrastructure elements have a design life that may exceed the planning horizon for SEGA; and
2. It is further recommended that any additional modifications proposed to the SEGA Preferred Alternative by property owners be addressed after the SEGA Preferred Alternative has been approved by the City Council through a formal SEGA Preferred Alternative Modification Process (consistent with past practices and the Local Planning and Procedures Ordinance) that will be open for 30 days after City Council action (prospectively July 22, 2008), and allow for any petitioner to objectively make their case by filing a formal modification request that includes filing fees, submission and analysis criteria, and required policy categories for City staff making findings to support or reject a proposed modification. (See Attachment H, Policy Paper for Proposed Plan Modification to Southeast Growth Area Plan)
3. A 40-acre parcel located north of the northeast corner of East Shields and North Locan Avenues (north of a designated community center) be designated for Mixed Residential and Neighborhood Residential densities, not the rural residential land use designation;
4. The entire 39.52 acre parcel located at the southeast corner of East Jensen and South Fowler Avenues (north of a designated community center) be designated Industrial/flex R&D land use, not as Mixed Residential and Industrial/flex R&D land use designation.

## **DETAILS OF STAFF RECOMMENDATIONS**

- Planning staff supports the Planning Commission's recommendation to the City Council for approval of SEGA Growth Alternative No. 2, as the SEGA Preferred Alternative to be used as the basis for and focus of subsequent SEGA Draft Specific Plan and EIR formulation (which will include detailed and comprehensive CEQA environmental reviews and analysis, and complete CEQA alternative plan and related analyses).
- Part of this recommendation includes the continuation of existing Rural Residential land use designations as shown on the SEGA Draft Design Alternative 2, with the express intent that implied rural lifestyles of owners and residents be protected when annexed to the City through the application of the ANX Transitional Overlay District. However, staff also recommends that a key policy recommendation be added, and acknowledged now for further elaboration in the SEGA Draft Specific Plan and EIR, to provide for reconsideration of densities in this rural residential area 20 years after plan adoption, anticipating a 20 year useful time frame for rural residential uses in this area and probable eventual transition of the majority of these areas over the 20 to 50 year plan build out period to more intense Mixed Residential and Neighborhood Residential densities. This policy is necessary in order to calculate and environmentally assess the ultimate utility and road infrastructure requirements of the SEGA, since these infrastructure elements have a design life that may exceed the planning horizon for SEGA; and
- Planning staff further recommends that any additional modifications proposed to the SEGA Preferred Alternative by property owners be addressed after the SEGA Preferred Alternative has been approved by the City Council through a formal SEGA Preferred Alternative Modification Process (consistent with past practices and the Local Planning and Procedures Ordinance) that will be open for 30 days after City Council action (prospectively July 22, 2008), and allow for any petitioner to objectively make their case by filing a formal modification request that includes filing fees, submission and analysis criteria, and required policy categories for City Staff making findings to support or reject a proposed modification. (See Attachment H, Policy Paper for Proposed Plan Modification to Southeast Growth Area Plan)

### **Planning Staff supports the Planning Commissions recommendation for the following reasons:**

- Planning Staff fully agrees with most participants in the SEGA public outreach and community engagement process, and the SEGA Advisory Committee, that SEGA Draft Design Alternative 2 would generally represent the best overall model for the future development of the SEGA plan area in particular and as a model for the balance of Fresno and the Valley.
- The jobs-housing-services-alternative transportation linkages suggested by splitting Industrial/Flex R&D areas into some designated above Jensen Avenue and some designated below Jensen Avenue should provide significant environmental, community design, and economic development benefits – and prevent and reduce the disadvantages and negative metrics of large scale monolithic land use areas of any type that require exclusive auto and truck transportation modes.
- The very accessible Industrial/Flex R&D area west of the Briggs Canal north of Jensen has close proximity to regional and community centers, mixed and neighborhood residential areas, expressways, transit corridors, and the multi-purpose trails of nearby greenways and open space buffers – and creates the potential for very high valued, innovative and employment intensive developments of technology, business, and custom manufacturing campuses in the spirit of locally-

based Pelco and examples from advanced, clean, and well regarded eco-industrial parks in other U.S metro areas and in emerging economies around the world.

- The equally very accessible Industrial/Flex R&D area south of Jensen is proposed to support walkable and bikable linkages with the new SCCC vocational campus and to be integrated with and balanced by two community centers with related mixed and neighborhood residential areas, expressway and transit corridors, and to produce proximate space for very high valued, innovative and intense developments of technology, business, and custom manufacturing campuses similar to those suggested north of Jensen.
- The Industrial/Flex R&D model south of Jensen may be the green-based prototype we need for other future economic development expansion areas to the south and west of Downtown Fresno and become the model for re-thought designs applied to revitalization and infill areas that can and should plan for and achieve the same environmental, community design, and economic development benefits as SEGA.
- While the split Industrial/Flex R&D areas proposed in SEGA Draft Design Alternative 2 will require a modification to the City/County MOU which calls for 1,500 acres of monolithic industrial land south of Jensen in SEGA – Planning Staff believes that a strong case can be made that significant and measurable environmental, community, and economic development benefits will accrue from these proposed jobs-housing-services-alternative transportation linkages. (Calthorpe/Fehr and Peers preliminary metrics illustrated in the SEGA PowerPoint from June 10, 2008, do not suggest much difference between Alternatives 2 and 3 related to air quality, green house gases, and growth of vehicle miles traveled. Checking on this with sub-consultants Fehr and Peers who ran the preliminary models - Calthorpe reports the lack of initial difference between Alternatives 2 and 3, in part, is because they ran a regional model and that SEGA is not an island, but part of a larger region, and that the regional model picks up on the incoming and outgoing trips as part of calculating trips. The two alternatives basically have the same amount of industrial, and at the regional and even site scale, those areas produce similar amounts of trips and VMT. However, it was agreed by Calthorpe and Fehr and Peers staff that a really fine grained analysis would likely produce more significant differences between the alternatives in the richer mix of integrated and proximate Residential, Commercial Services, and Industrial/Flex R&D in the area south of Jensen proposed in an unmodified Alternative 2.

## **RECOMMENDATION TO THE CITY COUNCIL**

Recommend approval of the Planning Commission's recommendation of SEGA Growth Alternative No. 2 as the SEGA Preferred Alternative to be used as the basis for and focus of subsequent SEGA Draft Specific Plan and EIR formulation, and the Planning Commission's four related addendum recommendations as follows:

- a. That the 40-acre parcel located north of the northeast corner of East Shields and North Locan Avenues (north of a designated community center) be designated for Mixed Residential and Neighborhood Residential densities, and not the rural residential land use designation;
- b. That the entire 39.52 acre parcel located at the southeast corner of East Jensen and South Fowler Avenues (north of a designated community center) be designated Industrial/flex R&D land use, not as Mixed Residential and Industrial/flex R&D land use;

- c. Direct staff to consider and analyze a possible SEGA Specific Plan policy that 20 years after the SEGA Plan's adoption, the City reconsider the densities in the rural residential areas included in the ANX Overlay District for possible transition of some or all of these areas to more intense Mixed Residential and Neighborhood Residential densities;
- d. Adopt of the Policy for Proposed Plan Modifications to The Southeast Growth Area (SEGA) Plan.

Attachments:

Attachment A: SEGA Design Alternative 1 Map  
Attachment B: SEGA Design Alternative 2 Map  
Attachment C: SEGA Design Alternative 3 Map  
Attachment D: Draft Design Alternative Modifications Requested by SEGA Advisory Committee  
Attachment E: July 16, 2008 Planning Commission Staff Report  
Attachment F: July 8, 2008 SEGA Agenda and Advisory Public Hearing Minutes  
Attachment G: Comments Received by the SEGA Advisory Committee  
Attachment H: Policy Paper for Proposed Plan Modification to Southeast Growth Area Plan

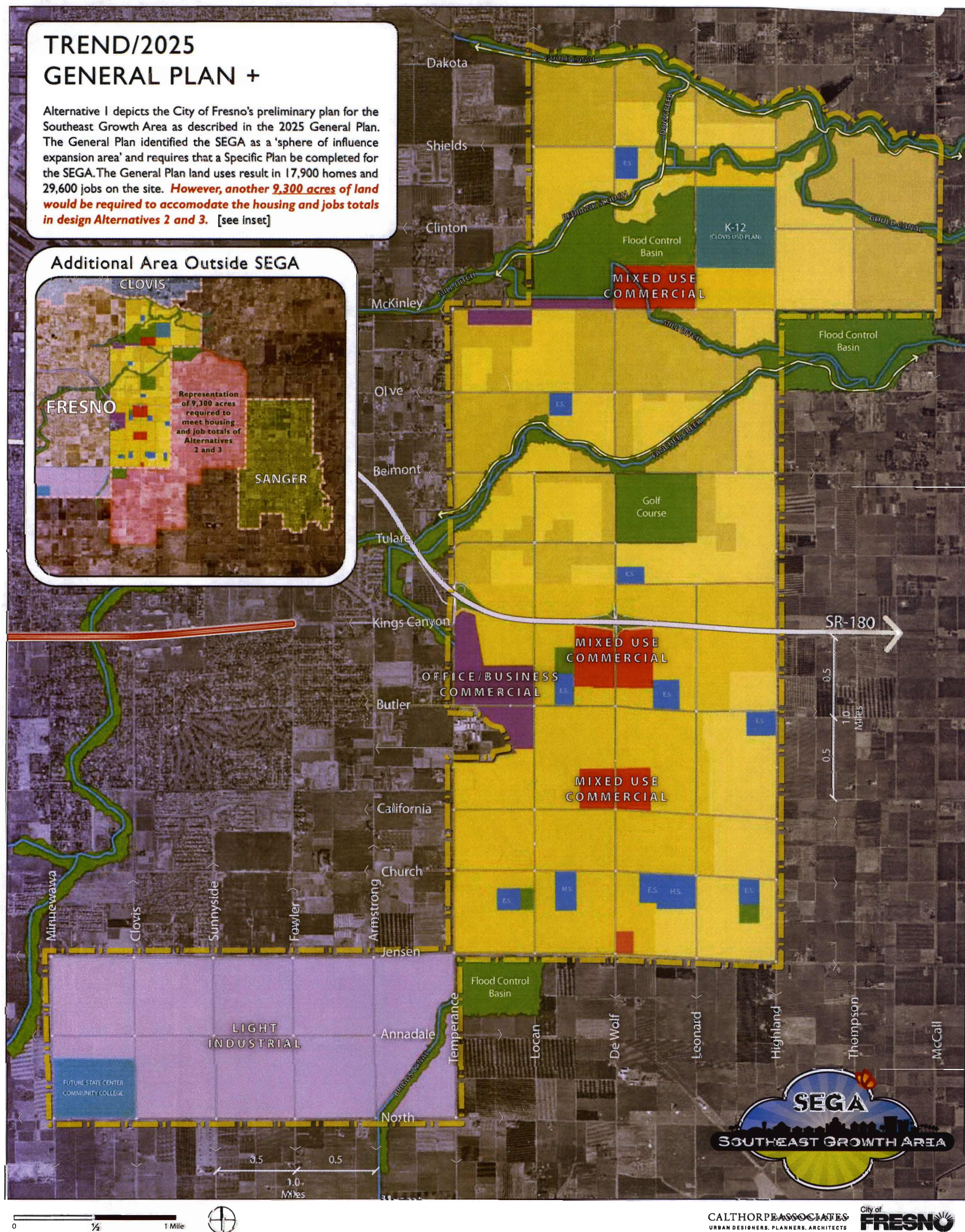
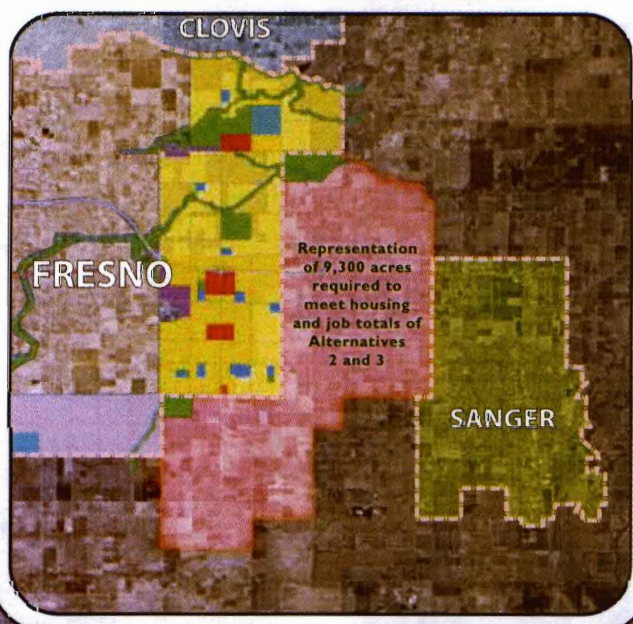
# ALTERNATIVE 1

## Attachment A

### TREND/2025 GENERAL PLAN +

Alternative 1 depicts the City of Fresno's preliminary plan for the Southeast Growth Area as described in the 2025 General Plan. The General Plan identified the SEGA as a 'sphere of influence expansion area' and requires that a Specific Plan be completed for the SEGA. The General Plan land uses result in 17,900 homes and 29,600 jobs on the site. **However, another 9,300 acres of land would be required to accommodate the housing and jobs totals in design Alternatives 2 and 3.** [see inset]

#### Additional Area Outside SEGA



0 1/2 1 Mile



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URBAN DESIGNERS, PLANNERS, ARCHITECTS

City of  
**FRESNO**

#### SPECIFIC PLAN ALTERNATIVE SCENARIOS WORKSHOP JUNE 10, 2008

|               | Total Homes | Total Jobs | Additional Area Outside SEGA* |
|---------------|-------------|------------|-------------------------------|
| Alternative 1 | 17,900      | 29,600     | 9,100 Acres<br>[see inset]    |
| Alternative 2 | 43,800      | 35,500     | 0 Acres                       |
| Alternative 3 | 42,900      | 36,000     | 0 Acres                       |

\*Alternative 1 requires approximately 9,300 acres outside the SEGA to meet the housing and job totals of Alternatives 2 and 3.

- Mixed-Use Commercial
- Neighborhood Commercial
- Office/Business Commercial
- Light Industrial
- Education Facilities (Pipeline Facilities)
- Civic (Schools)
- Medium-High Density Residential
- Medium Density Residential
- Medium-Low Density Residential
- Rural/Low Density Residential
- Park/Water Recharge/Basin/Golf Course
- Waterway/Canal

LAND USE (2025 General Plan Land Use Categories)

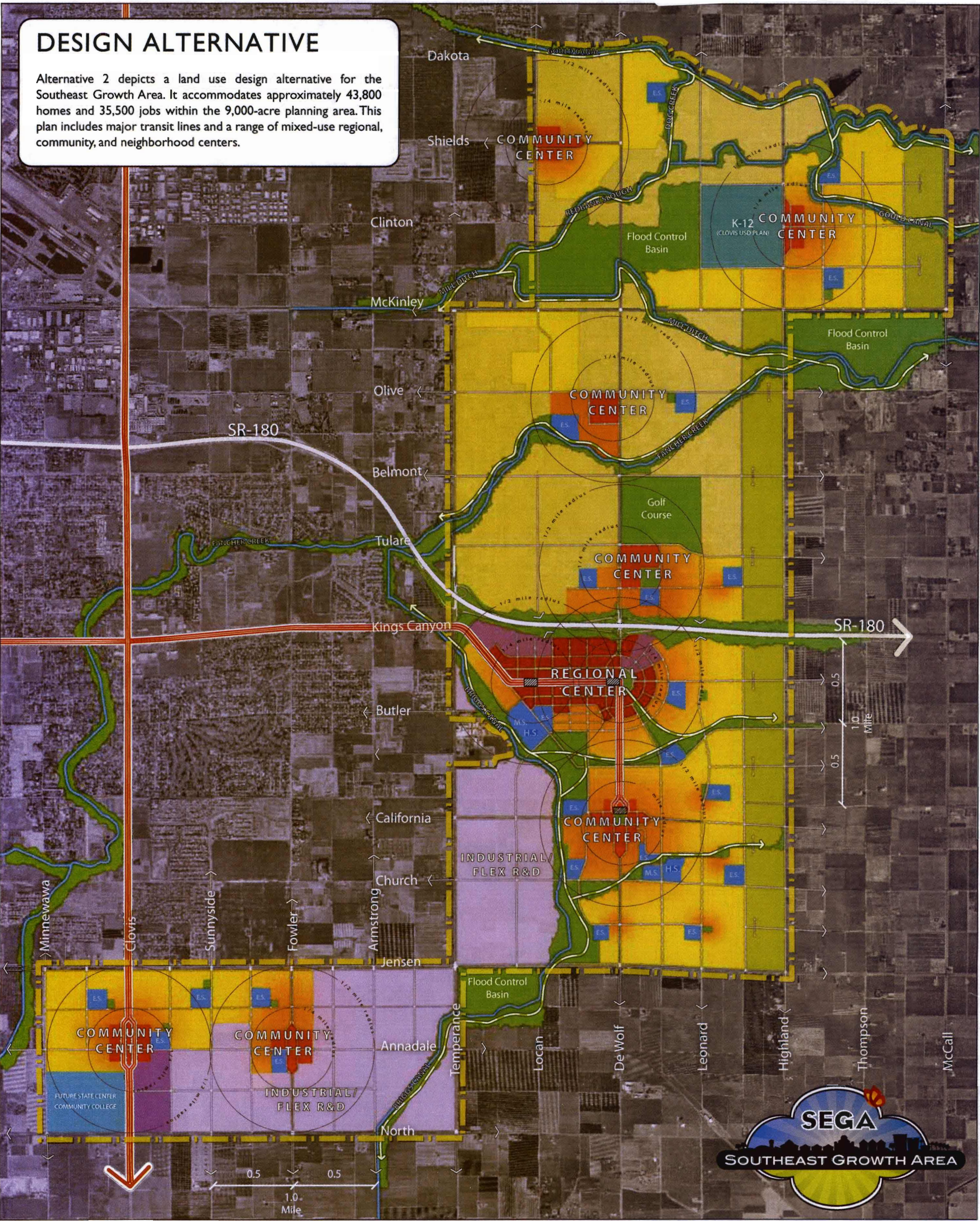
#### INFRASTRUCTURE

- Highway
- Transit Alignment
- Bike/Pedestrian Trail

ALTERNATIVE 2

DESIGN ALTERNATIVE

Alternative 2 depicts a land use design alternative for the Southeast Growth Area. It accommodates approximately 43,800 homes and 35,500 jobs within the 9,000-acre planning area. This plan includes major transit lines and a range of mixed-use regional, community, and neighborhood centers.



0 1/2 1 Mile



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City of  
**FRESNO**

SPECIFIC PLAN ALTERNATIVE SCENARIOS WORKSHOP JUNE 10, 2008

- Regional Center
- Community Center
- Office/R&D Center
- Industrial/Flex R&D
- Schools
- Education Facilities (Pipeline Projects)
- Mixed Residential
- Neighborhood Residential
- Rural Residential
- Rural Cluster Residential
- Park/Open Space/Flood Control
- Waterway

LAND USE

INFRASTRUCTURE

- Highway
- Transit Boulevard
- Bike/Pedestrian Trail
- Walking Radii
- Transit Station

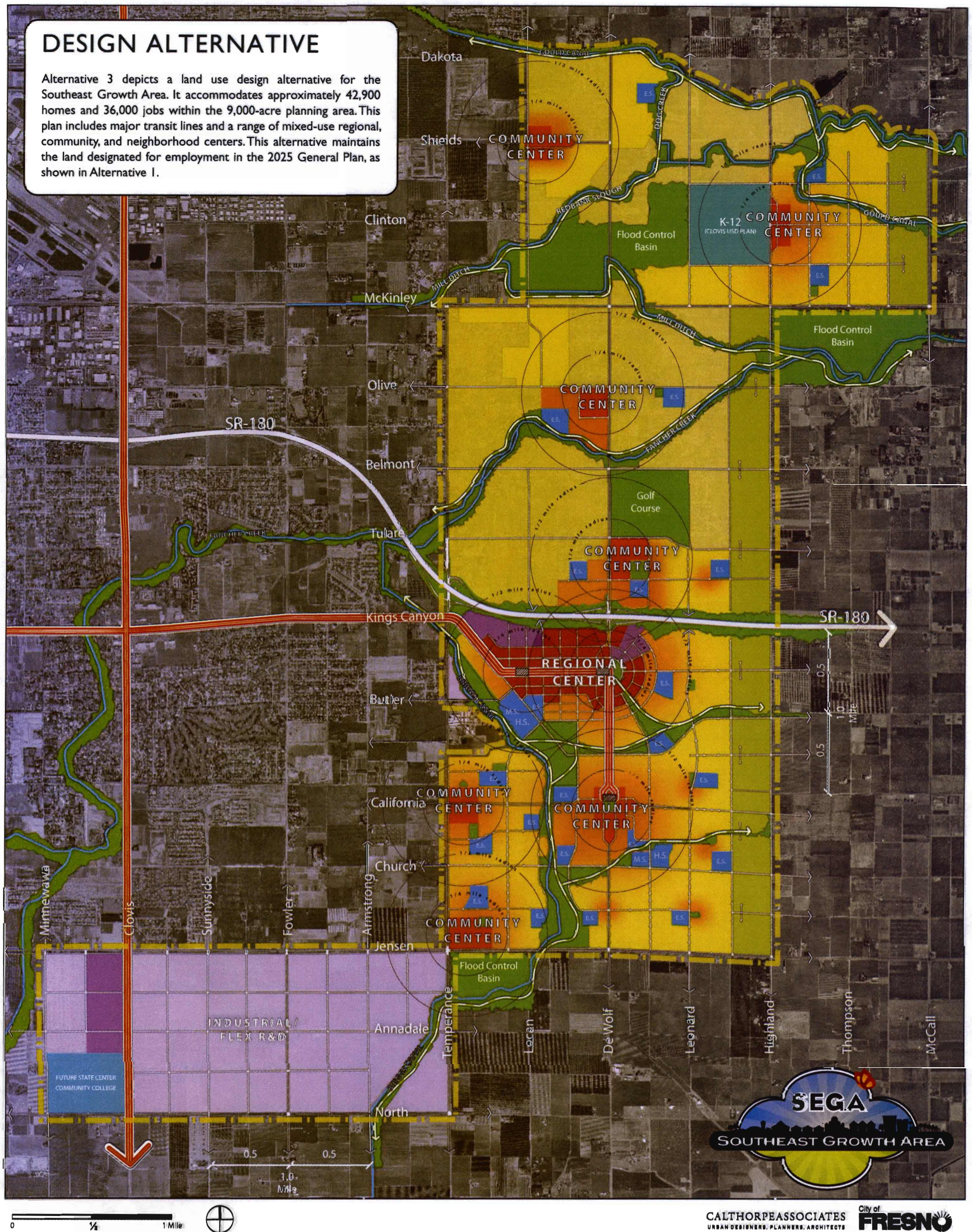
|               | Total Homes | Total Jobs | Additional Area Outside SEGA* |
|---------------|-------------|------------|-------------------------------|
| Alternative 1 | 17,900      | 29,600     | 9,300 Acres                   |
| Alternative 2 | 43,800      | 35,500     | 0 Acres                       |
| Alternative 3 | 42,900      | 36,000     | 0 Acres                       |

\*Alternative 1 requires approximately 9,300 acres outside the SEGA to meet the housing and job totals of Alternatives 2 and 3.

# ALTERNATIVE 3

## DESIGN ALTERNATIVE

Alternative 3 depicts a land use design alternative for the Southeast Growth Area. It accommodates approximately 42,900 homes and 36,000 jobs within the 9,000-acre planning area. This plan includes major transit lines and a range of mixed-use regional, community, and neighborhood centers. This alternative maintains the land designated for employment in the 2025 General Plan, as shown in Alternative 1.



- |                                                                                                                                           |                                                                                                                                |
|-------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| <span style="display:inline-block; width:10px; height:10px; background-color:darkred;"></span> Regional Center                            | <span style="display:inline-block; width:10px; height:10px; background-color:orange;"></span> Mixed Residential                |
| <span style="display:inline-block; width:10px; height:10px; background-color:darkred;"></span> Community Center                           | <span style="display:inline-block; width:10px; height:10px; background-color:yellow;"></span> Neighborhood Residential         |
| <span style="display:inline-block; width:10px; height:10px; background-color:purple;"></span> Office/R&D Center                           | <span style="display:inline-block; width:10px; height:10px; background-color:yellow;"></span> Rural Residential                |
| <span style="display:inline-block; width:10px; height:10px; background-color:lightblue;"></span> Industrial/Flex R&D                      | <span style="display:inline-block; width:10px; height:10px; background-color:lightgreen;"></span> Rural Cluster Residential    |
| <span style="display:inline-block; width:10px; height:10px; background-color:blue;"></span> Schools                                       | <span style="display:inline-block; width:10px; height:10px; background-color:darkgreen;"></span> Park/Open Space/Flood Control |
| <span style="display:inline-block; width:10px; height:10px; background-color:darkgreen;"></span> Education Facilities (Pipelin eProjects) | <span style="display:inline-block; width:10px; height:10px; background-color:blue;"></span> Waterway                           |

### LAND USE

### INFRASTRUCTURE

- |                                                                                                               |                                                                                                                                           |
|---------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| <span style="display:inline-block; width:20px; border-bottom:2px solid black;"></span> Highway                | <span style="display:inline-block; width:20px; border:1px solid black; border-radius:50%;"></span> Walking Radii                          |
| <span style="display:inline-block; width:20px; border-bottom:2px solid orange;"></span> Transit Boulevard     | <span style="display:inline-block; width:20px; border:1px solid black; border-radius:50%; background-color:gray;"></span> Transit Station |
| <span style="display:inline-block; width:20px; border-bottom:2px dashed green;"></span> Bike/Pedestrian Trail |                                                                                                                                           |

### SPECIFIC PLAN ALTERNATIVE SCENARIOS WORKSHOP JUNE 10, 2008

|                      | Total Homes   | Total Jobs    | Additional Area Outside SEGA* |
|----------------------|---------------|---------------|-------------------------------|
| Alternative 1        | 17,900        | 19,600        | 9,300 Acres                   |
| Alternative 2        | 41,800        | 35,500        | 0 Acres                       |
| <b>Alternative 3</b> | <b>42,900</b> | <b>36,000</b> | <b>0 Acres</b>                |

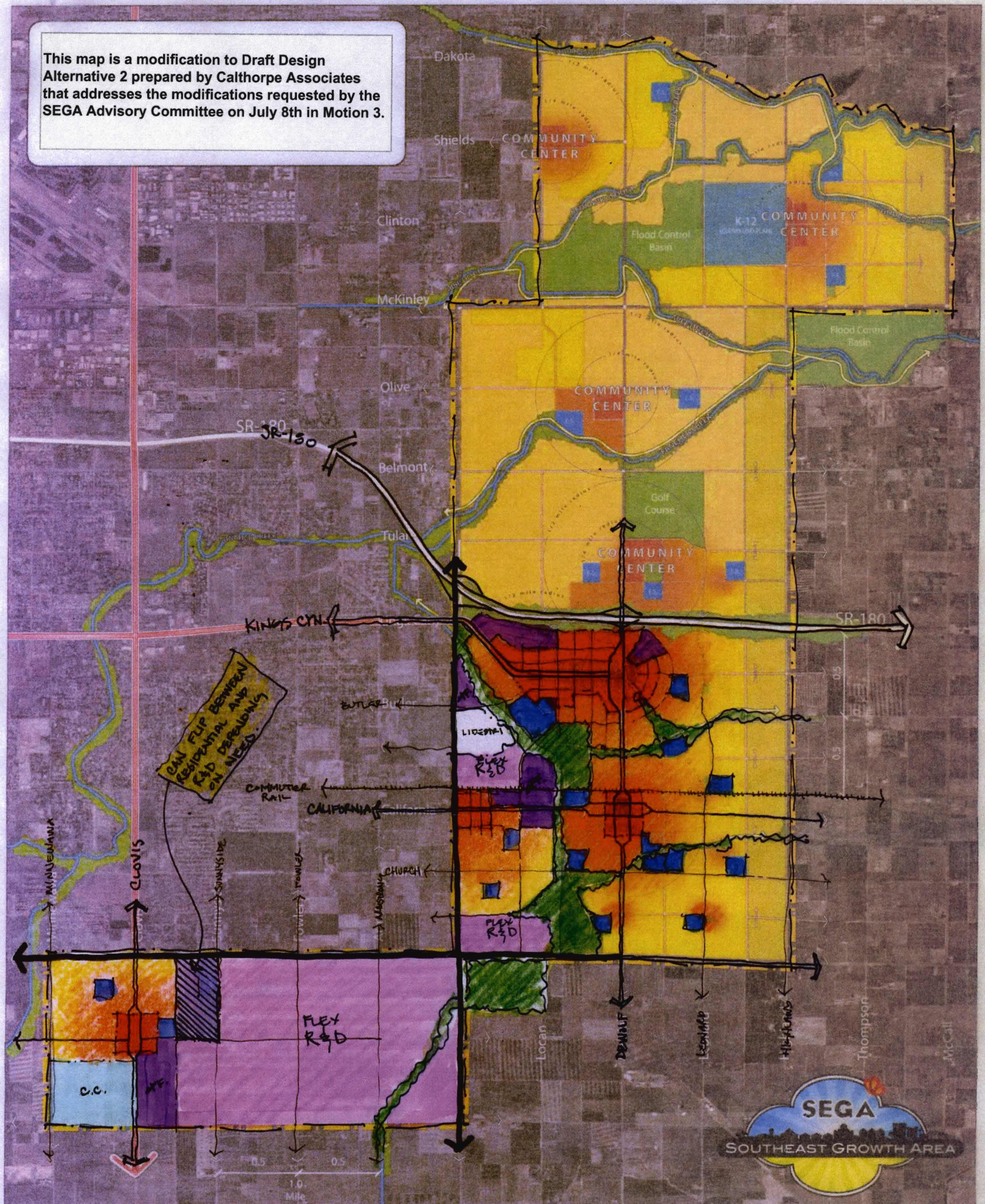
\*Alternative 1 requires approximately 9,300 acres outside the SEGA to meet the housing and job totals of Alternatives 2 and 3.

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City of  
**FRESNO**

## ALTERNATIVE 2

This map is a modification to Draft Design Alternative 2 prepared by Calthorpe Associates that addresses the modifications requested by the SEGA Advisory Committee on July 8th in Motion 3.



CALTHORPE ASSOCIATES  
URBAN DESIGNERS, PLANNERS, ARCHITECTS  
City of FRESNO

SPECIFIC PLAN ALTERNATIVE SCENARIOS WORKSHOP JUNE 10, 2008

- Regional Center
- Community Center
- Office/R&D Center
- Industrial/Flex R&D
- Schools
- Education Facilities (Pipeline Projects)
- Mixed Residential
- Neighborhood Residential
- Rural Residential
- Rural Clusters Residential
- Park/Open Space/Flood Control
- Waterway

LAND USE  
INFRASTRUCTURE

- Highway
- Transit Boulevard
- Walking Radii

|               | Total Homes | Total Jobs | Additional Area Outside SEGA* |
|---------------|-------------|------------|-------------------------------|
| Alternative 1 | 17,900      | 29,600     | 9,300 Acres                   |
| Alternative 2 | 43,800      | 35,500     | 0 Acres                       |
| Alternative 3 | 42,900      | 36,000     | 0 Acres                       |



## REPORT TO THE PLANNING COMMISSION

# Attachment E

July 15, 2008

APPROVED BY

  
DEPARTMENT DIRECTOR

FROM: NICK YOVINO, Director

BY: KEITH BERGTHOLD, Assistant Director  
Planning Division 

SUBJECT: Three plan concepts, a modified alternative recommended by the SEGA Advisory Committee, and a Planning Staff recommendation with addendums are presented for consideration and selection of the 9,000-acre Southeast Growth Area (SEGA) Specific Plan Preferred Alternative for further environmental and planning analysis. The Planning Commission's selection of a preferred alternative will be a recommendation to the City Council for its consideration and approval.

1. Growth Alternative No. 1 land use design alternative: depicts present growth trends as described in the 2025 Fresno General Plan to accommodate 17,900 residential dwellings and 29,600 jobs within the plan area. This alternative requires approximately 9,300 acres outside the SEGA to meet the housing and job totals of Growth Alternative Nos. 2 and 3.
2. Growth Alternative No. 2 land use design alternative: depicts growth to accommodate approximately 43,800 residential dwellings and 35,500 jobs within the 9,000-acre plan area. This design alternative includes major transit lines and a range of mixed-use regional, community, and neighborhood centers. This alternative differs from Growth Alternative No. 1 in the location and distribution of planned industrial areas and provides a substantial increase in the population and employment capacity of the plan area.
3. Growth Alternative No. 3 land use design alternative: depicts growth to accommodate approximately 42,900 residential dwellings and 36,000 jobs within the 9,000-acre plan area. This design alternative includes major transit lines and a range of mixed-use regional, community, and neighborhood centers. This alternative maintains the industrial land use designations of the 2025 Fresno General Plan as depicted in Growth Alternative No. 1 for the area south of East Jensen Avenue while substantially increasing population and employment capacity similar to Growth Alternative No. 2.
4. Southeast Growth Area Advisory Committee recommendation of preferred alternative, which is a modification of Growth Alternative No. 2.
5. Planning Staff recommendation of an unmodified Growth Alternative No. 2, with a proposed policy addendum related to rural residential land uses, and a proposed formal SEGA Preferred Alternative Modification Process that will be open to any petitioner for 30 days after City Council action (prospectively beginning July 22, 2008).

### BACKGROUND

- o There has been an exceptional and extensive public outreach and community engagement process via mail, email, face-to-face presentations and meetings in the SEGA plan area, surrounding environs, the metro area, regionally and statewide of the SEGA Draft Design

 ORIGINAL

Alternatives 1, 2, and 3, (see attachments C, D and E) as evidenced in the attached June 10<sup>th</sup> Workshop Summary and other materials (see Attachment A and B).

- Planning Staff and consultants Calthorpe Associates and EDAW have conducted numerous meetings with various public agency staff members, elected officials, property owners, community representatives and association members, development, business, and real estate professional, and more, to brief and receive input on SEGA meetings and SEGA Draft Design Alternatives 1, 2, and 3.
- A number of letters, emails, and documented comments have been received from property owners, consultants for property owners, public and nonprofit agency leaders, design and development professionals, developers, and others, also as evidenced by attached correspondence, submittals, and minutes (see Attachment G). Some of these comments are being addressed as part of the SEGA Advisory and Planning Staff recommendations now with regard to the selection of a Preferred SEGA Alternative, some should be addressed via a proposed formal SEGA Preferred Alternative Modification Process outlined below, and some must necessarily be addressed through the subsequent SEGA DRAFT Specific Plan and EIR formulation process.
- SEGA Draft Design Alternative 2 has generally and clearly received the largest base of support and positive endorsement from a wide range of public, professional, and community members. It is noted that there has been some understandable opposition to any City growth or urbanization at all in the currently rural and agricultural based SEGA, and particular objections to conceptual recommendations for specific land use designations, intensities, and design patterns (see Attachment G).
- Public meetings are scheduled as follows to receive further public input and to make recommendations for a SEGA Preferred Design Alternative that can form the basis and focus for subsequent SEGA DRAFT Specific Plan and EIR formulation: SEGA Advisory Committee (July 8, 2008), City of Fresno Planning Commission (July 16, 2008), Fresno County Board of Supervisors (July 22, 2008), Fresno City Council selection of Preferred Alternative (July 22, 2008).
- 6. The SEGA Advisory Committee conducted a public hearing July 8, 2008, receiving public testimony and recommendations for Draft Design Alternative modifications, and has made a recommendation of SEGA Draft Design Alternative 2 as the Preferred Alternative with certain modifications as outlined below. Calthorpe Associates has evaluated one of the modifications recommended by the SEGA Advisory Committee, that of the relocation of a proposed Community Center from south of Jensen to north of Jensen, and has prepared a design map insert reflecting such changes and demonstrating how Calthorpe Associates would propose designing Community Center relocation changes and adjustments to Industrial Flex/R&D and Office/R&D Center that would appropriately implement the SEGA Advisory Committee recommendation, if accepted (See Attachment H).
- Planning Staff is recommending an unmodified SEGA Draft Design Alternative 2, as outlined below.
- In order to allow the evaluation of any additional presentations of thoughtful and well justified SEGA Preferred Alternative modifications prior to the timely completion of the SEGA DRAFT Specific Plan and EIR formulation, Planning Staff is also recommending that any further recommended public, property owner, or agency proposed modifications be addressed after a

SEGA Preferred Alternative has been confirmed by the City Council, through a formal SEGA Preferred Alternative Modification Process consistent with past practices and the Local Planning and Procedures Ordinance, that will be open for 30 days after City Council action, and allow for any petitioner to file a formal modification request that includes filing fees, submission and analysis criteria, and required policy categories for City Staff making findings to support or reject a proposed modification. This process is set forth in Policy for Proposed Plan Modifications to the Southeast Growth Area (SEGA) Plan, which is attached to the Staff Report as Attachment I.

**SEGA Advisory Committee Recommendation – See Attachment F for Minutes**

**SEGA Advisory Committee Motions – July 8, 2008**

1. Motion to approve SEGA Alternative 2. (Motion Made: E. Berg, Second: J. Hernandez) - Passed Unanimously
2. Motion to add the existing power lines running from Highland and Church, the diagonal south of Kings Canyon and Temperance, SJV rail line running north of California and rail road tracks to be added to the proposed open space system and designated as potential light rail alignment. (Motion Made: E. Berg, Second: T. Brooks) - Passed Unanimously.
3. Motion to remove community center on Anadale and Fowler in Alt.2 and relocate to the industrial area north of Jensen and east of Temperance. (Motion Made: E. Berg, Second: K. Collier) – Passed w/ J. Hernandez voting No.
4. Motion to recommend to add a regional park inside or outside the SEGA Area. (Motion Made: E. Berg, Second: R. Simonian) - Passed Unanimously.

**Notes on SEGA Advisory Committee Motions to Modify Alternative 2:**

**Motion 1:** Staff and Calthorpe Associates Agree

**Motion 2:** Staff and Calthorpe Associates recommend that the City first attempt to work with PG&E to relocate the existing power lines running from Highland and Church, and the diagonal south of Kings Canyon and Temperance, in an attempt to remove these as barriers to more intense design alternatives before designating as open space. Staff and Calthorpe Associates recommend the SJV rail line running north of California and rail road tracks be preserved and designated as a future commuter rail line to connect Sanger and Reedley to the metro area as is proposed in the Fresno COG Blueprint and the Metro Rural Loop.

**Motion 3:** Calthorpe Associates has evaluated modifications in Motion 3. above recommended by the SEGA Advisory Committee, that of the relocation one Community Center from south of Jensen to north of Jensen, and has prepared a design map insert (see attached) reflecting such changes and demonstrating how Calthorpe Associates would propose designing Community Center relocation changes and adjustments to Industrial Flex/R&D and Office/R&D Center that would appropriately implement the SEGA Advisory Committee recommendation, if accepted.

Some reasons for Calthorpe recommending locating the relocated Community Center from south of Jensen to the California Avenue alignment north of Jensen:

- Better and more direct access to related employment (north and east of the Community Center) and the Community Center designated east of Briggs Canal.
- California Avenue is on the one-mile grid City Grid between Kings Canyon and Jensen providing good access from both directions.
- If the planned commuter rail line along the existing rail toad tracks just north becomes comes to fruition and becomes more urban over time, there could be a potential stop at the California Avenue Community Center.
- A California Avenue Community Center also serves planned residential development to the west and does not conflict with other planned commercial developments in the area.
- Alternative Community Center location at Church/Temperance not a good center location: Church is a minor street (not on the one-mile-grid), and it does not provide the same level of regional and thru-access for a Community Center.
- Alternative Community Center location at NE Temperance/Jensen is not a good location because the major intersection/interchange of two (planned) 6-lane roadways would require major design intervention and significant funding to form the required double couplet to facilitate the land uses in the center, and land adjacent and around the center to SW is industrial and SE is out of the SEGA planning boundary and likely preserved for strategic agriculture far into the future, thus reducing the walkable areas that might be served by a Community Center.

**Motion 4:** Motion 4 needs to be further researched and studied. One point should be made however, that SEGA is proposed to have around 12 acres per/1,000 population of open space vs. City average of 4 acres per/1,000 population or less including regional facilities – and that dual use of large drainage areas is anticipated that may serve regional needs.

#### **DETAILS OF STAFF RECOMMENDATIONS**

- Planning Staff is recommending that an Unmodified SEGA Draft Design Alternative 2 be recommended by the Planning Commission to the City Council for approval as the SEGA Preferred Alternative to be used as the basis for and focus of subsequent SEGA DRAFT Specific Plan and EIR formulation (which will include detailed and comprehensive CEQA environmental reviews and analysis, and complete CEQA alternative plan and related analyses);
- Part of this recommendation includes the continuation of existing Rural Residential land use designations as shown on the SEGA Draft Design Alternative 2, with the express intent that implied rural lifestyles of owners and residents be protected when annexed to the City through the application of the ANX Transitional Overlay District. However, staff also recommends that a key policy recommendation be added, and acknowledged now for further elaboration in the SEGA DRAFT Specific Plan and EIR, to provide for reconsideration of densities in this rural residential area 20 years after plan adoption, anticipating a 20-year useful time frame for rural residential uses in this area and probable eventual transition of the majority of these areas over the 20- to 50-year plan build out period to more intense Mixed Residential and Neighborhood Residential densities. This policy is necessary in order to calculate and environmentally assess the ultimate utility and road infrastructure requirements of the SEGA, since these infrastructure elements have a design life that may exceed the planning horizon for SEGA; and
- Planning Staff further recommends that related to whichever SEGA Preferred Alternative is recommended by the Planning Commission to the City Council, that any additional modifications proposed to the SEGA Preferred Alternative by property owners, members of the public, or public agencies be addressed after the SEGA Preferred Alternative has been approved by the City Council through a formal SEGA Preferred Alternative Modification Process (consistent with past practices

and the Local Planning and Procedures Ordinance) that will be open for 30 days after City Council action (prospectively July 22, 2008), and allow for any petitioner to objectively make their case by filing a formal modification request that includes filing fees, submission and analysis criteria, and required policy categories for City Staff making findings to support or reject a proposed modification. (See Attachment I, Policy Paper for Proposed Plan Modification to Southeast Growth Area Plan)

**Planning Staff is recommending an Unmodified SEGA Draft Design Alternative 2 for the following reasons:**

- Planning Staff fully agrees with most participants in the SEGA public outreach and community engagement process, and the SEGA Advisory Committee, that SEGA Draft Design Alternative 2 would generally represent the best overall model for the future development of the SEGA plan area in particular and as a model for the balance of Fresno and the Valley.
- The jobs-housing-services-alternative transportation linkages suggested by splitting Industrial/Flex R&D areas into some designated above Jensen Avenue and some designated below Jensen Avenue should provide significant environmental, community design, and economic development benefits – and prevent and reduce the disadvantages and negative metrics of large scale monolithic land use areas of any type that require exclusive auto and truck transportation modes.
- The very accessible Industrial/Flex R&D area west of the Briggs Canal north of Jensen has close proximity to regional and community centers, mixed and neighborhood residential areas, expressways, transit corridors, and the multi-purpose trails of nearby greenways and open space buffers – and creates the potential for very high valued, innovative and employment intensive developments of technology, business, and custom manufacturing campuses in the spirit of locally-based Pelco and examples from advanced, clean, and well regarded eco-industrial parks in other U.S metro areas and in emerging economies around the world.
- The equally very accessible Industrial/Flex R&D area south of Jensen is proposed to support walkable and bikable linkages with the new SCCC vocational campus and to be integrated with and balanced by two community centers with related mixed and neighborhood residential areas, expressway and transit corridors, and to produce proximate space for very high valued, innovative and intense developments of technology, business, and custom manufacturing campuses similar to those suggested north of Jensen.
- The Industrial/Flex R&D model south of Jensen may be the green-based prototype we need for other future economic development expansion areas to the south and west of Downtown Fresno and become the model for re-thought designs applied to revitalization and infill areas that can and should plan for and achieve the same environmental, community design, and economic development benefits as SEGA.
- While the split Industrial/Flex R&D areas proposed in SEGA Draft Design Alternative 2 will require a modification to the City/County MOU which calls for 1,500 acres of monolithic industrial land south of Jensen in SEGA – Planning Staff believes that a strong case can be made that significant and measurable environmental, community, and economic development benefits will accrue from these proposed jobs-housing-services-alternative transportation linkages. (Calthorpe/Fehr and Peers preliminary metrics illustrated in the SEGA Power Point from June 10, 2008, do not suggest much difference between Alternatives 2 and 3 related to air quality, green house gases, and growth of vehicle miles traveled. Checking on this with sub-consultants Fehr and Peers who ran the preliminary models - Calthorpe reports the lack of initial difference between Alternatives 2 and 3, in

part, is because they ran a regional model and that SEGA is not an island, but part of a larger region, and that the regional model picks up on the incoming and outgoing trips as part of calculating trips. The two alternatives basically have the same amount of industrial, and at the regional and even site scale, those areas produce similar amounts of trips and VMT. However, it was agreed by Calthorpe and Fehr and Peers staff that a really fine grained analysis would likely produce more significant differences between the alternatives in the richer mix of integrated and proximate Residential, Commercial Services, and Industrial/Flex R&D in the area south of Jensen proposed in an unmodified Alternative 2.)

## **RECOMMENDATION TO PLANNING COMMISSION**

1. RECOMMEND APPROVAL to the City Council of unmodified SEGA Draft Design Alternative No. 2 as the preferred alternative for purposes of preparation of the SEGA Draft Specific Plan and environmental analysis of said draft specific plan.
2. RECOMMEND to the City Council that it direct staff to consider and analyze a possible SEGA Specific Plan policy that 20 years after the SEGA Plan's adoption, the City reconsider the densities in the rural residential areas included in the ANX Overlay District for possible transition of some or all of these areas to more intense Mixed Residential and Neighborhood Residential densities.
3. RECOMMEND to the City Council adoption of the Policy for Proposed Plan Modifications to The Southeast Growth Area (SEGA) Plan.

### **Attachments:**

Attachment A: SEGA June 10th Powerpoint  
Attachment B: Summary of June 10th Meeting  
Attachment C: SEGA Design Alternative 1 Map  
Attachment D: SEGA Design Alternative 2 Map  
Attachment E: SEGA Design Alternative 3 Map  
Attachment F: July 8, 2008 SEGA Agenda and Advisory Public Hearing Minutes  
Attachment G: Comments Received by the SEGA Advisory Committee  
Attachment H: Draft Design Alternative Modifications Requested by SEGA Advisory Committee  
Attachment I: Policy Paper for Proposed Plan Modification to Southeast Growth Area Plan

| Generalized Elements and Planning Process Timeline |                                                                                                                                                                                                                                                                                                                                                                                                                      |                                      |
|----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
|                                                    | Task                                                                                                                                                                                                                                                                                                                                                                                                                 | Noticing Type                        |
| <b>July 8, 2008<br/>6:00pm</b>                     | Presentation of preferred alternative(s) to the public by City Staff and the SEGA Advisory Committee. The alternatives proposed by staff and the Committee may be different. A public notice will be published prior to the presentations.                                                                                                                                                                           | Mail, Newspaper, Email & Web Posting |
| <b>July 16, 2008<br/>6:00pm</b>                    | Presentations of preferred alternative(s) to the Fresno City Planning Commission.                                                                                                                                                                                                                                                                                                                                    | Mail, Newspaper, Email & Web Posting |
| <b>July 22, 2008<br/>8:30am</b>                    | Presentations of preferred alternative(s) to the Fresno County Board of Supervisors for their recommendations to the City Council.                                                                                                                                                                                                                                                                                   | Mail, Newspaper, Email & Web Posting |
| <b>July 22, 2008<br/>3:00pm</b>                    | City Council selection of the preferred alternative. Council selection of an alternative DOES NOT imply approval of the SEGA Plan but moreover, allows the consultant to prepare a draft plan and Environmental Impact Report (EIR) for further review and input by the public.                                                                                                                                      | Mail, Newspaper, Email & Web Posting |
| <b>Fall 2008</b>                                   | Notice of Preparation (NOP) of an Environmental Impact Report (EIR) is published in local newspaper. The NOP will be sent to interested property owners and published in the newspaper. Notice will include date of scoping session within the mandatory 30-day NOP review period.                                                                                                                                   | Mail, Newspaper, Email & Web Posting |
| <b>Fall 2008</b>                                   | Notice of Availability of Draft EIR published in local newspaper which begins a mandatory 45-day public review and comment period on the Draft EIR. The Notice of Availability will be sent to interested property owners and published local newspaper and will include a deadline for the review and comment period.                                                                                               | Mail, Newspaper, Email & Web Posting |
| <b>Winter 2008/2009</b>                            | Preparation of Final EIR. This document will include responses to all written comments.                                                                                                                                                                                                                                                                                                                              | Email & Web                          |
| <b>Winter 2009</b>                                 | Notice of Public Hearing (Planning Commission). Published notice and mailers will be sent out 10 days prior to the public hearing.                                                                                                                                                                                                                                                                                   | Mail, Newspaper, Email & Web Posting |
| <b>Winter/Spring 2009</b>                          | Notice of Public Hearing (City Council). Published notice and mailers will be sent out 10 days prior to the public hearing.                                                                                                                                                                                                                                                                                          | Mail, Newspaper, Email & Web Posting |
| <b>Spring 2009</b>                                 | Notice of Determination is filed immediately after City Council certification of the EIR and approval of the SEGA Community Plan.<br>The entire environmental process can take anywhere from 8-12 months to complete, dependent upon its complexity. The public will have input in the EIR process during the NOP stage; 45-day review period of Draft EIR; Planning Commission hearings; and City Council hearings. | Email & Web                          |

#### SEGA Alternatives and Café Poster Boards

The SEGA Workshop PowerPoint, Alternative Maps and Café Poster Boards are available for review via the following link. You can also send us your comments, suggestions or questions as well at the link below.

<http://www.fresno.gov/Government/DepartmentDirectory/PlanningandDevelopment/Planning/SEGA/SEGAAlternatives.htm>

#### Annexation Overlay Ordinance

The ANX overlay district is intended to protect existing rural residential land uses upon annexation into the City and allow for those rural residential land uses to continue until such time as properties are further developed consistent with the 2025 Fresno General Plan City. The full ordinance can be downloaded via the following link:

<http://www.fresno.gov/Government/DepartmentDirectory/PlanningandDevelopment/Planning/Annexations.htm>.

#### Planning and Development Staff Contact Information:

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## Southeast Growth Area (SEGA) Advisory Committee Meeting

Tuesday, July 8, 2008 at 6:00pm

City Council Chambers, 2nd Floor

2600 Fresno Street, Fresno, Ca 93721

### Agenda

- I. Staff presentation to frame the SEGA preferred alternative selection process.
- II. Committee to open Public Hearing Session.  
(Testimony from those in attendance, testimonies will be limited to three minutes per person. If you would like to speak, please fill out a Speaker Request Form available at the chamber entrance doors.)
- III. Committee to close Public Hearing Session and begin discussion to formulate a recommendation for a preferred alternative.
- IV. Committee to recommend a preferred alternative.
- V. Adjournment

The agenda and all related staff reports are available at

<http://www.fresno.gov/Government/DepartmentDirectory/PlanningandDevelopment/Planning/SEGA/default.htm>.

#### Committee Members:

Richard Simonian, Chair  
Cindy Sparks  
Doug Harrison  
Elisabeth Berg  
Jenny Amaro  
Tim Brooks

Mike Briggs, Co-Chair  
John Bonadelle  
John Hernandez  
Kathy Bray  
Kimberly Collier  
Leland Parnagian

\* Walt Byrd  
\*Richard Sepulveda  
\*David Fey  
\*Ralph Kachadourian  
(\*Ex-Officio Member)

SOUTHEAST GROWTH AREA (SEGA)  
ADVISORY COMMITTEE MEETING

JULY 8, 2008

Tape-Recorded Meeting Minutes

Prepared by:

Diana K. Morris

CSR No. 12451

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1 MR. SIMONIAN: Committee members introduce  
2 themselves and those Ex-Officio members, please  
3 designate your agency you're representing.  
4 Kimberly, let's start with you down at the end  
5 there.  
6 MS. COLLIER: I'm Kimberly Collier.  
7 MR. PARNAGIAN: I'm Leland Parnagian.  
8 MS. SPARKS: I'm Cindy Sparks.  
9 MR. BROOKS: Tim Brooks.  
10 MR. HERNANDEZ: John Hernandez. There we go.  
11 MR. FEY: Dave Fey with the City of Clovis.  
12 MR. KACHADOURIAN: Ralph Kachadourian with  
13 the City of Sanger.  
14 MR. SIMONIAN: Good. Thank you all for being  
15 here. We have a quorum so we will conduct our meeting  
16 this evening.  
17 There are some yellow cards when you came in.  
18 If you would like to speak during the public portion of  
19 the meeting, please fill out the card and I will call  
20 you up after we finish with staff presentation and  
21 discussion by members of the committee.  
22 Most of you look familiar to me. I'm sure  
23 you've participated in a number of the previous  
24 gatherings we've had going back well over a year. Many  
25 of you were at the June 10th meeting which quite an

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1 extensive presentation. We are going to repeat some of  
2 that material tonight by City staff, so please bear with  
3 us if you seen it before. We'll just update you and  
4 then we'll proceed on with public presentation.  
5 Keith Berthal, would you take it over from  
6 here.  
7 MR. BERTHAL: Thank you very much, Mr.  
8 Simonian and members of the SEGA Advisory Committee.  
9 We're here tonight for you to make a  
10 recommendation on a preferred alternative. The purpose  
11 of that is to have a singular concept with ever many  
12 bells and whistles that we can use to work with  
13 Calthorpe and Associates and EDA to prepare a draft  
14 Specific Plan and a full Environmental Impact report.  
15 After this meeting, we will be making  
16 recommendation to staff and carrying your recommendation  
17 to the Planning Commission. That meeting be will be  
18 beginning at 6:00 p.m. on July 16.  
19 Subsequent to that, we will be moving forward  
20 to make the same presentations to the Board of  
21 Supervisors. I believe that's scheduled for 8:30 a.m.  
22 on July 22nd.  
23 And we are scheduled to present this to the  
24 City Council on July 22nd at 3:00 p.m., Trai?  
25 MS. HER: Yes.

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1 MR. BERTHAL: 3:00 p.m.  
2 What I wanted to do very quickly is run  
3 through, if it will work, let's see, here we go. I'm  
4 going to do this very fast and you can stop me and ask  
5 me questions. When we're done with any questions you  
6 have for staff, it would be appropriate to open the  
7 hearing to the public and Mr. Simonian can go through  
8 the rules of that and then it would be time for you to  
9 consider your recommendation.  
10 Does that seem okay?  
11 So I think we all know that Fresno County is  
12 growing and it is anticipated by the Department of  
13 Finance that the County will add a million people over  
14 the next 42 years. So just 40 to 50 years, looking at  
15 an additional million people. And the city of Fresno is  
16 historically at about a 52 percent share of that and the  
17 Fresno/Clovis Metropolitan Area, about a 72 percent  
18 share of that, so there's a lot of people coming.  
19 I'm going to go back for just a second to that  
20 slide.  
21 One of the reasons for some of the alternative  
22 scenarios, 2 and 3, with high population capacities is  
23 that we believe that these numbers are critical to take  
24 into consideration as we plan. The City of Fresno  
25 General Plan goes to 2025. The SEGA Specific Plan is

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1 proposed to go to 2050, so 25 years beyond our current  
2 General Plan.  
3 Losing farm land -- lot of issues here, so I'm  
4 going to run through them. There have been a lot of  
5 poster boards and people have reviewed these. They have  
6 been on the website. They were at the June 10th  
7 meeting. But a serious issue for us to consider in the  
8 future with SEGA and with the Fresno County blueprint is  
9 the loss of agricultural land and what that means to us  
10 in the future, issues of air quality are critical now.  
11 A number of children maybe even more than that  
12 ratio have asthma in the Valley, well above the state  
13 average.  
14 Issues of global warming and greenhouse gas  
15 emissions are now legal issues we have to address in our  
16 Environmental Impact Reports and with all new  
17 development because of Assembly Bill 32.  
18 Water is a critical issue. We're not at the  
19 point of a long-term drought or having used all of our  
20 resources. But if we don't plan for it now, we will be  
21 soon because of a number of factors.  
22 Housing choices and affordability are critical  
23 issues that are addressed. And we -- not just the  
24 capital or buying a house, but also being able to  
25 operate that house long-term and the monthly costs.

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| <p style="text-align: right;">Page 6</p> <p>1 Issues of attracting economic growth which<br/>2 have an awful lot to do with all of the other issues<br/>3 just mentioned. And especially airplane qualities and<br/>4 the quality of our infrastructure and the way we plan<br/>5 for a tracting industry. Stretching dollars as we<br/>6 talked about is important.<br/>7 And there is the SEGA growth area. You know,<br/>8 it's west of Sanger, south of Clovis and is in the<br/>9 southeast part of the Fresno Metropolitan region. It's<br/>10 14 square miles, 9,000 acres that were planned as a<br/>11 growth area in the 2025 General Plan adopted by the city<br/>12 in 2002, and was added to the City of Fresno's Sphere of<br/>13 Influence in 2006.<br/>14 These are the three design scenarios that are<br/>15 being considered. And a lot of work by Calthorpe and<br/>16 EDA went into trying to measure the differences between<br/>17 these on some of the variables that we just mentioned<br/>18 before this. And you can see that we are comparing<br/>19 alternatives relative to a number of sustainability<br/>20 issues like water, energy, air quality, and GHG or green<br/>21 house gases. Community sustainability, schools, again<br/>22 air quality, public health, access and urban<br/>23 agricultural interface.<br/>24 The costs figures which have to deal not only<br/>25 with individual household costs, but also with the costs</p>        | <p style="text-align: right;">Page 8</p> <p>1 9,300 acres above what's available.<br/>2 Design Alternatives 2 and 3 would contain that<br/>3 growth because of increased densities and intensities<br/>4 and a number of other design concepts within the 14<br/>5 square mile area.<br/>6 This is No. 1 Alternative: 18,000 jobs -- I'm<br/>7 sorry, 18,000 homes and a little less than 30,000 jobs.<br/>8 This is the relationship to Sanger. And we believe in<br/>9 order to accommodate that growth in the long-run at<br/>10 current densities or trend or what was proposed in the<br/>11 concept plan, we would need these additional acres.<br/>12 This is No. 2: close to 44,000 homes, 35,000<br/>13 and a half jobs and a different design that we will<br/>14 construct as an example.<br/>15 And No. 3, and the difference between 1 and 2<br/>16 -- or 2 and 3, I'm sorry. We did split approximately<br/>17 1500 acres of industrial that was proposed in the<br/>18 concept plan and as part of our agreement with the<br/>19 County and LafCo. And in this one, we split it to<br/>20 create a jobs-housing link as from a design standpoint<br/>21 did not exist before.<br/>22 And No. 3, it is shown as being monolithic<br/>23 again below Jensen and being just residential and<br/>24 commercial above that. So that's the key difference in<br/>25 those two design scenarios.</p>                                                                                                |
| <p style="text-align: right;">Page 7</p> <p>1 the City has to operate an appropriate, safe and<br/>2 sustainable infrastructure and service system. And<br/>3 trying to balance those is really what SEGA is all about<br/>4 as a model for the region, for the Metropolitan Area and<br/>5 certainly as a development concept for this 14 square<br/>6 mile area in our future.<br/>7 These are some of the metrics. There are many<br/>8 metrics. These are some of the ones we introduced early<br/>9 in terms of trying to meet some of those issues and<br/>10 actually maybe even conquer a few. So here we go.<br/>11 Some of the design principals include from<br/>12 Calthorpe: diversity and balance and human pedestrian<br/>13 scale, conservation and restoration and connections and<br/>14 interdependence of things. Again, these are the design<br/>15 alternatives, 1, 2 and 3 and we'll start to specify<br/>16 those.<br/>17 In terms of just gross numbers of homes and<br/>18 jobs, trend -- the general plan trend which was<br/>19 developed as a concept in the general plan called for<br/>20 approximately 17 or 18,000 units. We believe that<br/>21 because of the allocation of growth to the region and<br/>22 specifically to this subarea that in order to<br/>23 accommodate the 120,000 or so folks and what we believe<br/>24 might be 42 to 44 dwelling units, Plan No. 1 or<br/>25 Alternative No. 1 would actually require an additional</p> | <p style="text-align: right;">Page 9</p> <p>1 This is the plan area. Underlying an aerial<br/>2 map. Calthorpe, you have seen this before. I just love<br/>3 to build this, I think this is really fun.<br/>4 Concept first is preservation. What do you<br/>5 preserve? What do we need to keep? And Calthorpe<br/>6 identified a number of quarters and parcels of land that<br/>7 would connect together to be quarters. Creeks and<br/>8 ditches and canals looked at some of the flood control<br/>9 basins and other recharge areas that the Fresno<br/>10 Metropolitan Flood Control District had already<br/>11 identified and tried to connect those into a system of<br/>12 open space that would be used both for drainage,<br/>13 recharge and for multi-purpose trails and other open<br/>14 space type uses.<br/>15 And then they added in the transportation<br/>16 quarters and here you have the major quarter of Kings<br/>17 Canyon coming out and crossing Temperance. And instead<br/>18 of becoming a cul-de-sac at Locan, being shown as a<br/>19 design alternative, to come down into a new town center<br/>20 and using De Wolf as a transit quarter, also Clovis<br/>21 Avenue as a transit quarter, and you can see that there<br/>22 is still Temperance here. You can't see it on your<br/>23 thing. I can't do it on there much. Anyway, Temperance<br/>24 right in the middle of that and on the far side -- I'm<br/>25 sorry, expressway would be Jensen on the south.</p> |

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1 And they added an idea of commercial as  
2 centers, a regional center between De Wolf and  
3 Temperance, roughly below 180 coming from that new  
4 surrounded by -- surrounding that new transit quarter on  
5 Kings Canyon and a number of community level centers.  
6 One of the design features in the community  
7 level centers are couplets. Instead of the regular  
8 arterial streets that might be two or three lanes in  
9 each direction, these are meant to be one-way couplets  
10 that you would put development in between to create more  
11 walkability and connectivity. So there's a new design  
12 feature over what we have done in the past. And part of  
13 the reason for that is that we have been to a number of  
14 meetings and we haven't found very many people, if at  
15 all, in a -- that would walk across six lanes of traffic  
16 and two left turn lanes to get from one commercial  
17 center on one intersection to the other. They usually  
18 drive their cars. So the idea would be to create  
19 walkability.  
20 They added jobs, kind of employment areas. So  
21 the deeper purple would be business parks and office  
22 types of parks. And the lighter lavender or gray,  
23 depending on how you see this to be as being a more  
24 industrial flex, which is intended to be a higher  
25 intensity employment area. One that has high ratios of

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1 employees to acreage and property value and in some  
2 cases even sales tax.  
3 And then they added public facilities. And  
4 you can see in the north there's the Clovis Unified  
5 Educational facility above McKinley and west of  
6 Highland. There's also the significant State Center  
7 Community College Vocational School in the southwest  
8 corner, below Jensen. And a number of schools that  
9 would become neighborhood centers or part of a  
10 neighborhood center. These may or may not be exact  
11 locations depending on standards, but the idea would be  
12 to show a distribution so that we would have these  
13 walkable neighborhoods.  
14 Added in residential densities, more intense  
15 around the centers because the centers also act as  
16 transit stations for the bus rapid transit. And let me  
17 just comment on that for a moment. There is in the  
18 works with the City trying to get the grants and do the  
19 work over some period of time to have a rapid bus moving  
20 into bus rapid transit systems. The first quarter  
21 proposed for that is the Ventura/Kings Canyon quarter  
22 coming out to Fancher Creek, which is at Tulare and  
23 Clovis. And turning around somewhere in the  
24 neighborhood of Kings Canyon and Clovis. And we would  
25 hope eventually becoming full bus rapid transit with

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1 mile station stopped and the SEGA area would be planned  
2 to accommodate those mile station stops.  
3 The densities around stations to be transit  
4 supportive would need to be 20 units or more within a  
5 quarter mile of those stations. To support regular  
6 transit as we have in Fresno, with anything it looks  
7 like below \$6 a gallon gas you need about 10 units per  
8 acre along the quarters. We have four and five units  
9 per acre. So this would be a transit supportive design.  
10 There is an accommodations to maintain rural  
11 residential, at least in the initial plan, and to  
12 preserve it through the rural lifestyles through an ANX  
13 overlay. I am just going to kind of back up so you can  
14 see how that lays in. These are a number of rural  
15 enclaves that have been identified and parcelization.  
16 And then finally design feature would be a  
17 quarter mile, but of communities agriculture or organic  
18 agriculture called rural cluster. And it would be  
19 something that would provide us with the buffer that we  
20 feel is needed. And there has been a lot of  
21 coordination with a lot of are with a number of  
22 agricultural specialists that then could preserve and  
23 hold the eastern boundary for Fresno at Highland line.  
24 And part of the logic there is that every time we build  
25 a sphere line, the guy across the street wants

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1 residential and commercial. So this would be to try and  
2 at least to try to move the temptation a quarter mile  
3 away.  
4 This is just talking about neighborhoods. I'm  
5 just going to move through this very quickly. The mixed  
6 residential around the transit centers and the community  
7 centers. And these are just some things that have been  
8 built in other places that represent the kind of housing  
9 that might be anticipated where we're going to go in  
10 that density range of 20 plus units per acre.  
11 So these are just some ideas. These are  
12 mixtures of densities would work. This is the  
13 neighborhood residential and, again, just some ideas of  
14 how these things might work.  
15 The rural residential, no pictures, but this  
16 is the primary rural residential area. The cluster, and  
17 there is a diagram, if we didn't have and this may still  
18 require some kind of conversation easement or  
19 conservancy or trust, but one idea is a rural clustering  
20 where you have a number of units, like six or eight  
21 perhaps, and an undivided interest in the remaining 35  
22 acres of a 40 acre parcel that then has some sort of  
23 convenience to keep is in permanent agriculture.  
24 The centers -- and, let's see. There's the  
25 regional center that's proposed. And adding the

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| <p style="text-align: right;">Page 14</p> <p>1 community centers and adding the neighborhood centers,<br/>2 you start to see the distribution in the plan area.<br/>3 These become very walkable environments. And in the<br/>4 regional center, you're looking at these types of<br/>5 distances and homes and jobs, you know, in relation to<br/>6 that regional center.<br/>7 These are, again, some just images of some<br/>8 other regional centers that Calthorpe has been involved<br/>9 in helping build and design and the kind of<br/>10 transportation that comes into those centers.<br/>11 These are the community centers and the kind<br/>12 of mix of housing and jobs that would be anticipated in<br/>13 those. And, again, some pictures or images of things<br/>14 that might be like that.<br/>15 The neighborhood centers with schools<br/>16 typically being the center of a neighborhood center and<br/>17 the walkability and the kind of mix and homes and jobs<br/>18 there and just some examples.<br/>19 Distance to centers, and you can see that all<br/>20 the centers a half mile walking distance would include<br/>21 92 percent of the total homes proposed for the new plan<br/>22 and 73 percent of the jobs.<br/>23 And the way the metrics work for in cleaning<br/>24 our air and reducing greenhouse gases is to substitute<br/>25 walking and biking trips and transit trips for</p>                              | <p style="text-align: right;">Page 16</p> <p>1 kind of connectivity which is proposed in SEGA and an<br/>2 alternative to more of the grid patterns that allow<br/>3 continuous connectivity and a lot of choices for getting<br/>4 around.<br/>5 And the difference in the estimated road costs<br/>6 when you create different local street patterns within<br/>7 the different proposals there.<br/>8 And difference in, I guess it would probably<br/>9 2008, 2007 kinds of dollars.<br/>10 And driving miles and differences and the<br/>11 different alternatives and the hours of driving time<br/>12 differences. And some of the new kinds of trip<br/>13 substitution that we're talking about that helps us with<br/>14 the air and the greenhouse metrics. And you can see<br/>15 those there and how they compare.<br/>16 And costs estimated for both fuel and<br/>17 maintenance of vehicles in contrast where you don't have<br/>18 to do as much to them if you don't drive them as much.<br/>19 Comparison of both housing costs and<br/>20 transportation costs, differences in the alternatives.<br/>21 Buildings and transportation again.<br/>22 And there's the open space system and the<br/>23 schools and the rural cluster and just adding these<br/>24 things together.<br/>25 We're getting close to the end.</p>                                                                                                                                                                                          |
| <p style="text-align: right;">Page 15</p> <p>1 automobile trips. The percentage of walking<br/>2 opportunities here increases dramatically in order to<br/>3 reach those metrics. It's Ozzie and Harriet.<br/>4 And just looking at the changes between 1970<br/>5 and 2005 in terms of the composition of our families in<br/>6 the United States. And the kind of housing types in the<br/>7 different alternatives in SEGA and the percentage of<br/>8 multiple family versus single family. And some of the<br/>9 differences in the consumption of electricity, natural<br/>10 gas, water and greenhouse gases.<br/>11 I might add for the audience and again for<br/>12 you, all of these -- all of this information is on the<br/>13 website and accessible.<br/>14 Energy, example water use and the differences<br/>15 among the alternatives, you know, based on the ways they<br/>16 were calculated for performance. Difference in<br/>17 greenhouse gas emissions.<br/>18 Bringing it altogether, transit boulevards and<br/>19 the avenues and the connector streets for<br/>20 transportation, the neighborhood streets and the bike<br/>21 and pedestrian trails and the bike boulevards which are<br/>22 intensely meant to be just nearly exclusive for bikes.<br/>23 And you can see comparing networks and the<br/>24 kinds of typical residential patterns that we have<br/>25 constructed in the past that don't really permit the</p> | <p style="text-align: right;">Page 17</p> <p>1 There's a blow-up of this area so you can see<br/>2 some of the concepts. Some of these trails are also<br/>3 swells for drainage and recharge and we're still trying<br/>4 to work where our partner, the Fresno Metropolitan Flood<br/>5 Control District to prove the efficacy of these<br/>6 concepts. If we do, we're hoping that they would allow<br/>7 us to propose maybe some smaller basins than would<br/>8 otherwise be required if we could actually have some<br/>9 drainage and recharge in these swells and use them for<br/>10 multi purpose trails as is proposed. Some of the just<br/>11 visuals of ideas from other areas.<br/>12 And community farming, this is a big deal. It<br/>13 is providing more fresh foods. Tom McLaughlin of<br/>14 Precision Engineering just mentioned to me he spent some<br/>15 time up in Washington State. Maybe he'll speak about<br/>16 that with part of his three minutes. And says there's a<br/>17 lot of the consent in SEGA up in Bellingham. And he was<br/>18 in an area with friends who just walked downstairs to<br/>19 the farmers' market and get their fresh fruit and<br/>20 vegetables from just a few miles around. It's got some<br/>21 great transit and a number of other things like that,<br/>22 but he can speak to that. But I think that's part of<br/>23 the ideas here is to keep some of our farming and<br/>24 provide access to fresh fruits and vegetables in the<br/>25 areas where we live.</p> |

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| <p style="text-align: right;">Page 18</p> <p>1 And open space per thousand kinds of<br/>2 calculations. So SEGA is dramatically greater than what<br/>3 would normally occur and is designed in for all the<br/>4 additional benefits of the open space in addition to<br/>5 Parks and Recreation. And these are the design<br/>6 alternatives.<br/>7 And I'm just going to leave it there and let<br/>8 you go ahead and ask some questions. These are the ones<br/>9 that you are considering, in addition to the record of<br/>10 all of the meetings that we've had, that began with<br/>11 listening sessions in November of 2006, and the<br/>12 appointment of this Committee.<br/>13 Thank you very much for your persistence in<br/>14 staying with the process. Thank you very much.<br/>15 And then moving through a number of public<br/>16 meetings and sessions, both out in the plan area and a<br/>17 number of presentations and then the June 10th meeting.<br/>18 We've added to that a number of e-mails and letters that<br/>19 we've received in the last several weeks as part of the<br/>20 record for you to consider. We believe, at least up<br/>21 until what about maybe four o'clock today, three o'clock<br/>22 today, Trai, within a couple hours of your meeting of<br/>23 making sure that you had pdfs of all of the documents<br/>24 that we have received in the e-mails so you would be<br/>25 aware of those and there may be people in the audience</p> | <p style="text-align: right;">Page 20</p> <p>1 MR. BERTHAL: It is.<br/>2 MR. SIMONIAN: Okay. There is some excellent<br/>3 information in this document in case people want to<br/>4 look it up they can go on the website.<br/>5 MR. BERTHAL: Let me, if I may congratulate<br/>6 Trai Her. Trai Her has done an incredible job of<br/>7 making all of this come together. So she has been a<br/>8 critical staff member and team member in all of this<br/>9 and she -- she designed this report, so -- among a<br/>10 thousand other things that she does.<br/>11 MR. SIMONIAN: I should indicate before we<br/>12 open the public portion of the meeting, we've -- all<br/>13 the Committee members have received letters by way of<br/>14 the City Planning Department from many of you, from<br/>15 attorneys, from developers, from people who have<br/>16 interest in the SEGA project. And very interesting<br/>17 letters, very comprehensive letters. We appreciate<br/>18 getting those.<br/>19 At this point, I'd like to --<br/>20 MR. BERTHAL: Mr. Simonian, I apologize. I<br/>21 just want to ask if Nick Yovino might have a comment<br/>22 for the Advisory Committee before you hear public<br/>23 comments. Would that be permissible?<br/>24 MR. SIMONIAN: That's fine.<br/>25 MR. BERTHAL: I think he's here.</p>                          |
| <p style="text-align: right;">Page 19</p> <p>1 that would like to present those. And we are looking<br/>2 forward to the public comment tonight and we are looking<br/>3 forward to your recommendation.<br/>4 And just a couple more comments. Once there<br/>5 is a preferred alternative, we're hoping in 45 to 60<br/>6 days after that there would be a land specific document.<br/>7 The EIR would be formulated in that process. And soon<br/>8 thereafter, that we would have these documents out for a<br/>9 long public review, so the public really does gets a<br/>10 chance to review in much greater detail the specifics of<br/>11 the preferred alternative which gets chosen.<br/>12 So there's a lot still ahead. And ultimately<br/>13 we're looking for something from the City Council in<br/>14 March of 2009. So we're still -- there's still a lot of<br/>15 road ahead of us and still a lot of public meetings. So<br/>16 that's my presentation. Thank you very much. I'm here<br/>17 to answer any questions.<br/>18 MR. SIMONIAN: Thank you, Mr. Berthal. Any<br/>19 members of the committee wish to ask Mr. Berthal any<br/>20 questions or clarifications on any of the items he's<br/>21 covered? No questions?<br/>22 Keith, can I ask you, was the summary of the<br/>23 June 10 meeting on the website also?<br/>24 MR. BERTHAL: Trai, is it on the website?<br/>25 MS. HER: It is.</p>                                                                     | <p style="text-align: right;">Page 21</p> <p>1 MR. SIMONIAN: Yes.<br/>2 MR. BERTHAL: I think he might.<br/>3 MR. SIMONIAN: I was going to ask if he would<br/>4 like to make a comments.<br/>5 MR. BERTHAL: Thank you. I am glad I thought<br/>6 about that before you did.<br/>7 MR. SIMONIAN: I have never heard of him not<br/>8 wanting to make a comment so -- just kidding, Nick.<br/>9 MR. YOVINO: I really don't have much to say.<br/>10 First, I just want to thank the community for<br/>11 all the hard work you have done to get us up to this<br/>12 point. In all the years I have been here in the<br/>13 Planning Department, we have never developed a plan with<br/>14 this much involvement, both from a committee and from<br/>15 the public. So I commend you and thank you very much<br/>16 for the work that you have done.<br/>17 This decision that you are going to make here<br/>18 today or tonight or your next meeting, or whenever you<br/>19 select the preferred alternative, to me is just as<br/>20 important as your final recommendation on the draft plan<br/>21 before it goes to public hearing. I mean, this is a<br/>22 huge decision.<br/>23 The alternative that we select, that you<br/>24 recommend to the Council and the alternative that they<br/>25 select really puts a great deal in motion for the plan</p> |

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| <p style="text-align: right;">Page 22</p> <p>1 and for the EIR. Significant expense that we will make<br/>2 to complete that process. So I would recommend you<br/>3 consider all the comments tonight and make your -- take<br/>4 your position. And thank you very much.<br/>5 MR. SIMONIAN: Thank you, Mr. Yovino.<br/>6 With the Committee's permission, I'll open<br/>7 this up for public hearing at this point.<br/>8 We have the yellow cards. If you have all<br/>9 filled them out, I am going to call you up one at a<br/>10 time. If anyone else wants to fill out a card, Trai<br/>11 here has the cards for you. You will be given three<br/>12 minutes when I call you up. You have some lights there<br/>13 on the podium. When you see that red light go off, you<br/>14 know your three minutes are up and I would appreciate it<br/>15 if you would cease at that point.<br/>16 I am going to call these up in the order they<br/>17 were given to me. When you come up to the podium, state<br/>18 your name and your address and if you're affiliated with<br/>19 any particular agency, please state so.<br/>20 Al Solis, will you come up, please.<br/>21 MR. SOLIS: First. Thank you.<br/>22 Al Solis, Sole Development Associate, 906 N<br/>23 Street, Suite 100, here in Fresno.<br/>24 I appeared at your last meeting. I expressed<br/>25 some concerns about the -- primarily about the</p>                                 | <p style="text-align: right;">Page 24</p> <p>1 simply shows the west half of Alternative 2 and the east<br/>2 half of Alternative 3.<br/>3 The second map I'll discuss in a moment.<br/>4 Now my client's property is also shown on that<br/>5 top map. There's a little black outlined square on the<br/>6 southeast corner of Fowler and Jensen Avenue. If my<br/>7 client was just concerned about his property, he<br/>8 probably would have told me to come up here and<br/>9 recommend -- I'll talk fast. Recommend either 1 or 2.<br/>10 He and I both agree that your depiction of the junior<br/>11 college is a good one and the related land used around<br/>12 that is a good one.<br/>13 No. 2 does impact his property. The west half<br/>14 is shown as a community center and the east half is<br/>15 shown as residential -- I mean, as industrial. That's<br/>16 going to be very difficult to implement. I think Ms.<br/>17 Berg, at your last meeting, indicated the plan really<br/>18 doesn't recognize parcel lines or ownerships. And it's<br/>19 going to be very difficult for that property to develop<br/>20 the east half industrial feeding through the residential<br/>21 since there's no access to Jensen Avenue.<br/>22 I recommended in the past there be some kind<br/>23 of transition area, either quarter mile into your SEGA<br/>24 plan or a quarter mile into your existing planned area<br/>25 so there's a transition rather than an abrupt change at</p> |
| <p style="text-align: right;">Page 23</p> <p>1 industrial land use classification. I did volunteer<br/>2 that I would prepare a graphic that kind of expressed my<br/>3 concerns and I have that for you this evening.<br/>4 As Keith explained, you know, the Alternative<br/>5 1, the main feature of that is some 2,000 acres of<br/>6 industrial land south of Jensen Avenue.<br/>7 Alternative 2 is where we started working with<br/>8 the junior college in putting urban uses around that<br/>9 junior college. The end result was a need to push some<br/>10 industrial land away from the area south of Jensen<br/>11 Avenue. I think the attempt was to keep 2,000 acres in<br/>12 the plan, and a large block of industrial land got<br/>13 pushed north of Jensen Avenue.<br/>14 And Alternative 3 kind of kept it south of<br/>15 Jensen Avenue. I expressed that my concern that that<br/>16 industrial land north of Jensen would create kind of a<br/>17 Berlin wall and hinder development to the area to the<br/>18 east.<br/>19 I do have a handout and, Trai, if you could<br/>20 pass that out. And I do have some extras for the<br/>21 audience if there is anybody interested.<br/>22 There is two maps there. One has to do with<br/>23 the manner indicated I would bring you and the second<br/>24 map has to do with the -- my client's property, which I<br/>25 would like to discuss with you also. That handout very</p> | <p style="text-align: right;">Page 25</p> <p>1 Jensen Avenue and Temperance Avenue. There are other --<br/>2 MR. SIMONIAN: Time up in about 15 seconds.<br/>3 MR. SOLIS: Okay. There are other commercial<br/>4 properties near here. The northwest corner of my<br/>5 client's property has some commercial, a mile down there<br/>6 one corner, two corners are commercial and a third is<br/>7 being used for commercial. I would recommend that you<br/>8 approve and move forward with the top map which has the<br/>9 blending of 2 and 3, call it two-and-a-half.<br/>10 And thirdly, the second map depicts my<br/>11 client's property. He would prefer either A, B or C<br/>12 Alternatives, but not Alternative 2.<br/>13 Thank you.<br/>14 MR. SIMONIAN: Doug Brinkley.<br/>15 MR. BRINKLEY: Yes, I'm Doug Brinkley. I<br/>16 reside -- or business at 1525 East Weldon in Fresno. I<br/>17 represent the State Center Community College District.<br/>18 We're part of this.<br/>19 The voters approved a bond measure for us in<br/>20 November of 2002 and an (inaudible) part of that bonds<br/>21 member was to create services in the southeast was<br/>22 grants of Fresno. And we believe that we've acquired<br/>23 the 120 acres for that services.<br/>24 We currently have authorization and approval<br/>25 should the State get funding for about \$70 million for</p>                                                                                                      |

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| <p style="text-align: right;">Page 26</p> <p>1 infrastructure and facilities to start that site in the<br/>2 center. And our process and goal would be over the<br/>3 lifetime of that campus, it would ultimately become a<br/>4 college. So we are a big part of that.<br/>5 The focus -- and Keith noted that that's<br/>6 vocational. Our real focus there is to be job oriented<br/>7 and have a quick turnaround should industry come in and<br/>8 need some type of support that we don't normally offer<br/>9 on our campus and make that turn.<br/>10 As a group, I'd like to thank the City staff<br/>11 and leaders and yourselves for looking at some<br/>12 alternatives that, as a resident of Fresno, I believe is<br/>13 important, and for the college as well, in that you've<br/>14 looked at farm land, energy. We have a concern of our<br/>15 students being able to get to college, and having a hub<br/>16 close to that is a real value. And being able to get<br/>17 there without paying \$4.50 or \$5.00 or whatever it might<br/>18 be for gasoline will be important, water and<br/>19 environment.<br/>20 So those are our critical things as we start<br/>21 looking forward with Work Force Development or on or<br/>22 yours. We look at Option 2 and 3 as probably being the<br/>23 most viable because it start to integrate a little bit<br/>24 more and get more density there. And actually we would<br/>25 recommend if you had a -- if we had a choice as Option 2</p> | <p style="text-align: right;">Page 28</p> <p>1 And I wanted to commend the City of Fresno and<br/>2 to this group for continuing work that I was a part of<br/>3 some 15 years ago when the landscape of choice was<br/>4 developed. And in particular, we look to Calthorpe as<br/>5 an inspiration. And many of the features that we had in<br/>6 our report are in the presentation today.<br/>7 I think Alternative 2 provides a good use and<br/>8 efficient use of land. And in seeing these kinds of<br/>9 examples in other cities, recognize that they're<br/>10 attractive for people. And I think it does a lot to<br/>11 integrate people so that they can -- well, don't have to<br/>12 move quite as far and as much and use as much energy to<br/>13 get from home to work.<br/>14 And I think it's interesting that a report was<br/>15 recently issued that drew a relationship between<br/>16 planning and health. Availability of recreation,<br/>17 availability of places to walk and get exercise had a<br/>18 direct relationship with the health of the citizens.<br/>19 I appreciate the opportunity to participate.<br/>20 And I want to echo something my wife said and that is we<br/>21 are looking forward to seeing these plans on the ground.<br/>22 So many times plans in the past have gone away because<br/>23 it was really planning by amendment. And we really need<br/>24 to have something that can have durability and will not<br/>25 be eroded.</p> |
| <p style="text-align: right;">Page 27</p> <p>1 as obviously, as Al spoke, Option 2 has residential<br/>2 close to us, but in beyond that, it starts to integrate<br/>3 residential and light industrial commercial together and<br/>4 starts encouraging people to actually get to our<br/>5 campuses for open space.<br/>6 So again, I'd like to thank you for your<br/>7 efforts and energies in putting this together.<br/>8 MR. SIMONIAN: Thank you, Mr. Brinkley.<br/>9 Anne De La Valle.<br/>10 MRS. DE LA VALLE: Anne de la Valle. I live<br/>11 at 7544 East Belmont, which is about a 27-acre parcel.<br/>12 We prefer Alternative 2 at this point. But my<br/>13 main concern and my reason for and to speak is that a<br/>14 lot of us will be making some pretty critical financial<br/>15 and lifestyle decisions based on the results of this<br/>16 plan. And we would like to hope that the plan will be<br/>17 the plan and not altered in the future and eroded as<br/>18 others have been. We are very encouraged by the quality<br/>19 of the efforts so far and we hope it goes through to<br/>20 success.<br/>21 Thank you.<br/>22 MR. SIMONIAN: Thank you.<br/>23 Mr. De La Valle, did you want to speak also?<br/>24 MR. DE LA VALLE: I'm Matt De la Valle and I<br/>25 reside at 7544 East Belmont.</p>                                                                                                                                                                                | <p style="text-align: right;">Page 29</p> <p>1 Thank you.<br/>2 MR. SIMONIAN: Thank you.<br/>3 Grayson Hendricks.<br/>4 MR. HENDRICKS: Good evening. My name is<br/>5 Grayson Hendricks. I live at 1322 North Fancher Avenue.<br/>6 I would like to speak in general terms in<br/>7 support of Alternative 2. I do have some concerns, as<br/>8 others do, and I think -- and will look forward to<br/>9 additional public hearings on some of the fine tuning.<br/>10 Again, I don't want the plan to go away by amendment by<br/>11 amendment that just ends up defeating the purpose of<br/>12 having an overall plan.<br/>13 I do have some concerns and I'll only briefly<br/>14 explain them in the sense that my property is on that<br/>15 buffer area. If I was independently wealthy, I would<br/>16 absolutely love that plan. I would love to donate my<br/>17 property to have it be a discovery center to the east.<br/>18 At the same time, I have invested a lot of<br/>19 time and money in the property. It's my nest egg in<br/>20 many respects, and so I do have concerns about how that<br/>21 will affect the ultimate value of my property. I mean,<br/>22 if I was strictly looking at dollars, I would probably<br/>23 say, oh, no, let's did not with the way we've had things<br/>24 in the past and, you know, then I can get my little<br/>25 pounds of flesh out of the system.</p>                                                                              |

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| <p style="text-align: right;">Page 30</p> <p>1 But hopefully things will develop where if<br/>2 this plan comes to fruition, we actually will be<br/>3 enhancing the overall quality and whatever the location<br/>4 of a property, it will have intrinsic value that will<br/>5 supplant just strictly an economic value in terms of the<br/>6 industrial site or a business site.<br/>7 So I do compliment the planners and Calthorpe<br/>8 and Keith and this Committee, and look forward to<br/>9 continuing understanding of how things will be affected<br/>10 over time. But I'm very excited about it. I think this<br/>11 is the idea of the future.<br/>12 I like Alternative 2 because if we are going<br/>13 to be serious about decreasing the need for driving cars<br/>14 and emitting more pollution and things of that nature<br/>15 and decreasing the cost of infrastructure in terms of<br/>16 utilities. I think we have to go and start setting an<br/>17 example that other cities and other areas can learn from<br/>18 and admire.<br/>19 So thank you very much.<br/>20 MR. SIMONIAN: Thank you, Mr. Hendricks.<br/>21 Jim Marshall.<br/>22 MR. MARSHALL: Hello. My name is Jim<br/>23 Marshall. I live at 270 South Temperance. I'm the only<br/>24 house between Butler and Kings Canyon, on the east side.<br/>25 And I'd like to make an announcement for Mr.</p>                                                                   | <p style="text-align: right;">Page 32</p> <p>1 about our water. We either need to build the dams up<br/>2 somewhere, run big pipes into the ocean, help Al Gore<br/>3 out as the water melts.<br/>4 Everybody tries to compare Fresno to Phoenix.<br/>5 Phoenix is 580 miles from here and they run east and<br/>6 west, okay. They're able to have a public -- but as you<br/>7 leave the Colorado River and you head to Phoenix, you<br/>8 see these big huge pipes, that's Phoenix water. They<br/>9 have no water and they use desert landscaping, something<br/>10 the City of Fresno doesn't. We share the same climate,<br/>11 we have the same water problems and we have more grass<br/>12 and bigger and bigger every day.<br/>13 We need to take a look, a lot of -- if you go<br/>14 back in history complete civilizations have went away<br/>15 and towns have moved because they didn't have water.<br/>16 You know, this isn't me writing the history books, these<br/>17 are the things that are there for you.<br/>18 But what I would like to say is we are real<br/>19 people. There is a lot of people that have been here a<br/>20 long time, a lot of people have no intentions, do not<br/>21 want to move.<br/>22 And that's about all I need to say. Thank you<br/>23 much.<br/>24 MR. SIMONIAN: Thank you.<br/>25 Having trouble reading the name. First name</p> |
| <p style="text-align: right;">Page 31</p> <p>1 Nelson. He's here tonight.<br/>2 Quite a few of our neighbors didn't quite<br/>3 realize what -- they just thought it was junk mail they<br/>4 were getting. They didn't quite understand that you may<br/>5 or may not take their property. So they have a petition<br/>6 that they would like to -- if anybody doesn't agree with<br/>7 this, then they can sign. If they get enough<br/>8 signatures, they then will put it back to a public vote<br/>9 on this deal.<br/>10 But back to my issue. I was born and raised<br/>11 in Fresno in 1945, okay. I'm 63 now. I started this<br/>12 project where I live now, it's 47 years old, okay. And<br/>13 we are real people. I don't have enough time to rebuild<br/>14 what I have now again. I paid a lot of money to have a<br/>15 deed restriction which was upheld in the County in the<br/>16 year 2000. I was able to stop a church from being built<br/>17 next door to me.<br/>18 I bought the property from a family that had<br/>19 owned the property for 100 years. It was Simonian and<br/>20 Mr. Gabrelian. And their intentions was for it to be a<br/>21 single house dwelling over 2500 square feet. Those<br/>22 things are going to that, I understand that.<br/>23 I'd like you people to understand we are real<br/>24 people too. We need to do something else later. But<br/>25 more important than that, we need to start worrying</p> | <p style="text-align: right;">Page 33</p> <p>1 is Lee Ayad (sic). I'm not sure if I pronounced that<br/>2 right. Close enough? Okay.<br/>3 MR. AYERS: It's Lee Ayers<br/>4 MR. SIMONIAN: All right.<br/>5 MR. AYERS: Yes. And I'm at 516 West Shaw in<br/>6 Fresno, and I'm here as project coordinator for the<br/>7 Treetops Project.<br/>8 And I've spoken to you before. And we<br/>9 continue to work on developing a framework for regional<br/>10 trail system and look forward to integrating that with<br/>11 this plan. And hopefully by the time we get to March,<br/>12 we'll have something that can be submitted and referred<br/>13 to.<br/>14 But I do want to express my support tonight<br/>15 for the steps taken in this plan in the direction of<br/>16 trails and open space preservation. And I want to<br/>17 suggest that the design concepts that went into<br/>18 developing these plans may be the most important thing<br/>19 you're adopting tonight and would hope that those would<br/>20 be approved as part of whatever choices you select, so<br/>21 that if later modifications are considered, those design<br/>22 concepts will be part of the guiding hand.<br/>23 Thank you.<br/>24 MR. SIMONIAN: Thank you, Mr. Ayers.<br/>25 Kiel (sic) Schmidt.</p>                                                                                               |

| Page 34                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Page 36                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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| <p>1 MR. SCHMIDT: That's Kyle Schmidt.<br/>2 MR. SIMONIAN: Kyle.<br/>3 MR. SCHMIDT: I'm at 1405 Adoline, and I am a<br/>4 junior designer with the Taylor Teeter Partnership, on<br/>5 the Board of Creative Fresno and the American Institute<br/>6 of Architects, San Joaquin Chapter.<br/>7 I want to express my support for Alternative<br/>8 2. I think it's a very well thought out plan. The few<br/>9 suggestions I'd like to make is looking at the<br/>10 boundaries and how this plan meets Fresno and how to<br/>11 perhaps kind of blend those together or maybe even look<br/>12 at influencing, you know, Fresno to the west with these<br/>13 quality planning concepts that we've had the benefit of<br/>14 getting from Calthorpe, and to not lose those -- these<br/>15 strong kind of progressive moves that we're making, and<br/>16 the hope that it can influence the rest of Fresno as<br/>17 well.<br/>18 Thank you.<br/>19 MR. SIMONIAN: It indicates we received a<br/>20 very excellent letter from Mr. Wrights. Very<br/>21 interesting. I appreciate the letter.<br/>22 MR. WRIGHTS: Right. I have more copies if<br/>23 you'd like right here. Maybe you can pass those out.<br/>24 MR. SIMONIAN: They should all have copy. I<br/>25 believe we all have copy. Yeah, we have them.</p>                                                                                                                                | <p>1 and it's severely going to decrease the property value<br/>2 in this area.<br/>3 I understand the reasoning why it was done or<br/>4 at least it was expressed to me. It was well, we needed<br/>5 this many acres and we took it from the area around the<br/>6 -- because it was around the college and we had to move<br/>7 it, so we just put it there and it seemed to make sense.<br/>8 But I really think it would be better if you<br/>9 adapted some of Alternative 3 with Alternative 2 in this<br/>10 area. The commercial area that I'm showing in my<br/>11 alternative residential would fit better. You'd have a<br/>12 better transit area along California Avenue, which is a<br/>13 four-lane arterial, and move that industrial over to<br/>14 Jensen where it was always planned to be. And you've<br/>15 got our industrial going all the way west, clear to 99.<br/>16 I like Alternative 2. I think it would be a<br/>17 good modification of that, if you would, please consider<br/>18 that.<br/>19 Thank you.<br/>20 MR. SIMONIAN: Thank you.<br/>21 Clara Molman.<br/>22 MS. MOLMAN: My name is Clara Molman. I live<br/>23 at 7433 East Brehmer in the Applegate subdivision, Olive<br/>24 and Temperance area.<br/>25 As a current area homeowner, I have a few</p>                                                                         |
| Page 35                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Page 37                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <p>1 MR. WRIGHTS: All right. It's Mark Wrights<br/>2 and I live at 246 East Denise Avenue. And I'm<br/>3 representing our family farm located at 1080 South<br/>4 Temperance.<br/>5 As I assume you've read the letter. Basically<br/>6 I'm not really against Alternative 2, except I'm not in<br/>7 favor of the portion, as Al Solis mentioned, that's been<br/>8 basically thrown up the industrial area east of<br/>9 Temperance Avenue down do Jensen. I've got some other<br/>10 alternatives in there. I think it would be much better<br/>11 if you move that over, say, to the east, butting up<br/>12 against Jensen as was what I've shown as my Alternative<br/>13 2. Basically the same acreage and it would really be a<br/>14 better buffer. You'd have buffer of the green belt all<br/>15 around and even Jensen Avenue to the south, which is a<br/>16 four-lane arterial, much better really for an industrial<br/>17 area.<br/>18 We've lived at 1080 South Temperance for over<br/>19 100 years, that family. It's been our family farm. My<br/>20 parents still live there. They're in their 80s. They<br/>21 can't really come down here. But when they heard it was<br/>22 going to be zoned industrial, they were really upset<br/>23 about that. And we feel it's really inconsistent with<br/>24 past plans. It's going to slow down the development of<br/>25 the area, as mentioned, as really going to be a buffer</p> | <p>1 concerns that I have not heard addressed yet. And one<br/>2 is will we be assessed any costs to connect to future<br/>3 sewer and water connection? We have already paid for<br/>4 our own septic tank and well and really would not<br/>5 appreciate it if we have to pay again.<br/>6 The other concern is that I have seen the<br/>7 plans for the bike and the pedestrian trails, but right<br/>8 now we're in a very horsey area, with a lot of horse<br/>9 riding going on. Are any riding trails considered,<br/>10 maybe --<br/>11 And in the plans, it looks like it's going to<br/>12 be green space. We own into -- halfway into Fancher<br/>13 Creek. Is eminent domain going to be an issue for us if<br/>14 that is going to be turned into a trail?<br/>15 And then the other -- the last thing is has<br/>16 anyone considered that the village center that plans to<br/>17 be on Olive and De Wolf, that that is in the path of<br/>18 airplanes, where they turn from down wind to base with<br/>19 all of the changes in configuration and power settings.<br/>20 And that might be a concern for crashes or anything that<br/>21 could be possible. And with a lot more housing in that<br/>22 area, I think would be a higher risk than when it's<br/>23 lower density. And that's it.<br/>24 MR. SIMONIAN: Thank you.<br/>25 MS. MOLMAN: Okay.</p> |

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1 MR. SIMONIAN: Kenneth Eliah.  
2 MR. ELIAH: Mr. Chairman and members, first of  
3 all, let me extend to you with a little humor apologies  
4 for my wife. She read the announcement and saw the  
5 three minutes and she said, "My apologies to that  
6 committee. It took you three minutes just to say I do."  
7 So I'm going to try.  
8 In order to save time, I have Nick -- Mr.  
9 Yovino stole my thunder. I have a letter to the mayor  
10 and a full text before you, complimenting the committee,  
11 the people here and the staff. My career goes back some  
12 30 years ago to my experience in advanced land planning  
13 in the California Legislature, State Energy Commission,  
14 and the last 25 years back in my home town. This has  
15 been my home for -- family's home for 100 years.  
16 You are to be commended on your work with  
17 respect to the specifics. This is probably the most  
18 professional presentation that I have seen in 35 years  
19 of work, in any community. It is transparent, it is  
20 open to the public and it solves every kinds of question  
21 one might challenge under CEQA, as far as transparency.  
22 With respect to my clients, they border  
23 Temperance on the east and on the west between Church  
24 and Jensen. More specifically Silken Oak Farms is 115  
25 acres comprised with an axis on Temperance and on Church

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1 Avenue. The other acreage which is contiguous is now in  
2 an area called the Golden Mile. Our sewer has been  
3 brought to Armstrong and Church.  
4 We would appreciate your consideration of a  
5 less intensive entry into the Temperance area,  
6 particularly where you have the gray industrial area --  
7 the gray industrial area, that that be removed and use a  
8 portion of Alternative 3 in there. That is an unusual  
9 piece.  
10 I have outlined for you in my work product  
11 what I would think would be an acceptable land use.  
12 Many developers have looked at Silken Oak Farms and the  
13 surrounding acreage and is a very strategic piece.  
14 One last item. I know Nick and Keith are  
15 holding their breath.  
16 Let me throw a challenge at you because you  
17 are really sitting, based on my experience, on a golden  
18 nugget. Take that acreage that you see north of Jensen  
19 for light industrial, and I have a vested interest in,  
20 saying this, one of pride. I'm the one who identified  
21 the site for the community college. Work with the  
22 County and take that acreage, some 640 acres, 320 acres  
23 on each side, and go south, south of North Avenue on  
24 both sides of Clovis Avenue. You'll eventually have a  
25 56-inch sewer line there. That is the most identifiable

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1 place for the quality of industrial that would come  
2 there or high tech office park and then you can do a  
3 complete master plan.  
4 Thanks for your time. You have my work  
5 product with you. Do you have any questions?  
6 MR. SIMONIAN: No. Thank you, Mr. Eliah. We  
7 do have your letter.  
8 MR. ELIAH: Thank you.  
9 MR. SIMONIAN: Mike Matthew.  
10 MR. MATTHEW: Mr. Chairman and Committee  
11 members, I'm a little bit unprepared tonight. But my  
12 main concern is with the green belt areas and your  
13 choice of putting trails. And I'm not quite sure what  
14 these trails are going to be used for, whether it's just  
15 pedestrian, riding bike -- or could you elaborate on  
16 that, what type of use these trails are going to be?  
17 MR. SIMONIAN: I think the trails are  
18 everything you mentioned.  
19 MR. MATTHEW: Okay.  
20 MR. SIMONIAN: Recreational, bike riding,  
21 walking. As Mr. Berthal had indicated, some maybe  
22 swells for flood control irrigation issues.  
23 MR. MATTHEW: Well, I live on the Milled  
24 Canal, just south of Jensen Avenue. And the Milled  
25 Canal runs through my property. I have owned that

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1 property since 1990. I'm a little bit familiar with the  
2 canal system and the FID.  
3 I'm worried about in your green belt area and  
4 I get the impression that you want to preserve this area  
5 as a pristine natural site. If you put these trails up  
6 on there, you in fact are actually going to do exactly  
7 the opposite by putting that much population up and  
8 traffic on -- in these narrow quarters next to the  
9 canals. Increase noise, trash and actually a decrease  
10 in water quality, I feel, once you get the public up  
11 there and they are going to be throwing things into the  
12 canals. I've seen it for the last 15, 20 years. I've  
13 seen it myself every time we get new members that aren't  
14 in that local area.  
15 I also think there will be a definite loss of  
16 wildlife. You can go up to my place, I also have about  
17 a two-thirds of an acre pond which is loaded with ducks  
18 and geese. Any time I go out on that canal to adjust my  
19 water, that wildlife is gone. That wildlife needs room  
20 or it will not be there. Trust me, you put the public  
21 out there, that wild -- you might as well kiss it  
22 goodbye. You don't have your green belt anymore.  
23 I'm also concerned about if you had that much  
24 traffic up there, where's the safety factor? Who's  
25 liable for any injury that might occur since the FID

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| <p style="text-align: right;">Page 42</p> <p>1 actually only has an easement, I actually own the<br/>2 property. And I wonder who assumes that liability as<br/>3 far as you having young people, unchaperoned, up on<br/>4 these canals. That Milled Canal, I think it's 90,000<br/>5 CFM. There's a lot of flow there.</p> <p>6 I think one of the main problems that we have<br/>7 is in the European model, these trails are around<br/>8 natural swells, creeks and low spots. And what we have<br/>9 out in our area is really a man made conveyance system<br/>10 that was put in just to move water. And I think the<br/>11 Committee ought to go out and take a look at the<br/>12 situation in the various canals out there and look at<br/>13 this really, really hard and think seriously about maybe<br/>14 for the protection of the public that you might try to<br/>15 put these trails in another way to maybe group them<br/>16 together with your flood basins or your other open<br/>17 areas.</p> <p>18 Thank you.</p> <p>19 MR. SIMONIAN: Thank you, Mr. Matthew.<br/>20 Excellent comment.<br/>21 Michael Segala.<br/>22 MR. SEGALA: Hi, thank you. Michael Segala,<br/>23 Segala Incorporated and community member.<br/>24 Wearing two hats tonight, one as a community<br/>25 resident and one as representing Fancher Creek Town</p>                                                                                                              | <p style="text-align: right;">Page 44</p> <p>1 clarification on that because this is not only -- it's a<br/>2 vested interest for Fancher Creek Town Center, but a<br/>3 vested interest for SEGA as well in the future for<br/>4 viability of it. So is it supportable? And if not, you<br/>5 know, we really need to visit those assumptions.</p> <p>6 We welcome the opportunity to understand what<br/>7 exactly regional center means and what the zoning and<br/>8 allowable using are within that designation in the plan.<br/>9 And we, once again, support all of the planning<br/>10 principals of SEGA. And we welcome you to encourage<br/>11 more community input in terms of this final draft plan.<br/>12 I know there has been a long planning process, but more<br/>13 community input on the draft plan, as you said recently,<br/>14 will be much appreciated.</p> <p>15 Thank you for your time and the opportunity to<br/>16 address these concerns.</p> <p>17 MR. SIMONIAN: Thank you.</p> <p>18 That concludes the requests that I have. Are<br/>19 there any final comments that anybody would like to make<br/>20 from the public? Please come forward and state your<br/>21 name.</p> <p>22 MR. WARNER: I'm Gene Warner. I live on the<br/>23 northeast corner of Butler and Locan. I have 40 acres<br/>24 there. My daughter lives on the southwest corner, where<br/>25 she has 30 acres.</p> |
| <p style="text-align: right;">Page 43</p> <p>1 Center. Both hats are very pleased and encouraged and<br/>2 pleased with the planning efforts in what has been<br/>3 developed here.</p> <p>4 As a community resident, my concern is if this<br/>5 is going to be accommodating a lot of new growth in the<br/>6 community, we should really ramp up -- I'm really<br/>7 concerned about the amount of the existing rural<br/>8 residence that's in the plan, seems like one-third of<br/>9 the whole area is status quo and if we really want to be<br/>10 a cutting edge urban area, we legally need to at least<br/>11 try to attempt to reduce that and increase the density<br/>12 and overall holding capacity of this area.</p> <p>13 Try reducing that buffer strip too. I mean, I<br/>14 don't know I think it's a good opportunity to add more<br/>15 housing and more people than not.</p> <p>16 Representing Fancher Creek Town Center, you<br/>17 have a letter probably from Mr. Tom Richards and Mr.<br/>18 Cassian. They are concerned about the retail and<br/>19 economic assumptions and rationale for one jurisdiction<br/>20 planning two regional retail centers in such close<br/>21 proximity to each other. Retail centers or regional<br/>22 centers, typically need about 150,000 people to support<br/>23 them. SEGA at build-out is projected at 55,000, if I<br/>24 get the number right.</p> <p>25 So there is -- we just would like some</p> | <p style="text-align: right;">Page 45</p> <p>1 Now what do you suggest we do first, tear our<br/>2 house down, pack up and move or go through all the hell<br/>3 that's going to happen out there in the next ten years?</p> <p>4 And my last question is how soon is this going<br/>5 to happen? Because I might be lucky and die first.</p> <p>6 MR. SIMONIAN: Do you want me to answer that<br/>7 question?</p> <p>8 MR. WARNER: Yes, I'd like to have an answer<br/>9 to that.</p> <p>10 MR. SIMONIAN: This meeting tonight is one<br/>11 step of many, many that will go on. The Planning<br/>12 Commission has to look at this, Board of Supervisors,<br/>13 City Council, draft reports has to be made,<br/>14 Environmental Impact Reports have to be made. And then<br/>15 the City, assuming they adopt a specific plan, has to<br/>16 come up with the money to do a lot of these things.<br/>17 So, yes, you are looking at many years down the road.<br/>18 You are not looking at next week, next year or the year<br/>19 after. So it's going to be a while.</p> <p>20 MR. WARNER: You would say that there are<br/>21 going to be no shovels in the ground out there for the<br/>22 next ten years?</p> <p>23 MR. SIMONIAN: I wouldn't be able to say<br/>24 that, but it's going to be a period of time. It's not<br/>25 going to be something you are going to see tomorrow or</p>                      |

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| <p style="text-align: right;">Page 46</p> <p>1 a year from now. If Mr. Berthal or Mr. Yovino would<br/>2 like to comment on that, I'd appreciate a comment. But<br/>3 I don't believe you are going to see anything in the<br/>4 near future. This is a long-term planning process.<br/>5 We're asking for a great deal of public input.<br/>6 We've gotten some more tonight. We'll be getting more<br/>7 along the line as this goes to the City Council and the<br/>8 Board of Supervisors and the Planning Commission. And<br/>9 then after the Environmental Impact Report is done,<br/>10 there will be more public comment. So this program is<br/>11 going to be fluid for a number of months and years.<br/>12 The infrastructure that would have to be put<br/>13 out there, road, sewer, water, those are going to be big<br/>14 ticket items that the City is going to have to at some<br/>15 point find out how to finance. So we're talking about a<br/>16 long-term project. We're not talking about something<br/>17 next week.<br/>18 MR. WARNER: So I'm assuming that the City<br/>19 would be in a position where they could condemn our<br/>20 property and have it appraised and buy it if we, you<br/>21 know --<br/>22 MR. SIMONIAN: That's beyond my expertise to<br/>23 answer. I simply can't answer that.<br/>24 MR. WARNER: Well, I mean, I can't see any<br/>25 reason why they couldn't. And I don't think that I have</p> | <p style="text-align: right;">Page 48</p> <p>1 now if they care to modify or bring up modifications,<br/>2 we can. Those modifications then would be developed at<br/>3 some point after it gets past the Planning Commission,<br/>4 Board of Supervisors and the City Council. So, yes, we<br/>5 have the opportunity tonight to make some modifications<br/>6 if we choose to.<br/>7 But regardless of what this Committee<br/>8 recommends, there's got to be another, how do you say<br/>9 it, a final draft report of this before it can even go<br/>10 to an Environmental Impact Report. So there's going to<br/>11 be changes to this regardless of what we do tonight.<br/>12 There will be tweaking all along the line. So it's not<br/>13 an over and done subject tonight by a long shot.<br/>14 MR. WRIGHTS: Thank you.<br/>15 MR. VONBERG: Eric Von Berg, 9427 North<br/>16 Winery.<br/>17 I guess in the realm of tweaking and looking<br/>18 at the idea of the industrial area in Alternative -- is<br/>19 it Alternative 3 -- I guess Alternative 2. If maybe<br/>20 putting that transition along Jensen Avenue just on the<br/>21 north side of Jensen Avenue and then maybe a swell,<br/>22 whether or not the industrial land on the east side of<br/>23 the SEGA area would be another alternative as a bush<br/>24 area between the agricultural land and then the<br/>25 residential land to utilize the industrial for the</p> |
| <p style="text-align: right;">Page 47</p> <p>1 the right, as an individual, to prevent progress for<br/>2 this area.<br/>3 MR. SIMONIAN: Thank you.<br/>4 MR. WARNER: Yeah.<br/>5 MR. SIMONIAN: Any final comments? If not,<br/>6 with the Committee's permission --<br/>7 MR. WRIGHTS: I have a question. If you were<br/>8 able to --<br/>9 MR. SIMONIAN: Yes, come up, please.<br/>10 And I think we have one more gentleman that<br/>11 wanted to make some comments.<br/>12 MR. WRIGHTS: I just had a question. If you<br/>13 were able --<br/>14 MR. SIMONIAN: Introduce yourself for me,<br/>15 please.<br/>16 MR. WRIGHTS: Mark Wrights.<br/>17 Are you able to adopt some variations on some<br/>18 of these alternatives or -- because I know how these<br/>19 things, working in that -- in the engineering field,<br/>20 once you get the ball rolling on one alternative, it's<br/>21 pretty hard to stop. Can you have some alternatives to<br/>22 this or have some flexibility in it? That's my<br/>23 question.<br/>24 MR. SIMONIAN: I think once the public<br/>25 portion is completed, I'm going to ask the Committee,</p>                                                                                                                                                                                                                                                                                                           | <p style="text-align: right;">Page 49</p> <p>1 buffer area. Just another tweak.<br/>2 MR. SIMONIAN: Thank you.<br/>3 Any final comments from the public?<br/>4 Mr. Matthew.<br/>5 MR. MARSHALL: I would like to -- James<br/>6 Marshall, 270 South Temperance.<br/>7 I'd like to take up a little something about<br/>8 what the gentleman said about the canals.<br/>9 MR. SIMONIAN: Okay.<br/>10 MR. MARSHALL: I went in front of the City<br/>11 Council, it's been three or four years ago. We had a<br/>12 little boy drown in the canal right behind us and I had<br/>13 recommended -- you know, the expense to do things are<br/>14 never going to be any cheaper than it is today.<br/>15 Tomorrow, the expense is only going to be higher. And<br/>16 in fact, Mr. Duncan's remark was we need more parental<br/>17 control, not more children control. Then a little girl<br/>18 went after her basketball, then she drowned.<br/>19 So if you're going to put the walkways right<br/>20 next to the canal and allow little kids out there<br/>21 playing around, you're going to have more stories in the<br/>22 Fresno Bee. They're going to play. They're going to<br/>23 get in the water and it moves very fast.<br/>24 Thank you<br/>25 MR. SIMONIAN: I appreciate the comment.</p>                                                                                                                                                     |

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1 Any final comment?

2 MR. MATTHEW: I would just like to add a

3 little short thing -- (inaudible).

4 The thing that I would like the Committee to

5 realize is if you go -- in fact, Keith, I asked you at

6 the last meeting how many times you have been outside

7 and one of the reasons is I wanted to know if any of the

8 Committee members had actually seen the situation or if

9 we have just been looking another an aerial in a meeting

10 room in San Francisco and cutting things up.

11 I think if you go out there and you look at

12 the area, you look at the flow in these canals and

13 you'll see that most of the land is privately owned.

14 And you will see fences and there are gates running

15 perpendicular to keep the traffic off of the canal, not

16 to fence the canal off of the person's property. You'll

17 see that people are trying to cut down because you get

18 people up on those canals and just causes problems.

19 Whether they're fenced off or not, they're fooling

20 around with your animals and all kinds of things. I

21 wanted you to be aware if we go from a point of

22 prohibiting people, which FID does, to allowing and

23 turning a blind eye and now if you put a trail there,

24 you're now encouraging. That a big spread. That's what

25 I wants you to consider.

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1 Thank you.

2 MR. SIMONIAN: Thank you.

3 Final chance.

4 All right. With Committee's permission, I'll

5 close the public portion of the hearing.

6 All right. At this point, the Committee will

7 discuss the alternatives. Our charge tonight is to

8 select and make a recommendation of one of the

9 alternatives. If we wish to make modifications, we've

10 heard suggestions of possibly combining, moving some of

11 the industrial areas. Everybody's pleasure here. Don't

12 be bashful.

13 MR. BROOKS: Yeah. Mr. Chairman, I'd like to

14 get some feedback on Alternative 2 with some of the

15 modifications that have been discussed earlier tonight.

16 In particular, with the industrial area north of the

17 flood control and west, what is it, Temperance. Can we

18 get some feedback from Keith about what these changes

19 might consist of and how they might effect the overall

20 plan?

21 MR. SIMONIAN: Keith, can you respond to any

22 of that? And also with the understanding that

23 obviously whatever recommendation the Committee makes

24 tonight, Calthorpe will eventually incorporate those

25 modifications into a different plan, is that correct?

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1 MR. BERTHAL: I can't really evaluate these in

2 a detailed fashion for you. But what I can do is

3 recount the principles we are working with and why this

4 evolved and what it might mean if you changed it in

5 terms of those principles, if that would be okay.

6 I believe there's 15 to 1600 acres below

7 Jensen that was adopted in the General Plan as part of

8 the concept plan and was part of the Memorandum of

9 Understanding with the County at that time. And as part

10 of the inclusion of SEGA in the Sphere of Influence of

11 the City.

12 I believe that any recommendation we make to

13 introduce commercial and residential, because we're

14 trying to achieve a jobs-housing linkage and that's the

15 principle behind this, is probably going to require an

16 amendment to the MOU county, we're fully prepared to do

17 that and we think we can make a good case on that.

18 So on that premise, let's just explore why we

19 divided these two industrial areas, so-to-speak. One is

20 we wanted to get the industrial areas closer to some of

21 the commercial and the housing so there would be more

22 walkable, bikeable connections. And we could in

23 proximity and spacially link these areas.

24 One of the problems with Fresno is a lot of

25 people have to drive ten miles to go to work. And even

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1 if they live fairly close, they might have to drive a

2 mile to go to work, or whatever it is because we have

3 these large monolithic single-use areas. So we're

4 trying to reduce that concept.

5 The other issue is that we are proposing, as I

6 had indicated, I think a different type of industrial

7 than we've seen perhaps in Fresno. There are some

8 examples, I believe, of what we would like to see.

9 Campuses like Pelco, we're not trying to steal

10 Pelco. David, we're not trying to steal Pelco, just

11 using it as an example. Pelco has a 40-acre campus. It

12 has 2200 employees, that means there's 55 employees per

13 acre. It's a very high value business. The property

14 value is excellent. It really adds and it gives us, you

15 know, the access to a lot of folks that want to work and

16 could live in the residential areas close in proximity

17 to it.

18 Does this -- is this the only design that was

19 proposed in all Alternative 2? No.

20 Is the principle of jobs-housing linkage

21 important? Yes.

22 I don't know if this helps or not. You're

23 going to have to struggle with us, okay. I can't just

24 let you off the hook.

25 I think the other issue, and I think we

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| <p style="text-align: right;">Page 54</p> <p>1 appreciate the suggestions that Mr. Solis made and Mr.<br/>2 Wrights made and Mr. Eliah made. I think they are very<br/>3 important things. And I think there are some other<br/>4 folks that suggested that as well.<br/>5 One of the things that we don't feel like we<br/>6 have an option to do right now, and it certainly could<br/>7 become an option, is to add more land to our Sphere of<br/>8 Influence.<br/>9 Long-term, I believe that Mr. Eliah's<br/>10 suggestion is just right on the mark. But we probably<br/>11 need to build SEGA first or at least be building SEGA in<br/>12 such a way and filling these flex industrial, high<br/>13 intensity, high quality, high value areas to the point<br/>14 where we can make a case with the County, we need some<br/>15 more of this and it works. But I don't know that they'd<br/>16 probably buy our argument quite yet.<br/>17 Also, I think people are looking at this as<br/>18 some of the lower intensity kinds of uses we've seen<br/>19 around Fresno. That still needs to happen. We need<br/>20 different kinds of job generators. We need different<br/>21 kinds of energy. We need logistics and distribution.<br/>22 But we also need high value technology and new kinds of<br/>23 uses that relates to our agricultural sector. It could<br/>24 be the beginning of a new economic base for Fresno. And<br/>25 I think that's what we are hoping to see here.</p> | <p style="text-align: right;">Page 56</p> <p>1 the two areas and moving some of the residential closer<br/>2 to the community college.<br/>3 We've had preliminary discussions with the<br/>4 County Planning staff and it appears, at least at the<br/>5 staff level, they support that change. Their concern is<br/>6 that we maintain at least 1500 acres of industrial,<br/>7 which is what the original -- that is the agreement.<br/>8 MR. SIMONIAN: Okay. Thank you.<br/>9 MR. PARNAGIAN: Can I ask you a question? I<br/>10 guess you can hear me on this.<br/>11 Nick was the MOU on Alternative 1 based on the<br/>12 County at that time, based on how Alternative 1 looks in<br/>13 the general plan?<br/>14 MR. YOVINO: Alternative 1 is not based on the<br/>15 land uses in Alternative 1. Let me make sure. I think<br/>16 we have gone over this, but I'll repeat it.<br/>17 The only reason that we put any land uses on<br/>18 Alternative 1, or had that alternative, was to study the<br/>19 impacts of the 55,000 people in the EIR for the general<br/>20 plan update. That's why we did that. We had always<br/>21 made it very clear to everybody, including the County,<br/>22 that those land uses could change. And if you read the<br/>23 MOU, we did not commit to 55,000 people. We just<br/>24 committed to the area and to the industrial in the<br/>25 southern part.</p> |
| <p style="text-align: right;">Page 55</p> <p>1 And the principle again was to link it some<br/>2 way spacially with where people live and go and shop and<br/>3 how they could get there easier.<br/>4 MR. SIMONIAN: Keith, let me back up a little<br/>5 bit. You mentioned 1500-acre agreement with the County<br/>6 on industrial properties. Alternative 1 and 3 both<br/>7 have that large section of industrial properties south<br/>8 of Jensen. And in Alternative 2, we split it up with<br/>9 part of it south of Jensen and part of it along<br/>10 Temperance Avenue. Is the understanding with the<br/>11 County that it's an X amount of industrial acreage or<br/>12 is it simply location of the acreage?<br/>13 MR. BERTHAL: I probably have to let Nick -- I<br/>14 mean, it's mentioned specifically as the area south of<br/>15 Jensen, so it constitutes -- is this 15 or 1600 acres,<br/>16 Nick? I'm going to let Nick --<br/>17 MR. YOVINO: I'm sorry, as I recall it's<br/>18 closer to 1500 than 1600.<br/>19 And in the agreement with the County, what we<br/>20 agreed to was to place all that acreage as is shown on<br/>21 Alternative 3.<br/>22 And we would have to go back to the County.<br/>23 In my opinion, we would have to go back to the County if<br/>24 No. 2 was selected and basically get some kind of a<br/>25 sign-off on switching out the industrial area between</p>                                                                            | <p style="text-align: right;">Page 57</p> <p>1 So what we have now done is presented a case<br/>2 whereby we want to increase the 55,000 to 110 to 120,000<br/>3 and stretch out the planning period. And we've<br/>4 developed two alternatives to do that. And one of the<br/>5 alternatives now takes part of that industrial area that<br/>6 was originally part of Alternative 1, and now puts it in<br/>7 the residential area, if that explains it for you.<br/>8 So the 55,000 population was not -- it's not a<br/>9 number that's in the MOU. The 1500 acres and the -- or<br/>10 the area south of Jensen is.<br/>11 MR. PARNAGIAN: That's what I wanted to know.<br/>12 Thank you.<br/>13 MR. HERNANDEZ: I have an additional question<br/>14 for Mr. Yovino and Keith.<br/>15 I know we have discussed the -- actually it<br/>16 was brought up, the Fancher Creek development and the<br/>17 impact in having two regional centers. I know Mr.<br/>18 Segala, unfortunately he left the room. I wanted to<br/>19 explore a little bit of the validity of what he was<br/>20 talking about density and things of that sort. In<br/>21 making a, I guess you would say the development<br/>22 successful.<br/>23 MR. BERTHAL: We're proposing two regional<br/>24 centers within about two to two-and-a-half miles of each<br/>25 other.</p>                                                    |

| Page 58                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Page 60                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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| <p>1 MR. HERNANDEZ: So would it be accurate to<br/>2 say it would be a super center?<br/>3 MR. BERTHAL: They're both regional centers.<br/>4 They're both, at this point, proposed to have maybe<br/>5 about a million square feet of retail. The relationship<br/>6 -- and by the way, regional center in this context, just<br/>7 to be clear, represents a commercial activity center<br/>8 that draws from the entire region. We have a number of<br/>9 those in the Fresno Metropolitan area. They draw not<br/>10 only from our half million to 700,000 regional area,<br/>11 that includes Clovis and some unincorporated area, it<br/>12 draws from other cities in the County and also draws<br/>13 from multiple counties. These are very complex trade<br/>14 areas.<br/>15 We are going to be doing a lot more detail on<br/>16 this, but just let me draw without seeing that there is<br/>17 any conflict. Obviously we need to do more analysis.<br/>18 They are regional centers. They do draw from very<br/>19 similar large significant trade areas.<br/>20 The relationship of the town center or<br/>21 regional center proposed in SEGA, which is different<br/>22 than other shopping centers we have in the region, as<br/>23 you know it's going to be like a miniature downtown.<br/>24 We'll have residential above it. There is certainly<br/>25 some residential proposed in Fancher Creek. The</p> | <p>1 Mr. Solis, I'm assuming you are asking that<br/>2 your client's property be specifically designated one<br/>3 thing, not a multitude.<br/>4 And Mr. Eliah, if he could point on the map<br/>5 his idea of where he wanted things moved around, if we<br/>6 have a map.<br/>7 MR. SOLIS: In terms of my client, the map<br/>8 there is a black outline around the 40-acre parcel<br/>9 located around this area. The combination of 2 and 3<br/>10 suggests that the half of his property be shown in kind<br/>11 of that transition area. It looks a little bit of<br/>12 yellow, a little bit of red and is part of the community<br/>13 center. And he might be able to live with that if it's<br/>14 the entire parcel, but it's kind of half-and-half and he<br/>15 has no access to Jensen. So it's kind of a limbo.<br/>16 He's willing to go commercial. He's willing<br/>17 to go industrial. He's willing to go mixed use. But to<br/>18 have his property in one half -- category in one half<br/>19 and one half in the other, it's going to be very<br/>20 difficult to develop.<br/>21 And as you mentioned last time, there should<br/>22 be some recognition here of property owners and parcel<br/>23 lines in terms of getting things to happen and people to<br/>24 agree on changes.<br/>25 MR. SIMONIAN: I would -- just looking at</p> |
| Page 59                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Page 61                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <p>1 relationship of these two centers is approximately the<br/>2 same relationship as Fashion Fair to River Park.<br/>3 If you look at the distances between them,<br/>4 they're approximately the same, especially if you think<br/>5 that -- River Park doesn't just start at El Paso. It<br/>6 actually starts down around Costco, okay. There is a<br/>7 freeway between the two. There is a large quarter like<br/>8 Blackstone. You can draw a whole bunch of parallels.<br/>9 And those two centers draw from a very significant trade<br/>10 area. I think what we suggest is we are going to have<br/>11 to make that case. The EIR will actually be doing<br/>12 market feasibility and market studies.<br/>13 At this point, we would say if it's feasible<br/>14 for Fashion Fair and River Park to co-exist, it's<br/>15 entirely likely that these two could.<br/>16 I want to make one other clarifying point. I<br/>17 apologize. Mr. Segala mentioned the figure 55,000. As<br/>18 you know, this regional center is being proposed in an<br/>19 environment of 120,000 and maybe even more as<br/>20 transitions occur over 50 to 75 years.<br/>21 MS. BERG: I'm going to be the queen of<br/>22 tweaking tonight. Lots of questions.<br/>23 First question I have is for Mr. Solis and Mr.<br/>24 Eliah. They are proposing adjusting things and the maps<br/>25 kind of get blurry.</p>                    | <p>1 this, that would not -- that would not be in concrete,<br/>2 you know, that split down the middle. I'm not going to<br/>3 say that five years from now that's not going to be<br/>4 taken as one piece for commercial or residential.<br/>5 MR. SOLIS: The plan suggests that the east<br/>6 half of his property to be industrial.<br/>7 MR. SIMONIAN: I understand that.<br/>8 MR. SOLIS: And for that to occur, the<br/>9 industrial would have to move westward through the<br/>10 residential commercial or residential or wherever that<br/>11 land use is. And you try not to move industrial traffic<br/>12 through those kinds of uses. Normally if he has access<br/>13 to Jensen, it should. That could move northward, it<br/>14 just should be one or the other.<br/>15 MR. SIMONIAN: I guess I'm just being naive<br/>16 enough to say that's a line that's drawn right there<br/>17 and not saying that line is going to be there five<br/>18 years from now.<br/>19 MR. SOLIS: Well, after being 40 years in the<br/>20 biz, once you get the plan adopted and you try to a<br/>21 adjust line, easier said than done.<br/>22 MR. SIMONIAN: All right. I'll take your<br/>23 words for it.<br/>24 MR. SOLIS: If you adopt it that way, I guess<br/>25 I could be hired in five years as a consultants to try</p>                            |

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| <p style="text-align: right;">Page 62</p> <p>1 to get you to change it. It's going to be very<br/>2 difficult to do<br/>3 MR. SIMONIAN: Elisabeth, other questions?<br/>4 Oh, Mr. Eliah.<br/>5 MS. BERG: Is there something he can point<br/>6 to -- do we have the overhead?<br/>7 MR. ELIAH: Mr. Chairman, may I address<br/>8 something? There is a little bit of inaccuracy before<br/>9 the Committee here. And I'd like to address the<br/>10 question the gentleman had about the 1800 acres. I want<br/>11 to go back in time because I'm the one who worked<br/>12 closely with Nick Yovino on that 1500 acres or the 1800<br/>13 acres of land. So bear with me for a minute.<br/>14 That was at a time during the Telecom<br/>15 explosion. Let's go back, seven, eight, nine years<br/>16 ago. And that there was input from the EDC Chamber of<br/>17 Commerce. I served on a previous EDC task force. And<br/>18 there was overwhelming consensus that Fresno was the<br/>19 target for the expansion of Silicon Valley, et cetera,<br/>20 and we've heard this for years. It never happened. And<br/>21 the reason it never happened is because if you talk to<br/>22 any of the specialists in industrial planning, not Peter<br/>23 Calthorpe. You can tell I'm getting a little bit<br/>24 irritated because if you do your best and you respect<br/>25 the work done in your community and some outsider comes</p>                                                                           | <p style="text-align: right;">Page 64</p> <p>1 supported annexation, all the neighbors did between<br/>2 Fowler and Temperance. I couldn't come before you<br/>3 before because of being involved in sensitive<br/>4 confidential discussions, which Keith and Nick know with<br/>5 Sanger Unified, to put a state-of-the-art elementary<br/>6 school in the circle around Armstrong and Church Avenue.<br/>7 Why? Because Centex was successful in bringing one half<br/>8 of the lateral line, 36-inch line between from Fowler to<br/>9 Church. It's in that intersection now.<br/>10 The next phase of development would have taken<br/>11 that line to Temperance Avenue. If you check with<br/>12 Public Works, you'll find that that line has enough<br/>13 capacity to service a mixed land use plan for 200 acres<br/>14 going east of Temperance, mixed land use. And in fact<br/>15 that would carry on that theme.<br/>16 In my work products before you, I wish I had<br/>17 been told that you were to make a recommendation<br/>18 tonight, then I would have done better graphics to show<br/>19 you how the mixed land use plan would come into play.<br/>20 What I didn't do is mislead you into altruistic designs<br/>21 that are in other communities.<br/>22 It's about time, from my planning experience,<br/>23 that we pay respect for quality developments in Fresno<br/>24 already, ones that have worked. So what I did in my<br/>25 work product is show you a composite, Fig Garden</p>         |
| <p style="text-align: right;">Page 63</p> <p>1 in with altruistic ideas, then he better back them up<br/>2 with practical reality as to what deal with Fresno, not<br/>3 with other communities. We're not Portland. We're not<br/>4 St. George, Utah. We're Fresno, California. And very<br/>5 proud of what we have here.<br/>6 So back to the question about that 1800 acres.<br/>7 Nothing has ever happened. What we did have happen to<br/>8 us most recently from the good graces of the mayor and<br/>9 the community college was in fact the location of an end<br/>10 use that is a dream end use. Where can you find an end<br/>11 user of the following criteria: quality employment,<br/>12 high-end employment, very into perpetuity, very rarely<br/>13 has one ever been dissolved. And it's a focus of<br/>14 qualities jobs. What's your end product? Students and<br/>15 educated students. So that has only come up in the last<br/>16 year and a half.<br/>17 To say that we are stuck with 1800 acres and<br/>18 therefore take peninsula north of Jensen, excuse me<br/>19 Keith, but that's a little bit of intellectual<br/>20 dishonesty to determine that you need to interrupt a<br/>21 plan that was started many -- two years ago, beginning<br/>22 with the remarkable development east of Clovis Avenue,<br/>23 McMillan Ranch, working your way through, working west<br/>24 to east, crossing the borders of Fowler Avenue.<br/>25 I served on the advisory committee. We</p> | <p style="text-align: right;">Page 65</p> <p>1 Village, Valley Oak School, daycare center, elementary<br/>2 school coming in, apartments already built in the<br/>3 dominion to show what can be put there and utilizing all<br/>4 of the net benefits of the Calthorpe theme, better walk<br/>5 paths, curving lineal parks, berms, not walls. But<br/>6 to -- I could not sit back and listen to misinformation<br/>7 about why that 1800 acres was there. It was there for<br/>8 reasons that didn't happen.<br/>9 If you really want to use your influence --<br/>10 say we can't do stuff, I don't believe that. If you<br/>11 told the Fresno State ball team that they couldn't win<br/>12 that championship, no one would have believed it, but<br/>13 they did. If this committee saw fit to take some of<br/>14 that acreage in recognition of an end use that no one<br/>15 knew was there a year and a half ago, I'm sure that the<br/>16 County -- I'm not sure whether I put it in my letter,<br/>17 but I would make a recommendation to you and I'd love to<br/>18 serve on that subcommittee. Why can't this committee<br/>19 recommend a subcommittee comprised of the Supervisor<br/>20 Judy Case, the Planning Director, Mr. Yovino, man from<br/>21 the Mayor's office, two of you from this Committee and<br/>22 quickly study that parallel land use south of North<br/>23 Avenue.<br/>24 I can't see how anybody in their right mind<br/>25 would deny proper land use. What you're stuck with is</p> |

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| <p style="text-align: right;">Page 66</p> <p>1 an unrealistic number coming out of the Department of<br/>2 Finance suggesting there's going to be 120,000 people.<br/>3 Let me put it in perspective. That was my<br/>4 letter to the mayor. You're being asked to jam in 40<br/>5 percent less land than in Clovis today, 25,000 more<br/>6 people than the City of Clovis has now. That's a sheer<br/>7 planning nightmare. I don't believe you're going to see<br/>8 stacked living. If you do, you are going to see an<br/>9 invasion of the blight that is already west of Clovis<br/>10 Avenue.<br/>11 I apologize for taking the time, but there's<br/>12 too much misinformation out there upon which you are<br/>13 being asked to make a sensitive decision. Did I answer<br/>14 your question?<br/>15 MS. BERG: Sort of. One of the things that<br/>16 was discussed in the last meeting was combining<br/>17 Alternatives 2 and 3 with regard to the community<br/>18 centers and the industrial and possibly swapping one of<br/>19 the community centers, so I thought maybe along your<br/>20 lines and some of the other people.<br/>21 MR. ELIAH: You can -- depending upon the<br/>22 flexibility you have and the -- excuse me, as a land<br/>23 planner, you get frustrated because you take -- I'm<br/>24 getting frustrated. You take a number for which we<br/>25 don't even know how valid it is in the Department of</p>                                                                               | <p style="text-align: right;">Page 68</p> <p>1 talked about looking five years out. It's problematic.<br/>2 How long do you think that an industrial tomato grower<br/>3 will stay in that area? Five years? Ten years? Cost<br/>4 of trucking, lack availability of food supply. And why<br/>5 would you build around that audit, that corridor. It<br/>6 doesn't make good planning sense.<br/>7 I'm going to go back to my favorite theme<br/>8 again because you'll hear it from Mr. Solis and some of<br/>9 us who have worked for years. There is a golden<br/>10 triangle that people have looked at. That base has now<br/>11 been formed by that community college. You can start in<br/>12 half mile increments. You can work between Clovis and<br/>13 the freeway on each side. You can never again replace<br/>14 that ingress, egress system of Clovis Avenue, North,<br/>15 American -- wait, North, Central and American, easy<br/>16 access to the freeway, that's what end users are looking<br/>17 for. Not peninsulas that are sticking into hypothetical<br/>18 areas that you are going to use intense commercial and<br/>19 commercial centers.<br/>20 I apologize for taking your time, but there's<br/>21 too much at stake here. Any other questions? Now you<br/>22 know why my wife didn't come.<br/>23 MS. BERG: I got 27 more.<br/>24 MR. ELIAH: Thank you<br/>25 MR. SIMONIAN: Thank you.</p>                              |
| <p style="text-align: right;">Page 67</p> <p>1 Finance and then you build a case around it.<br/>2 Like Mr. Calthorpe said in the last meeting,<br/>3 in a joking way, he said this is the first plan of its<br/>4 kind in California. It's an experiment. We were never<br/>5 told that at the inception of his contract that 9,000<br/>6 acres in rural Fresno was going to be used as an<br/>7 experiment. And well, if you look carefully, it's not a<br/>8 land use plan. In my opinion, it's a transportation<br/>9 plan and you built around it densities. I think you can<br/>10 do a hybrid. I didn't have time to bring those forward<br/>11 because I didn't know that this was going to be the<br/>12 place, but you could take -- you could take at least the<br/>13 200 acres between south of Church, Temperance, maybe to<br/>14 De Wolf, but that's chopped up in there. Go a little<br/>15 past that canal, that's public -- excuse me. FID can<br/>16 put that canal under. That's a small portion of the<br/>17 problem. And use that as mixed land use to carry on the<br/>18 theme that's already existing.<br/>19 The trade offer would be taking some of the<br/>20 intense commercial on the south of Jensen, on the east<br/>21 side of Fowler Avenue in that Anadale corridor. You<br/>22 don't need that much, you heck and you still preserve a<br/>23 good portion of your acreage.<br/>24 The other thing is that you'd have to ask<br/>25 yourself, Mr. Chairman, you brought that up as you</p> | <p style="text-align: right;">Page 69</p> <p>1 MS. BERG: Another question that was brought<br/>2 up in the past and doesn't really reflect on this plan<br/>3 and maybe it would be a recommendation to the Planning<br/>4 Commission is having a second Woodward Park. We talked<br/>5 about it a long time ago because there is no major park<br/>6 down in this area. We have a lot of open space. We<br/>7 have a lot of flood control basins, but not necessary<br/>8 an actual regional park. And I don't think Calthorpe<br/>9 ever addressed that. Keith?<br/>10 MR. YOVINO: That's a policy question and you<br/>11 can resolve when you take action on our final draft plan<br/>12 if you want a policy or wording that says one of those<br/>13 open space basin areas should be developed totally or<br/>14 partially as a regional recreational facility, you can<br/>15 do so.<br/>16 MS. BERG: But I don't know if it would be,<br/>17 if it would work. I don't know if we have anyone from<br/>18 flood control here, if there's any area there that<br/>19 works that way because I'm assuming all these areas are<br/>20 going to hold water. Is it possible to make a<br/>21 recommendation outside of the area? Because I know<br/>22 that takes a lot of planning.<br/>23 MR. YOVINO: It can include that as a separate<br/>24 or side recommendation to the Council, sure.<br/>25 MS. BERG: Next question, because I have lots</p> |

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| <p style="text-align: right;">Page 70</p> <p>1 of them. We talked about this before. It's sort of<br/>2 been defined and that is a specific definition of<br/>3 regional center. I don't know if this is when I start<br/>4 to make motions or not, but -- we definitely need to<br/>5 have a much more specific definition of regional<br/>6 center. Everybody has a different idea. My idea of<br/>7 regional center has nothing to do with the Fancher<br/>8 Creek. It has nothing to do with River Park. It is<br/>9 far beyond that. But obviously what's in my mind is<br/>10 not what is in Mr. Cassian's mind.</p> <p>11 So next question is for Mr. Ayers. You had<br/>12 mentioned making sure that we propose design concepts to<br/>13 planning commission. I think that's outside of our<br/>14 scope although eventually be part of the plan. But<br/>15 there are pretty pictures and examples, but we are not<br/>16 recommending design concepts; is that correct, Keith?</p> <p>17 MR. BERTHAL: There's much that needs to be<br/>18 detailed and specified. These are the bold concepts<br/>19 and rights after that, the draft come will come many<br/>20 designs and concepts. They will be highly specified,<br/>21 but they need the main ideas.</p> <p>22 MR. SIMONIAN: Calthorpe in the last meeting<br/>23 had said that they were going to provide to us a<br/>24 specific drawing of the open space adjacent to canals.<br/>25 Did they ever send that to us? They were going to do a</p> | <p style="text-align: right;">Page 72</p> <p>1 MR. SIMONIAN: Comments first before we start<br/>2 taking any motions?</p> <p>3 Elisabeth, do you want to make a motion?</p> <p>4 MR. SIMONIAN: I agree and like Alternative<br/>5 No. 2. I think there are some changes that need to be<br/>6 proposed for Alternative No. 2. The first one, as I<br/>7 have mentioned, I can't tell you how many times, is the<br/>8 adding in the green belt diagram of the existing<br/>9 railroad and the power lines. And if you want to enter<br/>10 this as an exhibit, I don't know if it can be shown,<br/>11 but it needs to be added to the open space. It is<br/>12 something that exists and we might as well address it<br/>13 now versus later.</p> <p>14 MR. SIMONIAN: Let me do this. If you would<br/>15 make a motion and we can get a second on Alternative 2,<br/>16 then we can discuss some of these other items and<br/>17 proceed from that point. That would be the best way to<br/>18 go.</p> <p>19 S:ATTORNEY4 I'll second that motion.</p> <p>20 MR. SIMONIAN: All right. I'll second that<br/>21 motion. Now we'll discuss some of the other items. If<br/>22 you want to make modifications to the particular<br/>23 Alternative 2, we can do that and make motions on those<br/>24 or we can simply move along. But let's go ahead with<br/>25 the discussion on the other item.</p>     |
| <p style="text-align: right;">Page 71</p> <p>1 cross section plan which would address many of the<br/>2 comments made tonight.</p> <p>3 MR. BERTHAL: Canals and creeks, et cetera.</p> <p>4 MR. SIMONIAN: I think with the issues that<br/>5 have been raised by several of the public today, we<br/>6 need to see that.</p> <p>7 MS. BERG: It just seems like we bring up<br/>8 things in the meetings, then don't get addressed and<br/>9 now we're being asked to submit something to the<br/>10 Planning Commission, they're going to be asking the<br/>11 same questions which should have been answered months<br/>12 ago.</p> <p>13 MR. BERTHAL: I have to --</p> <p>14 MR. SIMONIAN: We're embarrassing ourselves.</p> <p>15 MR. BERTHAL: Well, no. I actually have to<br/>16 respond and say these are most of the concepts that<br/>17 need to be addressed in the draft specific plan. This<br/>18 is meant to be a bold broad preferred alternative with<br/>19 this level of specificity. And if say we really do<br/>20 want swells, trails and those kinds of things, then the<br/>21 draft specific plan needs to specify them and bring<br/>22 those things forward, so I would actually see it<br/>23 differently.</p> <p>24 MR. SIMONIAN: And I have lots of motions. I<br/>25 don't know when that's suppose to occur.</p>                                                                                                                                                                        | <p style="text-align: right;">Page 73</p> <p>1 MS. BERG: Can this be shown? What's that?</p> <p>2 First motion being to add in the open space<br/>3 diagram being submitted to planning commission. The<br/>4 existing railroad track and the power lines in the<br/>5 southeast corner of SEGA area, adding them as potential<br/>6 open space, equestrian, biking, walking paths. I don't<br/>7 know if the Committee needs to see that diagram or if<br/>8 you can put it up on the screen.</p> <p>9 The railroad tracks are north of California,<br/>10 you can't see them on our diagrams here. The City I<br/>11 believe right now is a 60 foot wide easements<br/>12 landscaped. I can't see it. But the tracks run are in<br/>13 existence whether it be designated for future light<br/>14 rail, I don't know. But at least to get it put on the<br/>15 open space plan as green belt.</p> <p>16 And then the other is power lines that run<br/>17 from McCall and Jensen all the way up to Fancher Creek<br/>18 to designate those as green belt open space. That is<br/>19 definitely one area that would be nice to be equestrian<br/>20 because it's definitely -- it's about three-and-a-half<br/>21 miles long at a diagonal.</p> <p>22 UNKNOWN SPEAKER: These two to the original<br/>23 lines</p> <p>24 MR. SIMONIAN: Exactly.</p> <p>25 UNKNOWN SPEAKER: Are intermediate schools?</p> |

| Page 74                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Page 76                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
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| <p>1 MS. BERG: Uh-huh. Connects a whole lot of<br/>2 things.<br/>3 And the reason why I bring this up is that<br/>4 when I drive around Fresno and I look at the way the<br/>5 existing power lines that kind of cut diagonally across<br/>6 the city, they have been dealt with in a multitude of<br/>7 ways. Many -- some of them are green belt down the<br/>8 middle and a street on either side, you know, going one<br/>9 direction.<br/>10 The worse case being just north of Kings<br/>11 Canyon on this map and it is just east of Fowler,<br/>12 between Fowler and Armstrong. You can see the road<br/>13 cutting at a diagonal. And they put the power lines on<br/>14 a concrete island with the road going down it and all<br/>15 you can see are power lines. There's nothing to kind of<br/>16 cover it up, nothing to kind of make it look better than<br/>17 it is<br/>18 MR. SIMONIAN: Elisabeth, your suggestion is<br/>19 that become green belt area?<br/>20 MS. BERG: Right.<br/>21 MR. SIMONIAN: Let's me ask --<br/>22 MS. BERG: For multi use.<br/>23 MR. SIMONIAN: Let me ask the question if we<br/>24 accept Alternative 2, are we allowed to make<br/>25 modifications as specific use of a particular area?</p>                                                                                                     | <p>1 Any other discussion, any other concern on<br/>2 modification? Any items the Committee feelings should<br/>3 be brought up.<br/>4 Elisabeth.<br/>5 MS. BERG: I have a lot of them.<br/>6 MR. SIMONIAN: Okay.<br/>7 MS. BERG: The next one is just a note and<br/>8 it's really more of just a verbiage note which is that<br/>9 the Sanger School District sites located on this map<br/>10 are mere possibilities. They are not as iron clad as<br/>11 many of the Clovis School District sites and the<br/>12 Planning Commission needs to know and understand that.<br/>13 That is one of the areas that's going to change on this<br/>14 plan because they have not contacted the homeowners or<br/>15 the land owners of these sites. They don't agree with<br/>16 the size of the sites. And so it should at least be<br/>17 noted that the school sites are mere possibilities.<br/>18 MR. SIMONIAN: I think that's been stated. I<br/>19 know it has been to the committee. Ralph, I know you<br/>20 brought that up several times. Those were placed in<br/>21 there, not for demonstration purposes, but showing that<br/>22 you're going to build communities around those school<br/>23 sites. But that doesn't mean that's where the school<br/>24 site specifically is going to be; is that correct?<br/>25 MR. YOVINO: That's correct. And one of the</p>                                                           |
| Page 75                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Page 77                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <p>1 Can we in fact make modifications so if we were to take<br/>2 a motion to say we expect the railroad area and the<br/>3 power area to be green belt areas in the final plan,<br/>4 then we can accept that as a modification to<br/>5 Alternative 2?<br/>6 MR. BERTHAL: Yes, you may. And just let me<br/>7 let you know that while there's some things we haven't<br/>8 been able to provide you, we have actually directed<br/>9 Calthorpe to look at the Fresno cog blueprint and the<br/>10 metro rural loop, which included commuter rail system<br/>11 on this California line as well as others. And they're<br/>12 in the process of doing that and updating that. You're<br/>13 just not seeing that at this level of specificity.<br/>14 So, again, I'll draw a distinction between<br/>15 what you see and what we're acting on and sometimes it's<br/>16 different. You should bring out whatever you think is<br/>17 necessary<br/>18 MR. SIMONIAN: Elisabeth, if you want to make<br/>19 a motion on those two items --<br/>20 MS. BERG: All right. I motion to at least<br/>21 designate the power lines as open space equestrian,<br/>22 walking trails and the railroad to be open space and<br/>23 potential light rail.<br/>24 MR. SIMONIAN: Second on that. We have a<br/>25 second. Tim will second that, all right.</p> | <p>1 things that has to be noted is the school district, when<br/>2 they look at elementary school sites, they look at them<br/>3 to be one mile apart from each other. Sanger Unified<br/>4 School District -- unfortunately Richard Sepulveda is<br/>5 not here.<br/>6 They're also looking at the possibility of a<br/>7 future high school, especially in this southeast growth<br/>8 area, not to mention the area, you know, from Clovis and<br/>9 the development that has gone on from Armstrong to<br/>10 Clovis, in those areas, which is served by the Sanger<br/>11 Unified School District. And roughly almost 60 percent<br/>12 of this growth area is in their district. They're going<br/>13 to be looking at that and I can see where there would be<br/>14 some issues, especially with the school district<br/>15 being -- a school site being located anywhere near or<br/>16 underneath a power line transmission easement area or by<br/>17 the freeway. So there are some real specifics that<br/>18 DTSC, the Department of Toxic Substances with the state,<br/>19 has specific requirements as to where though can locate<br/>20 the schools.<br/>21 MR. SIMONIAN: My understanding is the only<br/>22 school site that has been designated is the Clovis<br/>23 large, what is that 80 acre or 120 acre section for the<br/>24 Clovis North campus there.<br/>25 MR. BERTHAL: Yes. And I think it's very</p> |

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| <p style="text-align: right;">Page 78</p> <p>1 appropriate for you to speak to this, that we have<br/>2 brought out on numerous occasions since it was brought<br/>3 up that these are about standards and building complete<br/>4 neighborhoods. We also may have some issues with the<br/>5 school districts and the way that they do plan their<br/>6 schools and we need to have standards to talk to them<br/>7 about. The issue is external costs. A lot of our<br/>8 public institutions do not take into consideration<br/>9 external costs, like greenhouse gases, air pollution,<br/>10 the waste of water and energy and other things. This<br/>11 plan is meant to draw their attention to those external<br/>12 costs. We have a lot of conversations that we're going<br/>13 to need to have about a lots of this.<br/>14 MR. SIMONIAN: Thank you.<br/>15 MR. BERTHAL: And please, don't just -- lay<br/>16 it out, that's fine. But I want to make sure you know<br/>17 that we've actually heard everything you've said.<br/>18 MR. SIMONIAN: And my last motion would be to<br/>19 swap one of the community centers. Looking at Plan 2,<br/>20 it doesn't make much sense to me to have the community<br/>21 center south of Jensen along Fowler. When you go out<br/>22 to the Sunnyside area, as it's known, the only<br/>23 commercial south of Kings Canyon and east of Clovis<br/>24 Avenue is the -- there's three corners at Kings Canyon<br/>25 and Clovis and that's commercial and then whatever will</p> | <p style="text-align: right;">Page 80</p> <p>1 California and Church?<br/>2 MS. BERG: Or even in that corner across from<br/>3 the flood control basin, so it could be along Jensen.<br/>4 MR. SIMONIAN: Yeah, Alternative 3 has it<br/>5 located as one community center located there in the<br/>6 area that you're talking about. Is that --<br/>7 MS. BERG: Well, either the top -- in<br/>8 Alternative No. 3, either putting it along California,<br/>9 they call it -- yeah, along California or down the<br/>10 other one, down along Jensen.<br/>11 MR. SIMONIAN: What's the feeling of the<br/>12 Committee on that?<br/>13 UNKNOWN SPEAKER: I feel it makes some sense.<br/>14 I would support that.<br/>15 MS. BERG: The one at fowler, the one along<br/>16 Fowler, south of Jensen.<br/>17 MR. SIMONIAN: Can you blow up No. 2, Trai?<br/>18 MS. BERG: And I don't know -- I would -- I<br/>19 don't know what is currently zoned for the northwest<br/>20 corner of Temperance and Jensen, if it is going to be<br/>21 commercial, then that would kind of give you a balanced<br/>22 intersection.<br/>23 UNKNOWN SPEAKER: Trai, we lost it on our<br/>24 screen, on here.<br/>25 MR. YOVINO: So the proposal is to take the</p> |
| <p style="text-align: right;">Page 79</p> <p>1 be in Fancher Creek, north of Fowler, if there is<br/>2 anything. That entire square down there does not have<br/>3 any commercial at all. And so to cluster the<br/>4 communities center south of Jensen at Fowler and not<br/>5 have anything over along Church or California in that<br/>6 other industrial area doesn't seem right, doesn't seem<br/>7 balanced.<br/>8 And second of that is in response to public<br/>9 comment, perhaps the -- in No. 2, the industrial flex R<br/>10 and D maybe a different description. People think of<br/>11 industrial as the Ledestry Plant and what was proposed<br/>12 tonight as industrial is more like Pelco. And people<br/>13 will swallow Pelco industrial definition better than the<br/>14 Ledestry plant. And I think people along Temperance<br/>15 right now are thinking there is going to be more<br/>16 Ledestry plants versus things like Pelco.<br/>17 MR. SIMONIAN: Are you actually making a<br/>18 suggestion that we do away with that particular area or<br/>19 are you simply --<br/>20 MS. BERG: Moving it.<br/>21 MR. SIMONIAN: -- bringing that to our<br/>22 attention?<br/>23 MS. BERG: Move it. Relocate it.<br/>24 MR. SIMONIAN: Relocate it?<br/>25 MR. BERTHAL: Would that be between</p>                                                                                                                                                                                                                | <p style="text-align: right;">Page 81</p> <p>1 community center in the 1500 acre industrial area at<br/>2 Fowler and --<br/>3 MS. BERG: Anadale.<br/>4 MR. YOVINO: Anadale, and completely remove<br/>5 it, which is -- let's take it in pieces. Completely<br/>6 remove it, replace the community center with industrial<br/>7 uses.<br/>8 MR. SIMONIAN: That's what I'm guessing,<br/>9 yeah.<br/>10 MR. YOVINO: Okay. And you can see there's<br/>11 kind of a gradation of residential. There's a little<br/>12 bit higher density residential around the community<br/>13 center. So are you saying take everything that's more<br/>14 dense than the yellow on that map and convert it to<br/>15 industrial; is that what you're saying?<br/>16 MS. BERG: It would probably have to be some<br/>17 of the yellow.<br/>18 MR. YOVINO: What's that?<br/>19 MS. BERG: It would probably have to be some<br/>20 of the yellow.<br/>21 MR. YOVINO: Well, that's what I'm asking<br/>22 because we need a --<br/>23 MS. BERG: Yeah, because then that's an<br/>24 elementary school.<br/>25 MR. YOVINO: Is that Lonestar School there or</p>                                                                                                     |

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| <p style="text-align: right;">Page 82</p> <p>1 not?</p> <p>2 MR. SIMONIAN: This one?</p> <p>3 MS. BERG: The elementary school, which is</p> <p>4 kind of below the N in 'center' would match then in No.</p> <p>5 3, the elementary school that's just above whatever the</p> <p>6 road is. And maybe it just needs to be a motion that</p> <p>7 we swap, and it's up to the Planning Commission to</p> <p>8 decide where because I know that there is land owners</p> <p>9 out there who seem to want it further north. Maybe it</p> <p>10 needs to be centered along Church as a compromise.</p> <p>11 MR. SIMONIAN: Okay.</p> <p>12 MR. YOVINO: So the proposal is to take the</p> <p>13 community center and some of the residential along with</p> <p>14 it and move it to the alternative --</p> <p>15 MR. SIMONIAN: 3.</p> <p>16 MR. YOVINO: Right</p> <p>17 MR. SIMONIAN: It would be Alternative 3,</p> <p>18 California and Temperance.</p> <p>19 MR. YOVINO: Right</p> <p>20 MS. BERG: Or even Jensen and Temperance.</p> <p>21 MR. SIMONIAN: Jensen and Temperance.</p> <p>22 MR. YOVINO: Somewhere in that area. You're</p> <p>23 not going to specify the exact location, but to trade</p> <p>24 the two?</p> <p>25 MR. SIMONIAN: Right.</p>                           | <p style="text-align: right;">Page 84</p> <p>1 MS. BERG: And to relocate it somewhere in</p> <p>2 the industrial area north of Jensen and west of</p> <p>3 Temperance -- east of Temperance.</p> <p>4 MR. SIMONIAN: Do I have a second to that</p> <p>5 motion?</p> <p>6 MS. COLLIER: Second.</p> <p>7 MR. SIMONIAN: All right, second it.</p> <p>8 Any further discussion?</p> <p>9 MS. COLLIER: Has there been a motion to</p> <p>10 actually -- I think though it will happen during</p> <p>11 zoning, I do think it's important to describe what the</p> <p>12 industrial means because when you do -- when you think</p> <p>13 of trucks and when you think of warehousing coming in,</p> <p>14 you know, their main concern is how do I get in and out</p> <p>15 of this with the most efficient way possible. So if</p> <p>16 that's not the industrial that we're speaking of here,</p> <p>17 I do think it needs to be defined, not only this plan</p> <p>18 but also to the community. So I don't know if that's</p> <p>19 been presented as a motion, but I think it's -- because</p> <p>20 if it is industrial in the sense of trucks then where</p> <p>21 the industrial flex already is put on the Temperance</p> <p>22 and California and Church, to me it doesn't function</p> <p>23 there.</p> <p>24 MR. SIMONIAN: You know we always talked</p> <p>25 about light industrial, so I don't know how to respond</p>                                                                                                                   |
| <p style="text-align: right;">Page 83</p> <p>1 MR. YOVINO: Therefore keeping roughly the</p> <p>2 same amount of industrial acreage?</p> <p>3 MR. SIMONIAN: Right.</p> <p>4 MR. YOVINO: I understand.</p> <p>5 MR. SIMONIAN: That in form of a motion also,</p> <p>6 the modification?</p> <p>7 MS. BERG: How do I word it? Can I word it</p> <p>8 that generally?</p> <p>9 MR. SIMONIAN: Well, I think it can -- I</p> <p>10 think -- I think what we're saying, the motion would be</p> <p>11 to remove that community center from Alternative 2,</p> <p>12 which is south of Jensen, to the description as it is</p> <p>13 on Alternative 3, and whether or not you want it just</p> <p>14 north of Jensen or whether you want it up California</p> <p>15 Avenue.</p> <p>16 MS. BERG: Or even to Church. I'm just</p> <p>17 looking at all of the residential in that corner to be</p> <p>18 able to walk to the grocery store and walk to</p> <p>19 Starbucks, that's what I'm looking for. So if I -- I</p> <p>20 motion to delete or to remove the community center at</p> <p>21 Anadale and Fowler and to relocate it --</p> <p>22 MR. SIMONIAN: I think that would be the way</p> <p>23 to say it.</p> <p>24 MS. BERG: Industrial area --</p> <p>25 MR. SIMONIAN: And --</p> | <p style="text-align: right;">Page 85</p> <p>1 to what you're saying.</p> <p>2 Mr. Eliah, can you make a quick comment?</p> <p>3 MR. ELIAH -- that would in fact then allow --</p> <p>4 everybody wants a Pelco, with no offense to Clovis, but</p> <p>5 that's the God send of that area. You're going to have</p> <p>6 to qualify whether for example the acreage that would be</p> <p>7 a distribution center like Gap, high intensity use of</p> <p>8 open space, parking, asphalt, few employees as opposed</p> <p>9 to call centers, data processing centers, office parks.</p> <p>10 That would be like what you would see south of Woodward</p> <p>11 Park, south of Audubon, in that loop there in the River</p> <p>12 Park office complex. That would be a different</p> <p>13 designation.</p> <p>14 If you use -- and I served on that industrial</p> <p>15 task force. You've got to redefine what you mean by</p> <p>16 light industrial because end users have changed their</p> <p>17 mode of operation. I don't think you would ever find a</p> <p>18 chip production facility ever locating in Fresno, but</p> <p>19 you mind find at the right location a subpackaging</p> <p>20 entity of a major entity. Now that could be in a light</p> <p>21 industrial or CM, commercial/manufacturing without the</p> <p>22 heavy industrial. I think Keith and Nick can certainly</p> <p>23 help up on that.</p> <p>24 But back to your amendment. My clients would</p> <p>25 definitely support a switch in there because that would</p> |

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1 be the appropriate transition and -- anyway. Thank --  
2 MR. BERTHAL: I just like to make one  
3 comment. I think that one thing if we do take a look  
4 at this alternative that we have to consider, the  
5 school that is located at Anadale is actually one of  
6 the only existing schools that we have in this plan and  
7 that's Lonestar School. So I think if we do look at  
8 this, we just need to be considerate that a appropriate  
9 buffer would be planned for around the school.  
10 MS. BERG: So that one has been tied up.  
11 MR. BERTHAL: It's been there since, you  
12 know, early 1900s.  
13 MS. BERG: Oh, that's an existing school.  
14 MR. BERTHAL: Yeah, Lonestar School.  
15 MR. SIMONIAN: That is Lonestar.  
16 MS. BERG: Then how come that wasn't put in  
17 Alternative 3?  
18 MR. SIMONIAN: It doesn't show in Alternative  
19 3.  
20 MR. BERTHAL: Yeah, that's not correct.  
21 MS. BERG: And maybe --  
22 MR. BERTHAL: And maybe Richard, you'd like  
23 to speak to that, it's a Sanger school.  
24 MS. BERG: He's not here. That's Ralph, he's  
25 Planning.

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1 MR. KACHADOURIAN: Again, I don't have any  
2 comment on that.  
3 MR. YOVINO: The school is going to stay  
4 there. We talked to the district, it will not go other  
5 way and yes, it its planned industrial around the whole  
6 school site then. There will be policies in the plan to  
7 make sure there's a proper interface between the  
8 industrial and the school. That will have to be done.  
9 MS. BERG: And one last motion would be a  
10 regional park proposal, probably somewhere outside of  
11 the SEGA area. Again, throwing it out there, I guess  
12 its more to the County. Perhaps somewhere south of  
13 Jensen between Leonard and Highland. That would tie in  
14 other cities within the County and outside the County  
15 and give them a park that's non existent right now.  
16 MR. SIMONIAN: That's something that would be  
17 outside of the SEGA area?  
18 MS. BERG: According to this plan, it looks  
19 like it would need to be. It would probably make sense  
20 financially and from a planning standpoint, I'm  
21 assuming, you jump outside into a County area and the  
22 City kind of comes towards you.  
23 MR. SIMONIAN: If it's outside of the area  
24 then, it's not something that this Committee should be  
25 adopting, I would think. It's not something we should

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1 -- other than saying it would be nice to have it, I  
2 don't know that we're in a position to say we should be  
3 doing it.  
4 MS. BERG: And Nick, you said earlier we can  
5 --  
6 MR. SIMONIAN: We can include it as a  
7 statement to the Planning Commission and the City  
8 Council.  
9 MS. BERG: It's just something that wasn't  
10 addressed. There's nothing down there.  
11 MR. SIMONIAN: All right. Also getting back  
12 to Kimberly's question on light industrial. What does  
13 the Committee feel is light industrial? I think Mr.  
14 Eliah gave us two examples. Are we going to be  
15 specific to the point of saying what we feel is light  
16 industrial or what we feel should be in this particular  
17 plan or are we simply going to say high tech  
18 industrial, no trucks? What are we going to say here?  
19 MR. YOVINO: I think once you -- the object  
20 here of course is to get a basic land use circulation  
21 alternative accepted so that we can then go do all of  
22 that. But I'm sure that as we define the land uses in  
23 the plan, we're going to get to that level of detail for  
24 the industrial. We will. We need to.  
25 MS. BERG: So I motion to at least make a

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1 recommendation to add a regional park, if possible  
2 inside the SEGA area, if not, outside of the SEGA area,  
3 south of Jensen.  
4 MR. SIMONIAN: Second on that?  
5 All right. At this point, any further  
6 discussion, any further modifications?  
7 Trai, we need to take these modifications one  
8 at a time for vote. Can you read them back for us? And  
9 I would like the Committee members to vote yes or no.  
10 MR. KACHADOURIAN: Keith, it came off of our  
11 screens here. I think you moved the -- somehow the --  
12 if got moved.  
13 MR. BERTHAL: She has been typing these as  
14 you have been discussing them. She is going to put  
15 these up some you can read them. There you go.  
16 MR. KACHADOURIAN: But it's not on our  
17 screens here.  
18 MR. SIMONIAN: All right. So we need to vote  
19 on each of these so let me read the first one.  
20 The first modifications with a motion to add  
21 existing power lines and railroad tracks, the proposed  
22 open space system and designate as potential light rail  
23 alignment. All in favor of that, please say I.  
24 Pardon me?  
25 MR. FEY: We are not using these little

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| <p style="text-align: right;">Page 90</p> <p>1 buttons, yes, no?</p> <p>2 MR. YOVINO: You might want to be specific,</p> <p>3 more specific on the exact, more exact location of the</p> <p>4 rail lines and the power lines.</p> <p>5 MR. SIMONIAN: Anyone oppose? Let me put it</p> <p>6 that way.</p> <p>7 MS. BERG: He is asking, he wants to be more</p> <p>8 specific in the motion.</p> <p>9 MR. BROOKS: I got a question on that motion.</p> <p>10 Okay. There's a regional center there that the power</p> <p>11 lines go through. Are you going to move the regional</p> <p>12 center or split it in half or what?</p> <p>13 MR. SIMONIAN: I think the --</p> <p>14 MS. BERG: Can you hand me the diagram?</p> <p>15 MR. SIMONIAN: I think just simply by the</p> <p>16 motion, it obviously is going to be a green space there</p> <p>17 so whether -- again, that's a sited school that doesn't</p> <p>18 necessarily, not necessarily is going to be there.</p> <p>19 MR. BROOKS: Okay, I understand.</p> <p>20 MR. SIMONIAN: You understand, Tim? You okay</p> <p>21 with that?</p> <p>22 MR. BROOKS: Yes.</p> <p>23 MR. SIMONIAN: Are we okay then with the</p> <p>24 vote?</p> <p>25 MS. BERG: Nick wants a more specific -- so</p>                                                                                                                                                                | <p style="text-align: right;">Page 92</p> <p>1 MR. SIMONIAN: You're stating that we should</p> <p>2 vote the modifications and make sure those are</p> <p>3 acceptable to everybody before we vote for Alternative</p> <p>4 2?</p> <p>5 MR. HERNANDEZ: Okay.</p> <p>6 MR. SIMONIAN: Is that correct or should we</p> <p>7 go -- yeah, I think the modifications need to come</p> <p>8 first to make sure that we're all okay with the changes</p> <p>9 that we're going to be making on Alternative 2.</p> <p>10 MR. HERNANDEZ: Sure.</p> <p>11 MR. SIMONIAN: Before we say officially we'll</p> <p>12 take Alternative 2.</p> <p>13 MR. BERTHAL: Mr. Chairman, each one is a</p> <p>14 separate motion and second. They all stand separately</p> <p>15 so you got to vote on each one.</p> <p>16 MR. SIMONIAN: Yeah, we got motions and</p> <p>17 seconds on each one of them so far.</p> <p>18 MR. BERTHAL: So each one would be a separate</p> <p>19 vote.</p> <p>20 MR. SIMONIAN: Yeah, back to that original</p> <p>21 now that Trai has reworded it. Let me read it once</p> <p>22 more and we'll vote on it again.</p> <p>23 MR. FEY: There's no way to get it onto our</p> <p>24 screen here? Our screens --</p> <p>25 MR. SIMONIAN: I don't know if it can be.</p>                                                                                                                 |
| <p style="text-align: right;">Page 91</p> <p>1 to modify the vote to say the power lines that run at</p> <p>2 Highland and Church to diagonal up through just south</p> <p>3 of Kings Canyon and Temperance, and what is that rail</p> <p>4 -- it's a spur line for San Joaquin Valley Rail Line</p> <p>5 that runs north of California --</p> <p>6 MR. BROOKS: It's all the way across it on</p> <p>7 California.</p> <p>8 MR. KACHADOURIAN: It's just a little bit</p> <p>9 north of California, just a little bit north. Just a</p> <p>10 little bit bit, yes.</p> <p>11 MR. BERTHAL: My understanding was that the</p> <p>12 original motion to approve Alternative 2 or recommend</p> <p>13 Alternative No. 2 was Berg and Hernandez. That this</p> <p>14 motion with regard to the open space and rail line was</p> <p>15 Berg and Brooks, seconded by Brooks.</p> <p>16 MR. SIMONIAN: Correct.</p> <p>17 MR. BERTHAL: Okay, Trai, did you get that?</p> <p>18 Yeah.</p> <p>19 MR. HERNANDEZ: Mr. Chairman, I have a point</p> <p>20 of clarification. Mr. Chairman, I have a point of</p> <p>21 clarification on how we're voting. Like I think you</p> <p>22 guys are discussing just now how we're going to vote on</p> <p>23 all this. I feel that the motion to approve</p> <p>24 Alternative 1 should be a separate motion and then with</p> <p>25 a -- and then we should vote on each amendment.</p> | <p style="text-align: right;">Page 93</p> <p>1 I've got it on mine and that's all I've got.</p> <p>2 MR. FEY: There it is, there it is.</p> <p>3 MR. SIMONIAN: You got it, okay. I'll read</p> <p>4 it anyway.</p> <p>5 Motion to add the existing power lines running</p> <p>6 from Highland and Church -- I have been convinced. We</p> <p>7 will take the motion first to accept Alternative 2 and</p> <p>8 then we will discuss and accept or deny the</p> <p>9 modifications.</p> <p>10 So we have a motion to approve Alternative 2,</p> <p>11 which was made by Elisabeth Berg and seconded by John</p> <p>12 Hernandez. All in favor of accepting Alternative 2, say</p> <p>13 yes. All opposed, say no.</p> <p>14 All right. Alternative 2 has been accepted.</p> <p>15 Now we'll take on the modification. The first</p> <p>16 modifications was to add existing power lines running</p> <p>17 from Highland and Church, a diagonal south and Kings</p> <p>18 Canyon -- to King Canyon and Temperance. The railroad</p> <p>19 line running north of California --</p> <p>20 MS. BERG: It's Highland and --</p> <p>21 MR. SIMONIAN: -- to be added to the proposed</p> <p>22 open space system and to be designated as potential</p> <p>23 light rail alignment. All in favor of that particular</p> <p>24 modification, please say yes. All opposed, please say</p> <p>25 no.</p> |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p style="text-align: right;">Page 94</p> <p>1 All right. The other modifications which was<br/>2 made by Elisabeth Berg and seconded by Kimberly Collier.<br/>3 Motion to remove community center on Anadale and Fowler<br/>4 in Alternative 2 and relocate the industrial area north<br/>5 of Jensen and east of Temperance.<br/>6 All in favor of that modification, please say<br/>7 yes.<br/>8 All opposed, please say no.<br/>9 One no vote on that.<br/>10 The final modification made by Elisabeth Berg,<br/>11 seconded by Mr. Simonian. Motion to recommend to add a<br/>12 regional park inside or outside the SEGA area.<br/>13 All in favor, please say yes.<br/>14 All opposed, please say no.<br/>15 MR. KACHADOURIAN: Mr. Chairman, was that --<br/>16 on the regional park, did you want to define exactly a<br/>17 size? You are saying Woodward Park which is what,<br/>18 about 300 acres. Is there a particular size or you<br/>19 want to define a regional park.<br/>20 MR. HERNANDEZ: I have a point of<br/>21 clarification also, Mr. Chairman. I have a point of<br/>22 clarification. I don't think there was a second for<br/>23 the regional park, if I'm correct, earlier.<br/>24 MR. SIMONIAN: I made the second.<br/>25 MR. HERNANDEZ: Oh, you made the second,</p>                                                      | <p style="text-align: right;">Page 95</p> <p>1 like that but I don't think you're going to get PG&amp;E to<br/>2 do it. And remember you're making the future for the<br/>3 next 100 years, not today<br/>4 MR. SIMONIAN: I think the program is to make<br/>5 that a green space and probably fence it off so that<br/>6 nobody gets under there.<br/>7 UNKNOWN SPEAKER: And they talked about<br/>8 burying those lines also.<br/>9 MR. SIMONIAN: That's true too.<br/>10 All right. Basically this concludes our part<br/>11 we are carrying today. We do have a meeting with the<br/>12 Fresno City Planning Commission on Wednesday, July 16 at<br/>13 six o'clock.<br/>14 We will also meet with the Fresno County Board<br/>15 of Supervisors on Tuesday, July 22 at around 8:30 or<br/>16 thereafter.<br/>17 And a presentation will be made to the Fresno<br/>18 City Council on Tuesday, July 22nd at three o'clock or<br/>19 thereafter.<br/>20 With that, I am going to adjourn this meeting.<br/>21 Thank you all for being here.<br/>22 -oOo-<br/>23 (End of hearing.)<br/>24<br/>25</p> |
| <p style="text-align: right;">Page 95</p> <p>1 okay.<br/>2 MR. SIMONIAN: And it did pass?<br/>3 MS. BERG: So that's a County question as to<br/>4 what's the definition of a regional park is versus a<br/>5 community park, pocket park.<br/>6 MR. YOVINO: Definition is in the General Plan<br/>7 and I think it's around 160 acres minimum.<br/>8 MR. SIMONIAN: Do I have one final comment?<br/>9 MR. ELIAH: Just a point of information,<br/>10 Woodward Park, when you refer to that, it's somewhere<br/>11 between approximately 440 acres and 500, depending on<br/>12 the acreage of the slope down. You can say regional<br/>13 park, i.e. Woodward, that's approximate acreage.<br/>14 MR. SIMONIAN: Comment?<br/>15 MR. MARSHALL: Yes. I'm James Marshall.<br/>16 Again, I have those big power lines running<br/>17 through my deal. You do not want to put parks and<br/>18 recreation underneath them. They're 50 years old. They<br/>19 leak so bad I can't even grow Redwood trees underneath<br/>20 them that they burn the tops out. It's not going to be<br/>21 safe for the kids.<br/>22 They made the comment they won't put schools<br/>23 underneath them. That's not a good idea. Either that<br/>24 or you are going to have to get PG&amp;E to spend 20 or 30<br/>25 -- they do make an upgraded cable that wouldn't leak</p> | <p style="text-align: right;">Page 97</p> <p>1 State of California,<br/>2 County of Fresno.<br/>3<br/>4<br/>5<br/>6<br/>7 I, DIANA K. MORRIS, Certified Shorthand<br/>8 Reporter, do hereby certify that the foregoing pages<br/>9 comprise a true, full and correct transcript of the<br/>10 tape-recorded hearing in the above-entitled matter.<br/>11<br/>12<br/>13<br/>14<br/>15<br/>16<br/>17<br/>18<br/>19<br/>20<br/>21<br/>22<br/>23<br/>24<br/>25</p> <hr/> <p style="text-align: center;">DIANA K. MORRIS, CSR NO. 12451</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

# Attachment G

## Trai Her - SEGA Graphics

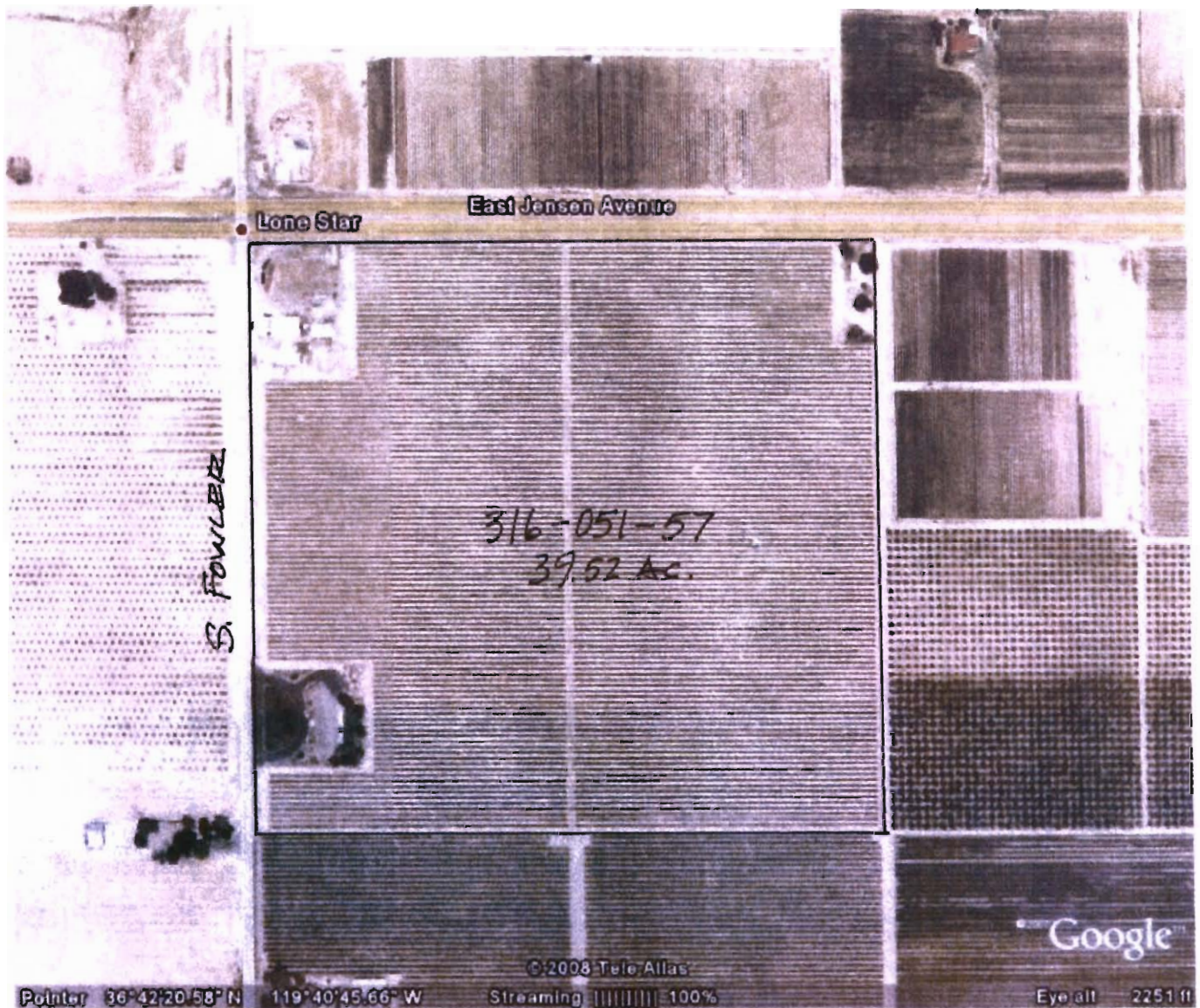
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**From:** "Al Solis" <Al@soldevelopment.com>  
**To:** <Trai.Her@fresno.gov>  
**Date:** Friday, July 11, 2008 9:48 AM  
**Subject:** SEGA Graphics

---

I have delivered to you the two original graphics that I submitted to the SEGA committee on the evening of Tuesday, July 08, 2008. The larger area graphic depicts my suggestion for opening up development east of S. Temperance Avenue and north of E. Jensen Avenue by joining ½ of Alternative #2 and ½ of Alternative #3. The second graphic depicts my client's property on the SE corner of E. Jensen & S. Fowler Avenues and lists his wishes for his property.

Al Solis, AICP  
Principal  
Sol Development Associates, LLC  
906 "N" Street, Suite #100  
Fresno, CA 93721  
1-559-497-1900

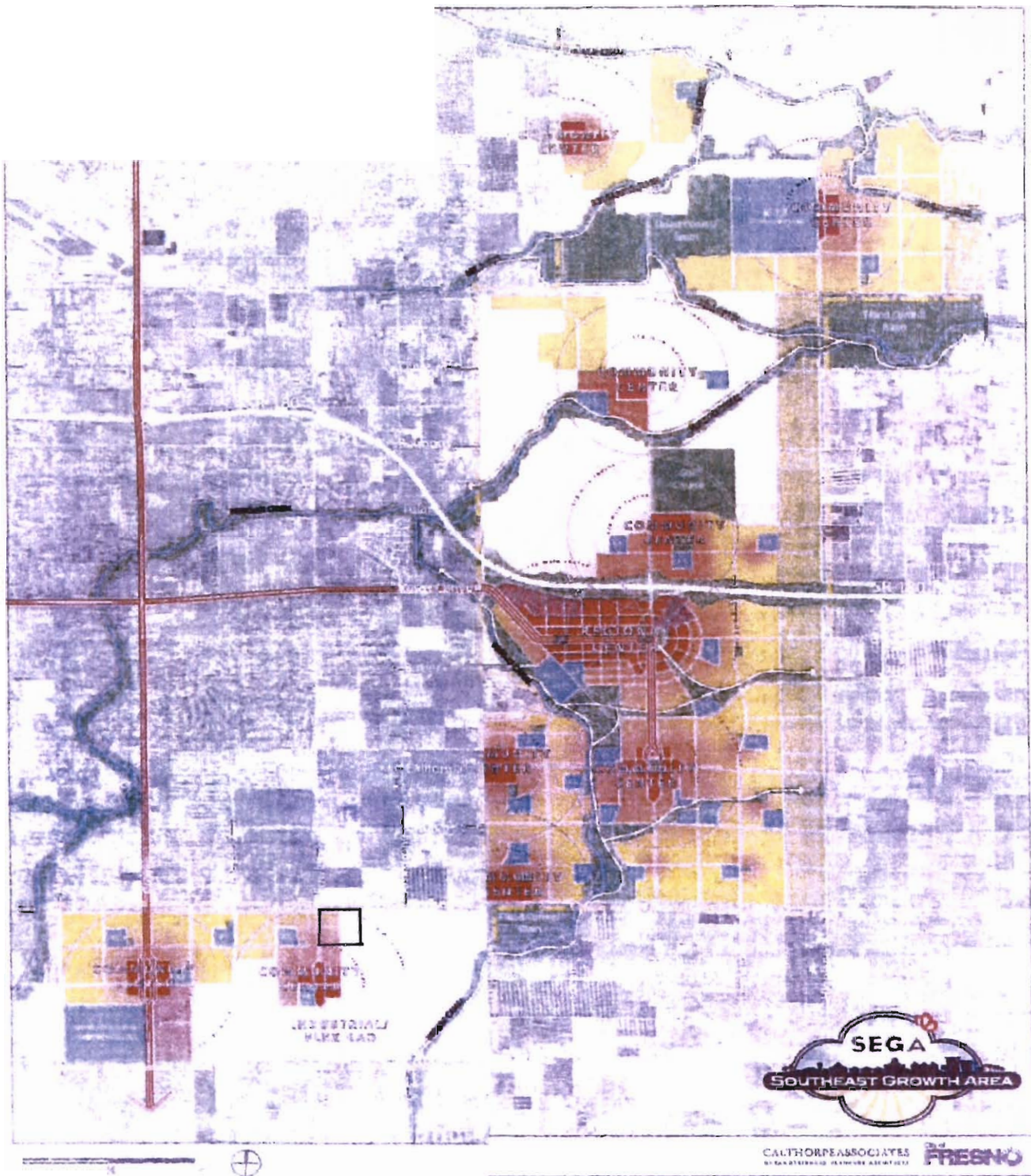


## ALTERNATIVE LAND USE SUGGESTION

- #1 Industrial
- #2 West ½ = Community Center Transition?  
East ½ = Industrial
- #3 Industrial

## OWNER PREFERENCE

- A. Commercial, or
- B. Mixed Use, or
- C. Industrial ( C-M Zoning )



# Lance-Kashian & Company

8365 N. Fresno St., Suite 150 • Fresno, California 93720 • (559) 438-4800 • Facsimile: (559) 438-4802

July 3, 2008

Mr. Keith Bergthold, Assistant Director  
Planning and Development Department  
City of Fresno  
2600 Fresno Street  
Fresno, CA 93721

RE: Fresno Southeast Growth Area (SEGA)

Dear Mr. Bergthold:

We are very interested and encouraged by the planning efforts underway for the Southeast Growth Area (SEGA). This unique undertaking will have a lasting effect in changing the mindset, land use development patterns, and quality of life experienced throughout the San Joaquin Valley.

The SEGA planning principles, which promote high density, mixed-use, and transit oriented development, are consistent with many of the development objectives for the Fancher Creek Master Planned Community. Its Town Center, when completed will be a pedestrian friendly regional destination with over one million square feet of retail shopping and entertainment, high density mixed-use urban housing, open space, public and other urban uses.

At this time, we are submitting this letter to express our serious concerns over the proposed location of the "Mixed Use Center" of SEGA, which is positioned due east of Fancher Creek Town Center and other established regional retail centers. We have the following key question that we are seeking an earnest response from the City on:

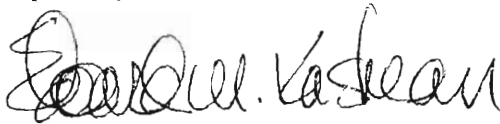
*What economic and other assumptions were used by City staff and consultants in determining that two regional shopping centers, located within two miles of each other, can be supported by existing and proposed growth in southeast Fresno, inclusive of SEGA?*

We are available to discuss and review the underlying assumptions and rationale for the proposed location of the SEGA Mixed Use Center at your earliest convenience. We were in attendance at the June 10, 2008 meeting at the New Exhibit Hall to provide comments, however, we feel the community input portion of the meeting, which occurred two and half hours after the start of the meeting, after most of public attendees had left, was insufficient to voice our concerns.

Mr. Keith Bergthold, Assistant Director  
Page 2

Once again, we commend the City of Fresno for exemplary leadership in the strategic planning for southeast Fresno, and look forward to fruitful discussions related to the sustainability of our entire community.

Respectfully,



Edward M. Kashian, Partner  
Fancher Creek Town Center



Thomas G. Richards, Partner  
Fancher Creek Town Center

cc:

Alan Autry, Mayor of Fresno  
Blong Xiong, Council President  
Brian Calhoun, Councilmember  
Paul Caprioglio, Councilmember  
Mike Dages, Councilmember  
Jerry Duncan, Councilmember  
Henry T. Perea, Councilmember  
Cynthia Sterling, Councilmember  
Rojelio Vasquez, Planning Commission Chair  
Lori Cherry, Planning Commission Member  
Nat Dibuduo, Planning Commission Member  
Jaime Holt, Planning Commission Member  
Hal Kissler, Planning Commission Member  
Serop Torossian, Planning Commission Member  
Charles Vang, Planning Commission Member  
Andrew T. Souza, City Manager  
Nick P. Yovino, Planning and Development Director

**Keith Bergthold - FW: SEGA letter**

---

**From:** Gode Contreras <gcontreras@lance-kashian.com>  
**To:** ""Keith Bergthold"" <Keith.Bergthold@fresno.gov>  
**Date:** Tuesday, July 08, 2008 8:24 AM  
**Subject:** FW: SEGA letter  
**Attachments:** Letter to Keith Bergthold - SEGA.pdf

---

Good morning Keith,

On behalf of Mr. Kashian, please find copy of letter regarding SEGA. Please call Mr. Kashian with any questions. Thank you.

Gode

---

Gode Contreras, Assistant to Executive Director  
Lance-Kashian & Co  
8365 N. Fresno Street, Ste. 150  
Fresno, CA 93720  
(559) 438-4800 ext. 4820  
(559) 261-3591 personal fax

The information contained in this message and any accompanying attachments may contain privileged, private and/or confidential information protected by state and federal law. Penalties may be assessed for unauthorized use and/or disclosure. This message and any attachments are intended for the designated recipient only. If you have received this information in error, please notify the sender immediately and return or destroy the information. This e-mail transmission and any attachments are believed to have been sent free of any virus or other defect that might affect any computer system into which it is received and opened. It is, however, the recipient's responsibility to ensure that the e-mail transmission and any attachments are virus free, and the sender accepts no responsibility for any damage that may in any way arise from their use.

1419 S. DeWolf Avenue  
Fresno, CA 93727  
June 30, 2008

Southeast Growth Area Advisory Committee  
c/o City Hall Council Chamber, 2nd floor  
2600 Fresno Street  
Fresno, CA 93721

Dear Members of the Committee:

We are writing concerning The City of Fresno's **SEGA** plan(s). We wish to submit the following issues of concern:

As property owners within the boundaries of the proposed SEGA, which The City of Fresno (to be referred to as "The City") plans to annex, we wish to state that we are totally opposed to the annexation!

We feel that prior to The City making the elaborate, impractical plans we have seen to date, we should have been given the opportunity to **vote** on whether or not we want to be annexed to The City. We have not been given the opportunity to vote on the issue of annexation.

We went to the LAFCO meetings and expressed our opposition to annexation. LAFCO ignored our opposition and gave its permission anyway.

Then, Instead of providing us opportunity to vote on the annexation, The City only gave us an opportunity to vote (June 10) on which of The City's plans we might prefer after the annexation takes place.

We wish to express our opposition to the annexation again now!

We are also concerned that implementation of :

- SEGA will overwhelm, overpopulate, and ruin the entire rural area within the proposed 14.5 sq. miles
- SEGA will decrease our property values
- SEGA will destroy our rural country lifestyle
- SEGA will destroy vineyards and other agriculturally-used lands

We are concerned that SEGA will invade our property by:

- Widening streets
- Adding sidewalks
- Adding street lights
- Adding storm drains
- Adding City water and sewer lines
- Adding utilities and utility boxes, poles (and related facilities)
- Raising current street levels which will cause flooding on our property

We are concerned about:

The possible capping of our private well

The possible destruction of our septic system (which has worked problem-free for 35 years)

The destruction of the quietness in this rural area

We are concerned that:

The City of Fresno will impose eminent domain to obtain the properties they want.

We are concerned that:

by the addition of infrastructure, that any of the SEGA plans demand, will create a tax increase that we neither want nor can afford.

We are concerned that:

by the addition of the infrastructure any of the SEGA plans will demand will impose assessments that we neither want nor can afford.

We are concerned that:

-SEGA will create situations that will force us to move from our chosen retirement property which we have occupied for 35 years:

-Adding either medium or high-density residential areas will force us out.

-SEGA plans do not include single-family dwellings on parcels of land such as ours – 1 acre.

We are concerned that the possible development of a Transportation Center in our area:

Will funnel a tremendous amount of traffic South on DeWolf (proposed Transit Boulevard)

Will encroach on our property in order to accommodate that traffic

Will destroy current agriculturally-used lands

Will tremendously increase traffic in our area

Will tremendously increase noise in our area

Will tremendously increase air pollution in our area

We are concerned:

that there is not enough water available for all of the new residents the City plans to include.

We are concerned that:

the addition of medium or high-density residential areas will deplete the underground water supply and our private well will run dry.

We are concerned that: by implementing any of the SEGA plans, it will create additional areas The City of Fresno can't maintain:

-The City needs to get the high-density residential area near Kings Canyon and Clovis Avenues under control before adding more high-density areas it won't be unable to control.

-We feel that Downtown Revitalization plans should continue, first getting that area under control, before The City extends itself to this area, or other areas.

We are concerned that:

if/when The City builds medium or high-density residential areas, it will quickly become additional slum areas.

We are concerned that:

with medium or high-density residential areas, the parks, walkways, open spaces and greenway areas the City plans will never be sufficient for the huge population the City plans for the SEGA area.

(We feel that residences, with children, need yards so children can be supervised at play at home).

We are concerned that:

the medium or high-density population will adversely affect our air quality.

We are concerned about:

the transportation center, village centers, town centers, and industrial areas planned.

We do not want them in our area.

We are concerned about:

possible building of condos or town houses, which we do not want in our area.

We are concerned about the proposed realignment of Hwy #180 (aka: Kings Canyon Rd.), (see SEGA Plan #3), planned to run diagonally SE from approximately the corner of Temperance Ave. and the current Kings Canyon Rd., to approximately DeWolf and Butler, terminating at the proposed Transportation Center.

We feel that the opinions and wishes of many people within the SEGA area have been ignored and we request that you give attention to our concerns, and those of other residents in the area.

Thank you for your consideration.

Respectfully submitted

Lyle and Nancy Nelson

**Mark P. Reitz, PE**  
**246 E. Denise**  
**Fresno, CA 93720**  
**(559) 905-4523**

July 7, 2008

Trai Her  
City of Fresno  
Planning and Development Department  
2600 Fresno Street, Room 3043  
Fresno, CA 93721

Re: SEGA Specific Plan

This letter is in response to the proposed land use and zoning alternative presented at the June 10, 2008 public meeting held at the Fresno Exhibit Hall. The presentations and discussions appeared to focus heavily on the one proposed plan shown in the enclosed color handout entitled "Building neighborhoods that thrive," also shown as Alternative 2.

We own a 20-acre farm at 1080 S. Temperance Avenue at the southeast corner of Temperance and the east/west California railroad tracks. We have lived at this family farm continuously for over 100 years. My parents, who are in their mid-80s, still reside there. We have anticipated the growth of Fresno in this area for over 50 years. The previous General Plan and Spheres of Influence have always shown this area to be future residential or commercial zoning. We are very disappointed now to see the proposed plan showing this area and the land on the east side of Temperance Avenue south to Jensen Avenue to be designated as Industrial. This does not seem to be consistent with the land use to the west, the northwest, and the southwest, which is all developed as residential/commercial all the way west to Clovis Avenue. The areas south of Jensen have always been planned as Industrial, which is consistent going west all the way to Freeway 99. We and our neighbors feel that zoning this area as Industrial is wrong, inconsistent with past plans, will severely slow the development of this area, and will severely decrease its property value as compared to the original General Plan.

If there are any important reasons that this particular area be designed Industrial other than "well we had to show so many acres of Industrial somewhere because we changed some of the area around the proposed Community College at Clovis and North Avenues to residential/commercial," I would like to know them. This was the reason stated to me at the meeting.

I am enclosing three other alternatives for your review that are very similar to your proposed plan but locate the Industrial area (which I assume you are including to balance the land use types) along the north side of Jensen east of Locan Avenue (Attachment 1) or the Briggs canal (Attachment 2). There is also an alternative showing the Industrial area east of Temperance, south of Jensen Avenue, and south of the proposed flood control basin (Attachment 3). I realize this third alternative includes land outside your study area, but this area should be considered as well just as the drainage basin that was selected for this area. These alternatives are superior because they have more frontage along Jensen, which is a four-lane divided highway and more

Trai Her, City of Fresno  
July 7, 2008

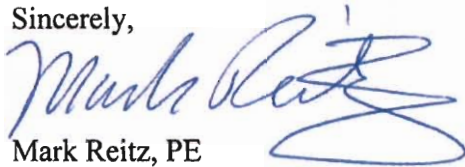
Page 2

appropriate for Industrial, and they also provide jobs closer to the residential areas to the north aligned with the future arterial (DeWolf Avenue).

We see no reason not to change this proposed Industrial zoning designation in this area. In fact, these changes would help to tie in the residential/commercial areas west of Temperance/south of the railroad tracks with those east of the Briggs canal. As California Avenue is shown as a four-lane arterial, this would provide good traffic flow between these similar land uses.

Our family and our neighbors request that this change or something similar (could also move some of the Industrial area to the north end of the SEGA area) be adopted as the Specific Plan for which the EIR will be prepared. As you know, once a plan such as this is adopted, it is very expensive and nearly impossible to change it. If you have any questions or wish to meet to discuss these recommendations, please call me at 559-905-4523.

Sincerely,



Mark Reitz, PE

Copies to: Fresno SE Growth Area Advisory Committee  
Fresno City Council Members  
Fresno City Planning Commission Members  
Fresno County Board of Supervisors

The 9,000-acre SEGA sits at the eastern edge of the current Fresno City limits, generally located east of Temperance Avenue, south of the City of Clovis, and west of the City of Sanger.

City of  
**FRESNO**

## SEGA SOUTHEAST GROWTH AREA

### A model for smart and sustainable growth

The SEGA planning process is based on listening to the community—that's you and your neighbors. This bold approach is different from standard planning projects as it compares the growth pattern of the past decades to alternative urban designs and brings the costs, benefits, and consequences of these options into the public forum. The process shows us if alternative designs will help us meet air quality goals, housing needs, and reduce water and energy demand. We get to see if new designs support our economy's growth within the limits of our fiscal and environmental resources. Only through this combination of advanced planning and defensible analysis can we make an informed choice about our future. This model has the potential to solve many urban growth challenges, air pollution, sustainability issues, and more. With input from you and your neighbors, the process will be more accurate and thorough.

### Be the change

More than 800 people have attended public listening sessions and forums about the SEGA with City of Fresno staff, the locally appointed SEGA Advisory Committee, and internationally recognized Calthorpe Associates. On June 19, 2008 plan alternatives for SEGA will be unveiled for discussion and evaluation by the public.

It's up to us to make an informed decision about the future direction of our city.

**Dedicated Trail Systems**  
Trail systems and bicycle paths make traveling without a car safe and convenient. Schools and major centers can be reached safely with or without a car.

**Open Space and Recreation**  
A variety of natural open spaces and parks provide for recreation in all areas of the SEGA.

**Walkable Neighborhoods**  
Nearly all homes are within walking distance of a neighborhood center, with an elementary school, recreation areas, community gardens, and small shops.

**Community Farming and Agriculture**  
Small farms form the edge to the SEGA, and community gardens and farmer's markets are integrated into neighborhoods, schools, and centers.

**High Quality Transit Service**  
Fast and frequent transit service connects the SEGA's major centers to jobs and housing inside the SEGA and across the region.

**Mixed Use Centers**  
Vibrant regional and community centers mix shopping, housing, and jobs and are easily accessible to most residents via a short walk, bike ride, drive, or transit trip.

**Innovative Employment Areas**  
The SEGA could attract opportunities in green technology and energy systems, ag-related industries, and other emerging fields.

**Housing Choice**  
A variety of single family housing types, as well as multi-family options offer choices to a mix of incomes, age groups, and lifestyles.

#### LEGEND

- Regional Center
- Community Center
- Neighborhood Center
- Educational Facility
- Office/R&D Center
- Industrial/Flex R&D
- Waterway
- Greenway/Open Space
- Mixed Residential
- Neighborhood Residential
- Rural Residential
- Rural Cluster Residential
- Transit Boulevard
- Boulevard/Expressway
- Avenue
- Connector

This map depicts one of a series of conceptual draft plan alternatives developed for the SEGA. This alternative expresses many of the key opportunities and goals of the planning process, as described in the map captions. Each plan alternative is being analyzed and compared for its consequences on a broad array of issues, from environmental impacts like air pollution and water use, to fiscal impacts like infrastructure cost and utility rates, to community impacts like walkability and neighborhood qualities.

## Dispersed Office &amp; Industrial

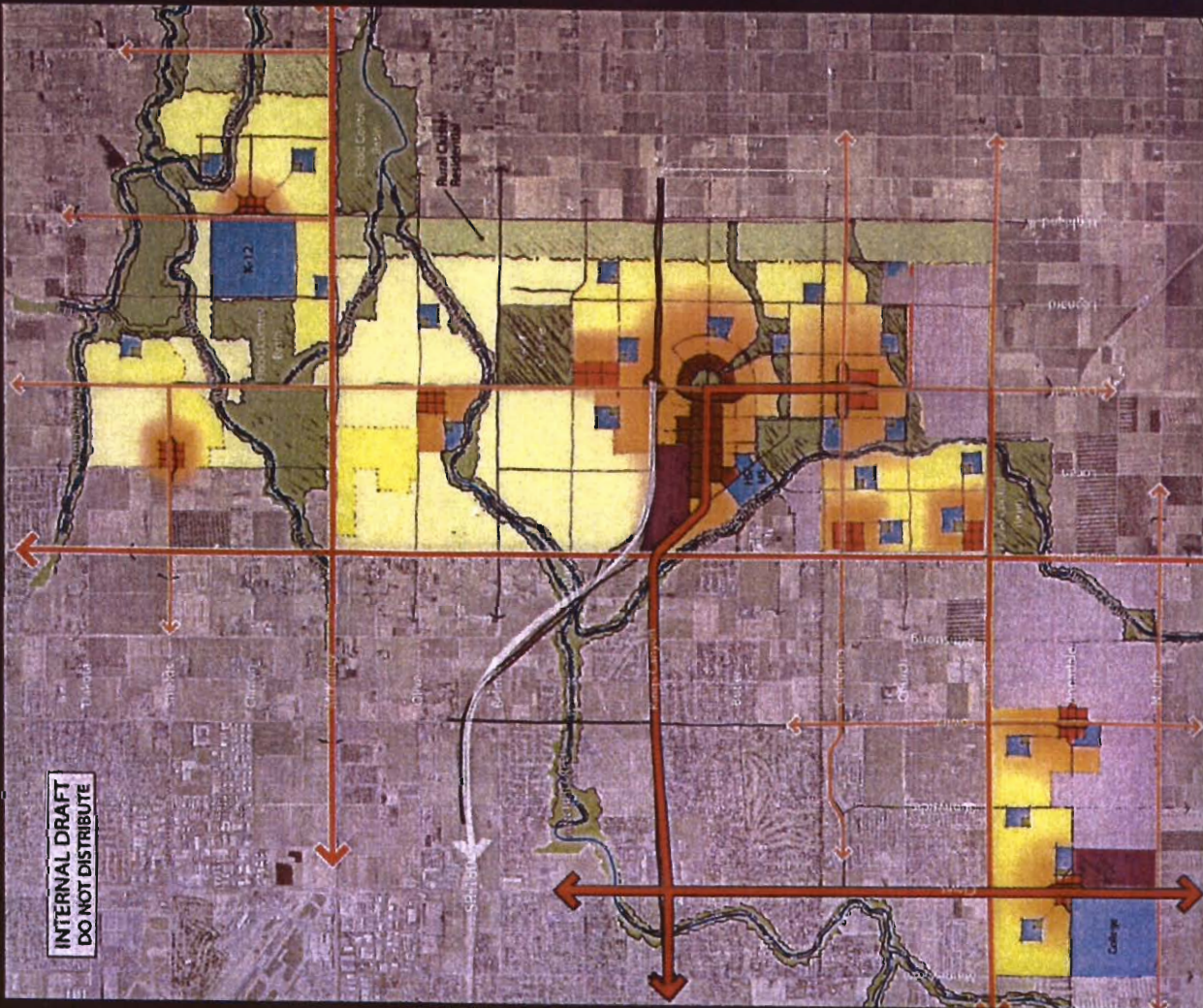


Alt. 1

# Alternative 2

## Transit-Supportive Land Use

Dispersed Office &  
Industrial



DRAFT

Alt. 2

## Dispersed Office &amp; Industrial



Alt. 三

**Keith Bergthold - Re: Fwd: SEGA Public Hearing Notices.**

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**From:** Scott Mozier  
**To:** Keith Bergthold  
**Date:** Thursday, July 03, 2008 9:06 AM  
**Subject:** Re: Fwd: SEGA Public Hearing Notices.  
**CC:** Bryan Jones; Darrell Unruh; Gil Haro; Patrick Wiemiller; Scott Tyler

---

Hi Keith,

The SEGA plan is looking very good. As mentioned previously, my main areas of input and concern are as follows:

1. Temperance Avenue should be a 6-lane road from Kings Canyon north to the Clovis City limits and needs to remain an expressway for those limits.
2. Temperance Avenue could feasibly be downgraded to a superarterial south of Kings Canyon in the real heart of the Southeast Growth Area. I feel we should retain 6 lanes south to at least Butler (LiDestri), but beyond that I would be very supportive of a 4-lane roadway if the Calthorpe/Fehr & Peers team indicates it will work.
3. Jensen Avenue should remain a 6-lane expressway west of Temperance. East of Temperance it needs to be a minimum of a 4-lane roadway and not less than a superarterial. This is a roadway of regional significance that the County constructed many years ago that I do not believe should be compromised.
4. Clovis Avenue should probably also remain a higher speed 4-lane arterial. It is also one of our major regional roadways and I believe it is the most important link from Highway 99 to SEGA, Fancher Creek, the airport and to the city of Clovis to the north.

Of these four issues, I am the most flexible on #4 (Clovis Avenue). If the vision is to transform this high-speed rural section of Clovis Avenue into something like a lower-speed Old Town Clovis environment, I am not sure how the transformation could occur safely. This would be my greatest concern about a change in the functional nature of Clovis Avenue.

Thanks  
Scott

Scott L. Mozier, P.E., T.E.  
City Engineer / Assistant Director  
City of Fresno, Public Works Department  
2600 Fresno Street, 4th Floor  
Fresno, CA 93721-3623  
PH (559) 621-8650 OFFICE FAX (559) 488-1045  
E-MAIL FAX (559) 457-1461  
scott.mozier@fresno.gov

>>> Keith Bergthold 7/2/2008 6:23 PM >>>  
A variation of No. 2 - do you have some input on the scenario you prefer?

Regards,

Keith Bergthold, Assistant Director

office: 559-621-8049 or 559-621-8003  
cell: 559-999-5100

Planning and Development Department  
City of Fresno  
2600 Fresno Street, 3rd Fl, Rm 3065  
Fresno, Ca 93721

>>> Scott Mozier 7/2/2008 2:30 PM >>>  
Keith,  
Which alternative is being recommended by staff? Thanks

Scott

>>> Trai Her 7/2/2008 2:19 PM >>>  
Please see the attached notice of public hearings. This notice was publish in the Fresno Bee on Saturday June 28th and sent to all property owners within the plan area and 1000ft around the plan area.

An agenda for the July 8th is forthcoming.

Thank You

Trai Her, Executive Assistant

Planning and Development Department  
2600 Fresno Street, 3rd Floor, Rm 3065  
Fresno, Ca 93721

Office: 559-621-8003  
Fax: 559-457-1316

**Trai Her - Fwd: FW: SEGA Inquiry**

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**From:** Keith Bergthold  
**To:** Trai Her  
**Date:** Monday, June 30, 2008 6:01 PM  
**Subject:** Fwd: FW: SEGA Inquiry  
**CC:** joed@calthorpe.com; Mike Sanchez; Nick Yovino

---

This should be part of the record of SEGA emails and letters too

Regards,

Keith Bergthold, Assistant Director

office: 559-621-8049 or 559-621-8003  
cell: 559-999-5100

Planning and Development Department  
City of Fresno  
2600 Fresno Street, 3rd Fl, Rm 3065  
Fresno, Ca 93721

>>> "Joe Distefano" <JoeD@calthorpe.com> 6/24/2008 4:13 PM >>>  
Would you like to respond to this or do you want me to?

---

**From:** Rick Heyman [mailto:rick-bdc@sbcglobal.net]  
**Sent:** Tuesday, June 24, 2008 2:32 PM  
**To:** Joe Distefano  
**Subject:** SEGA Inquiry

Joe,

John has asked me to follow up to our June 12 email regarding reconsideration of the proposed land use designation for several parcels in SEGA. The committee is considering the design alternatives at their meeting tonight and it looks like the plan will be before the Planning Commission in just a few weeks. We are wondering if you have made a decision on your recommendation for those parcels?

Rick Heyman  
Planning & Development  
Bonadelle Homes  
7030 N. Fruit Avenue, Suite 101  
Fresno, CA 93711  
Phone: (559) 435-9700  
Fax: (559) 435-9717  
Mobile (559) 289-9182

**From:** "Jim" <jimw@tjwco.com>  
**To:** <Keith.Bergthold@fresno.gov>  
**CC:** <firm@tjwco.com>  
**Date:** 6/30/2008 2:35 PM  
**Subject:** SEGA  
**Attachments:** SEGA Letter.doc

Keith:

See attached letter regarding SEGA proposals. Thanks

T. James (Jim) Williams

Certified Public Accountant

Realtor

Mortgage Broker

Securities Representative

Registered Investment Adviser

559-322-9100 (Voice)

559-322-1098 (Fax)

jimw@tjwco.com

www.tjwco.com

June 27, 2008

SEGA Advisory Committee  
% Keith Bergthold, Assistant Director  
Planning and Development Department  
Fresno, CA

RE: Comments on the proposal

Committee Members:

I, along with landholders that I represent, attended the public meeting held on June 10<sup>th</sup> which presented the SEGA proposal and various alternatives. As a follow up to this meeting I also attended your committee meeting held on June 24<sup>th</sup>. My purpose was to obtain additional information upon the potential impact of the proposal to my various clients who live, and / or own property in the area.

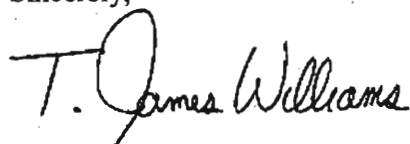
My initial reaction, and that of my clients, is that both Alternative 2 and Alternative 3, will substantially affect the value of my client's property and not in a positive way. One of my clients owns approximately 40 acres of land that is currently designated in the green area of your proposals. Within the last year he was offered \$45,000 per acre for one 20 acre parcel of his land because of its anticipated development potential. I seriously doubt the value of his property in its current (potential) classification will approach this amount.

Two other of my clients (with common control) own approximately 180 acres of land in the Dewolf, Leonard, Church and California area. Currently, most of this property is under an option agreement with a large developer. Both alternative 1 and alternative 2 take substantial portions of the property and allocates it to an elementary school, a middle school and a high school as well as flood control bonding basin(s). One of the things I learned at your June 24<sup>th</sup> meeting was that Sanger Unified School District has not agreed to the proposed locations. My client has had no contact with the district regarding the possibility of some of his property being considered for school sites. This seems to be presumptive on your part and, again, impacts potential value to a developer. Also, why would one landowner have 3 schools and a bonding basin(s) located on their property? Shouldn't there be an attempt to allocate these facilities more equitably? Both of your alternatives would cost my client approximately 50+/- acres of potentially developable property.

My client is concerned, and rightfully so, that if your proposal goes forward and an EIR is started with the present assumptions that future changes will be difficult and costly. We would ask that additional thought be given to the present location of these facilities. In its present form we will be obliged to oppose both alternative 2 and 3, as will I expect, the developer who holds the option on this property.

I would also like to address the growth plan more specifically. Most of the information that I have been able to locate expressed doubt about the ability of this type of planned development to succeed in an automobile environment and minus a developed light-rail system. While I realize that a light-rail system is part of your plan it would seem much more feasible in an intra-city environment which is where most of this type of developments are currently located. You seem to be trying to force feed a concept on a community that doesn't fit any of the stereotypical patterns for high density housing. No matter how much people say they like an idea or concept when the reality of buying settles in people want what others have – in this case more space. I also question how the funds are to be raised to underwrite the infrastructure necessary to create the skeleton of framework required for your proposal. While I realize that you have probably already discussed many of these issues I'm not sure that I agree with your conclusion.

Sincerely,

A handwritten signature in cursive script that reads "T. James Williams". The signature is written in dark ink and is positioned below the word "Sincerely,".

T. James Williams

**Keith Bergthold - SEGA Planning**

---

**From:** "Joe Distefano" <JoeD@calthorpe.com>  
**To:** <Richard\_sepulveda@sanger.k12.ca.us>  
**Date:** Friday, June 27, 2008 4:03 PM  
**Subject:** SEGA Planning  
**CC:** "Keith Bergthold" <Keith.Bergthold@fresno.gov>

---

Richard,

I wanted to touch base with you, both as an update on where we are in the SEGA specific planning process, and also to begin coordinating with Sanger and Clovis Unified and the City of Fresno in the development of schools policy for the SEGA site. As you know, we wrapped up a well attended workshop on June 10. With the input from the meeting, as well as ongoing input and pending approvals from City Council, SEGA Advisory Committee, and others – we will be moving forward with some physical plan modifications and putting together the policy framework of the Specific Plan document.

Schools are a critical element in our plan. They are at the core of so much we are trying to achieve with the SEGA, from walkability, to healthy community, to improved air quality and reduced GHG emissions, fiscal efficiency, and reduced reliance on the automobile. Alternatives analysis has shown that our plan is performing very well in these categories, in no small part because of how and where the schools on the site are generally located and accessed - virtually all new homes in the SEGA alternatives 2 and 3 are within a short walk of an elementary school.

As we develop plan policies related to schools, centers, and residential neighborhoods, we will be setting up preliminary criteria that describe how schools relate to the centers, neighborhoods, and circulation elements in our plan. This includes a discussion of school size and siting, safe access (particularly non-auto access), shared facilities (i.e. fields, parks, community centers, neighborhood gardens), and other critical items. I should emphasize that our plan does not intend to specifically locate any of the schools on the site, but only expresses a general location and number of schools required to meet your district standards for number of pupils per school. Indeed, our final/preferred plan can and will do a better job of making this clear.

We look forward to working more closely with you on the development of policies and standards that work for your districts and also meet the intent and performance criteria the City of Fresno is setting for the SEGA plan. We will coordinate with Keith to move the ball forward on meetings and discussions in the very near future.

Sincerely,

Joe DiStefano, AICP  
 Principal

**CALTHORPEASSOCIATES**

2095 Rose Street, Suite 201  
 Berkeley, CA 94709  
 510.548.6800, x29  
 510-548-6848 (fax)  
[joed@calthorpe.com](mailto:joed@calthorpe.com)  
[www.calthorpe.com](http://www.calthorpe.com)

**Keith Bergthold - SEGA Planning**

---

**From:** "Joe Distefano" <JoeD@calthorpe.com>  
**To:** <WaltByrd@clovisusd.k12.ca.us>  
**Date:** Friday, June 27, 2008 4:03 PM  
**Subject:** SEGA Planning  
**CC:** "Keith Bergthold" <Keith.Bergthold@fresno.gov>

---

Walt,

I wanted to touch base with you, both as an update on where we are in the SEGA specific planning process, and also to begin coordinating with Clovis and Sanger Unified and the City of Fresno in the development of schools policy for the SEGA site. As you know, we wrapped up a well attended workshop on June 10. With the input from the meeting, as well as ongoing input and pending approvals from City Council, SEGA Advisory Committee, and others – we will be moving forward with some physical plan modifications and putting together the policy framework of the Specific Plan document.

Schools are a critical element in our plan. They are at the core of so much we are trying to achieve with the SEGA, from walkability, to healthy community, to improved air quality and reduced GHG emissions, fiscal efficiency, and reduced reliance on the automobile. Alternatives analysis has shown that our plan is performing very well in these categories, in no small part because of how and where the schools on the site are generally located and accessed - virtually all new homes in the SEGA alternatives 2 and 3 are within a short walk of an elementary school.

As we develop plan policies related to schools, centers, and residential neighborhoods, we will be setting up preliminary criteria that describe how schools relate to the centers, neighborhoods, and circulation elements in our plan. This includes a discussion of school size and siting, safe access-(particularly non-auto access), shared facilities (i.e. fields, parks, community centers, neighborhood gardens), and other critical items. I should emphasize that our plan does not intend to specifically locate any of the schools on the site, but only expresses a general location and number of schools required to meet your district standards for number of pupils per school. Indeed, our final/preferred plan can and will do a better job of making this clear.

We look forward to working more closely with you on the development of policies and standards that work for your districts and also meet the intent and performance criteria the City of Fresno is setting for the SEGA plan. We will coordinate with Keith to move the ball forward on meetings and discussions in the very near future.

Sincerely,

Joe DiStefano, AICP  
Principal

**CALTHORPEASSOCIATES**

2095 Rose Street, Suite 201  
 Berkeley, CA 94709  
 510.548.6800, x29  
 510-548-6848 (fax)  
 joed@calthorpe.com  
 www.calthorpe.com

*Kenneth John Elia*

2341 W. Thomason Place  
Fresno, CA. 93711  
Phone (559) 439-3281  
Fax (559) 439-4568  
kennethelia@yahoo.com

*June 24, 2008*

*Office of the Mayor  
2600 Fresno Street  
Fresno, CA. 93721*

*Dear Mayor Autry:*

The purpose of this letter is to personally and professionally compliment your office and the Planning and Development Department for the outstanding job that has been accomplished thus far in the public presentation process for the Southeast Growth Area (SEGA) Specific Plan.

This has been one of the most professional, transparent, citizen- property owner conducted presentations that I have experienced in my entire career. That career spans thirty five years in science technology and advanced land planning, beginning in the early 70's first in the California legislature , then in the California State Energy Commission and finally the last twenty five years in my hometown of Fresno.

The SEGA Plan, in reality, is to prepare us for literally a new city for South East Fresno. To put it in proper perspective, the city of Clovis today has a population of approximately 95,000 people contained in about 15,000 acres of land. The SEGA Plan is designed to prepare for 120,000 people in 9000 acres of land.

The Peter Calthorpe alternatives are (and not without controversy) a step in the right direction. If I may paraphrase the words of the late President John F. Kennedy " A journey of a thousand days must begin with the first step". The Calthorpe work is that first step in the right direction.

One item of joint interest, which should please you and your staff. It was over a year ago that we sat in your conference room with the Chancellor of the State college District and others as you made good on your commitment to bring to S.E. Fresno the new state of the art community college campus.

You should take note that that the soon to be built phase I, has become the cornerstone of the main growth engine as envisioned in the Peter Calthorpe Plan. The presence of a state of the art, community college with new curriculum is a once in a life time superb economic generator.

Finally, I believe hard work and commitment should not go unnoticed. The efforts of Mr. Nick Yovino and Mr. Keith Bergthold have been outstanding and Herculean to say the least. However, all too often assisting staff go unnoticed and it would be unconscionable not to recognize the planning schedule genius of Ms. Her. The planning and scheduling success would have never happened without her. I believe all who have participated would agree that a special commendation from your office to Ms. Her and staff would be well deserved.

Thank you for your leadership.



Kenneth J. Elia  
Specialist Land Use Planning  
Real Estate Broker

*Kenneth John Elia*

2341 W. Thomason Place  
Fresno, Ca. 93711  
Phone (559) 439-3281  
Fax (559) 439-4568  
kennethelia@yahoo.com

June 25, 2008

Mr. Nick P. Yovino, Director  
Mr. Keith Bergthold, Assistant Director  
Planning and Development Department  
2600 Fresno Street, Room 3065  
Fresno, CA. 93721-3064

Dear Mr. Yovino and Mr. Bergtold:

The purpose of this letter is twofold.

First my sincere appreciation for the time and effort that you and your staff have devoted to southeast Fresno.

You are being asked to design and prepare for a whole new city that is 20 % (twenty %) larger in population than the current city of Clovis. The Peter Calthorpe work is superbly done and a step in the right direction. While I have some constructive differences based upon my 35 (thirty five) years in Advanced Land planning, his concepts have made it quite clear, change is in order and his professional input is outstanding.

Secondly, the purpose of this letter is to discuss with you on behalf of my client, Dale Ripley (Silken Oak Farms), our version of a more practical and exciting compromise to a portion of Alternative II. Our version is reflected in Alternative #3.

Discussion: We propose that you consider a less intense mixed land use starting at the South East corner of Temperance and Church (Silken Oak Farms) and proceed at least, to Locan, approximately 200 total acres. As you may remember, Mr. Ripley has participated in the discussion going back two years to Mr. Yovino's presentation at the Sunnyside library.

Page 1 of 5

*That meeting was held for the purpose of discussing land use and annexation of land referred to now as the Golden square mile: Fowler to the west, California to the north, Temperance to the east and Jensen to the south. Those discussions revolved around extending the Fowler Trunk Line east along Church, annexation and the possibility of an elementary school site. To that extent the following has occurred:*

- a) Sanger Unified is in the process of finalizing a 15 acre K-6 elementary school along Armstrong, between Church and Jensen.*
- b) The 36" lateral sewer trunk line in Church Avenue has been brought in from the 48" Fowler trunk line east to Armstrong. As demand dictates, the balance of the 36" lateral trunk line will be extended to the intersection of Temperance and Church Avenues.*
- c) Centex has annexed the Halemeir 80 acre site.*

*Our discussions with you about Silken Oak Farms were very pointed and explicit because of the property's strategic location and following strategic points necessary for good planning:*

- a) The Silken Oak acreage plus that land locked acreage along Jensen, some eighty acres+, represents an unusual opportunity for mixed land use.*
- b) Contiguous to the 36" Church lateral sewer line where there would be capacity to service that area.*
- c) Pre engineering by the Fresno Metropolitan Flood Control District (FMFCD) indicates a flood control drain plan ( east to the west ) could utilize the flood control basin just west of Armstrong and south of Church Avenue.*
- d) This could easily be the target area the first of the SEGA Plan to develop and begin to generate revenue for the balance of the infrastructure requirements of that acreage north of Jensen.*
- e) the residential development theme underway easterly of Fowler Ave, now fortified by the new, yet to be built state of art Sanger Unified K-6 elementary school, would then be phased into a higher density more greening mixed land use design ( Silken Oak Farms).*

*Explanation of mixed land use. It would be proper to use examples of the Fresno Planning & Development Department past planning success as an example of what can be reconsidered with more intense greening and area applicable architecture. Those examples include but are not limited to the developments listed below:*

*A. Northwest and northeast corners of Herndon and Fruit. Notice the landscape architecture and proper setbacks. Ex: similar treatment at Jensen and Temperance n/e corner and projected corner, Locan plan line and Jensen both the n/w and n/e corners.*

*B. Multi family: northwest corner of First and Nees : Fritz Grupe design and built- heavily landscaped apartment complex (The Springs).*

*C. Multi family: Leo Wilson's Dominion- multi family interface with residential- note the mature greening effect.*

*D. Elementary and Day Care Center: Woodward Lakes, Clovis Unified School District : Valley Oaks Elementary school and Day Care Center located on a diagonal deep into the 200 acres as you approach a differently designed Locan and Jensen intersection.*

*E. Support Commercial: Fig Garden concept starting at the south east corner of Temperance & Church with a setback feature (landscaped) similar to the setbacks as seen in the River Park office complex south of Woodward Park on Alluvial ~~Andalon~~ ~~Church~~ ~~Corner~~*

*F. Office Commercial- Business Development- Reference the office development at Woodward Park- medical, legal, institutional - Substantial acreage would be devoted to the Jensen frontage but with a half moon design to the interior to create additional multifamily nodes.*

*G. Theme: From Peter Calthorpe's own statement from page 23 of that Calthorpe colored document dated March 6, 2008.*

*Subject greening: I believe this could be the most significant and precedent setting architectural landscaped theme anywhere in the State.*

*Reason: A greening plan could be developed with Tree Fresno and the appropriate landscape architect to implement a greening template for not only exterior roads, but interior roadways, berms -not fences between transitional land uses and perimeter walk-jog paths.*

*Note: Nick and Keith : take the world class - Woodward Park. Now envision that theme :*

*(1) Curved linear streets (2) Hidden parking and now envision a 200+ acres of the same and now place with accurate templates the above mixed land uses such as we did with "Fresno 40" project. The beauty of this type of project is that it gives the Planning Department direct control over every aspect of development and the proper covenants to ensure success. In addition this type of project would meet the majority of every test of Calthorpe's objectives as outlined in pages 22 and 23 of his March 6, 2008 document.*

*Calthorpe - Alternative II Analysis:*

- 1. Remove all of the industrial/flex R & D south of California and place it where it logically and according to good planning where it belongs, along Clovis Ave, south of the new Community College site. The Advisory Committee and the county representatives must focus on this critical area.*
- 2. I question the economic wisdom of placing the massive Kings Canyon mixed use Regional center so close to the yet to be built and much needed Kashian-Fancher Creek Regional Center @ Clovis and Tulare Avenues.*
- 3. I question heavy density stacked living. Remember what happened north of the much heralded IRS Center . Fresno's diverse social-economic population, ethnic population and the high yielding children per household may in the future aggressively resist to stacked i.e. (San Francisco, Chicago, Portland, European) high density living. If we are not careful, Calthorpe's high density living may well be the blueprint for crime and eventual slum-ghetto (economic) living.*
- 4. I submit if we pursue southeast as a form of a planning experiment, that the true candidates for living in S.E. Fresno will follow the already well established , well desired corridor i.e. 168 to Clovis and 41 to Madera and Castle & Cook (Rio Mesa ) which was recently approved with a new much heralded school district to be patterned after Clovis Unified. In addition those same people may well jump the SEGA area and utilize the new 180 and go for Sanger. Moving to Sanger and it's terrific school system could be the death rattles of the SEGA PLAN.*

*Remember: Peter Calthorpe himself said that this is an experiment. The first of it's kind in the state of California. Taking a first time of its kind experiment and dropping into the backyard of a rural based , agricultural base community, could create a planning disaster.*

*Transit-Rapid Transit:*

*I totally disagree. The cost of relocating Kings Canyon and transportation corridors would be astronomic. The eminent domain takings could be tied up in courts for years.*

*Alternative: why not look at existing rights of way, which could not be replaced today for 100's of millions, if at all.*

*Why not consider the following:*

- 1) Fast transit using Jensen corridor to connect Sanger to S.E. Fresno, and,*
- 2) Clovis Ave to at least American Ave. Fast transit.*
- 3) This ties in the new Community College and the*
- 4) Hi-tech R & D parks and Hi-tech industrial*
- 5) This Jensen corridor would parallel the 180 corridor. As the plan evolved, the north-south streets : Temperance, Locan, Dewolf etc. could be tied in by an efficient surface bus transit system.*

*One statement that I would stand strongly on, is connecting downtown to S.E. Fresno and the Kings Canyon Regional center, with rapid transit or it's equivalent would bankrupt Fresno for years to come.*

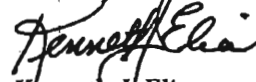
*Summary: Mr. Ripley and I are genuinely excited and looking forward to meeting with both of you and discussing our request. We would also respectfully request an appropriate meeting with Mr. Calthorpe. This property is a keystone piece and much too valuable to waste on excessive overkill on industrial- R & Flex acreage.*

*In addition, the property owners west of Temperance, between Jensen and Church, are very opposed to the industrial/ flex R & D directly to the east across Temperance.*

*They support the mixed land use plan. It is a logical, exciting and functional use of that critical acreage.*

*Once again, both of you and staff have done a marvelous job. Please let Mr. Ripley and I know when another appropriate meeting would be in order*

*Sincerely*



*Kenneth J. Elia  
Specialist Land Use Planning.  
Real Estate Broker.*

*Page 5 of 5*

## Silken Oaks Farm, Inc.

Dale Ripley, President  
1574 South Temperance Avenue  
Fresno, California 93727  
(559) 485-6442

June 26, 2008

Mr. Nick Yovino, Director  
Mr. Keith Bergthold, Assistant Director  
Planning and Development Department  
2600 Fresno Street  
Fresno, CA. 93721

Dear Mr. Yovino, Mr. Bergthold:

Thank you for the opportunity to present my views on my property known as Silken Oak Farms. I am also very appreciative for the professional courtesies extended to my wife Audrey and I during the hearings and presentations of the Calthorpe Plan.

My specific objective in this letter is to express my opposition to the land use overlay on Silken Oak Farms, as suggested in Calthorpe: Alternative II.

Please understand Silken Oak Farms is also my home and represents over thirty five (35) years of blood, sweat, tears and years of hard work. First as a premier horse ranch and the last 10+ years a fine vineyard.

As development started to shift to south east Fresno, my property also came into focus. It was during this time I developed a relationship with Mr. Ken Elia and together started to meet with you gentlemen. In addition numerous developers (some professional friends of mine) and some national, have approached me with different development ideas and proposals.

However my response has been consistent: I would be working with the Development Department and through the Calthorpe (SEGA Plan) then make a decision.

Without exception all of the experienced developers have advised me that because of the strategic location, and unusual size, quite possible the largest along Temperance and North of Jensen, that this area would lend itself to a suburb-mixed land use project, similar to Alternative # III.

I will defer to Mr. Elia's letter to you, on my behalf, dealing with the specifics, since he is the professional and I am not. I wholeheartedly concur with his request to meet with your department and the appropriate Calthorpe individuals. As you might expect, after two years of thinking: mixed land use and carrying on with the theme of residential and education as it currently exists to the west of my property, it was a real shock to suddenly see light industrial thrust into my area. As a layman, it seems out of place and a waste of strategic land. I was always under the impression and certainly agree with the idea that Silken Oak Farms plus additional acreage could be the gateway to the SEGA PLAN and possibly the first to return revenue to the City of Fresno. This revenue could then be used to start funding the future needed infrastructure.

In closing, my sincere appreciation for your courtesies and I would appreciate a revision of land use on Silken Oak Farms to reflect a theme more consistent with ALTERNATIVE III.

Sincerely,

  
Dale Ripley

**Keith Bergthold - Widening De Wolf**

---

**From:** rob lovell <typeii76@yahoo.com>  
**To:** <Keith.Bergthold@fresno.gov>  
**Date:** Thursday, June 26, 2008 5:22 PM  
**Subject:** Widening De Wolf  
**CC:** <typeii76@yahoo.com>

---

I live at 8017 E Hedges, which is the corner of De Wolf and Olive, that is, De Wolf just north of Olive. I am trying to find if I will become a displaced person, financially and physically, in light of the "Grand Plan" which was unveiled recently. This is somewhat important to me, as my house is fairly close to paid off, my payments are remarkably low, but if I have to move, at approximately retirement age, I will be faced with quite a dilemma in terms of quality of living, as well as a very difficult financial situation, basically using all my retirement savings to (with luck) find a comparable place to live, and thus starting over financially. Not a happy prospect. So while the color-glossy brochures were impressive, out here where the rubber meets the road (or the road meets my bedroom), the view is a little different. I really need to know if De Wolf will be widened to an extent that I will lose my property. Please find out, or forward this to someone who can find out for me.

Thabk you.

Robert Lovell

8017 E Hedges Ave.

Fresno 93727

**From:** "Rick Heyman" <rick-bdc@sbcglobal.net>  
**To:** <joed@calthorpe.com>  
**CC:** "Keith Bergthold" <keith.bergthold@fresno.gov>  
**Date:** 6/12/2008 5:18 PM  
**Subject:** FW: SEGA Properties  
**Attachments:** SEGA APN Maps.pdf

Here are the maps I said I had attached.

-----Original Message-----

From: Rick Heyman [mailto:rick-bdc@sbcglobal.net]  
Sent: Thursday, June 12, 2008 4:43 PM  
To: joed@calthorpe.com  
Cc: Keith Bergthold  
Subject: SEGA Properties

Joe,

John Bonadelle asked me to contact you regarding some properties we control within SEGA that are proposed for rural residential designation and that we feel should be designated for higher density residential development.

APN 310-052-25 is a 21.5-acre parcel that is part of a 177 acre horse ranch in five parcels that was purchased from a single owner. This parcel fronts on Locan Avenue at Clinton Avenue and is at the western boundary of SEGA. It is immediately adjacent to two parcels of the horse ranch property totaling 60 acres that has an approved tentative map that we are proposing to develop with 410 units. The approved tentative map includes a trail along the Mill Ditch-Red Bank Creek that will continue to the east in to SEGA along the south boundary of this 21.5 acre parcel and connect it to the future residential development to the northeast. This parcel should be designated Neighborhood Residential and not Rural Residential as currently proposed.

APN's 310-270-10, 11, 12 and 310-230-24 and 34 are all located along the east side of Locan Avenue north of Shields Avenue on the western boundary of SEGA. The lot boundaries in these properties implies rural residential but in fact the properties have been operated in units without fences or other distinctions of lot lines. There is only one residence on the 5 parcels. These parcels are within a 5-minute walk from the proposed community center and should be considered for Neighborhood Residential designation and not Rural Residential as currently proposed.

John has been corresponding with the owners of parcels 310-230-24 and 34 regarding this request for higher densities.

I have attached copies of the Assessor's Parcel Maps with the parcels in question highlighted.

Please call John or myself if you have any questions.

Best regards,

Rick Heyman  
Planning & Development  
Bonadelle Homes

7030 N. Fruit Avenue, Suite 101  
Fresno, CA 93711  
Phone: (559) 435-9700  
Fax: (559) 435-9717  
Mobile (559) 289-9182

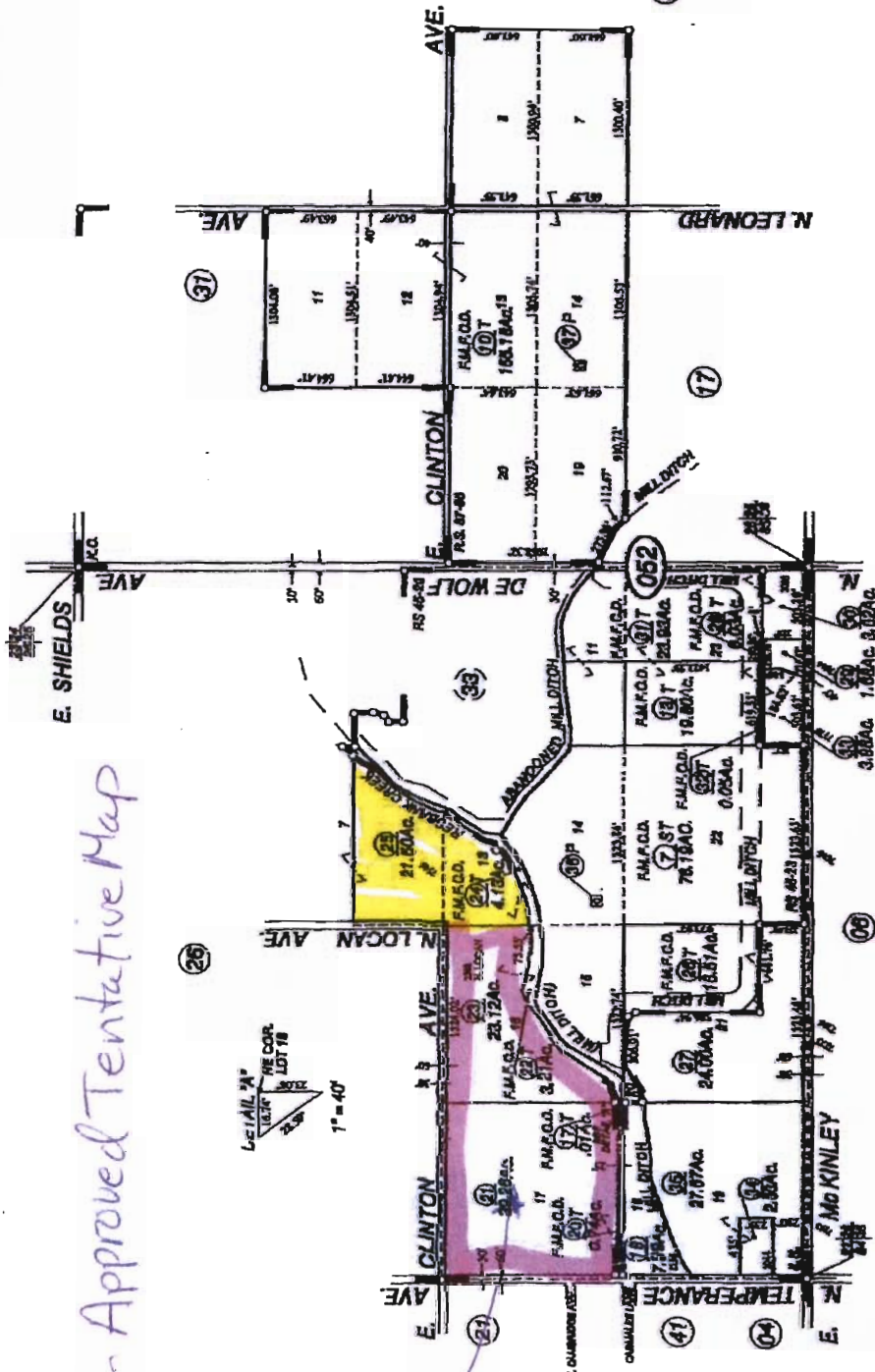
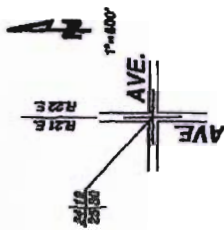
310-05

Tax Rate Area  
79-002

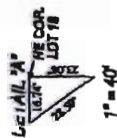
SUBDIVIDED LAND & SEC. 25 & 26, T.13S., R.21E., M.D.B.&M.

NOTE ...  
This map is for Assessment purposes only.  
It is not to be construed as conveying  
legal ownership or division of land for  
purpose of selling or subdivision here.

SEGA Master Record



Approved Tentative Map



Kutner Colony - R.S. Bk. 2, Pg. 8  
Sub. of Sec. 25, T.13S., R.21E., Plat Bk. 2, Pg. 40  
Record of Survey - Bk. 37, Pgs. 55-57  
Record of Survey - Bk. 45, Pgs. 23-24

Assessor's Map Bk 310 - Pg. 05  
County of Fresno, Calif.

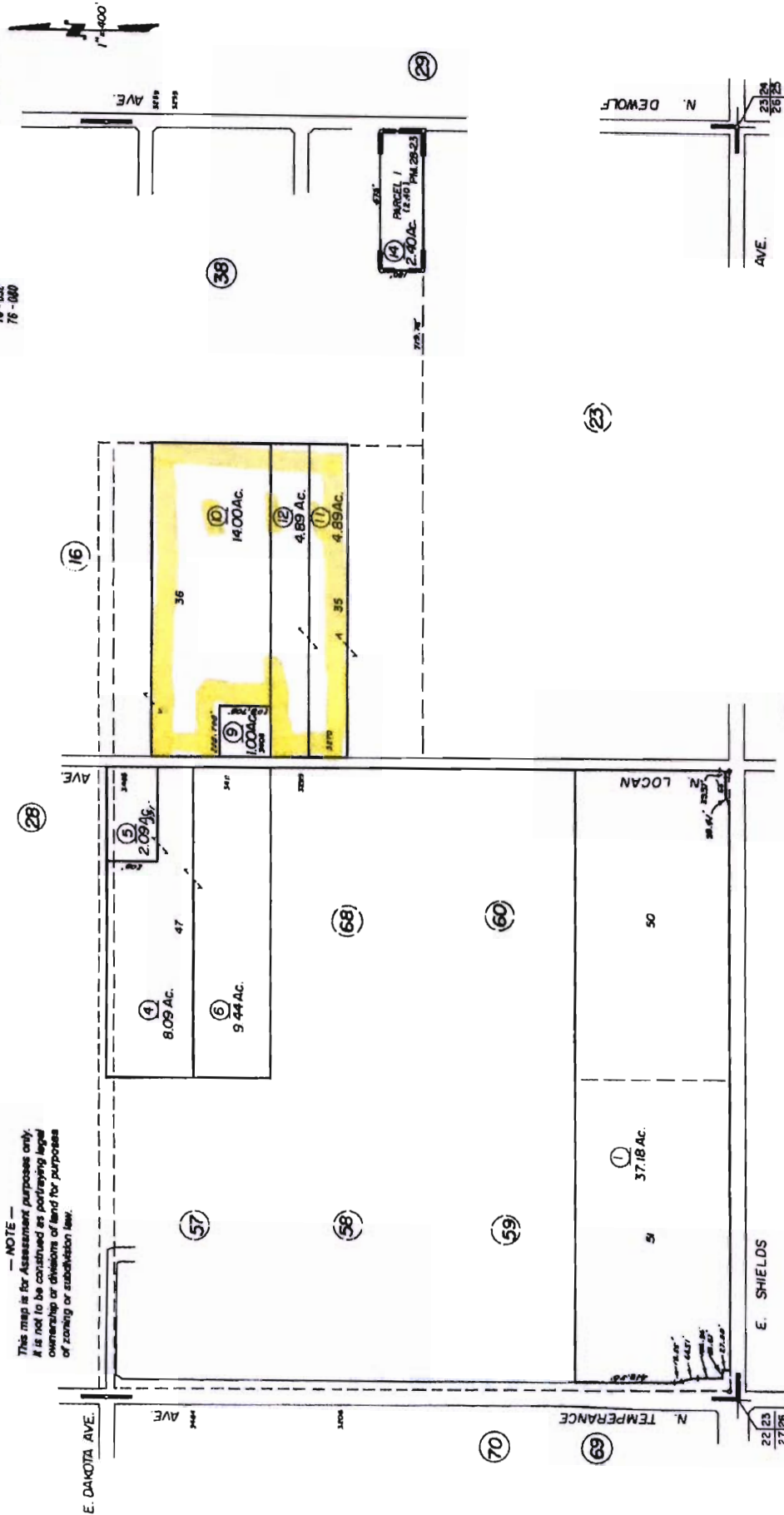
NOTE - Assessor's Block Numbers shown in blue  
Assessor's Parcel Numbers shown in orange.

03-01-4003

310-27

Tax Rate Area  
5 - 62  
76 - 032  
76 - 040

SUBDIVIDED LAND IN POR. SEC. 23, T.13 S., R.21 E., M. D. B. & M.



Eggers Colony - Plat Bk. 4, Pg. 60  
Parcel Map No. 4205 - Bk. 28, Pg. 23

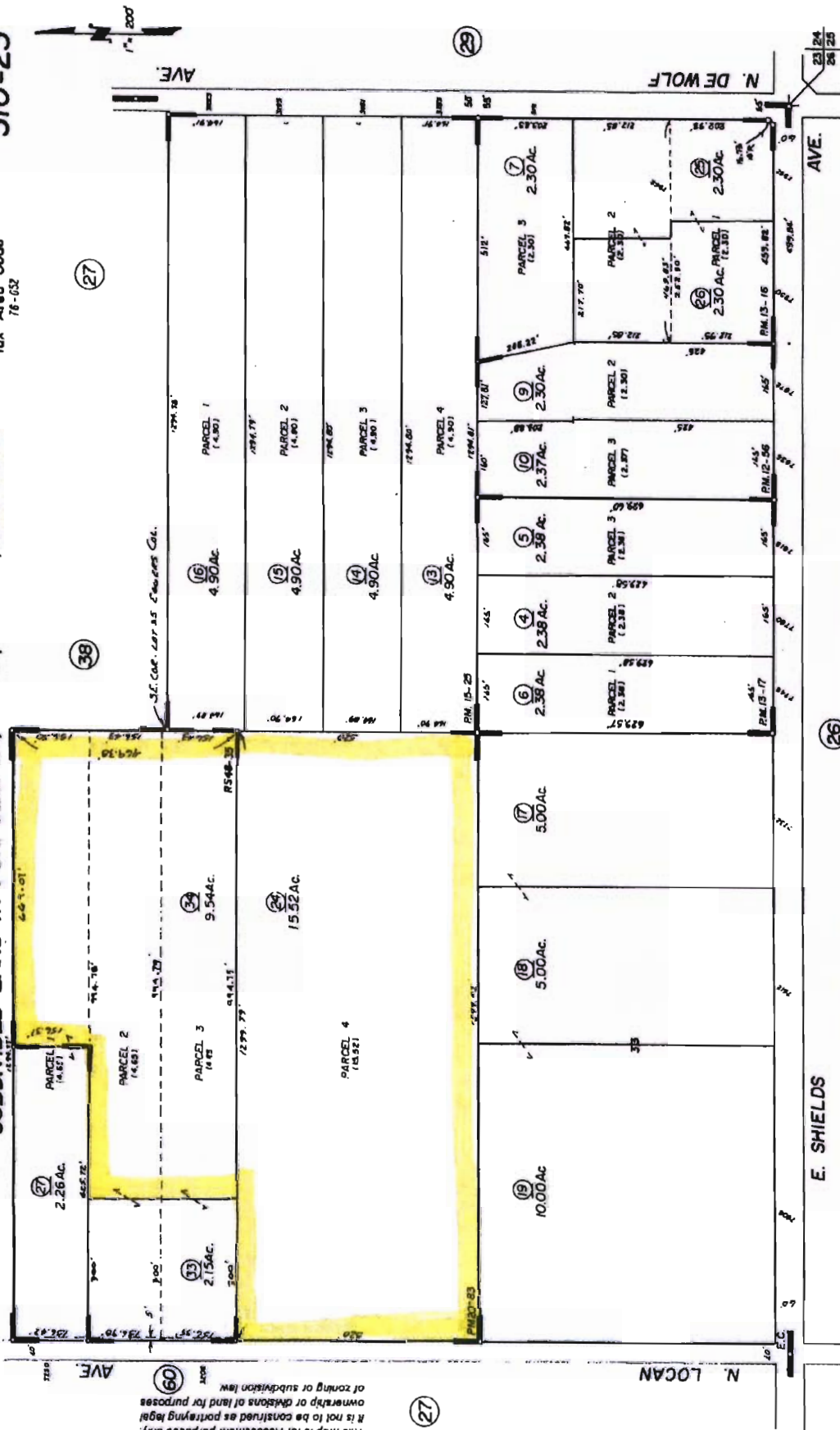
Assessor's Map Bk. 310 - Pg. 27  
County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles.

310-23

Tax Area Code  
76-032

SUBDIVIDED LAND IN POR. SEC. 23, T.13S., R. 21E., M.D.B & M.



NOTE -  
This map is for Assessment purposes only.  
It is not to be construed as portraying legal  
ownership or divisions of land for purposes  
of zoning or subdivision law.

Assessor's Map Bk 310 - Pg. 23  
County of Fresno, Calif.

Record of Survey, Bk. 48, Pg. 35

Eggers Colony - Plat Bk. 4, Pg. 60  
Parcel Map No. 2037 - Bk. 12, Pg. 56  
Parcel Map No. 2161 - Bk. 13, Pg. 17  
Parcel Map No. 2154 - Bk. 13, Pg. 16  
Parcel Map No. 2382 - Bk. 15, Pg. 25  
Parcel Map No. 3102 - Bk. 20, Pg. 83

NOTE - Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Grades.

**From:** "Rick Heyman" <rick-bdc@sbcglobal.net>  
**To:** "Keith Bergthold" <keith.bergthold@fresno.gov>  
**Date:** 5/28/2008 2:02 PM  
**Subject:** SEGA Land Use Proposal  
**Attachments:** SEGA land use proposal 5-28-08.pdf

Keith,

From past discussions you know that the building community feels that there needs to be more areas of medium density residential use in the SEGA Specific Plan. To that end we suggest that there be a flexible residential land use designation that will allow densities ranging from the 1 to 2 units per acre as now proposed up to 7.5 units per acre. This flexibility will allow better development of some of the larger parcels within the plan area.

The attached map has the areas highlighted in green that we propose to be designated for this flexible medium density residential use. These areas can be designed to be consistent with the SEGA goals for a walkable community. Most of the property is with the 5-10 minute walk to Regional and Community centers and all of the areas are with the 5-10 minute walk to Neighborhood centers. There is no encroachment on the areas designated Greenway/Open Space or Rural Cluster Residential.

This proposal is supported by the BIA. Mike Prandini has presented to the Council the industry concern that there be more medium density residential land use included in the Specific Plan.

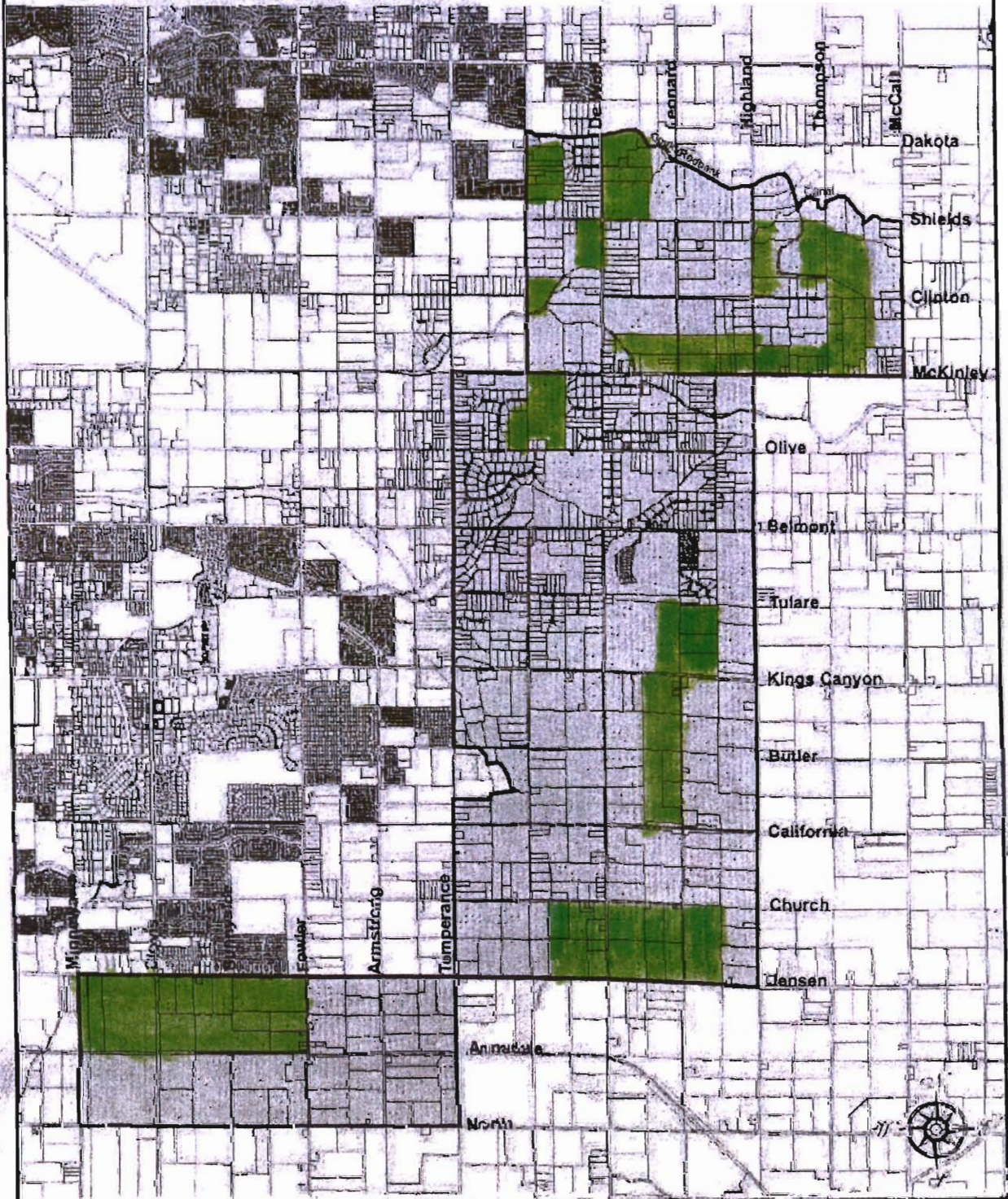
We look forward to discussing this with you at our meeting on Friday at 4. Please call if you have any questions.

Best regards,

Rick Heyman  
Planning & Development  
Bonadelle Homes  
7030 N. Fruit Avenue, Suite 101  
Fresno, CA 93711  
Phone: (559) 435-9700  
Fax: (559) 435-9717  
Mobile (559) 289-9182

# Southeast Growth Area

## Study Area Boundary Map



Residential with density up to 7.5 units/acre

## POLICY PAPER FOR PROPOSED PLAN MODIFICATIONS TO SOUTHEAST GROWTH AREA (SEGA) PLAN

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Pursuant to the Local Planning and Procedures Ordinance (LPPO), the City of Fresno will accept applications for modifications to the proposed Land Use Element Map of the Draft SEGA Plan Preferred Design Alternative that has been initiated by the city council. The Planning and Development Department will publish a public notice of the opportunity to submit SEGA Plan Modification requests during a 30-day period following City Council selection of a Preferred Design Alternative Land Use Map. Modification requests are allowed to be submitted by property owner or interested persons to propose different land uses (for parcels having a nominal site area of 20 acres) or as related to policy measures and are considered with the SEGA Plan by the City Council.

A detailed land use map for the Draft SEGA Plan Preferred Design Alternative depicting land use designations as proposed may be viewed during normal business hours (8 a.m. to 5 p.m., Monday through Friday) at the City of Fresno Planning and Development Department permit counter, Room 3043, located on the third floor of Fresno City Hall, 2600 Fresno Street. Please be advised that the Council of the City of Fresno may, in the future, further modify its proposed SEGA Plan Land Use Map and may propose other alternative land use maps for concurrent consideration.

Through the LPPO's prescribed Plan Modification application process, land uses different from those proposed in the Draft SEGA Plan land use map may be requested by property owners. These requests for alternative land uses are to be analyzed by the city in its Draft SEGA Plan Environmental Impact Report (EIR) and considered and voted upon by appointed and elected land use decision-making bodies, including the Fresno Planning Commission and Council of the City of Fresno.

The LPPO does **NOT** allow the Plan Modification process to be used to request the following types of changes: amendments to goals, objectives, or policies of other Draft SEGA Plan elements (such as the Public Facilities Element, which includes major street circulation and trails, among other topics); changes in proposed environmental findings or mitigation measures; amendments to the text of the Fresno Zoning Ordinance; nor changes in any previously-adopted conditions or requirements for projects approved by the City or County of Fresno. All such requests for these types of changes must be addressed through other established means, and not through the Plan Modification process.

Application forms for Plan Modifications to the Draft SEGA Plan Land Use Map will be available at the City of Fresno Planning and Development Department permit counter during normal business hours.

The application fee for Plan Modifications is \$4,200.00 and includes public noticing and environmental impact analysis of the modification proposal as part of the SEGA Plan EIR being prepared by the city.

Applications for Plan Modification should be accompanied by clear and correct maps/drawings depicting all of the land involved (with relevant features) and a statement of the nature of the change(s) being requested in the Draft SEGA Plan Land Use Map.

The minimum area for which a Plan Modification may be proposed is 17.5 acres (nominal 20 acres, less the amount of land typically necessary for street dedications). This minimum acreage may be met by aggregating contiguous parcels. There is no upper limit on acreage of land for which a Plan Modification may be requested, but proof of ownership for each and every parcel must be provided, and owner(s) of at least sixty percent of the involved acreage must sign or co-sign the Plan Modification application.

Requests cannot be entertained through the Plan Modification process to modify the Draft SEGA Plan Land Use Map for amounts of land less than 17.5 acres. However, owners of such parcels may file applications for plan amendment, paying the applicable fees therefore; such applications would be processed independently of the SEGA Plan update and Plan Modification process.

Properly completed applications will be accepted at the City of Fresno Planning and Development Department permit counter during normal business hours when accompanied by the full amount of the established Plan Modification application fee. Late applications cannot be accepted or entertained, due to the need for comprehensive environmental analysis of the Draft SEGA Plan update and its various proposed modifications and alternatives.

Applications for Plan Modification will be evaluated by city staff, by other agencies and jurisdictions, and by appointed and elected land use decision-making bodies. Plan Modification applications may be denied or conditionally approved. There will be no refunds for applications which are denied or which cannot be subsequently implemented for any reason. Please be advised that approval of a Plan Modification does not guarantee that zoning or other entitlements will be granted for the land use(s) proposed in the Plan Modification application.

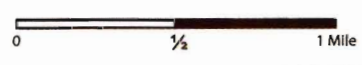
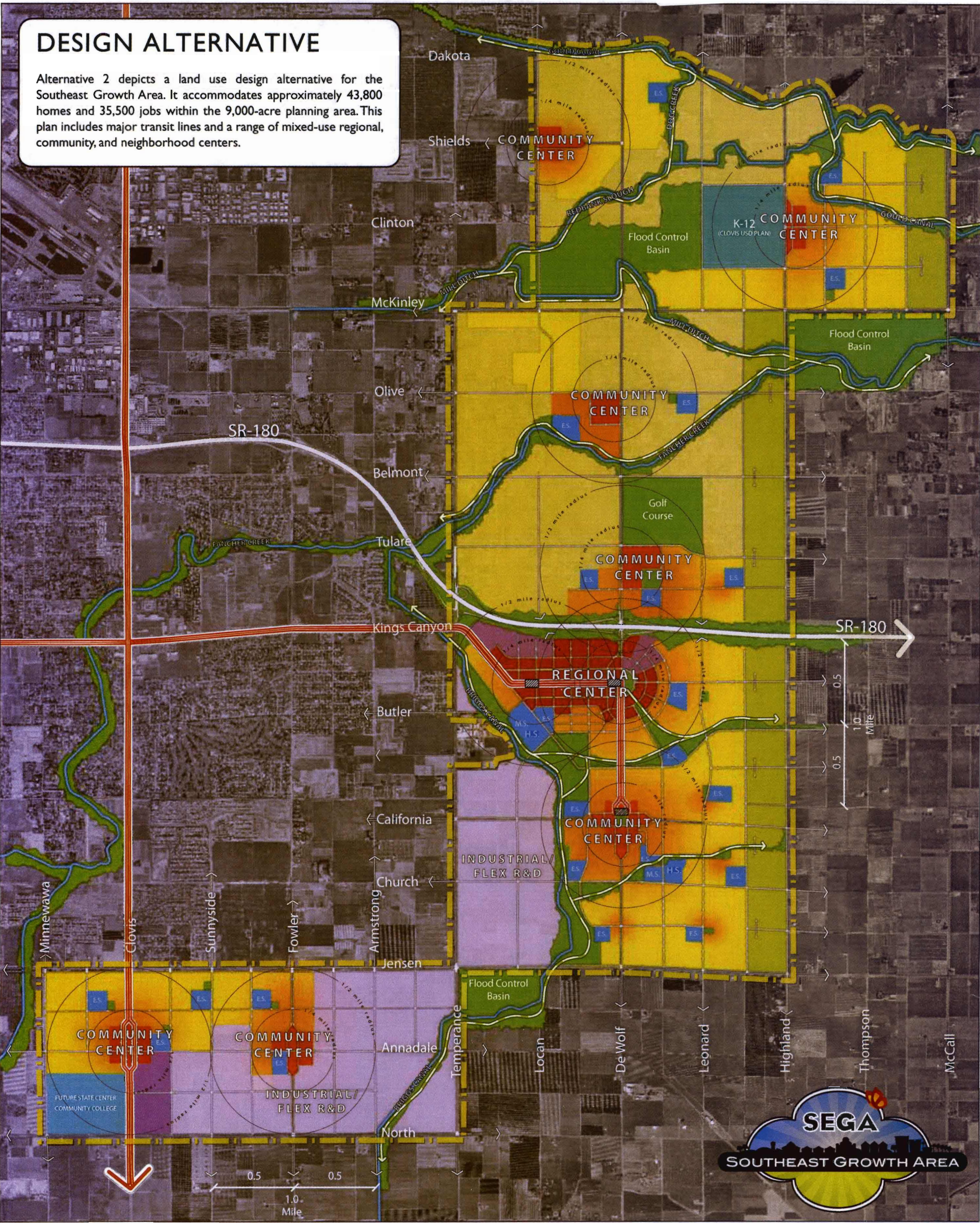
Please also note that the Draft SEGA Plan update area lies inside of the current Fresno Sphere of Influence but has not been annexed to the city and remains within the land use jurisdiction of Fresno County. At this stage it is not known whether, when, or which of the depicted SEGA growth area would subsequently come within the city's incorporated boundaries.

Therefore, although Plan Modifications may be approved through the SEGA Plan update process, their intended land uses may not subsequently be applicable or implementable (buildable) without separate application(s) being approved by Fresno County. Again, no refunds will be given by the City of Fresno for Plan Modification applications which are denied by Fresno County or which cannot be subsequently implemented.

ALTERNATIVE 2

DESIGN ALTERNATIVE

Alternative 2 depicts a land use design alternative for the Southeast Growth Area. It accommodates approximately 43,800 homes and 35,500 jobs within the 9,000-acre planning area. This plan includes major transit lines and a range of mixed-use regional, community, and neighborhood centers.



- Regional Center
- Community Center
- Office/R&D Center
- Industrial/Flex R&D
- Schools
- Education Facilities (Pipeline Projects)
- Mixed Residential
- Neighborhood Residential
- Rural Residential
- Rural Cluster Residential
- Park/Open Space/Flood Control
- Waterway

LAND USE

INFRASTRUCTURE

- Highway
- Transit Boulevard
- Bike/Pedestrian Trail
- Walking Radii
- Transit Station

SPECIFIC PLAN ALTERNATIVE SCENARIOS WORKSHOP JUNE 10, 2008

|               | Total Homes | Total Jobs | Additional Area Outside SEGA* |
|---------------|-------------|------------|-------------------------------|
| Alternative 1 | 17,900      | 29,600     | 9,300 Acres                   |
| Alternative 2 | 43,800      | 35,500     | 0 Acres                       |
| Alternative 3 | 42,900      | 36,000     | 0 Acres                       |

\*Alternative 1 requires approximately 9,300 acres outside the SEGA to meet the housing and job totals of Alternatives 2 and 3.