

**2025  
FRESNO GENERAL PLAN**

and related

**DRAFT  
ENVIRONMENTAL IMPACT REPORT  
NO. 10130**



**February 1, 2002**

**Planning and Development Department  
Advance Planning**



# 2025 FRESNO GENERAL PLAN

## Preface

The preparation and adoption of the update of the Fresno General Plan was made possible through the efforts and commitment of many individuals including members of the Fresno City Council and Planning Commission, Citizen Advisory Committee members, representatives of community organizations, interested residents of the community, and city and county staffs. Although the participants are too numerous to acknowledge in their entirety, the City of Fresno wishes to express its gratitude to the following individuals.

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**Sherian Eckenrod (2001)**  
**Terry Stone (2001)**  
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<b>Miguel Lopez</b>	<b>Cecelia MacDade</b>
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**D R A F T**  
**2025 FRESNO GENERAL PLAN**

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<b>MARCH 1997</b>	



**LIST OF EXHIBITS**  
(Exhibits follow in numerical order)

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- EXHIBIT 1:** 2025 Fresno General Plan Urban Boundary Map
- EXHIBIT 2:** City of Fresno Community Plan Boundaries Map
- EXHIBIT 3:** City of Fresno Current Planned Land Use Map
- EXHIBIT 4:** 2025 Fresno General Plan Land Use and Circulation Map
- EXHIBIT 5:** 2025 Fresno General Plan Land Use Changes Maps (Exhibits 5-A through 5-D)
- EXHIBIT 6:** Urban Form Components Map (For Future Study)
- EXHIBIT 7:** 2025 Fresno General Plan Transportation Element Map (Streets and Highways)
- EXHIBIT 8:** Principal Transit Corridor and Route Concept Map
- EXHIBIT 9:** Multi-Purpose Trails Plan Map
- EXHIBIT 10:** Aggregate Mineral Resource Zones Map
- EXHIBIT 11:** Generalized Mineral Land Classification of Aggregate Resources  
in the Fresno P-C Region

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(Tables follow in numerical order except as noted)

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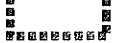

- TABLE 1:** Population Projection by Community Plan Area
- TABLE 2:** Planned Land Use and Zone District Consistency Matrix
- TABLE 3:** Underlying/Alternative Land Uses for Designated Public School Sites  
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- TABLE 4:** Underlying/Alternative Land Uses for Designated City Park Sites
- TABLE 5:** Underlying/Alternative Land Uses for Designated Fire Station Sites
- TABLE 6:** Underlying/Alternative Land Uses for Designated Ponding Basin Sites
- TABLE 7:** Secondary Uses of Fresno Metropolitan Flood Control District Basins  
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- TABLE 8:** Maximum Allowable Noise Exposure - Transportation Noise Sources  
*(see page 163 of text)*
- TABLE 9:** Maximum Allowable Noise Exposure - Stationary Noise Sources  
*(see page 165 of text)*



# 2025 Fresno General Plan Urban Boundary Map

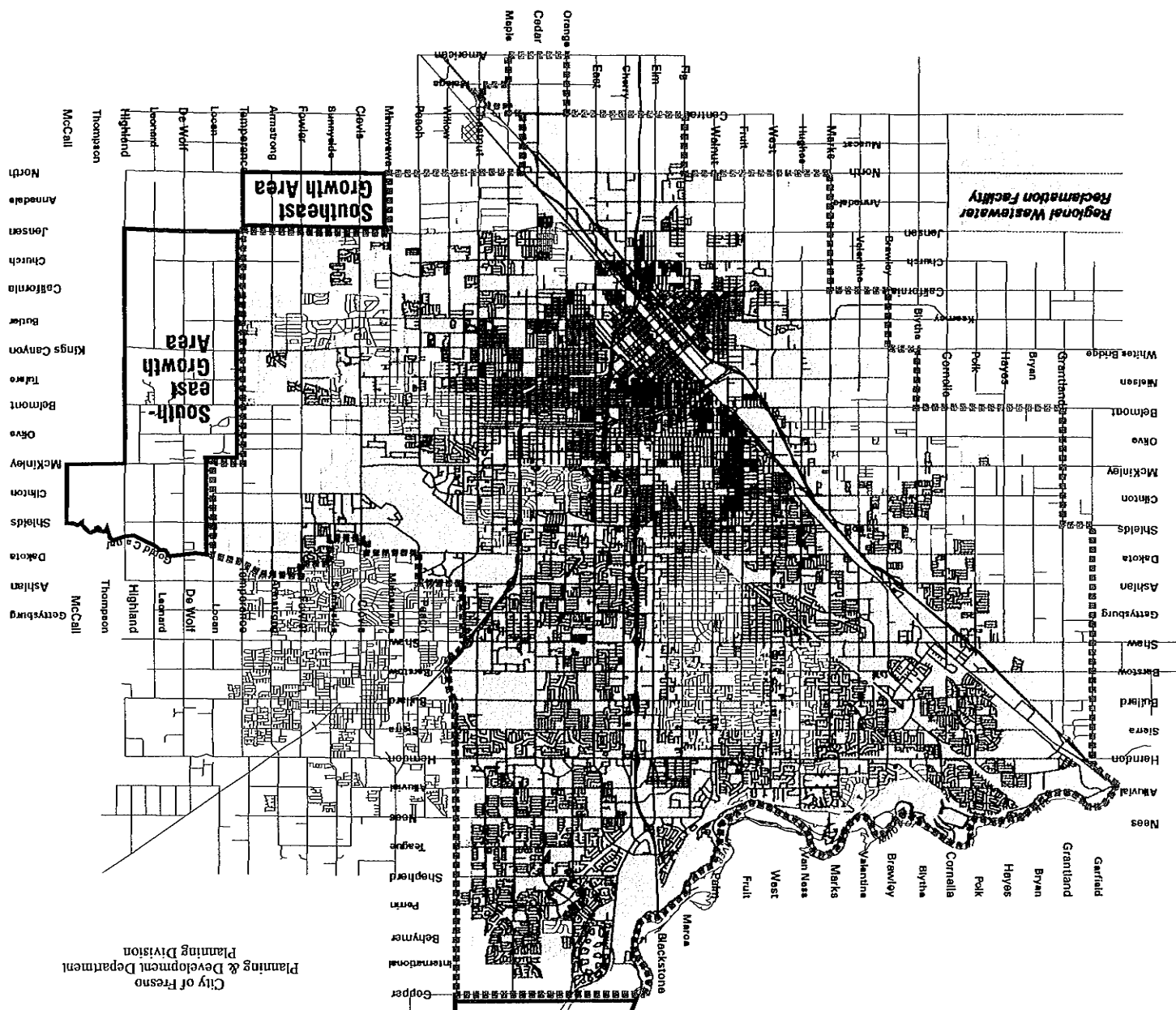
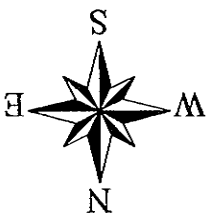
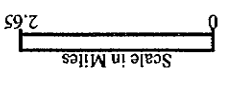
EXHIBIT 1

## LEGEND

-  City of Fresno Sphere of Influence Boundary and 1983 Joint Planning Resolution Urban Boundary (as of February 2002)
-  2025 Fresno General Plan Urban Boundary (as of February 2002)

City of Fresno Incorporated Area  
(as of February 2002)

City of Fresno  
Planning & Development Department  
Planning Division



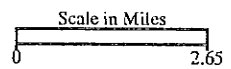
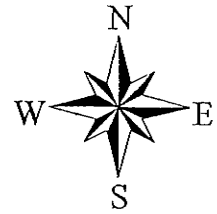


# EXHIBIT 2

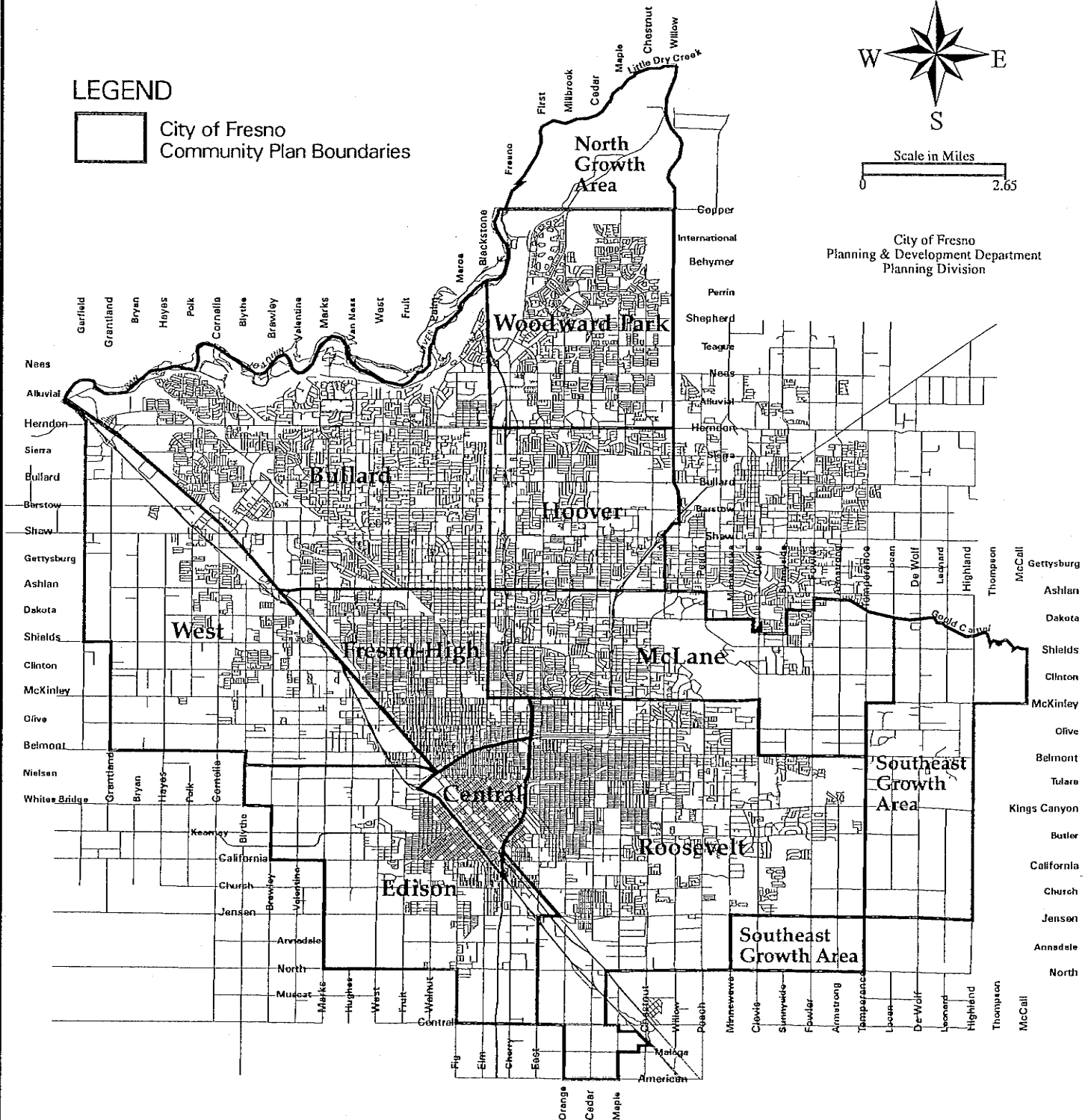
## City of Fresno Community Plan Boundaries Map

### LEGEND

-  City of Fresno Community Plan Boundaries

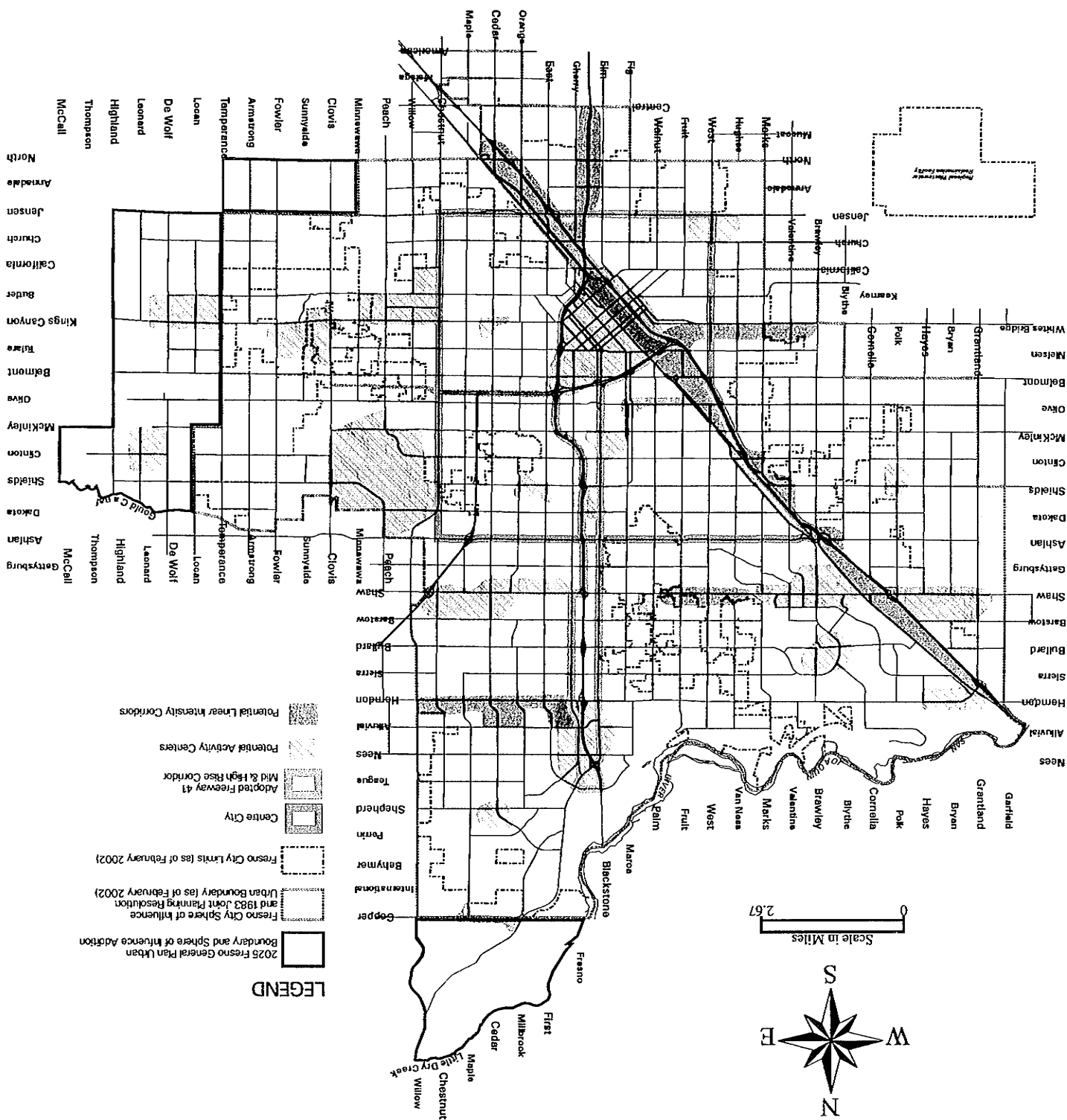


City of Fresno  
Planning & Development Department  
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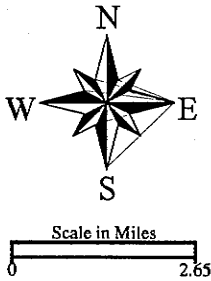
# 2025 Fresno General Plan Urban Form Components Map (For Future Study)



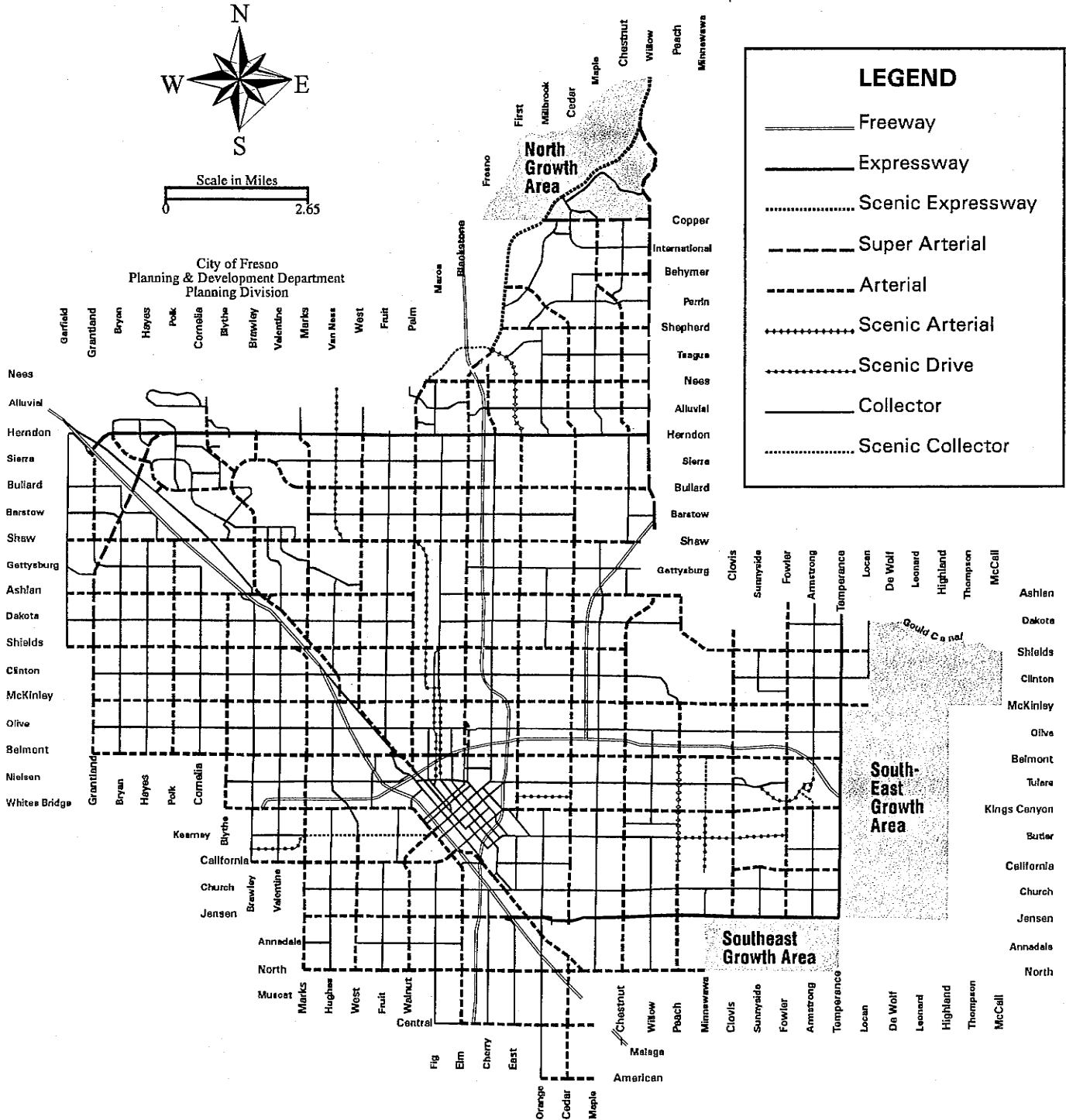


# EXHIBIT 7

# 2025 Fresno General Plan Transportation Element (Streets and Highways)



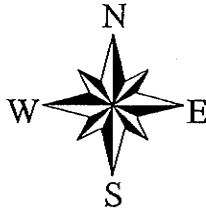
City of Fresno  
Planning & Development Department  
Planning Division





# EXHIBIT 8

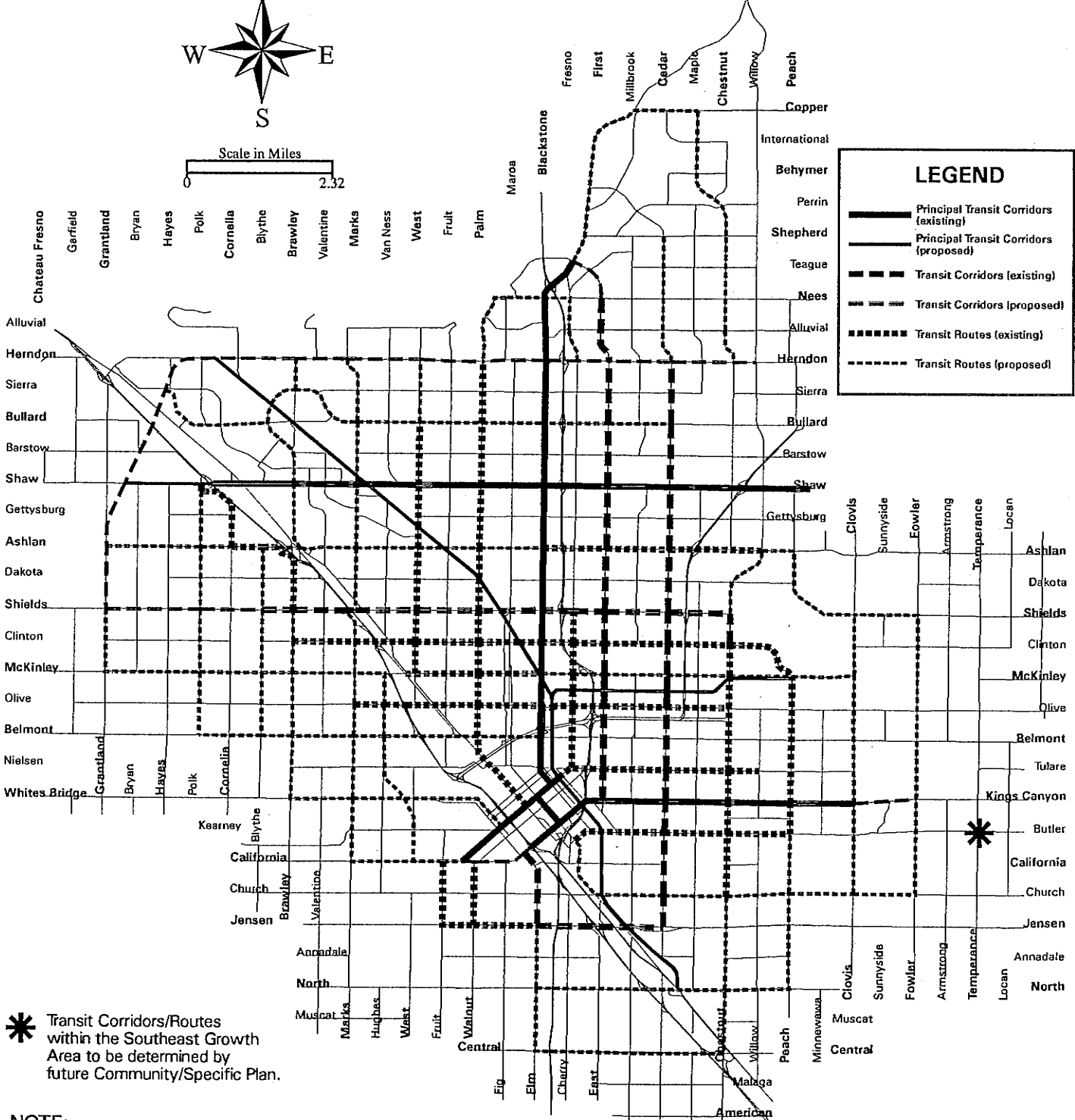
# 2025 Fresno General Plan Principal Transit Corridor and Route Concept Map



Scale in Miles  
0 2.32

**LEGEND**

- Principal Transit Corridors (existing)
- Principal Transit Corridors (proposed)
- Transit Corridors (existing)
- Transit Corridors (proposed)
- Transit Routes (existing)
- Transit Routes (proposed)



Transit Corridors/Routes within the Southeast Growth Area to be determined by future Community/Specific Plan.

**NOTE:**  
Not all existing or future transit service routes are depicted. Transit route alignments are determined by Fresno Area Express in accordance with transit planning, operational and funding requirements and may differ from the routes depicted by this route concept map. Contact Fresno Area Express for a current system map. Implementation of Proposed Transit Corridors and Routes is dependent upon available funding.

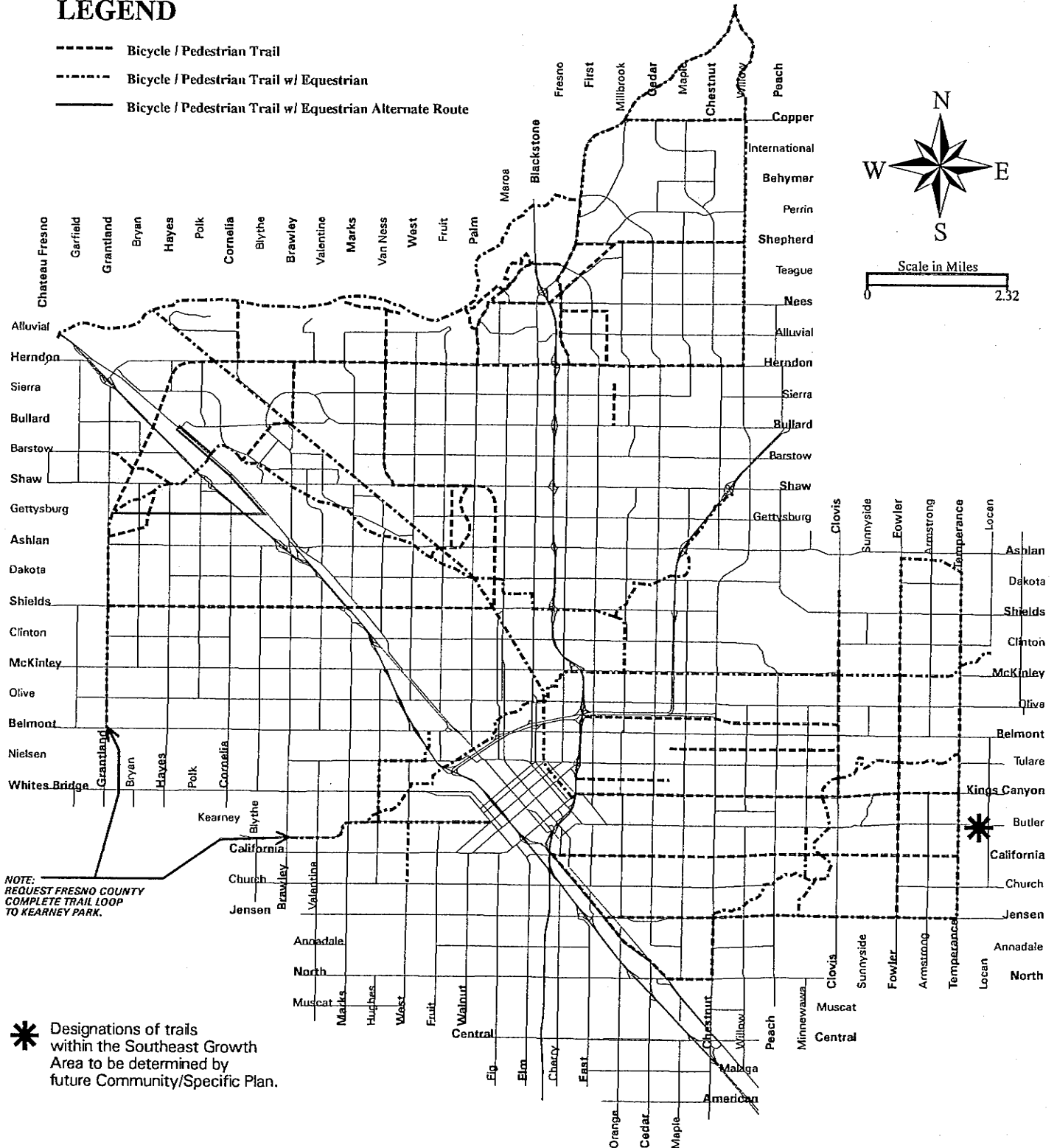
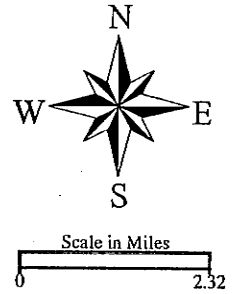


# EXHIBIT 9

# 2025 Fresno General Plan Multi-Purpose Trails Plan Map

## LEGEND

- Bicycle / Pedestrian Trail
- - - - - Bicycle / Pedestrian Trail w/ Equestrian
- Bicycle / Pedestrian Trail w/ Equestrian Alternate Route

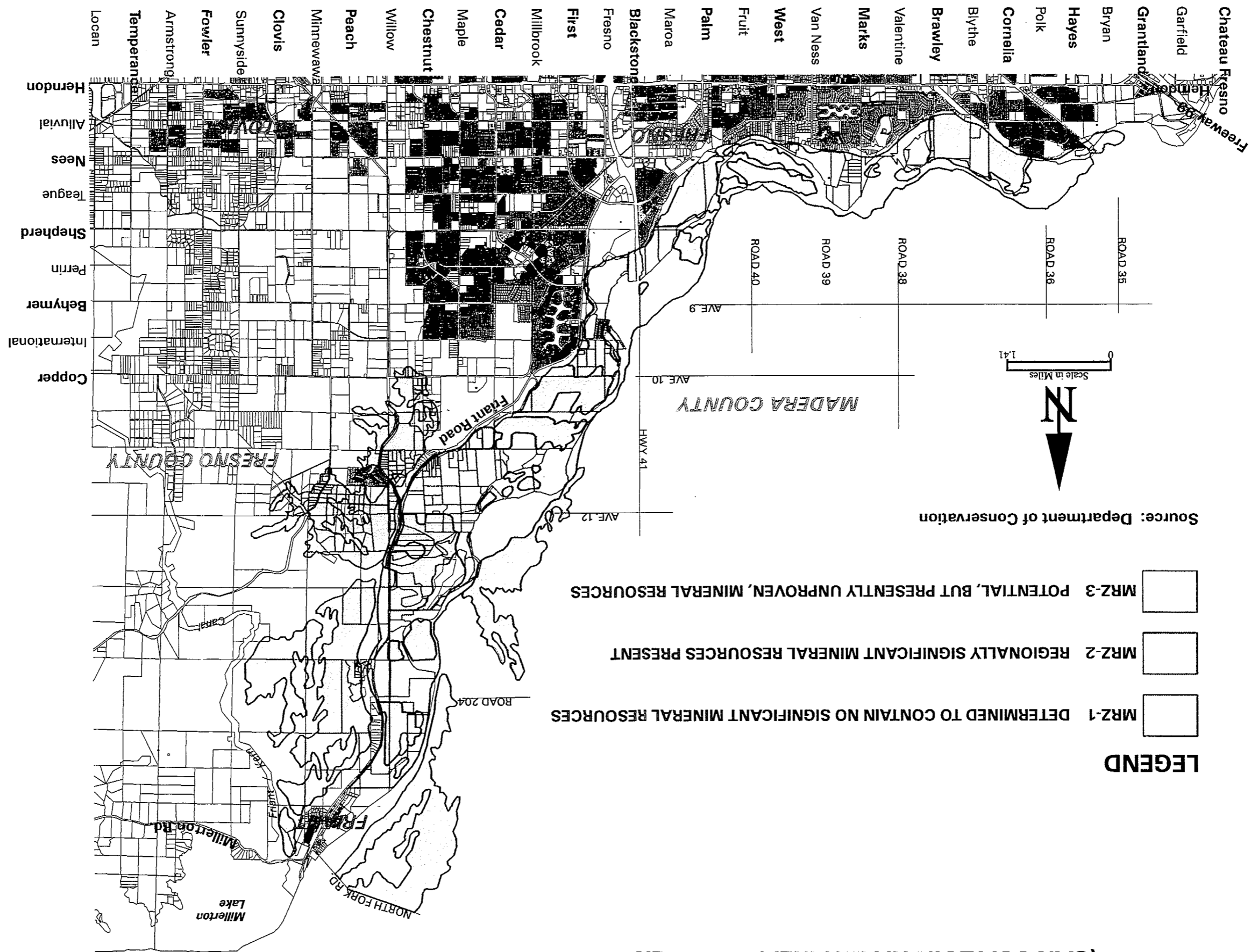


NOTE: REQUEST FRESNO COUNTY COMPLETE TRAIL LOOP TO KEARNEY PARK.

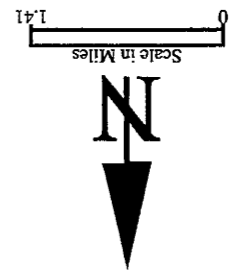
\* Designations of trails within the Southeast Growth Area to be determined by future Community/Specific Plan.



# AGGREGATE MINERAL RESOURCE ZONES MAP (SAN JOAQUIN RIVER AREA BETWEEN MILLERTON LAKE AND FREEWAY 99)



Source: Department of Conservation



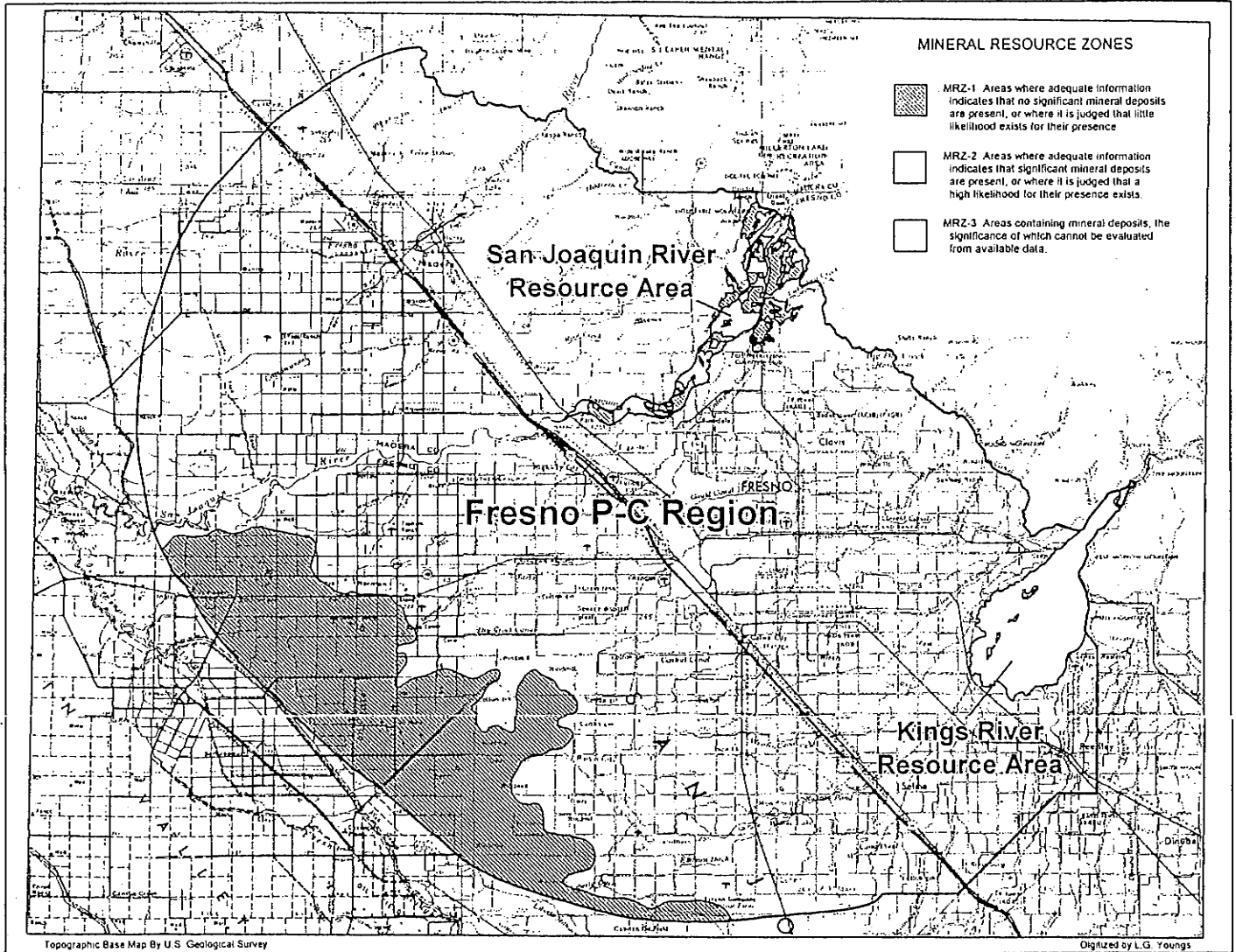


# EXHIBIT 11

DIVISION OF MINES AND GEOLOGY  
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STATE OF CALIFORNIA - GRAY DAVIS, GOVERNOR  
 THE RESOURCES AGENCY - MARY NICHOLS, SECRETARY FOR RESOURCES  
 CALIFORNIA DEPARTMENT OF CONSERVATION - STEVE ARTHUR, ACTING DIRECTOR

OPEN-FILE REPORT 99-02  
 GENERALIZED MINERAL LAND CLASSIFICATION OF  
 AGGREGATE RESOURCES IN THE FRESNO P-C REGION  
 PLATE 1 OF 9

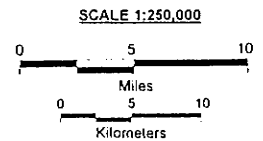


## Generalized Mineral Land Classification of Aggregate Resources In The Fresno P-C Region

Updated from Cole and Fuller (1988) by  
 Leslie G. Youngs  
 1998



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**Table 1**  
**2025 FRESNO GENERAL PLAN**  
**POPULATION PROJECTION BY COMMUNITY PLAN AREA**

<b>COMMUNITY PLAN AREA</b>	<b>POPULATION</b>		<b>POPULATION INCREASE</b>
	<b>YEAR 2000</b>	<b>YEAR 2025</b>	
Bullard	86,538	118,197	+31,659
Central Area	14,919	27,764	+12,845
Edison	24,728	68,014	+43,286
Fresno High/Roeding	57,817	60,779	+2,962
Hoover	50,314	56,212	+5,898
McLane	46,440	64,829	+18,389
Roosevelt	115,846	154,882	+39,036
West Area	37,134	111,047	+73,913
Woodward Park	44,730	60,528	+15,798
Citywide - Mixed Use Intensification	N/A	2,000	+2,000
North Growth Area	1,073	8,747	7,674
Southeast Growth Area	2,956	57,956	55,000
<b>TOTAL</b>	<b>482,495</b>	<b>790,955</b>	<b>+308,460</b>



**Table 2**  
**PLANNED LAND USE AND ZONE DISTRICT CONSISTENCY MATRIX**

<u>PLANNED USE</u>	<u>CONSISTENT ZONE DISTRICT</u>	<u>CONSISTENT DENSITY (RESIDENTIAL)</u>
<b><u>Residential Uses</u></b>		
Rural	AE-20, AE-5, R-A	0.0 – 1.21 Dwelling Units/Acre
Low	R-1-A, R-1-AH, R-1-E, R-1-EH, R-A****	0.0 – 2.18 Dwelling Units/Acre
Medium Low	R-1-B, R-1-C, R-1	2.19 – 4.98 Dwelling Units/Acre
Medium	R-1, MH	4.99 – 10.37 Dwelling Units/Acre
Medium High	R-2-A, R-2, T-P, R-P*	10.38 – 18.15 Dwelling Units/Acre
High	R-3-A, R-3, R-4†, C-P*	18.16 – 43.56 Dwelling Units/Acre
<b><u>Commercial Uses</u></b>		
Parking	P	
Office	RP-L, R-P**, C-P**, S-L, R-P Planned Office Development, C-P Planned Office Development	
Neighborhood	C-1, C-L, P****	
Limited Neighborhood	C-L	
Community	C-2, P****	
Commercial Recreational	C-R, P****	
General, Heavy Strip	C-4††, C-5, C-6, C-R, S-L, P****	
Business Park	C-P, M-1-P, M-1****	
Regional	C-3, C-4, P****	
Commercial (Central Area)	†† (as defined by the Central Area Community Plan)	
Commercial Mixed Use Level I	†† (as defined by the Central Area Community Plan)	
Commercial Mixed Use Level II	†† (as defined by the Central Area Community Plan)	



**PLANNED USE**

**CONSISTENT ZONE DISTRICT**

**CONSISTENT DENSITY (RESIDENTIAL)**

**Industrial Uses**

Light

C-M, M-1, M-1-P, S-L

Heavy

M-2, M-3, S-L

Commercial/Industrial  
(Central Area)

(as defined by the Central Area Community Plan)

**Other Uses**

Open Space

O, AE-20

Agricultural

O, AE-20

Public Facilities

All districts unless specifically prohibited and subject to provisions of Section 12-403 and subject to a conditional use permit

\* In the R-P or C-P zone district(s), pursuant to a conditional use permit for a residential mixed use development, a maximum of thirty-five percent of the property may be developed with the non-residential uses permitted in those zone districts, subject to the criteria of FMC Subsection 12-306-N-51.

\*\* In the R-P or C-P zone district(s), pursuant to a conditional use permit for a residential mixed use development, a maximum of thirty-five percent of the property may be developed with the residential uses permitted in those zone districts, subject to the criteria of FMC Subsection 12-306-N-51

\*\*\* Subject to M-1-P development standards of FMC Subsection 12-225.5 except size of new district.

\*\*\*\* Subject to amendment to FMC Section 12-403

† Thirty or more dwelling units per acre in the R-4 zone district only, subject to a conditional use permit.

†† Within the Central Area Community Plan, bounded by Freeways 99, 180, and 41 and as may be provided by community plan and specific plan amendments to implement mixed use strategies of the general plan.



**Table 3  
UNDERLYING / ALTERNATIVE LAND USES FOR DESIGNATED PUBLIC SCHOOL SITES**

<u>Type of School</u>	<u>Location not yet publicly owned</u>	<u>Proposed 2025 General Plan Alternative Land Use</u>	<u>Current General Plan ("No Project") Alternative Land Use</u>
<b>In Central Unified School District</b>			
H*	NE corner of Clinton & Bryan Avenues	Medium Density Residential	Medium Density Residential
M+	E side of Bryan Avenue between Dakota & Ashlan Avenues	Medium Density Residential	Medium Density Residential
M / E♦	SE corner of Polk & McKinley Avenues (except for corner nbrhd. commercial site)	Medium Density Residential	Medium Density Residential
E	NE corner of (existing) Grantland Avenue & Barstow Avenue	Medium Density Residential	Light Industrial (north one-half) Medium-High Density Residential (south one-half)
E	Between Grantland & Garfield Avenues & between Gettysburg & Ashlan Aves.	Medium Density Residential	Agricultural Open Space
E	E side of Bryan Avenue between Gettysburg & Ashlan Avenues	Medium Density Residential	Medium Density Residential
E	N side of Dakota Avenue between Hayes & Polk Avenues	Medium Density Residential	Medium Density Residential

\* H = high school; + M = middle school; ♦ E = elementary school \* S = special school  
M / E = combination middle school and elementary school site H / M = combination high school and middle school site



<u>Type of School</u>	<u>Location not yet publicly owned</u>	<u>Proposed 2025 General Plan Alternative Land Use</u>	<u>Current General Plan (“No Project”) Alternative Land Use</u>
<b>In Central Unified School District (cont'd)</b>			
E	W side of Bryan Avenue between Dakota & Shields Avenues	Low Density Residential	Agricultural Open Space
E	W side of Cornelia Avenue between Shields & Clinton Avenues	Medium Density Residential	Medium Density Residential
E	SE corner of Shields & Valentine Aves.	Medium-High Density Residential	Medium-High Density Residential
E	N side of McKinley Avenue between Valentine & Brawley Avenues	Medium Density Residential	[E-- no alt. use stated in current Fresno High-Roeding Community Plan]
E	NE corner of Olive & Bryan Avenues	Medium Density Residential	Medium Density Residential
E	N side of Olive Avenue between Blythe & Brawley Avenues	Medium Density Residential	Medium Density Residential
E	W side of Brawley Avenue between Olive & Belmont Avenues	Medium-Low Density Residential	Medium Density Residential
E	N side of California Avenue between Brawley & Valentine Avenues	Low Density Residential (north 10 acres of site) Medium-Low Density Residential (south 10 acres of site)	Agricultural Open Space
<b>In Clovis Unified School District</b>			
H / M	N side of International Avenue between Willow & Chestnut Avenues	Medium-Low Density Residential	Agricultural/Urban Reserve
E	W side of Willow Avenue, one-quarter mile north of Copper Avenue	Medium-Low Density Residential	N/A



<u>Type of School</u>	<u>Location not yet publicly owned</u>	<u>Proposed 2025 General Plan Alternative Land Use</u>	<u>Current General Plan (“No Project”) Alternative Land Use</u>
<b>In Clovis Unified School District (cont'd.)</b>			
E	SE corner of Dakota & Armstrong Aves.	Medium Density Residential	Agricultural Open Space
E	S side Shields Avenue between Temperance & Locan Avenues	Medium-Low Density Residential	Agricultural Open Space
E	SE corner of Fowler & Dakota Avenues	Medium Density Residential	Agricultural Open Space
E	SE corner of Armstrong & Dakota Avenues	Medium Density Residential	Agricultural Open Space
<b>In Fresno Unified School District</b>			
M	SW side of Figarden Drive between Gates & Bullard Avenues	Commercial Office	Commercial Office
E	W side of Marks Avenue between Ashlan & Sussex Avenues	Medium Density Residential	Medium Density Residential
E	NW corner of Fruit & Dakota Avenues	Medium Density Residential	Medium Density Residential
E	S side of Shields Avenue between Glenn & Del Mar Avenues	Commercial Office (north one-third) Medium Density Residential	Commercial Office (north one-third) Medium Density Residential
E	W side of Cedar Avenue between Illinois & McKenzie Avenues	Medium Density Residential	Medium Density Residential
E	NW corner of Belmont & Willow Avenues	Medium Density Residential (north one-half) Commercial Office (south one-half)	Medium Density Residential (north one-half) Commercial Office (south one-half)



<b>Type of School</b>	<b>Location not yet publicly owned</b>	<b>Proposed 2025 General Plan Alternative Land Use</b>	<b>Current General Plan (“No Project”) Alternative Land Use</b>
<b>In Fresno Unified School District (cont'd)</b>			
E	W side of Hughes Avenue between Dennett & Dudley Avenues	Medium Density Residential	Medium Density Residential
E	E side of Chestnut Avenue between Mono & Balch Avenues	Medium-Low Density Residential	Medium Density Residential
E	NW corner of Fresno Street & McKenzie Avenue	Medium Density Residential	Medium Density Residential
E	E side Cedar Avenue between Hammond & Floradora Avenues	Medium and Medium-High Density Residential (north one-half) Commercial Office (south one-half)	Medium and Medium-High Density Residential (north one-half) Commercial Office (south one-half)
E	Between Butler & California Avenues and between Orange & East Aves.	Medium Density Residential	Medium Density Residential
<b>In Sanger Unified School District</b>			
H	SE corner of Church & Armstrong	Medium Density Residential	Medium-Low Density Residential
<b>In West Fresno School District</b>			
M	S side Annadale Avenue between Fig & Elm Avenues	Medium Density Residential	Medium Density Residential



**Table 4**  
**UNDERLYING / ALTERNATIVE LAND USES FOR DESIGNATED CITY PARK SITES**

<b>Type of Park</b>	<b>Location not yet publicly owned</b>	<b>Proposed 2025 General Plan Alternative Land Use</b>	<b>Current General Plan ("No Project") Alternative Land Use</b>
RP*	W side of West Ave., north of North Ave. (portion along W side of West Avenue is old landfill already owned by City)	Recreational Open Space	Recreational Open Space
CP+	S side of Shepherd Avenue between Chestnut & Willow Avenues	Medium-Low Density Residential	Agricultural/Urban Reserve
CP	S side of Clinton Avenue east of Brawley Avenue (eastern half of depicted CP site; west half is existing NP*)	Medium Density Residential	Elementary School
CP	N side of Belmont Avenue between Sunnyside & Fowler Avenues	Light Industrial	Light Industrial
CP	SW corner of Minnewawa Avenue & East Kings Canyon Road	Medium-Low Density Residential (east half, approx. 17.5 acres) Medium Density Residential (west half, approx. 25 acres)	Medium-Low Density Residential (east half, approx. 17.5 acres) Medium Density Residential (west half, approx. 25 acres)
CP	N side of planned Grantland Diagonal, south of Barstow Avenue	Medium-High Density Residential	Medium-High Density Residential
NP	Inside Bullard Loop (SE of Figarden Drive on NE side of BNSF Railroad tracks)	Office Commercial	[NP-- no alt. use stated in the current Bullard Community Plan]

\* RP = regional park; + CP = community park; ❖ NP = neighborhood park



<b>Type of Park</b>	<b>Location not yet publicly owned</b>	<b>Proposed 2025 General Plan Alternative Land Use</b>	<b>Current General Plan ("No Project") Alternative Land Use</b>
NP	W side of Polk Avenue between Sierra & Bullard Avenues	Medium-Density Residential	[NP-- no alt. use stated in the current Bullard Community Plan]
NP	W side of Grantland Avenue between Gettysburg & Ashlan Avenues	Medium Density Residential	Agricultural Open Space
NP	N side of Gettysburg Avenue between Polk & Hayes Avenues	Medium Density Residential	[NP-- no alt. use stated in the current "Old" Bullard Community Plan]
NP	SE corner of Bryan & Shields Avenues	Medium Density Residential	Medium Density Residential
NP	SW corner of Polk & Clinton Avenues	Medium Density Residential	Medium Density Residential
NP	N side of Olive Avenue between Bryan & Hayes Avenues	Medium Density Residential	Medium Density Residential
NP	NW corner of Belmont & Brawley Aves.	Medium-Low Density Residential	Medium Density Residential
NP	NE corner of Marks Ave. & Kearney Blvd.	Medium-Low Density Residential	Low Density Residential
NP	N side of California Avenue east of Brawley Avenue	Medium-Low Density Residential	Agricultural Open Space
NP	E side of Minnewawa Avenue between Freeway 180-East alignment & Olive Ave.	Light Industrial	[NP-- no alt. use stated in the current Roosevelt Community Plan]
NP	S side Church Avenue on both sides of planned Minnewawa Avenue alignment	Medium-Low Density Residential	[NP-- no alt. use stated in the current Roosevelt Community Plan]
NP	W side of Fowler Avenue between Tulare Avenue & East Kings Canyon Rd.	Medium Density Residential	Community Park
NP	NE corner of Fowler & Church Avenues	Medium-Low Density Residential	[NP-- no alt. use stated in the current Roosevelt Community Plan]



**Table 5  
UNDERLYING / ALTERNATIVE LAND USES FOR DESIGNATED FIRE STATION SITES**

<b>Fire Station No.</b>	<b>Location not yet publicly owned</b>	<b>Proposed 2025 General Plan Alternative Land Use</b>	<b>Current General Plan ("No Project") Alternative Land Use</b>
16	E side of Polk Avenue between Clinton & Shields Avenues	Medium Density Residential	Medium Density Residential
17	NE corner of Shaw & Garfield Avenues	Medium-High Density Residential	Medium Density Residential
18	SW corner of Belmont & Marks Avenues	Light Industrial	Light Industrial
19	NW corner of North & Willow Avenues	Heavy Industrial	Heavy Industrial

