

From: [Daniel Brannick](#)
To: [Fresno County 2021 Redistricting](#)
Subject: Resources and Information for Fresno County Redistricting
Date: Thursday, August 12, 2021 1:09:19 PM

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Hi, I'm writing to follow up from the Fresno County Redistricting Workshop that was held last week at Fresno High School. During the workshop, I mentioned to Ryder and Jeff that I would forward some information regarding new development trends within Fresno County that could be useful to have on hand during the County's redistricting process.

First, below are links with information regarding the City of Clovis's Heritage Grove Specific Plan Area and Loma Vista Specific Plan Area. As mentioned during the meeting, these two areas within the City of Clovis are where much of the City's recent population growth and anticipated near-term future growth are located.

- Heritage Grove Master Plan: <https://cityofclovis.com/wp-content/uploads/2018/09/Heritage-Grove-Master-Plan-and-Design-Guidelines.pdf> (Note: In the current map the boundaries of Heritage Grove are Willow Avenue on the west, Sunnyside Avenue on the east, Shepherd
- Loma Vista Specific Plan Map: <https://cityofclovis.com/wp-content/uploads/2018/10/Loma-Vista-Specific-Plan-Map.pdf>

Second, here are links to information about the City of Fresno's West Area Neighborhoods Specific Plan and Central Southeast Area Specific Plan. Similar to Clovis's Specific Plan areas discussed above, these two areas are where the City of Fresno is currently intending to direct much of its near-term growth.

- West Area Neighborhoods Specific Plan: <https://www.fresno.gov/darm/planning-development/plans-projects-under-review/#tab-06>
- Central Southeast Area Specific Plan: <https://www.fresno.gov/darm/planning-development/plans-projects-under-review/#tab-03>

Another item relevant to near-term future growth within the City of Fresno is the City's recently-adopted "Mixed Use text amendment". This text amendment is effective City-wide and has two notable effects: 1) It allows for the development of residential uses in a greater range of zoning areas within the City of Fresno (e.g., certain types of commercial zone districts), and 2) it substantially increases the number of dwelling units per acre allowed in such areas. I don't know all of the details, so I would recommend contacting someone in the City of Fresno's Long Range Planning Division to get more information.

Please let me know if you need any clarification or want to follow up further on any of the information provided here.

(Note to Ryder and Jeff if you happen to be reading this email directly: It was a pleasure getting to mildly geek out with you guys about demographics and land use.)

Thanks,
Daniel Brannick

