City of FRESNO

Planning and Development

MEMORANDUM

DATE: October 6, 2022

TO: HONORABLE MAYOR JERRY DYER
COUNCIL PRESIDENT NELSON ESPARZA
COUNCILMEMBERS
WEST AREA STAKEHOLDERS

FROM: GEORGEANNE A. WHITE, City Manager
CASEY LAUDERDALE, Planner, Planning and Development Department

SUBJECT: ADDITIONAL INFORMATION PROVIDED FOLLOWING THE SEPTEMBER 29, 2022 WANSP WORKSHOP

The purpose of this Memorandum is to share additional information in response to questions and concerns shared at the September 29, 2022 workshop on the West Area Neighborhoods Specific Plan (WANSP). The information is organized by subject area as follows:

A. Housing Capacity
B. Regional Park
C. Urban-Rural Interface
D. Veterans Boulevard connection to SR 180
E. Noticing of Land Use Changes
F. Agricultural Mitigation
G. Vehicle Miles Traveled (VMT)

A. Housing Capacity

With the co-adoption of the Mixed-Use Text Amendment (MUTA), the WANSP will result in a housing capacity gain of approximately 7,169 units over the existing General Plan. The reason for this gain is because MUTA adds 19,396 units of capacity, which exceeds the current deficit of 12,227 by 7,169.

General Plan (GP) Max Capacity	Specific Plan (SP) Max Capacity	Difference SP & GP	Specific Plan w/MUTA	Difference SP w/MUTA and GP
66,857	54,630	-12,227	74,026	+7,169

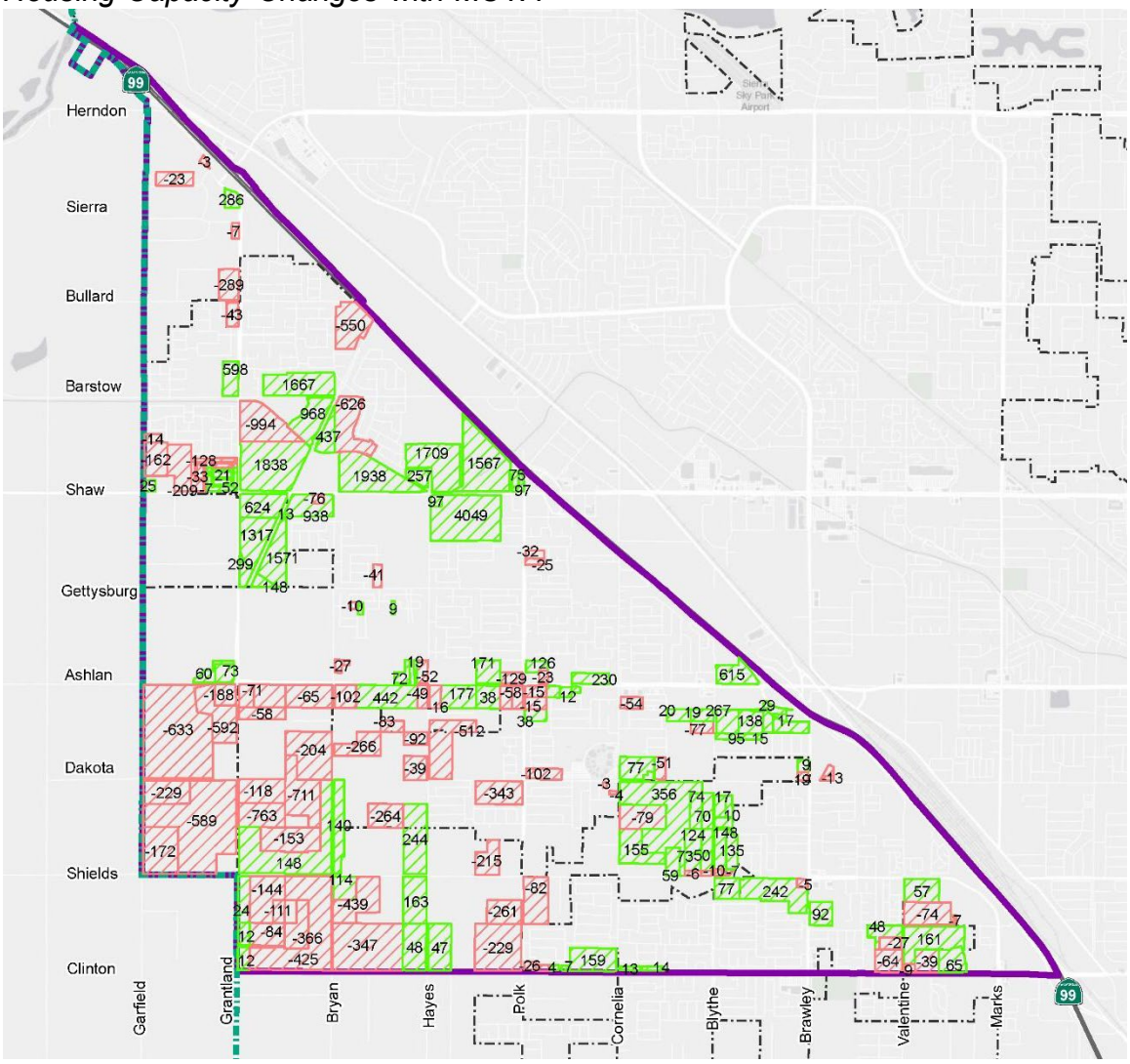
The land use vision for the WANSP incorporates three core principles: 1) follow a transect model to create a physical transition from urban to rural landscapes, 2) focus density and

in between the more intensive General Plan and the less intensive existing rural residential uses.

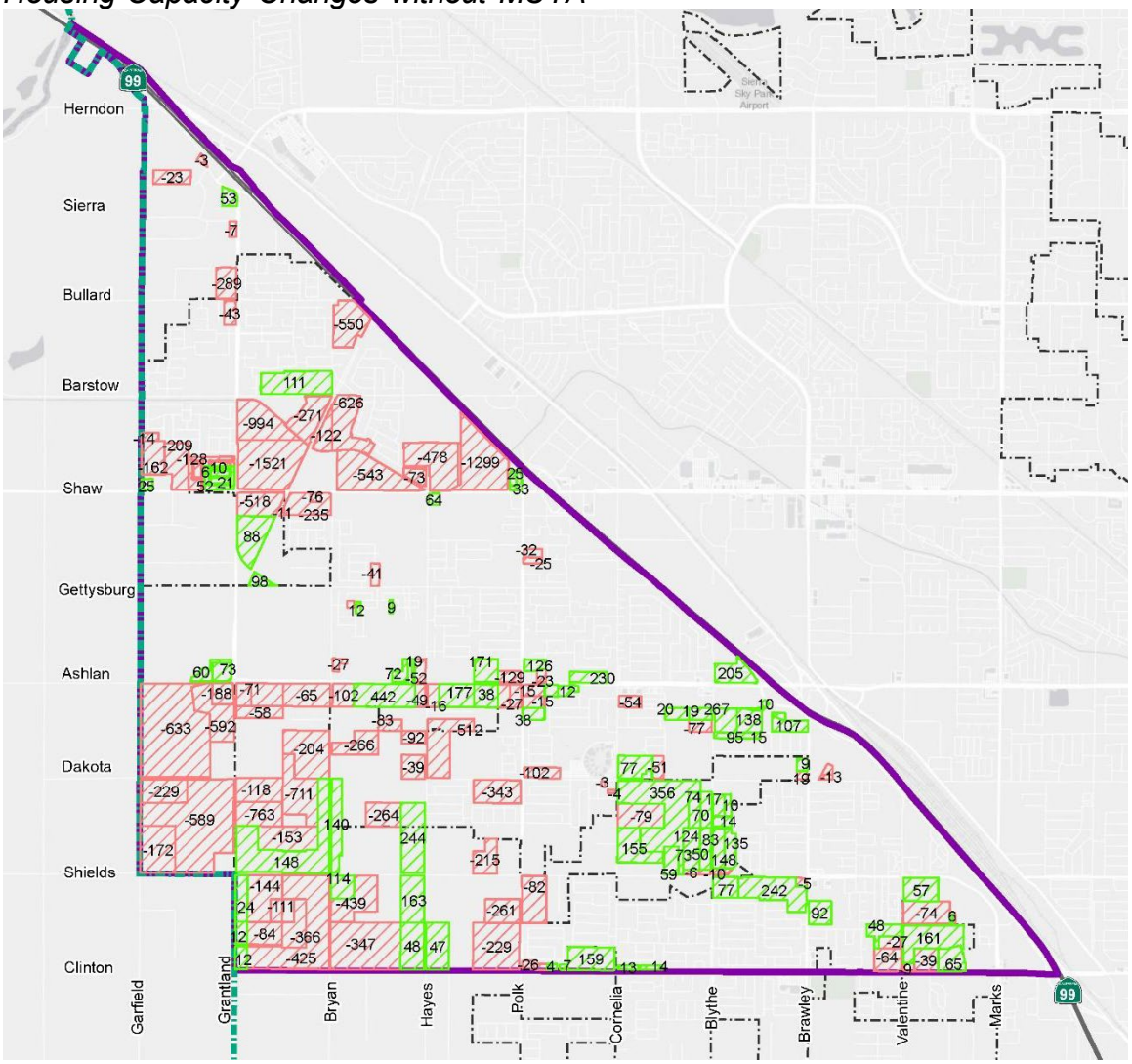
The resulting land use map had the following impacts:

- Reduction of density along the southwestern edge of the Plan Area to take away pressure from the Sphere of Influence and to facilitate a more fluid transition between the urban and rural landscape.
- Change from RMX and CMX along Shaw Avenue to NMX, to be more in-line with a town center versus a regional center.
- Gain of density in other areas closer to the existing city core to facilitate more orderly development in infill areas.

Housing Capacity Changes with MUTA



Housing Capacity Changes without MUTA



Because MUTA provides enough capacity to overcome the initial deficit, the co-adoption of the Plan with MUTA allows for compliance with SB 330, however the City Council can choose to add additional density through land use changes that can be included in the follow-up Plan Amendment. Staff recommends that any modifications made to the land use map undergo a community input process prior to the amendment returning to Council for adoption.

B. Regional Park

During the first phase of engagement it was clear that community members desired more park space and, beyond that, a landmark regional park for the West Area. The Steering Committee choose three general locations for a regional park to evaluate and score according to a set of criteria. The area that scored the highest was a location along Shaw Avenue. Because there was some debate amongst Committee members about the preferred location of the park (north versus south of Shaw) and because a regional park is to serve residents citywide, the Plan does not designate the park, but acknowledges

the highest scoring location as the preferred location and calls for a community input process to vet the site for official designation. See page 80 of the Plan for more information.

Please see *Attachment 1: Regional Park* for the Plan Narrative, Regional Park Options map, and Scoring Criteria.

The Regional Park designation could be also included per Council direction in the follow-up Plan Amendment. Should this occur, staff requests additional direction and resources to initiate community engagement activities.

C. Urban-Rural Interface

Specific Plan Policy LUH 5.1 carries over and modifies Policy W-1-e from the West Area Community Plan, which speaks to adding a transition space between new urban uses and farmland. Policy LUH 5.1, similar to its predecessor, suggests methods to provide this transition, but also includes existing rural residential uses, in response to feedback heard from Plan Area residents. One of the core values of the Plan is to see new development that respects agriculture and long existing rural residential development (see page 3 of the Specific Plan).

West Area Community Plan Policy W-1-e:

"When land proposed for urban development abuts actively farmed land that is (1) in an agricultural land conservation contract (including land that is outside the city's sphere of influence boundary); and/or (2) designated in the city's General Plan for continued agricultural use, the development project shall include design features which provide an agricultural/urban buffer as follows:

- building setbacks with fencing.
- designated open space (including, but not limited to, densely landscaped strips, full-width multi-use trails or bikeways, and permanent on-site flood control/drainage facilities).
- boundary streets."

West Area Neighborhoods Specific Plan Policy LUH 5.1:

"Consider updating the Development Code so that when land proposed for urban development abuts active farmland, planned farmland, or rural residential, the new project shall include and provide for the maintenance of one of the following design features to provide a rural/urban buffer:

- Provide landscaping and setbacks to fully obscure the new development's buildings and fences.
- Do not include fencing, or provide only see-through fencing no greater than four feet in height between the new development and the existing property.

- Provide open space such as edible gardens, landscaped walkways, trails or rain gardens to be no less than 30 feet in width.
- Locate boundary streets between the new and existing developments."

This policy would not create a loss of housing capacity because an already-required local street could be located to serve as the transition space or the new use could provide landscaping or different fencing materials that would not require a change to the layout of the new development. See page 126 of the Specific Plan for an illustration of all proposed transition space alternatives.

For this policy to be implemented, a subsequent update of the Development Code would be required, which would go through the required legislative process.

Example of existing condition:

This is a unique example of new development abutting a rural residential property both with and without a transition space. The development to the north (left side in each photo) has no transition space whereas the development to the south (right side in first photo) has a boundary street.

Below is another example of what a boundary street might look like. This example is located in north Kingsburg.

D. Veterans Boulevard connection to SR 180

Veterans Boulevard will ultimately end at Gettysburg Avenue. The City has plans to build Grantland Avenue to Shields Avenue as a four-lane arterial with a multipurpose trail. Shields Avenue to SR 180 is outside the Sphere of Influence and thus under County responsibility.

E. Noticing of Land Use Changes

Seven direct mailers were sent to property owners and residents (approximately 14,000 addresses) throughout the planning process. Included were two direct notices to property owners and residents whose land use is proposed to change under the Specific Plan. An additional notification was also sent to properties with land use change requests. Notices included maps and were translated into Spanish, Punjabi, and Hmong. Direct staff contact information was also provided for Spanish, Punjabi, and Hmong speakers.

Staff spoke with several people as a result of these mailings to help provide more information on the proposed changes and to advise on how to submit a response in support or in protest of the changes.

See *Attachment 2: Land Use Change Notices* for copies of the most recent notices.

Staff proposes adding a courtesy Plan Amendment, to be built into next year's budget, for six months after the Plan is adopted for any land owner who was unaware of the Specific Plan changes. We request, however, that any proposed changes have the opportunity to go through a community review process.

F. Agricultural Mitigation

Productive farmland is not just a matter of Statewide Importance, it is a matter of local importance as well, with Fresno County being consistently rated the number one producing agricultural county in the nation and the city of Fresno at the heart of it.

The Specific Plan and General Plan are both in recognition of this while upholding the requirements of the California Environmental Quality Act (CEQA). CEQA requires local jurisdictions to enact all feasible mitigation measures to reduce the loss of Farmland, thus the measures in the General Plan and Specific Plan call for standard mitigation for the loss of Important Farmland. What land qualifies as Important Farmland is determined through surveys conducted by the State Department of Conservation. The amount of land that that would be considered for mitigation is further determined through a widely accepted tool called the Land Use and Site Assessment (LESA), that examines more detailed and localized factors. These measures are similar to others within the San Joaquin Valley, where housing development has not been deterred. Mitigation may occur locally to continue supporting our regionally significant agricultural economy. Staff proposes that the definition of locally be limited to Fresno and Madera Counties.

See also *Attachment 3: Important Farmland Maps*.

G. Vehicle Miles Traveled (VMT)

The West Area plan anticipates an overall reduction in VMT. The decrease in VMT is the result of the proposed land use mix within the Plan Area. The retail and employment opportunities keep the VMT per capita lower than the County average, while the large number of dwelling units near the jobs allows employees to live close to work resulting in a VMT per employee that is lower than the County average today. See Chapter 3.14 of the EIR for more information.

While the EIR anticipates a reduction of overall VMT, individual projects within the West Area will still need to apply a project-level VMT analysis through the Fresno Council of Government's screening tools.

Attachments:

- Attachment 1: Regional Park
- Attachment 2: Land Use Change Notices
- Attachment 3: Important Farmland Maps

cc: Kelli Furtado, Chief of Staff to the Mayor
Rina Gonzales, Interim City Attorney

Attachment 1
Regional Park

4.2.B | West Area Harvest Park

The proposal of a regional park for the West Area responds to a request from the Steering Committee, supported by members of the community, who desire additional recreation space. Some amenities on the community wish list include lighted athletic facilities, picnic tables and benches, paved trails, playgrounds with universally accessible equipment, an indoor gym, chess/checkers tables, tennis courts, a putting green, fitness equipment for adults and kids, a concert amphitheater, basketball courts, practice fields, and pickle ball courts.

Another potential feature of the park could be the incorporation of a demonstration farm or edible garden, integrated with a walk-through, open-air agricultural museum that showcases artifacts and interpretive signage that highlight the agricultural history of Fresno and the West Area. The scale of this "harvest park" component could be lower-intensity (ex. community garden), medium-intensity (ex. apple picking), or higher-intensity (ex. farm incubator). Should a component such as this be added, the park may also qualify as a special use park.

The Steering Committee suggested three potential locations for a flagship regional park (see Map 4-2: Proposed Regional Park Location):

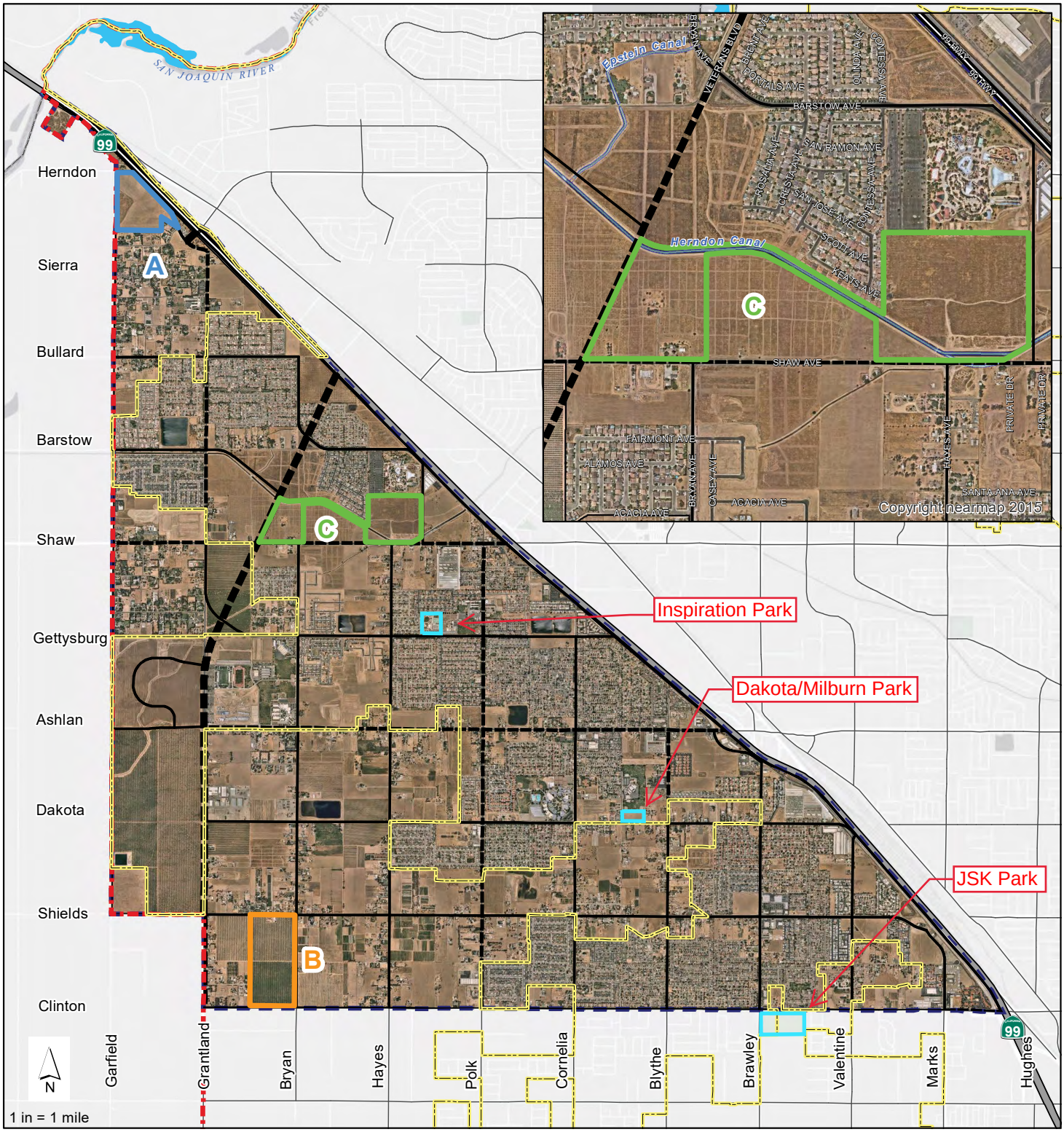
Option A: in the most northern portion of the Plan Area;

Option B: at the southwest corner of Shields and Bryan Avenues;

Option C: on undeveloped land that extends from Parkway Avenue along both sides of the Herndon Canal.

From a list of 13 criteria, Option C scored the highest (see Appendix B for more information). This site is 74 acres in size and incorporates undeveloped land already planned for a community park while extending along and including the Herndon Canal to the undeveloped parcels south of the waterpark. This site would be connected to transit, would support the use of the canal as a trail, and has the potential for a shared use agreement with the waterpark's parking lot. It is also situated in a location where there is a need for park space and where it is simultaneously cohesive with urban growth (as opposed to inadvertently spurring leapfrog development in a currently rural part of the Plan Area).

As this is proposed to be a regional park, this Plan affirms that its location, features, and amenities will need to be vetted through a citywide discussion.



MAP 4-2 Proposed Regional Park Location

This map is believed to be an accurate representation of the City of Fresno GIS data. However, we make no warranties either expressed or implied for the correctness of this data.

- Option A
- Option B
- Option C - proposed*
- Fresno City Limits
- Fresno Sphere of Influence
- Specific Plan Boundary

*The proposed location is a suggestion and will be vetted through a public review process

Source:
Specific Plan of West Area Boundary, Fresno City Limits, Fresno Sphere of Influence, Proposed Regional Park, City of Fresno GIS data. Nearmap Latest July 20, 2020, nearmap_us, Copyright nearmap 2015. World Light Gray Canvas Base, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community.

Regional Park Options Criteria Scoring

Principle/Criteria	Option A	Option B	Option C
Create parks that are within existing and planned neighborhoods that are easily accessed by community members using pedestrian and bicycle pathways, transit services, or motor vehicles, consistent with the City of Fresno's Parks Master Plan.	1	2	2
Provide for the location of a flagship Regional Park in the Plan Area that has components of the Plan Area's agricultural history through the planting of drought-resistant vegetation or trees, and the creation of public art that exhibits the Plan Area's contribution to the agricultural industry.	2	2	2
Park Size Criteria 1: Provide a Regional Park that is 40 acres minimum.	1	1	2
Available Land Criteria 1: Provide a Regional Park in an area that is currently available for development.	2	2	1
Population Center Criteria 1: Provide a Regional Park in a location that would be within ½-mile of the highest number of residents within the Plan Area.	1	1	2
Recreational Amenities Criteria 1: Provide a Regional Park that can accommodate the majority of the following recreation activities: baseball, basketball, fishing (fresh water), softball, swimming, volleyball, and walking for exercise.	2	2	2
Community Feedback Criteria 1: Provide a Regional Park in a location that is not within a ¼-mile of an existing or future park.	2	2	1
Community Feedback Criteria 2: Provide a Regional Park in a location that is within a ½-mile of any of the desired park locations established during the Stakeholder Workshop or Council District Community Workshops.	0	1	0
Park Accessibility Criteria 1: Provide a Regional Park in a location that is within ½-mile of an existing Fresno Area Express bus stop.	0	0	2
Park Accessibility Criteria 2: Provide a Regional Park in a location that currently has adequate bicycle, pedestrian, and roadway facilities in the immediate area.	1	1	2
Environmental Justice Criteria 1: Provide a Regional Park in a Census Tract that has a CalEnviroScreen 3.0 Percentile at or above 90%.	0	0	0
Environmental Justice Criteria 2: Provide a Regional Park in a Census Tract that has a CalEnviroScreen 3.0 Pollution Burden Percentile at or above 70%.	2	0	2
Environmental Justice Criteria 3: Provide a Regional Park in a Census Tract that has a CalEnviroScreen 3.0 Population Characteristics Percentile at or above 70%.	0	0	0
Total	**14**	**14**	**18**

Attachment 2
Land Use Change Notices

City of FRESNO

2600 Fresno Street, Room 3065
Fresno, California 93721
(559) 621-8003

Planning and Development Department
Jennifer Clark, AICP, Director

July 7, 2022

Dear West Area Resident, Property Owner, or Business Owner,

This letter is to inform you that, after a multi-year planning process, the West Area Neighborhoods Specific Plan is ready for consideration by the Planning Commission and City Council.

The Specific Plan includes guiding principles, goals, and policies that will help direct future development in the West Area, to create healthy, vibrant, and connected communities. The Revised Public Draft is available at www.fresno.gov/westareaplan. The Plan proposes changes to the planned land use and zoning for some properties within the West Area. You are receiving this letter because your property or residence is anticipated to be affected (see page 5 for the proposed land use map).

Please note that businesses, land uses, and buildings which are legally established under current or older regulations may continue indefinitely. New regulations only apply to new construction and new businesses or uses. These protections are provided in Article 4 of the Citywide Development Code.

If you have any questions, please contact me at (559) 621-8515 or casey.lauderdale@fresno.gov. Please visit the Plan's webpage at www.fresno.gov/westareaplan for additional information and tools, such as the Interactive Slider Map (www.fresno.gov/westareaslidermap), where you can review the proposed changes on a parcel level.

Casey Lauderdale, Planner
Long-Range Planning Division

Planning Commission	**City Council**
Wednesday, July 20, 2022 6:00 pm *or thereafter*	Thursday, August 18, 2022 5:00 pm *or thereafter*
In-Person: City Hall Council Chambers 2600 Fresno Street, 2nd Floor Fresno, CA 93721	*In-Person*: City Hall Council Chambers 2600 Fresno Street, 2nd Floor Fresno, CA 93721
Zoom: Link to be provided in the agenda	*Zoom*: Link to be provided in the agenda

Agenda will be posted on fresno.legistar.com/Calendar.aspx. Translation is provided.

For more information:
www.fresno.gov/WestAreaPlan
Casey.Lauderdale@fresno.gov | 559.621.8515

City of FRESNO

2600 Fresno Street, Room 3065
Fresno, California 93721
(559) 621-8003

Planning and Development Department
Jennifer Clark, AICP, Director

7 de julio del 2022

Estimado Residente del Área Oeste, Dueño de una Propiedad o Dueño de un Negocio:

Esta carta es para informarle que, después de un proceso de planificación de varios años, el Plan Específico de Vecindarios del Área Oeste está listo para ser considerado por la Comisión de Planificación y el Concejo Municipal.

El Plan Específico incluye principios directivos, metas y políticas que ayudarán a dirigir el desarrollo futuro en el Área Oeste, para crear comunidades saludables, vibrantes y conectadas. El Borrador Público Revisado está disponible en www.fresno.gov/westareaplan. El Plan propone cambios en el uso del suelo planificado y la zonificación para algunas propiedades dentro del Área Oeste. Usted está recibiendo esta carta porque se anticipa que su propiedad o residencia se verá afectada (vea la página 5 para el mapa de uso de suelo propuesto).

Tenga en cuenta que las empresas, los usos de la tierra y los edificios que están legalmente establecidos según las regulaciones actuales o anteriores pueden continuar indefinidamente. La nueva normativa sólo se aplica a las nuevas construcciones y nuevos negocios o usos. Estas protecciones se pro porcionan en el Artículo 4 del Código de Desarrollo de la Ciudad.

Si tiene alguna pregunta, comuníquese con nosotros al (559) 621-8038 o marisela.martinez@fresno.gov. Visite la página de internet del Plan en www.fresno.gov/westareaplan para obtener información y herramientas adicionales, como el Mapa Deslizante interactivo (www.fresno.gov/westareaslidermap), donde puede revisar los cambios propuestos a nivel de parcela.

Casey Lauderdale, Planificadora
División de Planificación a Largo Plazo

Comisión de Planificación	**Concejo Municipal**
miércoles, 20 de julio del 2022 *6:00 p.m. o después*	jueves, 18 de agosto del 2022 *5:00 p.m. o después*
Presencial: Salas de Concejo Municipal en la Alcaldía 2600 Fresno Street, 2do Piso Fresno, CA 93721	*Presencial*: Salas de Concejo Municipal en la Alcaldía 2600 Fresno Street, 2do Piso Fresno, CA 93721
Zoom: Enlace será proveído en la agenda	*Zoom*: Enlace será proveído en la agenda

La agenda se publicará en fresno.legistar.com/Calendar.aspx. Servicios de interpretación serán proveídos.

Para más información:
Marisela.Martinez@fresno.gov | 559.621.8038

City of FRESNO

2600 Fresno Street, Room 3065
Fresno, California 93721
(559) 621-8003

Planning and Development Department
Jennifer Clark, AICP, Director

7 ਜੁਲਾਈ, 2022

ਪਿਆਰੇ ਪੱਛਮੀ ਖੇਤਰ ਨਵਿਾਸੀ, ਜਾਇਦਾਦ ਦੇ ਮਾਲਕ ਜਾਂ ਕਾਰੋਬਾਰ ਦੇ ਮਾਲਕ,

ਇਹ ਪੱਤਰ ਤੁਹਾਨੂੰ ਸੂਚਤਿ ਕਰਨ ਲਈ ਹੈ ਕਿ ਕਈ ਸਾਲਾਂ ਦੀ ਯੋਜਨਾ ਪ੍ਰਕਰਿਆ ਤੋਂ ਬਾਅਦ, ਪੱਛਮੀ ਖੇਤਰ ਨੇਬਰਹੁੱਡਸ ਵਸ਼ਿੇਸ਼ ਯੋਜਨਾ, ਯੋਜਨਾ ਕਮਸ਼ਿਨ ਅਤੇ ਸਟਿੀ ਕੌਂਸਲ ਦ੍ਆਰਾ ਵਚਿਾਰ ਲਈ ਤਆਿਰ ਹੈ।

ਇਸ ਖਾਸ ਯੋਜਨਾ ਵਚਿ ਮਾਰਗਦਰਸ਼ਕ ਸਧਾਂਤ, ਟੀਚੇ ਅਤੇ ਨੀਤੀਆਂ ਸ਼ਾਮਲ ਹਨ ਜੋ ਪੱਛਮੀ ਖੇਤਰ ਵਚਿ ਸਹਤਿਮੰਦ, ਜੀਵੰਤ ਅਤੇ ਸਮ੍ਹਕਿ ਭਾਈਚਾਰਆਿਂ ਨੂੰ ਬਣਾਉਣ ਲਈ ਭਵਖਿ ਦੇ ਵਕਿਾਸ ਵਚਿ ਮਦਦ ਕਰਨਗੇ। ਸੋਧਆਿ ਹੋਇਆ ਜਨਤਕ ਡਰਾਫਟ www.fresno.gov/westareaplan 'ਤੇ ਉਪਲਬਧ ਹੈ। ਇਹ ਯੋਜਨਾ ਪੱਛਮੀ ਖੇਤਰ ਦੇ ਅੰਦਰ ਕੁਝ ਸੰਪਤੀਆਂ ਲਈ ਯੋਜਨਾਬੱਧ ਜ਼ਮੀਨ ਦੀ ਵਰਤੋਂ ਅਤੇ ਜ਼ੋਨਿਗ ਵਚਿ ਤਬਦੀਲੀਆਂ ਦਾ ਪ੍ਰਸਤਾਵ ਕਰਦੀ ਹੈ। ਤੁਹਾਨੂੰ ਇਹ ਪੱਤਰ ਇਸ ਲਈ ਮਲਿ ਰਹਿਾ ਹੈ ਕਉਿਂਕ ਤਿੁਹਾਡੀ ਜਾਇਦਾਦ ਜਾਂ ਰਹਾਇਸ਼ ਪ੍ਰਭਾਵਤਿ ਹੋਣ ਦੀ ਸੰਭਾਵਨਾ ਹੈ (ਪ੍ਰਸਤਾਵਤਿ ਭ੍ਮੀ ਵਰਤੋਂ ਦੇ ਨਕਸ਼ੇ ਲਈ ਪੰਨਾ 5 ਦੇਖੋ)।

ਕਰਿਪਾ ਕਰਕੇ ਧਆਿਨ ਦਓਿ ਕ ਿਉਹ ਕਾਰੋਬਾਰ, ਜ਼ਮੀਨੀ ਵਰਤੋਂ ਅਤੇ ਇਮਾਰਤਾਂ ਜੋ ਮੌਜੂਦਾ ਜਾਂ ਪ੍ਰਾਣੇ ਨਯਿਮਾਂ ਦੇ ਤਹਤਿ ਕਾਨੂੰਨੀ ਤੌਰ 'ਤੇ ਸਥਾਪਤ ਹਨ, ਅਣਮਥਿੇ ਸਮੇਂ ਲਈ ਜਾਰੀ ਰਹ ਿਸਕਦੀਆਂ ਹਨ। ਨਵੇਂ ਨਯਿਮ ਸਰਿਫ਼ ਨਵੇਂ ਨਰਿਮਾਣ ਅਤੇ ਨਵੇਂ ਕਾਰੋਬਾਰਾਂ ਜਾਂ ਵਰਤੋਂ 'ਤੇ ਲਾਗੂ ਹੁੰਦੇ ਹਨ। ਇਹ ਸੁਰੱਖਆਿਵਾਂ ਸਟਿੀ ਵਾਈਡ ਡਵਿੈਲਪਮੈਂਟ ਕੋਡ ਦੇ ਆਰਟੀਕਲ 4 ਵਚਿ ਪ੍ਰਦਾਨ ਕੀਤੀਆਂ ਗਈਆਂ ਹਨ।

ਜੇਕਰ ਤੁਹਾਡੇ ਕੋਈ ਸਵਾਲ ਹਨ ਤਾਂ ਕਰਿਪਾ ਕਰਕੇ ਨਾਲ (559) 621-7921 ਜਾਂ harjinder.saini@fresno.gov 'ਤੇ ਸੰਪਰਕ ਕਰੋ। ਕਰਿਪਾ ਕਰਕੇ ਵਾਧ੍ ਜਾਣਕਾਰੀ ਅਤੇ ਟ੍ਲਜ਼, ਜਵਿੇਂ ਕ ਿਇੰਟਰਐਕਟਵਿ ਸਲਾਈਡਰ ਮੈਪ (www.fresno.gov/westareaslidermap) ਲਈ ਯੋਜਨਾ ਦੇ ਵੈਬਪੇਜ 'ਤੇ www.fresno.gov/westareaplan 'ਤੇ ਜਾਓ, ਜਥਿੇ ਤੁਸੀਂ ਪਾਰਸਲ ਪੱਧਰ 'ਤੇ ਪ੍ਰਸਤਾਵਤਿ ਤਬਦੀਲੀਆਂ ਦੀ ਸਮੀਖਆਿ ਕਰ ਸਕਦੇ ਹੋ।

ਕੇਸੀ ਲਾਡਰਡੇਲ, ਯੋਜਨਾਕਾਰ
ਲੰਬੀ-ਸੀਮਾ ਯੋਜਨਾ ਡਵਿੀਜ਼ਨ

ਯੋਜਨਾ ਕਮਸ਼ਿਨ

ਬੁੱਧਵਾਰ, 20 ਜੁਲਾਈ, 2022
6:00 pm ਜਾਂ ਇਸ ਤੋਂ ਬਾਅਦ

ਵਅਿਕਤੀ ਵਚਿ: ਸਟਿੀ ਹਾਲ ਕੌਂਸਲ ਚੈਂਬਰਜ਼
2600 Fresno Street, ਦੜੂੀ ਮੰਜ਼ਲ
Fresno, CA 93721

Zoom: ਲਕਿ ਏਜੰਡਾ ਵਚਿ ਦਤਿਾ ਜਾਵੇਗਾ

ਸਟਿੀ ਕੌਂਸਲ

ਵੀਰਵਾਰ, 18 ਅਗਸਤ, 2022
5:00 pm ਜਾਂ ਇਸ ਤੋਂ ਬਾਅਦ

ਵਅਿਕਤੀ ਵਚਿ: ਸਟਿੀ ਹਾਲ ਕੌਂਸਲ ਚੈਂਬਰਜ਼
2600 Fresno Street, ਦੜੂੀ ਮੰਜ਼ਲ
Fresno, CA 93721

Zoom: ਲਕਿ ਏਜੰਡਾ ਵਚਿ ਦਤਿਾ ਜਾਵੇਗਾ

ਏਜੰਡਾ fresno.legistar.com/Calendar.aspx 'ਤੇ ਪੋਸਟ ਕੀਤਾ ਜਾਵੇਗਾ।

ਵਧੇਰੇ ਜਾਣਕਾਰੀ ਲਈ:
Harjinder.Saini@fresno.gov | 559.621.7921

City of FRESNO

2600 Fresno Street, Room 3065
Fresno, California 93721
(559) 621-8003

Planning and Development Department
Jennifer Clark, AICP, Director

Lub Xya Hli Hnub Tim 7, 2022

Nyob zoo Niam Txiv Pej Xeem Cheeb Tsam Sab Hnub Poob, Tus Tswv Tsev, los sis Tus Tswv Lag Luam,

Tsab ntawv no yog ceeb toom rau koj paub tias, tom qab kev npaj ntau xyoo, Txoj Kev Npaj Tshwj Xeeb Sab Hnub Poob Hauv Zej Zos tau npaj txij rau kev txiav txim siab los ntawm Pawg Saib Xyuas Kev Npaj thiab Lub Nroog.

Txoj Kev Npaj Phiaj Tshwj Xeeb suav nrog cov ntsiab lus qhia, cov hom phiaj, thiab cov cai uas yuav pab ncaj qha rau kev txhim kho yav tom ntej hauv cheeb tsam sab hnub poob, txhawm rau tsim kom muaj kev noj qab haus huv, muaj kev noj qab nyob zoo, thiab zej zog kev mus los. Daim Ntawm Kev Hloov Kho Pej Xeem muaj nyob rau ntawm www.fresno.gov/westareaplan. Txoj Kev Npaj qhia txog kev hloov pauv rau kev npaj siv av thiab faib rau qee yam khoom nyob rau sab hnub poob. Koj tau txais tsab ntawv no vim tias koj lub tsev los sis qhov chaw nyob yuav raug cuam tshuam (saib nploog ntawv 5 txhawm rau daim ntawv qhia kev siv av).

Thov nco ntsoov tias kev lag luam, kev siv av, thiab cov tsev uas raug cai tsim raws li cov cai tam sim no los sis cov laus dua tuaj yeem txuas ntxiv mus yam tsis muaj hnub kawg. Cov kev cai tshiab tsuas yog siv rau kev tsim kho tshiab thiab kev lag luam tshiab los sis kev siv. Cov kev tiv thaiv no muaj nyob rau hauv Tshooj 4 ntawm Txoj Cai Kev Txhim Kho Hauv Nroog.

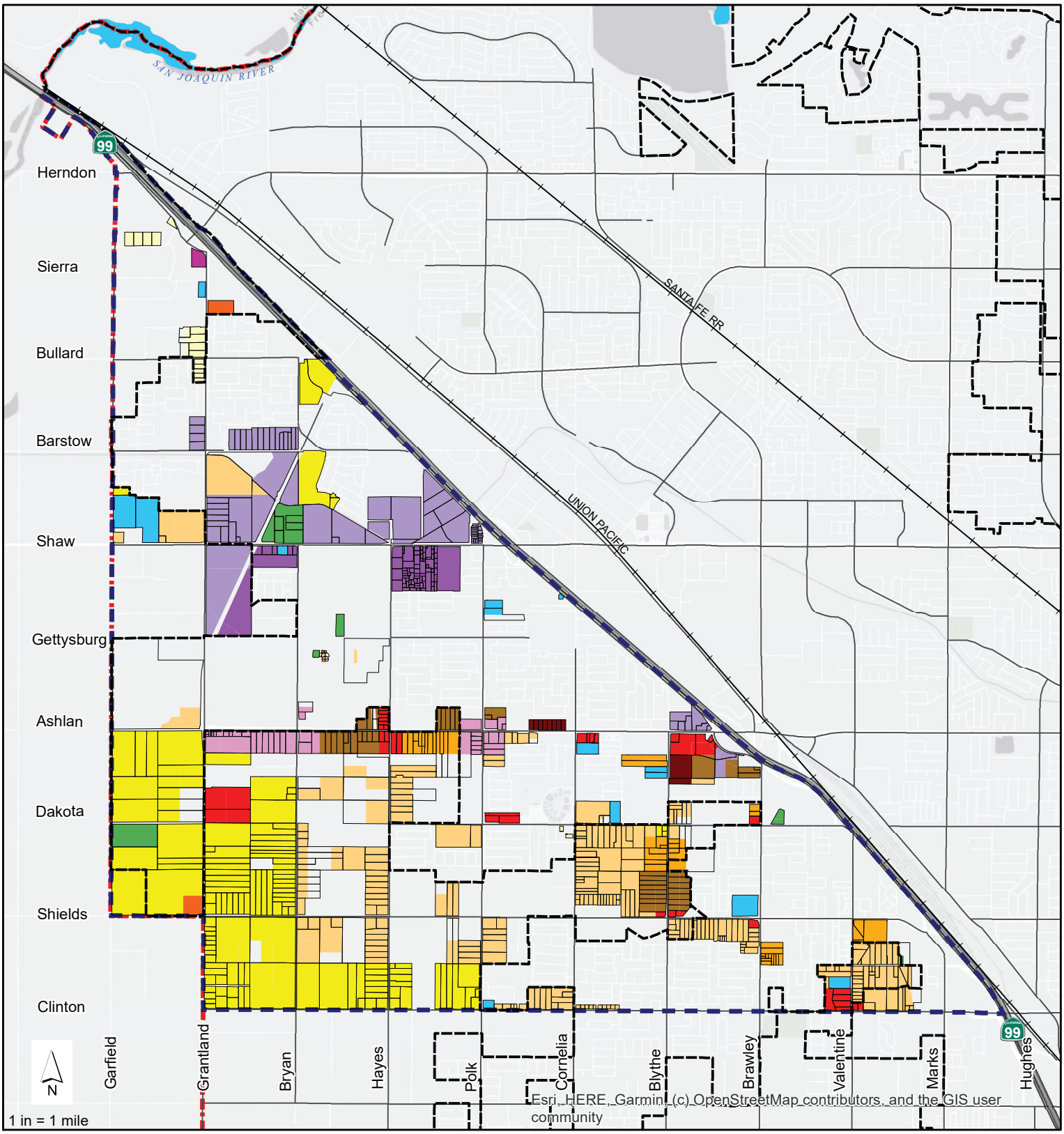
Yog tias koj muaj lus nug, thov hu rau ntawm (559) 621-7922 los sis sandra.lee@fresno.gov. Thov mus saib Txoj Kev Npaj tau ntawm tus vev xaib ntawm www.fresno.gov/westareaplan rau cov ntaub ntawv ntxiv thiab cov cuab yeej, xws li Daim Ntawv Qhia Kev Sib Tham nyob rau ntawm (www. fresno.gov/westareaslidermap), uas nws yog ib qho koj tuaj yeem mus saib txog qhov hloov ntawm ib daim av.

Casey Lauderdale, Tus Kws Npaj
Txoj Kev Npaj Siv Rau Yav Tom Ntej

Pab Pawg Ntawm Kev Npaj	**Pawg Sab Laj Ntawm Lub Nroog**
Hnub Wednesday, Lub Xya Hli Hnub Tim 20, 2022 Thaum 6:00 pm *los sis tom qab ntawv*	Hnub Thursday, Lub Yim Hli Hnub Tim 18, 2022 Thaum 5:00 pm *los sis tom qab ntawv*
Tus Kheej Koom Nrog Hauv: Chav Tsev Ntawm Pawg Sab Laj Hauv Nroog 2600 Fresno Street, Chav 2 Fresno, CA 93721	*Tus Kheej Koom Nrog Hauv:* Chav Tsev Ntawm Pawg Sab Laj Hauv Nroog 2600 Fresno Street, Chav 2 Fresno, CA 93721
Koom Nrog Hauv Zoom: Tus link yuav muab rau hauv cov txheej txheem	*Koom Nrog Hauv Zoom:* Tus link yuav muab rau hauv cov txheej txheem

Cov txheej txheem yuav muab tso rau ntawm fresno.legistar.com/Calendar.aspx. Muaj kev pab txhais lus.

Yog xav paub ntxiv:
Sandra.Lee@fresno.gov | 559.621.7922



Parcels Changing Under the Specific Plan (Proposed Planned Land Use)

This map is believed to be an accurate representation of the City of Fresno GIS data. However, we make no warranties either expressed or implied for the correctness of this data.

RESIDENTIAL
- Low Density (1-3.5 D.U./acre)
- Medium Low Density (3.5-6 D.U./acre)
- Medium Density (5.0-12 D.U./acre)
- Medium High Density (12-16 D.U./acre)
- Urban Neighborhood (16-30 D.U./acre)
- High Density (30-45 D.U./acre)

COMMERCIAL
- Community
- General
- Regional

EMPLOYMENT
- BP Office

MIXED USE
- CMX Neighborhood Mixed Use
- RMX Corridor/Center Mixed Use

OPEN SPACE
- CP Community Park
- NP Neighborhood Park
- P Park
- PB Ponding Basin

PUBLIC FACILITIES
- Public/Quasi-public Facility
- E Elementary School
- CH Church
- FS Fire Station

- Fresno City Limits
- Specific Plan Boundary
- Fresno Sphere of Influence

Source: City Limits, Sphere of Influence, Specific Plan of the West Area, General Plan Planned Lai Specifc Plan of the West Area Steering Committee Proposed Land Use, City of Fresno Planning an lopment Department, GIS Data 2019; Streets, City of Fresno Public Works Department; World Lig Canvas Base; Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user con

City of FRESNO
Planning and Development
2600 Fresno Street, Room 3065
Fresno, CA 93721

<ID>
<APN>
<Name>
<Address Line 1>
<Address Line 2>

West Area Neighborhoods SPECIFIC PLAN
Proposed Planned Land Use

Scan to visit the Plan webpage
Escanee para visitar la página web del Plan
ਯੋਜਨਾ ਦੇ ਵੈੱਬਪੇਜ 'ਤੇ ਜਾਣ ਲਈ ਸਕੈਨ ਕਰੋ
Scan txhawm rau mus saib Txoj Kev Npaj tus vev xaib
www.fresno.gov/westareaplan

Scan to download the Specific Plan
Escanee para descargar en Plan Específico
ਵਸ਼ਿੇਸ਼ ਯੋਜਨਾ ਨੂੰ ਡਾਊਨਲੋਡ ਕਰਨ ਲਈ ਸਕੈਨ
Luam kom download tseg tau daim Specific Plan Tswv Yim Muaj Kev Tshwj Xeeb
www.fresno.gov/westarea-sp

Scan to view the Slider Map
Escanee para ver el Mapa Deslizante
ਸਲਾਈਡਰ ਨਕਸ਼ੇ 'ਤੇ ਜਾਣ ਲਈ ਸਕੈਨ ਕਰੋ
Scan txhawm rau mus saib Daim Duab Qhia
www.fresno.gov/westareaslidermap

City of FRESNO

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Fresno, California 93721
(559) 621-8003

Planning and Development Department
Jennifer Clark, AICP, Director

July 7, 2022

Dear West Area Resident, Property Owner, or Business Owner,

Through the public comment period for the West Area Neighborhoods Specific Plan, a request was received for your property or residence to change its land use designation to something other than what is proposed by the current draft of the Plan (see maps provided on page 5).

Preliminary review of this request was provided by Planning staff, the Specific Plan Steering Committee, and (if applicable) the Council District Project Review Committee. For a list of their recommendations and additional information, please visit the plan webpage (www.fresno.gov/westareaplan).

You are invited to support, oppose, or remain neutral to the proposed change at the upcoming Planning Commission and City Council hearings (see dates below). You may also submit written comments, which will be provided to the Commissioners and Councilmembers, respectively. Please know that the City Council has the final authority to approve or deny this request.

For questions or to submit written comments, please contact me by phone at (559) 621-8515 or by email at casey.lauderdale@fresno.gov.

Casey Lauderdale, Planner
Long-Range Planning Division

Note: businesses, land uses, and buildings which are legally established under current or older regulations may continue indefinitely. New regulations only apply to new construction and new businesses or uses. These protections are provided in Article 4 of the Citywide Development Code.

Planning Commission	**City Council**
Wednesday, July 20, 2022 6:00 pm *or thereafter*	Thursday, August 18, 2022 5:00 pm *or thereafter*
In-Person: City Hall Council Chambers 2600 Fresno Street, 2nd Floor Fresno, CA 93721	*In-Person*: City Hall Council Chambers 2600 Fresno Street, 2nd Floor Fresno, CA 93721
Zoom: Link to be provided in the agenda	*Zoom*: Link to be provided in the agenda

Agenda will be posted on fresno.legistar.com/Calendar.aspx. Translation is provided.

For more information:
www.fresno.gov/WestAreaPlan
Casey.Lauderdale@fresno.gov | 559.621.8515

City of FRESNO

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Planning and Development Department
Jennifer Clark, AICP, Director

7 de julio del 2022

Estimado Residente del Área Oeste, Dueño de una Propiedad o Dueño de un Negocio:

Durante el período de comentarios públicos para el Plan Específico de Vecindarios del Área Oeste, se recibió una solicitud para que su propiedad o residencia cambie su designación de uso de suelo a algo diferente a lo que propone el borrador actual del Plan (ver mapas en la página 5).

La revisión preliminar de esta solicitud estuvo a cargo del personal de Planificación, el Comité Directivo del Plan Específico y (si corresponde) el Comité de Revisión de Proyectos del Distrito del Concejo. Para obtener una lista de sus recomendaciones e información adicional, visite la página de internet del plan (www.fresno.gov/westareaplan).

Está invitado(a) a apoyar, oponerse o permanecer neutral al cambio propuesto en las próximas audiencias de la Comisión de Planificación y el Concejo Municipal (vea las fechas a continuación). Usted también puede someter comentarios por escrito, que se proporcionarán a los Comisionados y Concejales, respectivamente. Tenga en cuenta que el Consejo de la Ciudad tiene la autoridad final para aprobar o denegar esta solicitud.

Para preguntas o para enviar comentarios por escrito, comuníquese con Marisela Martínez por teléfono al (559) 621-8038 o por correo electrónico a marisela.martinez@fresno.gov.

Casey Lauderdale, Planificadora
División de Planificación a Largo Plazo

Tenga en cuenta que las empresas, los usos de la tierra y los edificios que están legalmente establecidos según las regulaciones actuales o anteriores pueden continuar indefinidamente. La nueva normativa sólo se aplica a las nuevas construcciones y nuevos negocios o usos. Estas protecciones se proporcionan en el Artículo 4 del Código de Desarrollo de la Ciudad.

Comisión de Planificación	**Concejo Municipal**
miércoles, 20 de julio del 2022 *6:00 p.m. o después*	jueves, 18 de agosto del 2022 *5:00 p.m. o después*
Presencial: Salas de Concejo Municipal en la Alcaldía 2600 Fresno Street, 2do Piso Fresno, CA 93721	*Presencial*: Salas de Concejo Municipal en la Alcaldía 2600 Fresno Street, 2do Piso Fresno, CA 93721
Zoom: Enlace será proveído en la agenda	*Zoom*: Enlace será proveído en la agenda

La agenda se publicará en fresno.legistar.com/Calendar.aspx. Servicios de interpretación serán proveídos.

Para más información:
Marisela.Martinez@fresno.gov | 559.621.8038

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Planning and Development Department
Jennifer Clark, AICP, Director

7 ਜੁਲਾਈ, 2022

ਪਆਰੇ ਪੱਛਮੀ ਖੇਤਰ ਨਵਿਾਸੀ, ਜਾਇਦਾਦ ਦੇ ਮਾਲਕ ਜਾਂ ਕਾਰੋਬਾਰ ਦੇ ਮਾਲਕ,

ਵੈਸਟ ਏਰੀਆ ਨੇਬਰਹੁੱਡਜ਼ ਸਪੈਸੀਫਕਿ ਪਲਾਨ (ਪੱਛਮੀ ਖੇਤਰ ਦੇ ਚੌਗਰਿਦੇ ਵਸ਼ਿੇਸ਼ ਯੋਜਨਾ) ਵਾਸਤੇ ਜਨਤਕ ਟਪਿਣੀ ਮਆਿਦ ਰਾਹੀਂ, ਤੁਹਾਡੀ ਜਾਇਦਾਦ ਜਾਂ ਰਹਾਇਸ਼ ਵਾਸਤੇ ਇੱਕ ਬੇਨਤੀ ਪ੍ਰਾਪਤ ਹੋਈ ਸੀ ਤਾਂ ਜੋ ਯੋਜਨਾ ਦੇ ਵਰਤਮਾਨ ਖਰੜੇ ਦੁਆਰਾ ਤਜਵੀਜ਼ ਕੀਤੀ ਗਈ ਚੀਜ਼ ਤੋਂ ਇਲਾਵਾ ਇਸਦੇ ਜ਼ਮੀਨੀ ਵਰਤੋਂ ਦੇ ਅਹੁਦੇ ਨੂੰ ਬਦਲਕੇ ਕਸਿੇ ਹੋਰ ਚੀਜ਼ ਵਚਿ ਤਬਦੀਲ ਕੀਤਾ ਜਾਵੇ (ਪੰਨਾ 5 'ਤੇ ਦਤਿੰਤੇ ਨਕਸ਼ੇ ਦੇਖੋ)।

ਇਸ ਬੇਨਤੀ ਦੀ ਸ਼ੁਰੂਆਤੀ ਸਮੀਖਆਿ ਯੋਜਨਾਬੰਦੀ ਅਮਲੇ, ਵਸ਼ਿੇਸ਼ ਯੋਜਨਾ ਸੰਚਾਲਨ ਕਮੇਟੀ, ਅਤੇ (ਜੇ ਲਾਗੂ ਹੁੰਦਾ ਹੋਵੇ) ਕੌਂਸਲ ਡਸਿਟ੍ਰਕਿਟ ਪ੍ਰੋਜੈਕਟ ਰੀਵਊਿ ਕਮੇਟੀ ਦੁਆਰਾ ਪ੍ਰਦਾਨ ਕੀਤੀ ਗਈ ਸੀ। ਉਹਨਾਂ ਦੀਆਂ ਸਫਿ਼ਾਰਸ਼ਾਂ ਅਤੇ ਵਧੀਕ ਜਾਣਕਾਰੀ ਦੀ ਇੱਕ ਸੂਚੀ ਵਾਸਤੇ, ਕਰਿਪਾ ਕਰਕੇ ਪਲਾਨ ਦੇ ਵੈੱਬਪੰਨੇ (www.fresno.gov/westareaplan)।

ਆਗਾਮੀ ਯੋਜਨਾ ਕਮਸ਼ਿਨ ਅਤੇ ਸਟਿੀ ਕੌਂਸਲ ਦੀਆਂ ਸੁਣਵਾਈਆਂ ਮੌਕੇ ਤੁਹਾਨੂੰ ਤਜਵੀਜ਼ ਕੀਤੀ ਤਬਦੀਲੀ ਦਾ ਸਮਰਥਨ ਕਰਨ, ਵਰਿੋਧ ਕਰਨ, ਜਾਂ ਨਰਿਪੱਖ ਬਣੇ ਰਹਣਿ ਲਈ ਸੱਦਾ ਦਤਿਾ ਜਾ ਰਹਿਾ ਹੈ (ਹੇਠਾਂ ਤਾਰੀਖ਼ਾਂ ਦੇਖੋ)। ਤੁਸੀਂ ਲਖਿਤੀ ਟਪਿਣੀਆਂ ਵੀ ਸੌਂਪ ਸਕਦੇ ਹੋ, ਜੋ ਕ ਿਕ੍ਰਮਵਾਰ ਕਮਸ਼ਿਨਰਾਂ ਅਤੇ ਕੌਂਸਲ ਮੈਂਬਰਾਂ ਨੂੰ ਪ੍ਰਦਾਨ ਕੀਤੀਆਂ ਜਾਣਗੀਆਂ। ਕਰਿਪਾ ਕਰਕੇ ਇਹ ਜਾਣ ਲਓ ਕ ਿਸਟਿੀ ਕੌਂਸਲ ਕੋਲ ਇਸ ਬੇਨਤੀ ਨੂੰ ਮਨਜ਼ੂਰ ਕਰਨ ਜਾਂ ਇਨਕਾਰ ਕਰਨ ਦੀ ਅੰਤਮ ਅਥਾਰਟੀ ਹੈ।

ਸਵਾਲਾਂ ਵਾਸਤੇ ਜਾਂ ਲਖਿਤੀ ਟਪਿਣੀਆਂ ਸੌਂਪਣ ਵਾਸਤੇ, ਨਾਲ ਫ਼ੋਨ ਦੁਆਰਾ (559) 621-7921 'ਤੇ ਜਾਂ ਫਰਿ harjinder.saini@fresno.gov 'ਤੇ ਈਮੇਲ ਰਾਹੀਂ ਸੰਪਰਕ ਕਰੋ।

ਕੇਸੀ ਲਾਡਰਡੇਲ, ਯੋਜਨਾਕਾਰ
ਲੰਬੀ-ਸੀਮਾ ਯੋਜਨਾ ਡਵਿੀਜ਼ਨ

ਕਰਿਪਾ ਕਰਕੇ ਧਆਿਨ ਦਓਿ ਕ ਿਉਹ ਕਾਰੋਬਾਰ, ਜ਼ਮੀਨੀ ਵਰਤੋਂ ਅਤੇ ਇਮਾਰਤਾਂ ਜੋ ਮੌਜੂਦਾ ਜਾਂ ਪੁਰਾਣੇ ਨਯਿਮਾਂ ਦੇ ਤਹਤਿ ਕਾਨੂੰਨੀ ਤੌਰ 'ਤੇ ਸਥਾਪਤ ਹਨ, ਅਣਮਥਿੇ ਸਮੇਂ ਲਈ ਜਾਰੀ ਰਹ ਿਸਕਦੀਆਂ ਹਨ। ਨਵੇਂ ਨਯਿਮ ਸਰਿਫ਼ ਨਵੇਂ ਨਰਿਮਾਣ ਅਤੇ ਨਵੇਂ ਕਾਰੋਬਾਰਾਂ ਜਾਂ ਵਰਤੋਂ 'ਤੇ ਲਾਗੂ ਹੁੰਦੇ ਹਨ। ਇਹ ਸੁਰੱਖਆਿਵਾਂ ਸਟਿੀ ਵਾਈਡ ਡਵੈਲਪਮੈਂਟ ਕੋਡ ਦੇ ਆਰਟੀਕਲ 4 ਵਚਿ ਪ੍ਰਦਾਨ ਕੀਤੀਆਂ ਗਈਆਂ ਹਨ।

ਯੋਜਨਾ ਕਮਸ਼ਿਨ	**ਸਟਿੀ ਕੌਂਸਲ**
ਬੁੱਧਵਾਰ, 20 ਜੁਲਾਈ, 2022	ਵੀਰਵਾਰ, 18 ਅਗਸਤ, 2022
6:00 pm ਜਾਂ ਇਸ ਤੋਂ ਬਾਅਦ	5:00 pm ਜਾਂ ਇਸ ਤੋਂ ਬਾਅਦ
ਵਅਿਕਤੀ ਵਚਿ: ਸਟਿੀ ਹਾਲ ਕੌਂਸਲ ਚੈਂਬਰਜ਼ 2600 Fresno Street, ਦੂਜੀ ਮੰਜ਼ਲਿ Fresno, CA 93721	ਵਅਿਕਤੀ ਵਚਿ: ਸਟਿੀ ਹਾਲ ਕੌਂਸਲ ਚੈਂਬਰਜ਼ 2600 Fresno Street, ਦੂਜੀ ਮੰਜ਼ਲਿ Fresno, CA 93721
Zoom: ਲਕਿ ਏਜੰਡਾ ਵਚਿ ਦਤਿਾ ਜਾਵੇਗਾ	*Zoom*: ਲਕਿ ਏਜੰਡਾ ਵਚਿ ਦਤਿਾ ਜਾਵੇਗਾ

ਏਜੰਡਾ fresno.legistar.com/Calendar.aspx 'ਤੇ ਪੋਸਟ ਕੀਤਾ ਜਾਵੇਗਾ।

ਵਧੇਰੇ ਜਾਣਕਾਰੀ ਲਈ:
Harjinder.Saini@fresno.gov | 559.621.7921

City of FRESNO

2600 Fresno Street, Room 3065
Fresno, California 93721
(559) 621-8003

Planning and Development Department
Jennifer Clark, AICP, Director

Lub Xya Hli Hnub Tim 7, 2022

Nyob zoo Niam Txiv Pej Xeem Cheeb Tsam Sab Hnub Poob, Tus Tswv Tsev, los sis Tus Tswv Lag Luam,

Thaum lub sij hawm pej xeem tawm lus pom zoo rau West Area Neighborhoods Specific Plan (Cov Phiaj Xwm Tshwj Xeeb Thaj Tsam Sab Hnub Poob), tau txais daim ntawv thov ntawm koj li vaj tsev los sis chaw nyob kom hloov nws txoj kev siv av mus rau lwm yam uas tsis yog qhov uas tau hais los ntawm daim phiaj xwm tam sim no (saib daim map ntawm nploog ntawv 5).

Kev tshuam xyuas ua ntej ntawm qhov kev thov no yog muab los ntawm Cov Neeg Ua Hauj lwm, Pawg Neeg Saib Xyuas Kev Npaj Tshwj Xeeb, thiab (yog tias muaj) Pawg Neeg Saib Xyuas Kev Ua Hauj lwm Hauv Cheeb Tsam. Txhawm rau cov npe ntawm lawv cov lus pom zoo thiab cov ntaub ntawv ntxiv thov mus saib txoj kev npaj ntawm tus vev xaib (www.fresno.gov/westareaplan).

Koj raug caw los pab txhawb, tawm tsam, los sis nyob nruab nrab rau qhov kev hloov pauv ntawm Pawg Neeg Saib Xyuas Kev Npaj thiab Pawg sab laj ntawm lub nroog li kev saib xyuas (saib cov hnub tim hauv qab no). Koj tuaj yeem xa cov lus pom zoo uas ntawv sau, uas yuav raug muab rau Cov Thawj Coj thiab Pawg Thawj Coj, raws li lub sij hawm. Thov nco hais tias Pawg sab laj ntawm lub nroog muaj txoj cai zaum kawg uas yuav pom zoo los sis tsis pom zoo rau qhov kev thov no.

Yog tias xav paub ntxiv los sis xa cov lus pom zoo uas ntawv sau, hu rau Sandra Lee hauv xov tooj ntawm (559) 621-8038 los sis email ntawm sandra.lee@fresno.gov.

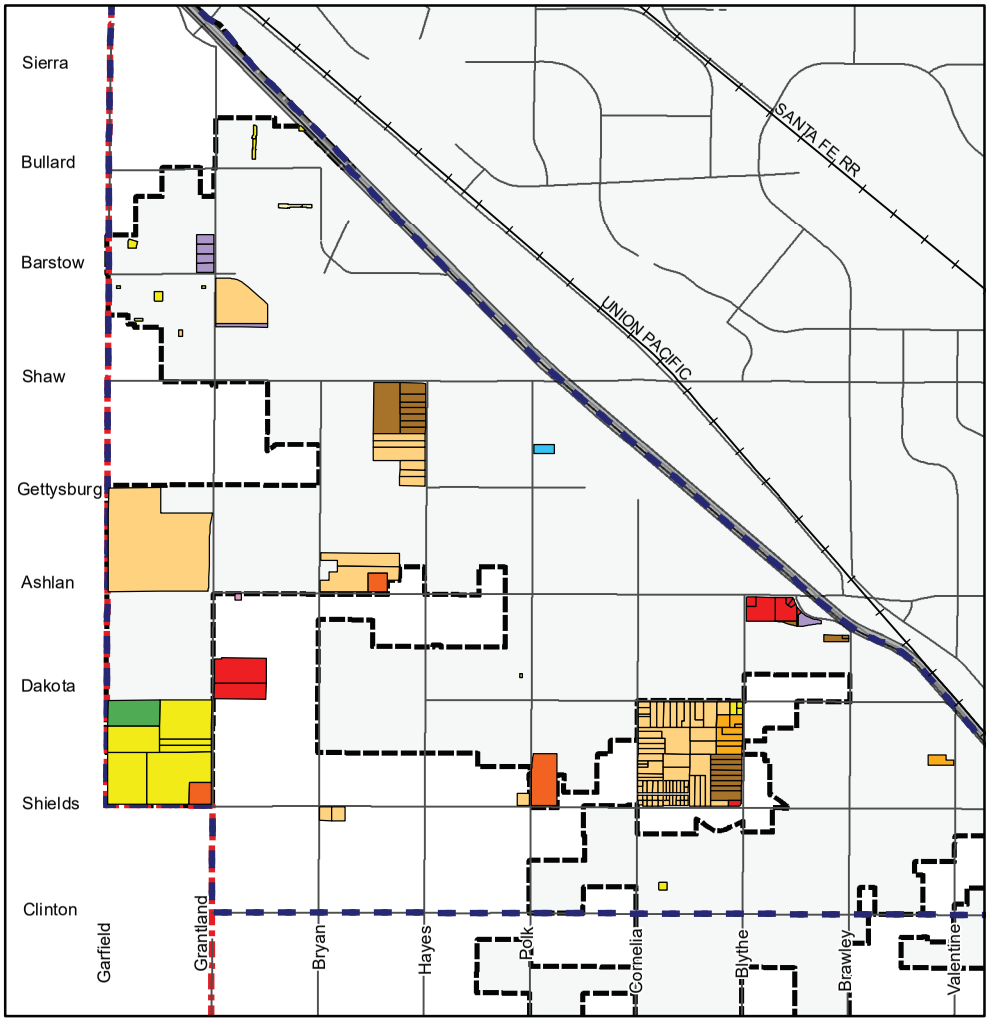
Casey Lauderdale, Planner
Long-Range Planning Division

Thov nco ntsoov tias kev lag luam, kev siv av, thiab cov tsev uas raug cai tsim raws li cov cai tam sim no los sis cov laus dua tuaj yeem txuas ntxiv mus yam tsis muaj hnub kawg. Cov kev cai tshiab tsuas yog siv rau kev tsim kho tshiab thiab kev lag luam tshiab los sis kev siv. Cov kev tiv thaiv no muaj nyob rau hauv Tshooj 4 ntawm Txoj Cai Kev Txhim Kho Hauv Nroog.

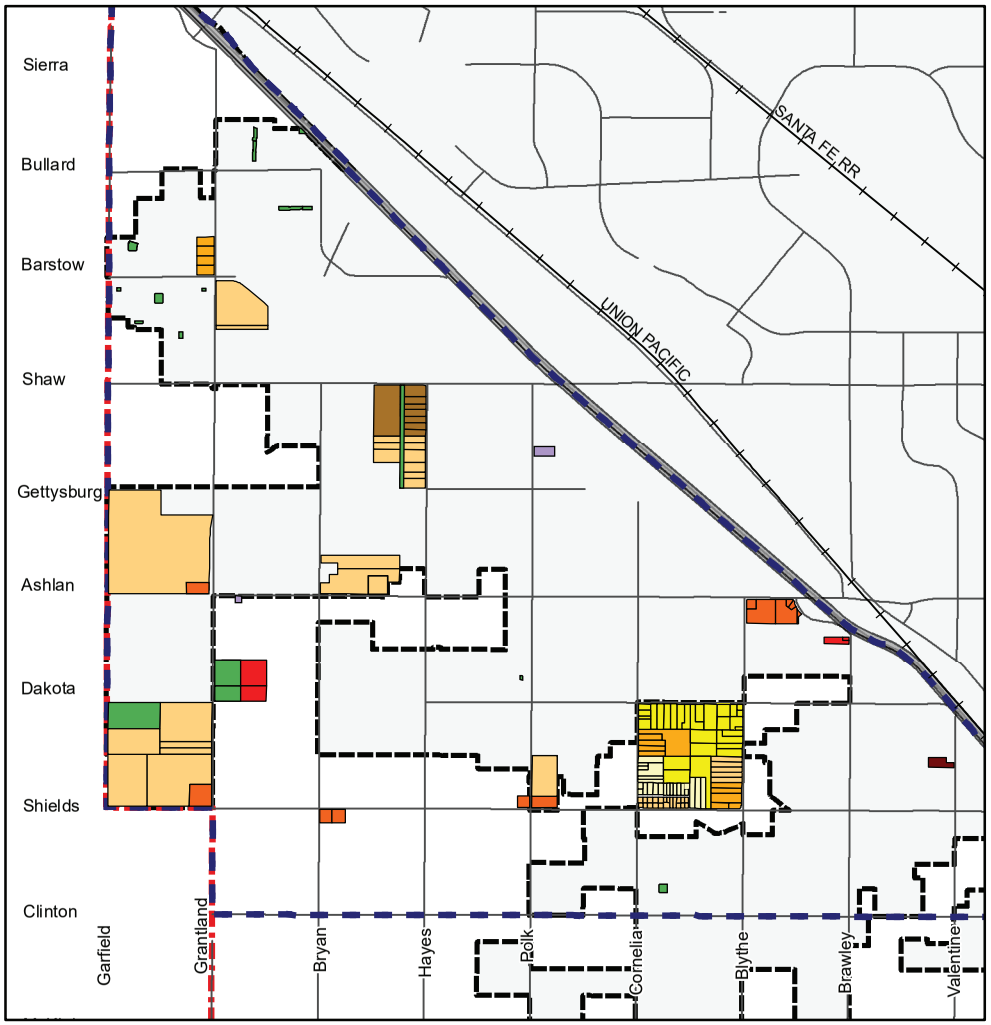
Pab Pawg Ntawm Kev Npaj	**Pawg Sab Laj Ntawm Lub Nroog**
Hnub Wednesday, Lub Xya Hli Hnub Tim 20, 2022 Thaum 6:00 pm *los sis tom qab ntawv*	Hnub Thursday, Lub Yim Hli Hnub Tim 18, 2022 Thaum 5:00 pm *los sis tom qab ntawv*
Tus Kheej Koom Nrog Hauv: Chav Tsev Ntawm Pawg Sab Laj Hauv Nroog 2600 Fresno Street, Chav 2 Fresno, CA 93721	*Tus Kheej Koom Nrog Hauv:* Chav Tsev Ntawm Pawg Sab Laj Hauv Nroog 2600 Fresno Street, Chav 2 Fresno, CA 93721
Koom Nrog Hauv Zoom: Tus link yuav muab rau hauv cov txheej txheem	*Koom Nrog Hauv Zoom:* Tus link yuav muab rau hauv cov txheej txheem

Cov txheej txheem yuav muab tso rau ntawm fresno.legistar.com/Calendar.aspx. Muaj kev pab txhais lus.

Yog xav paub ntxiv:
Sandra.Lee@fresno.gov | 559.621.7922



MAP - Specific Plan Planned Land Use



MAP - Land Use Change Requests

RESIDENTIAL
- Low Density (1-3.5 D.U./acre)
- Medium Low Density (3.5-6 D.U./acre)
- Medium Density (5.0-12 D.U./acre)
- Medium High Density (12-16 D.U./acre)
- Urban Neighborhood (16-30 D.U./acre)
- High Density (30-45 D.U./acre)

COMMERCIAL
- Community
- General

EMPLOYMENT
- Office

MIXED USE
- Neighborhood Mixed Use

PUBLIC FACILITIES
- Public/Quasi-public Facility

OPEN SPACE
- Community Park
- Pocket Park
- Neighborhood Park
- Open Space
- Park
- Ponding Basin

N

0 0.2250.45 0.9 Miles

Source: City Limits, Sphere of Influence, Specific Plan of the West Area, General Plan Planned Land Use, City of Fresno Planning and Development Department, GIS Data 2022; Streets, City of Fresno Public Works Department; Fresno County Boundary, Railroads, Fresno County Regional GIS database.

This map is believed to be an accurate representation of the City of Fresno GIS data. However, we make no warranties either expressed or implied for the correctness of this data.

Date: 6/18/2022 CL

Scan to visit the Plan webpage
Escanee para visitar la página web del Plan
ਯੋਜਨਾ ਦੇ ਵੈੱਬਪੇਜ 'ਤੇ ਜਾਣ ਲਈ ਸਕੈਨ ਕਰੋ
Scan txhawm rau mus saib Txoj Kev Npaj tus vev xaib
www.fresno.gov/westareaplan

Scan to download the Specific Plan
Escanee para descargar en Plan Específico
ਵਸ਼ਿੇਸ਼ ਯੋਜਨਾ ਨ੍ੰ ਡਾ ਨਲੋਡ ਕਰਨ ਲਈ ਸਕੈਨ
Luam kom download tseg tau daim Specific Plan Tswv Yim Muaj Kev Tshwj Xeeb
www.fresno.gov/westarea-sp

Scan to view the Slider Map
Escanee para ver el Mapa Deslizante
ਸਲਾਈਡਰ ਨਕਸ਼ੇ 'ਤੇ ਜਾਣ ਲਈ ਸਕੈਨ ਕਰੋ
Scan txhawm rau mus saib Daim Duab Qhia
www.fresno.gov/westareaslidermap

City of FRESNO
Planning and Development
2600 Fresno Street, Room 3065
Fresno, CA 93721

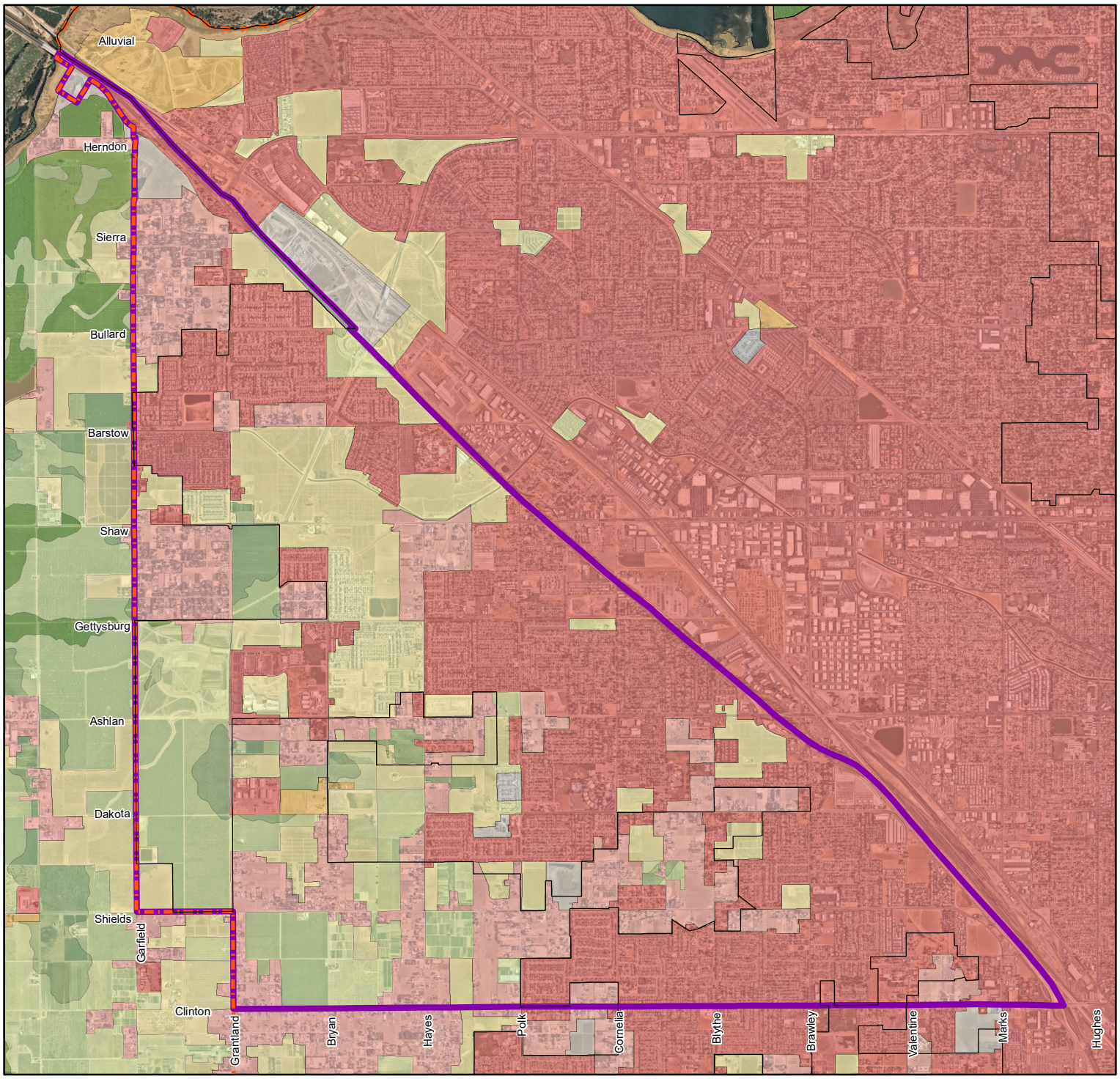
Request #: <Request #>
APN(s): <New APN>
<Name>
<Address>
<City>, <State> <Zip>

West Area Neighborhoods SPECIFIC PLAN
Land Use Change Request

Attachment 3
Important Farmland Maps

West Area Neighborhoods Specific Plan

Important Farmland



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Map FM 3 - Important Farmland

- Prime Farmland
- Farmland of Statewide Importance
- Unique Farmland
- Farmland of Local Importance
- Nonagricultural and Natural Vegetation
- Semi-Agricultural and Rural Commercial Land
- Vacant or Disturbed Land
- Rural Residential Land
- Urban and Built-Up Land

0 0.25 0.5 1 Miles

City Limits | Sphere of Influence | Specific Plan Boundary

Service Layer Credits: Copyright nearmap 2015
Prepared by the Planning and Development Department

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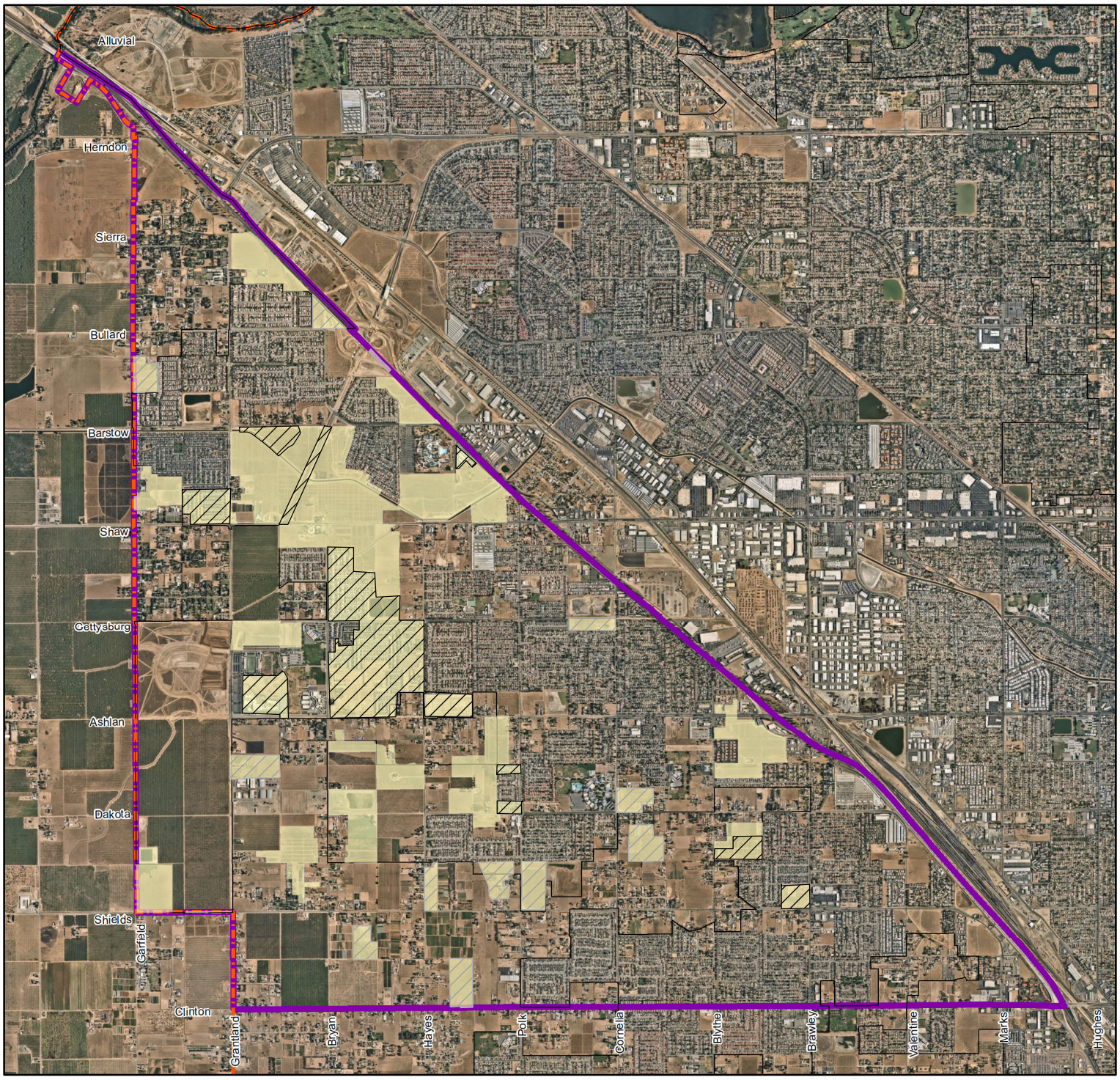
West Area Neighborhoods Specific Plan

Farmland of Local Importance in the West Area



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Map FM 2 - Farmland of Local Importance

- Farmland of Local Importance ~1,248 acres
- Developed/In-Development ~341 acres
- Less than 20 acres ~193 acres
- City Limits
- Sphere of Influence
- Specific Plan Boundary

0 0.5 1 2 Miles

Service Layer Credits: Copyright nearmap 2015
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