

Exhibit T

A Resolution of the Council of the City of Fresno, California, updating the Land Use Map (Figure LU-1) and Dual Designation Diagram (Figure LU-2) of the Fresno General Plan and to incorporate the West Area Neighborhoods Specific Plan (Plan Amendment P22-01353).

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE COUNCIL OF THE CITY OF FRESNO, CALIFORNIA, UPDATING THE LAND USE MAP (FIGURE LU-1) AND DUAL DESIGNATION DIAGRAM (FIGURE LU-2) OF THE FRESNO GENERAL PLAN AND INCORPORATE THE WEST AREA NEIGHBORHOODS SPECIFIC PLAN (PLAN AMENDMENT P22-01353).

WHEREAS, on December 18, 2014, by Resolution No. 2014-226, the City Council adopted the Fresno General Plan; and,

WHEREAS, the Fresno General Plan includes general goals, policies and objectives that apply to the City of Fresno as a whole; and

WHEREAS, the Fresno General Plan anticipates the refinement of land uses in the West Development Area; and,

WHEREAS, residents of the West Area have identified issues that support the need for a focused planning effort; and

WHEREAS, in 2018, the Fresno City Council Established an 11-member Steering committee, comprised of residents and stakeholders to offer guidance and review during the development of a West Area Neighborhoods Specific Plan, pertaining to approximately 7,077 acres located in the DA-1 North Development Area; and,

WHEREAS, the Steering Committee has met 17 times during the period between April 25, 2018 and April 7, 2022, following Brown Act procedures, to consider issues raised by themselves and community members and to deliberate on potential land use related solutions; and

WHEREAS, from April 2018 through April 2025, the Steering Committee and Planning and Development staff collectively held a series of public meetings and events

1 of 5

Date Adopted:

Date Approved:

Effective Date:

City Attorney Approval: 

Resolution No. \_\_\_\_\_

including 17 steering committee meetings, 20 community meetings, 11 tabling events, and 14 informational presentations to committees and commissions; and,

WHEREAS, on June 27, 2019, by Resolution No. 2019-140 pursuant to Fresno Municipal Code Section 15-4902-B, the Fresno City Council initiated the West Area Neighborhoods Specific Plan based on the Draft Land Use Map and Guiding Principles and initiated amendments to the West Area Community Plan and Highway City Neighborhood Specific Plan pertaining to approximately 7,077 acres located in the West Development Area; and

WHEREAS, on April 30, 2021, the City released a Public Draft of the West Area Neighborhoods Specific Plan for a 90-day public comment period that was extended to 120 days; and,

WHEREAS on April 25, 2022 the City released a Revised Public Draft and Comprehensive Redline Summary of the Plan which incorporated changes recommended by the Steering Committee in response to comments on the Public Draft, changes recommended by City staff in response to comments on the Environmental Impact Report, and technical revisions to improve clarity, update outdated information and correct typographical errors; and

WHEREAS on July 7, 2022 the City released the Planning Commission Draft and updated Comprehensive Redline Summary of the Plan which incorporated additional changes recommended individually by City staff and the District 1 Project Review Committee to provide additional clarity and protections regarding Specific Plan changes, the Herndon Canal Class I trail, and the Highway City Neighborhood Specific Plan; and

WHEREAS prior to the City Council hearing, staff was directed to incorporate substantial changes related to the planned land use map, causing a need to update the associated Environmental Impact Report; and

WHEREAS an updated Recirculated Public Review Draft was released on March 12, 2025 for a 47-day review period ending on April 28, 2025; and

WHEREAS City staff made changes in response to comments on the Recirculated Draft Environmental Impact Report, and released the Planning Commission Draft on September 19 2025; and

WHEREAS, the Planning and Development Director has initiated Plan Amendment Applications P22-01352 to repeal the West Area Community Plan, P22-01352 to adopt the West Area Neighborhoods Specific Plan, and P22-01353 to update the Land Use Map (Figure LU-1) and Dual Designation Diagram (Figure LU-2) of the Fresno General Plan; and,

WHEREAS, pursuant to the provisions of 15-5809 of the Fresno Municipal Code, the Planning Commission of the City of Fresno held a public hearing on October 1, 2025 to consider the subject applications and the associated Final EIR; and,

WHEREAS, the Fresno City Planning Commission took action, as evidenced in Planning Commission Resolutions Nos. 13921 to -25, to recommend approval of the subject applications; and

WHEREAS, on October 16, 2025, the Fresno City Council held a public hearing to consider Plan Amendment P22-01353 and received both oral testimony and written information; and

WHEREAS, prior to taking action on this project, Council certified the Final EIR (SCH #2019069117) for the West Area Neighborhoods Specific Plan, adopting a Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations, and determining that it was prepared in compliance with the California Environmental Quality Act.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Fresno as follows:

1. The Council finds the adoption of Plan Amendment Application P22-01353, as recommended by the Planning Commission, is in the best interest of the City of Fresno.
2. The Council of the City of Fresno hereby adopts Plan Amendment Application P22-01353, updating the Land Use Map (Figure LU-1) and Dual Designation Diagram (Figure LU-2) of the Fresno General Plan to incorporate the land use changes proposed in the West Area Neighborhoods Specific Plan as shown in Attachment 1: Proposed Changes to the General Plan Planned Land Use Map and Dual Designation Diagram.

\* \* \* \* \*

STATE OF CALIFORNIA )  
COUNTY OF FRESNO ) ss.  
CITY OF FRESNO )

I, TODD STERMER, City Clerk of the City of Fresno, certify that the foregoing resolution was adopted by the Council of the City of Fresno, at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_ 2025.

AYES :  
NOES :  
ABSENT :  
ABSTAIN :

TODD STERMER, MMC  
City Clerk

By: \_\_\_\_\_  
Deputy Date

APPROVED AS TO FORM:  
ANDREW JANZ  
City Attorney

By: \_\_\_\_\_  
Kristi M. Costa Date  
Supervising Deputy City Attorney

Attachment:

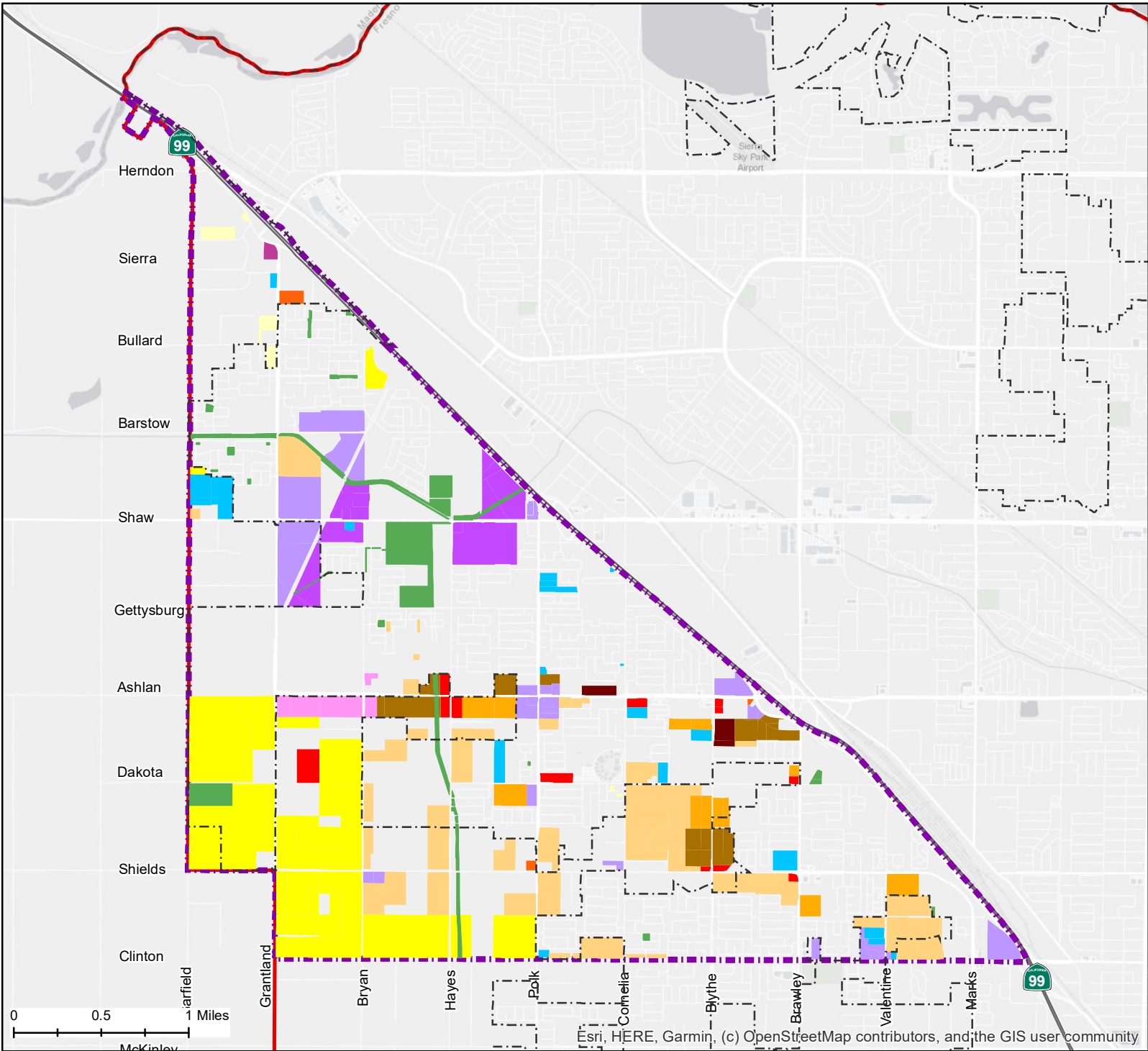
- Attachment 1: Proposed Changes to the General Plan Planned Land Use Map and Dual Designation Diagram

Exhibit T - Attachment 1  
Plan Amendment P22-01353 Proposed Changes to the  
General Plan Planned Land Use Map (LU-1) and Dual  
Designation Diagram (LU-2)



# Proposed Changes to the General Plan Planned Land Use Map (Figure LU-1)

Planning & Development Department



## Legend

City Limits

West Area Neighborhoods Specific Plan

Sphere of Influence

### 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

Office

### MIXED USE

Neighborhood Mixed Use

Corridor/Center Mixed Use

### OPEN SPACE

Community Park

Neighborhood Park

Open Space

Park

Ponding Basin

### PUBLIC FACILITIES

Public/Quasi-public Facility

Elementary School

Church

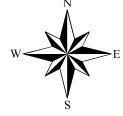
Fire Station

Disclaimer:  
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 correctness of this data.

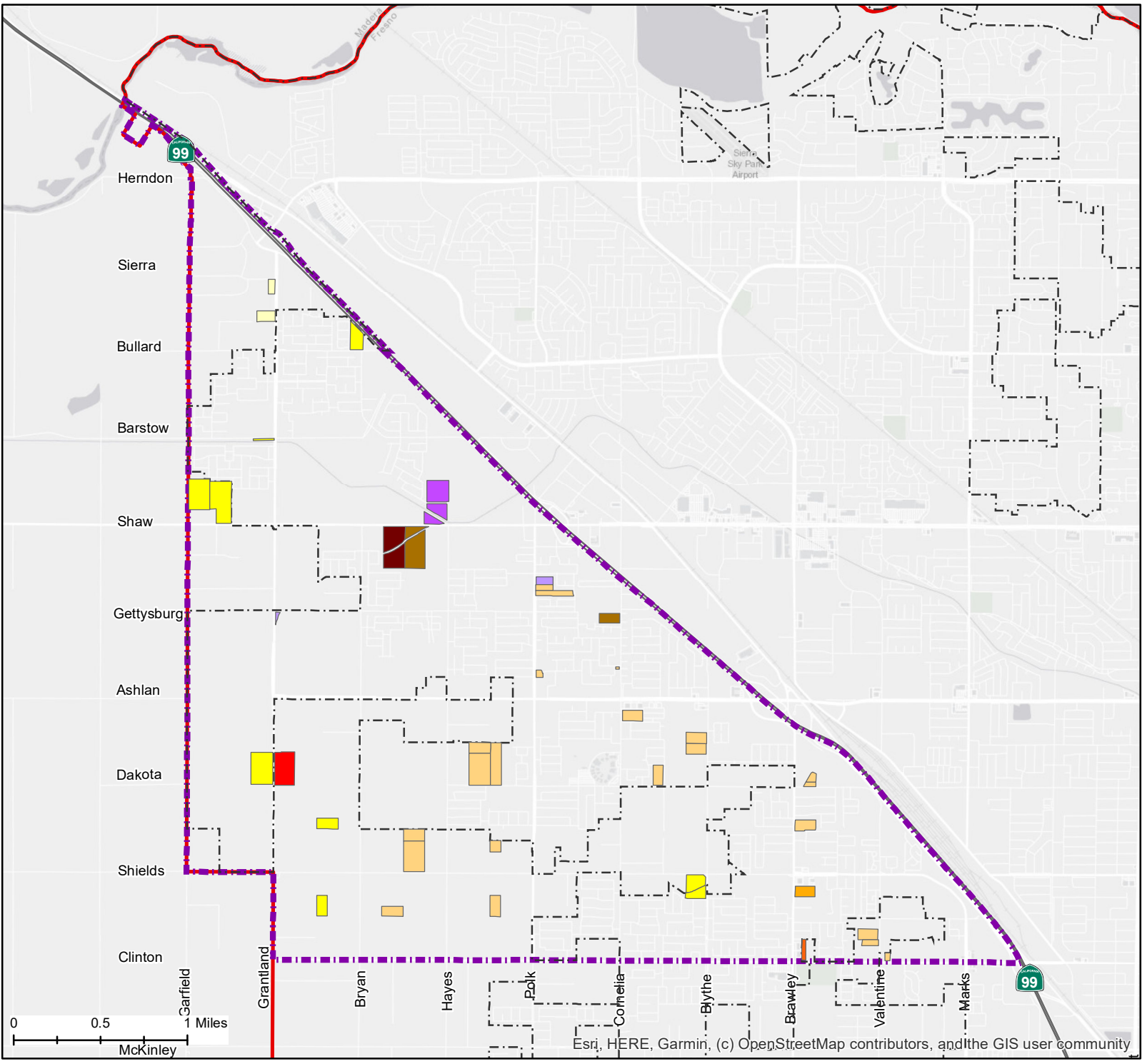




# Proposed Changes to the General Plan Dual Designation Diagram (Figure LU-2)



Planning & Development Department



## Legend

### RESIDENTIAL

- Residential - High Density
- Residential - Urban Neighborhood
- Residential - Medium Density
- Residential - Medium Low Density
- Residential - Low Density
- Residential - Medium High Density

### COMMERCIAL

- Commercial - General
- Commercial - Community

### MIXED-USE

- Mixed-Use - Corridor/Center
- Mixed-Use - Neighborhood

- West Area Neighborhoods Specific Plan
- City Limits
- Sphere of Influence

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