

Exhibit M
Fresno Bee Notice (09-10-25)

**NOTICE OF FRESNO CITY PLANNING COMMISSION AND
CITY COUNCIL HEARINGS REGARDING THE WEST AREA
NEIGHBORHOODS SPECIFIC PLAN AND RELATED FINAL
PROGRAM ENVIRONMENTAL IMPACT REPORT (SCH NO.
2019069117)**

NOTICE IS HEREBY GIVEN that the Fresno City Planning Commission and City Council, in accordance with the procedures of Chapter 15, Sections 5007 and 5801-5812 of the Fresno Municipal Code (FMC), will conduct public hearings to consider the draft West Area Neighborhoods Specific Plan and related Final Program Environmental Impact Report (FPEIR), State Clearinghouse (SCH) # 2019069117. These applications have been initiated by the Fresno City Council.

Project Description. The project is the adoption of the West Area Neighborhoods Specific Plan (WANSP). Adoption of the plan would require repeal of the West Area Community Plan and a portion of the Highway City Neighborhood Specific Plan and an amendment to the City of Fresno General Plan land use map. In addition, a rezone is proposed to reclassify the zoning on property within the plan area to be consistent with the land uses proposed in the plan. The intent of the WANSP is to refine and build upon the General Plan goals for the area through specific guiding principles, goals, and policies that were developed based on resident and stakeholder feedback to improve the coordination of public and private development, given the unique opportunities and characteristics of the plan area.

The specific applications filed for the project are described as follows:

1. **Plan Amendment Application P22-01351** proposes to repeal the West Area Community Plan, pertaining to approximately 12,341 acres located in the DA-1 West Development Area, and the portion of the Highway City Neighborhood Specific Plan that overlaps the West Area Neighborhoods Specific Plan Boundary, approximately 455 acres.
2. **Plan Amendment Application P22-01352** proposes to adopt the West Area Neighborhoods Specific Plan and accompanying Planned Land Use Map.
3. **Plan Amendment Application P22-01353** proposes to update the Planned Land Use Map (Figure LU-1) and Dual Designation Map (Figure LU-2) of the Fresno General Plan to incorporate the land use changes proposed in the West Area Neighborhoods Specific Plan.
4. **Rezone Application P22-01353** proposes to rezone approximately 948 acres of property within the West Area Neighborhoods Specific Plan area to be consistent with the planned land uses proposed in the Plan.
5. **Program Environmental Impact Report Sch No. 2019069117:** In accordance with the California Environmental Quality Act (CEQA), a Program Environmental

Impact Report (PEIR) was prepared by the City to consider potential impacts associated with implementation of the project, and to provide mitigation measures that would reduce impacts to less than significant levels. The Draft PEIR was released for a 47-day public review period beginning on March 12, 2025 and ending on April 28, 2025. The Final PEIR (FPEIR) will be issued at least ten days prior to the City Council hearing. The FPEIR includes all comments received during the public review period, City responses to issues raised regarding adequacy of the Draft PEIR, and minor edits to the Draft PEIR.

This published notice is provided in lieu of mailed notices to affected property owners pursuant to Fresno Municipal Code section 15-5007-d.

Public hearings on these items are scheduled with the Fresno Planning Commission and City Council as noted below. The Planning Commission's recommendation is advisory to the City Council. The City Council's action is final.

FRESNO CITY PLANNING COMMISSION	FRESNO CITY COUNCIL
Date: Wednesday, October 1, 2025 Time: 6:00 p.m., or thereafter Place: City Hall Council Chambers 2600 Fresno Street, 2nd Floor Fresno, CA 93721	Date: Thursday, October 16, 2025 Time: 10:00 a.m., or thereafter Place: City Hall Council Chambers 2600 Fresno Street, 2nd Floor Fresno, CA 93721

Any interested person may appear at either or both of the public hearings and present written testimony, or speak in favor or against the project proposal. All documents submitted to the Planning Commission or City Council for its consideration should be submitted according to the instructions provided in the respective agendas at least **24 hours prior** to the start of the Planning Commission meeting or to the start of the Council Agenda item being heard, pursuant to the Planning Commission's and City Council's meeting rules and procedures. If an individual challenges the above applications in court, they may be limited to raising only those issues that were raised at the public hearings described in this notice, or in written correspondence delivered to the Planning & Development Department, Planning Commission and/or City Council, at or prior to the public hearing. The Planning Commission's recommendations pertaining to the Environmental Assessment, Plan Amendments and Rezone applications will be considered by the City Council.

For more information: Copies of the proposed West Area Neighborhoods Specific Plan and the Environmental Impact Report, and related documents may be viewed online at www.fresno.gov/westareaplan.

Printed copies of the Plan and EIR are available at the Planning & Development Department counter, located in Fresno City Hall (Room 3043 at the south end of the third floor), 2600 Fresno Street, Fresno, California 93721.

If you have any questions, you may contact Casey Lauderdale, Planner, at (559) 621-8515 or via email to casey.lauderdale@fresno.gov. **Si necesita información en español, comuníquese con Sophia Pagoulatos al teléfono (559) 621-8062.** Written comments may be sent via email to casey.lauderdale@fresno.gov or US Mail to:

Casey Lauderdale
Long Range Planning
Fresno City Hall
2600 Fresno Street, Rm. 3065
Fresno, CA 93721

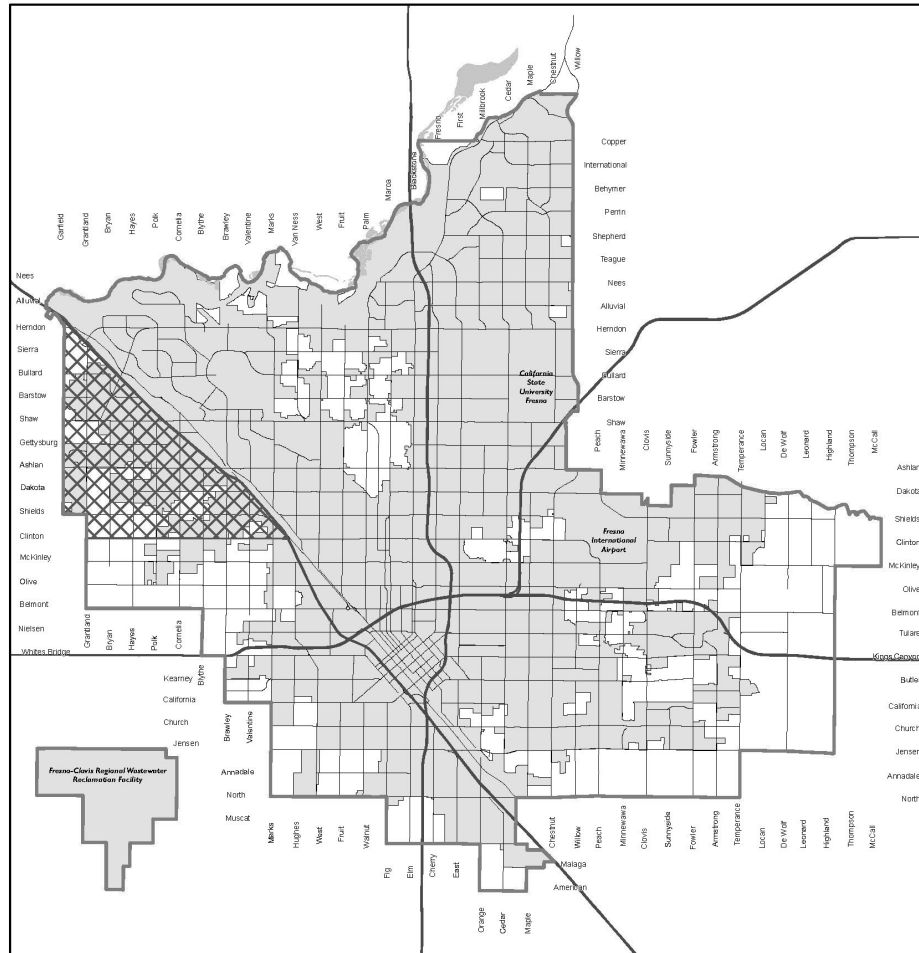
Subject: West Area Neighborhoods Specific Plan

- - - - -
Publication Date: September 10, 2025



West Area Neighborhoods Specific Plan Area

Planning & Development Department



LEGEND



West Area Neighborhoods Specific Plan Area



Sphere Of Influence



City Limits

Source: City of Fresno Planning & Development
Long Range Planning Division
Date: 4/10/2022 (CL)



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.

NOTICE OF FRESNO CITY PLANNING COMMISSION AND CITY COUNCIL HEARINGS REGARDING THE WEST AREA NEIGHBORHOODS SPECIFIC PLAN AND RELATED FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT (SCH NO. 2019069117)

NOTICE IS HEREBY GIVEN that the Fresno City Planning Commission and City Council, in accordance with the procedures of Chapter 15, Sections 5007 and 5801-5812 of the Fresno Municipal Code (FMC), will conduct public hearings to consider the draft West Area Neighborhoods Specific Plan and related Final Program Environmental Impact Report (FPEIR), State Clearinghouse (SCH) # 2019069117. These applications have been initiated by the Fresno City Council.

Project Description. The project is the adoption of the West Area Neighborhoods Specific Plan (WANSP). Adoption of the plan would require repeal of the West Area Community Plan and a portion of the Highway City Neighborhood Specific Plan and an amendment to the City of Fresno General Plan land use map. In addition, a rezone is proposed to reclassify the zoning on property within the plan area to be consistent with the land uses proposed in the plan. The intent of the WANSP is to refine and build upon the General Plan goals for the area through specific guiding principles, goals, and policies that were developed based on resident and stakeholder feedback to improve the coordination of public and private development, given the unique opportunities and characteristics of the plan area.

The specific applications filed for the project are described as follows:

- 1. Plan Amendment Application P22-01351** proposes to repeal the West Area Community Plan, pertaining to approximately 12,341 acres located in the DA-1 West Development Area, and the portion of the Highway City Neighborhood Specific Plan that overlaps the West Area Neighborhoods Specific Plan Boundary, approximately 455 acres.
- 2. Plan Amendment Application P22-01352** proposes to adopt the West Area Neighborhoods Specific Plan and accompanying Planned Land Use Map.
- 3. Plan Amendment Application P22-01353** proposes to update the Planned Land Use Map (Figure LU-1) and Dual Designation Map (Figure LU-2) of the Fresno General Plan to incorporate the land use changes proposed in the West Area Neighborhoods Specific Plan.
- 4. Rezone Application P22-01353** proposes to rezone approximately 948 acres of property within the West Area Neighborhoods Specific Plan area to be consistent with the planned land uses proposed in the Plan.
- 5. Program Environmental Impact Report Sch No. 2019069117:** In accordance with the California Environmental Quality Act (CEQA), a Program Environmental Impact Report (PEIR) was prepared by the City to consider potential impacts associated with implementation of the project, and to provide mitigation measures that would reduce impacts to less than significant levels. The Draft PEIR was released for a 47-day public review period beginning on March 12, 2025 and ending on April 28, 2025. The Final PEIR (FPEIR) will be issued at least ten days prior to the City Council hearing. The FPEIR includes all comments received during the public review period, City responses to issues raised regarding adequacy of the Draft PEIR, and minor edits to the Draft PEIR.

This published notice is provided in lieu of mailed notices to affected property owners pursuant to Fresno Municipal Code section 15-5007-d.

Public hearings on these items are scheduled with the Fresno Planning Commission and City Council as noted below. The Planning Commission's recommendation is advisory to the City Council. The City Council's action is final.

FRESNO CITY PLANNING COMMISSION

Date: Wednesday, October 1, 2025
Time: 6:00 p.m., or thereafter
Place: City Hall Council Chambers
2600 Fresno Street, 2nd Floor
Fresno, CA 93721

FRESNO CITY COUNCIL

Date: Thursday, October 16, 2025
Time: 10:00 a.m., or thereafter
Place: City Hall Council Chambers
2600 Fresno Street, 2nd Floor
Fresno, CA 93721

Any interested person may appear at either or both of the public hearings and present written testimony, or speak in favor or against the project proposal. All documents submitted to the Planning Commission or City Council for its consideration should be submitted according to the instructions provided in the respective agendas at least **24 hours prior** to the start of the Planning Commission meeting or to the start of the Council Agenda item being heard, pursuant to the Planning Commission's and City Council's meeting rules and procedures. If an individual challenges the above applications in court, they may be limited to raising only those issues that were raised at the public hearings described in this notice, or in written correspondence delivered to the Planning & Development Department, Planning Commission and/or City Council, at or prior to the public hearing. The Planning Commission's recommendations pertaining to the Environmental Assessment, Plan Amendments and Rezone applications will be considered by the City Council.

For more information: Copies of the proposed West Area Neighborhoods Specific Plan and the Environmental Impact Report, and related documents may be viewed online at www.fresno.gov/westareaplan.

Printed copies of the Plan and EIR are available at the Planning & Development Department counter, located in Fresno City Hall (Room 3043 at the south end of the third floor), 2600 Fresno Street, Fresno, California 93721.

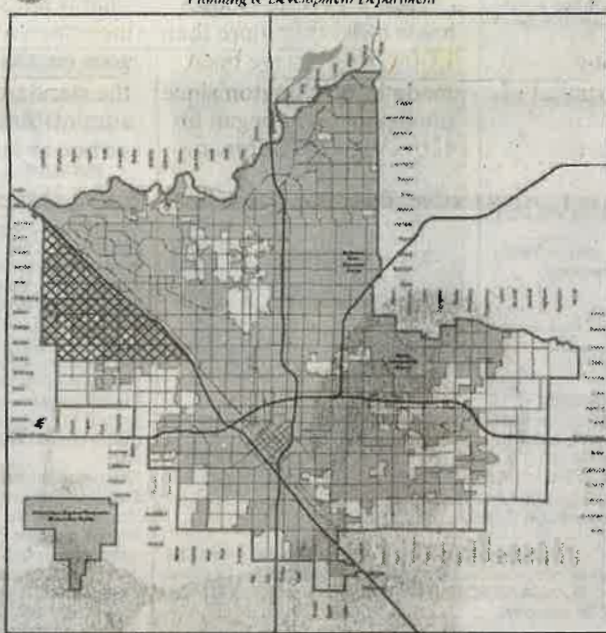
If you have any questions, you may contact Casey Lauderdale, Planner, at (559) 621-8515 or via email to casey.lauderdale@fresno.gov. **Si necesita información en español, comuníquese con Sophia Pagoulatos al teléfono (559) 621-8062.** Written comments may be sent via email to casey.lauderdale@fresno.gov or US Mail to:

Casey Lauderdale
Long Range Planning
Fresno City Hall
2600 Fresno Street, Rm. 3065
Fresno, CA 93721

Subject: West Area Neighborhoods Specific Plan

Publication Date: September 10, 2025

West Area Neighborhoods Specific Plan Area
Planning & Development Department



LEGEND

West Area Neighborhoods Specific Plan Area Sphere Of Influence City Limits

Source: City of Fresno, Planning & Development Department
Map Date: 9/10/2025

Map No. 2025-001

This map is a representation of the information provided in the accompanying documents. It is not a guarantee of accuracy. The City of Fresno is not responsible for any errors or omissions. The map is for informational purposes only.