

West Area Neighborhoods Specific Plan

City Council

October 16, 2025



Presentation Outline

1. Background
2. Plan Overview
3. Environmental Impact Report
4. Public Comment
5. Planning Commission Recommendations
6. Findings & Staff Recommendations



1. Background



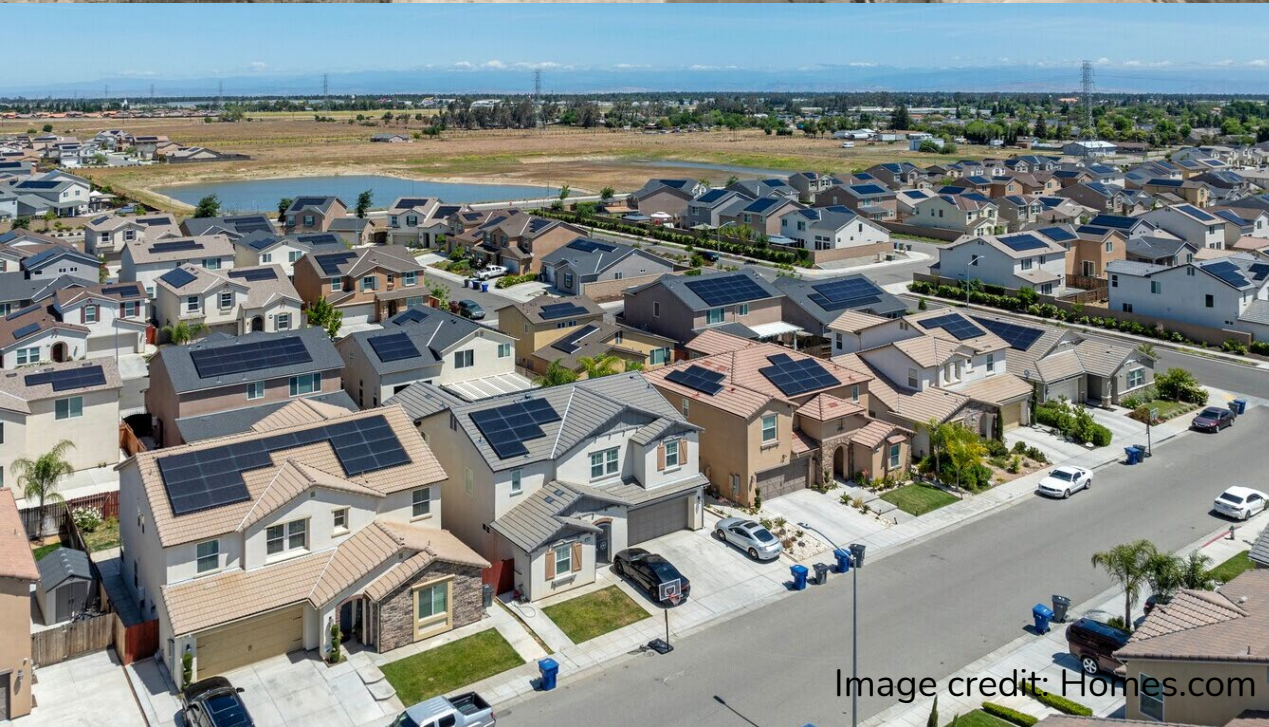
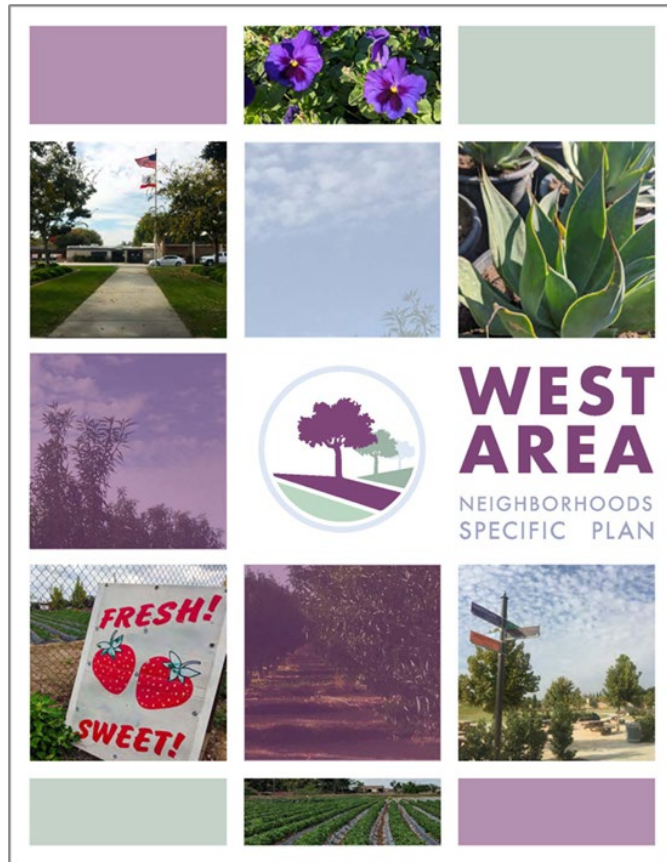


Image credit: Homes.com



CORE VISION FOR THE WEST AREA



enhanced
infrastructure



new development that
respects agriculture and long
existing rural residential development



diverse
housing stock



parkland



sense of community



core commercial centers



Outreach

- Email
- Direct mail
- Flyers
- Specific Plans *To-Go*
- Tabling events
- Social media
- Radio announcement
- Webpage
- Legal notices
- Committee presentations



Engagement

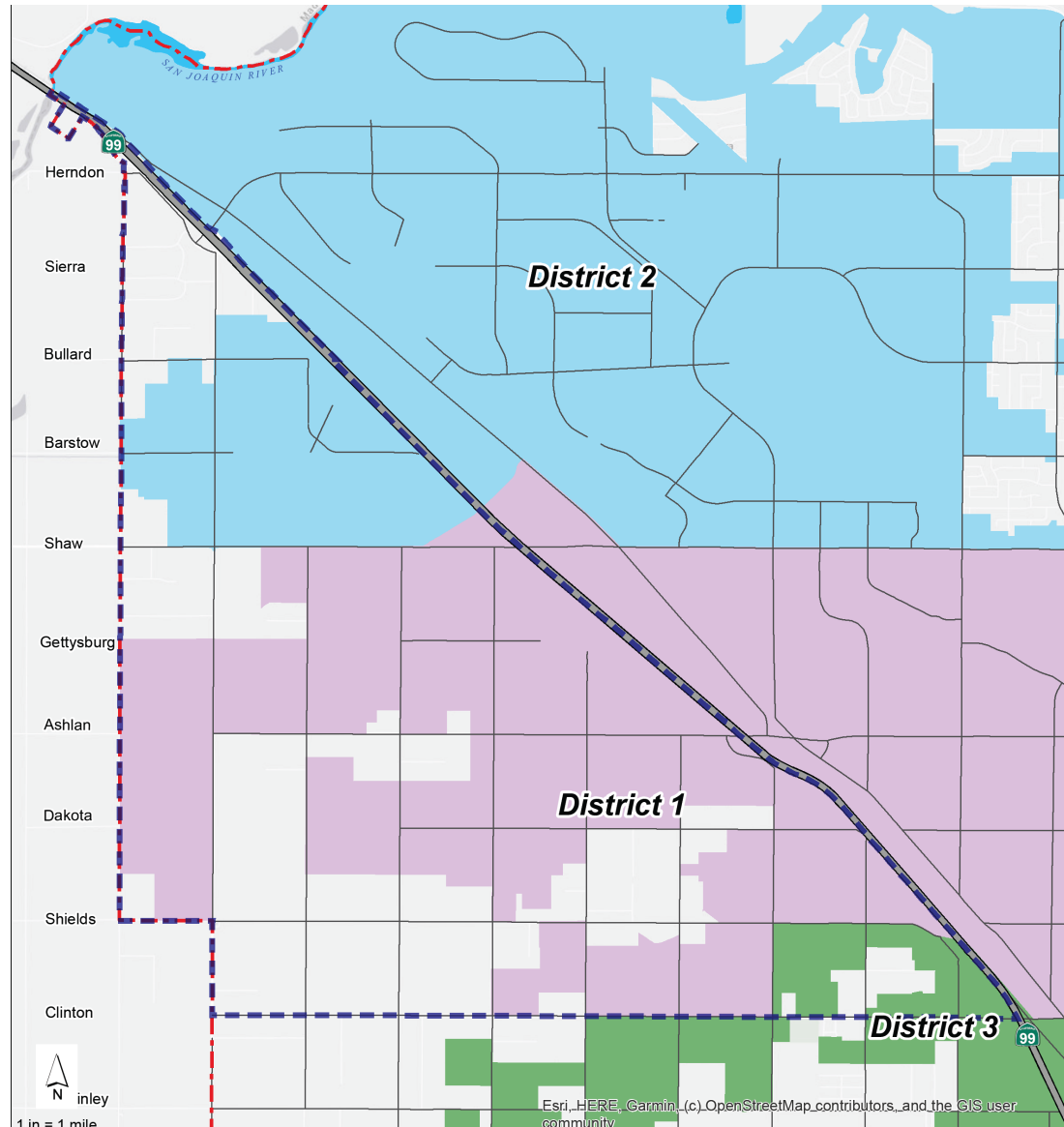
- Steering Committee Meetings
- Community Meetings
- Tabling Events
- Committee Presentations
- Surveys





2. Plan Overview





West Area Plan Boundary with Council Districts

- District 1
- District 2
- District 3
- Specific Plan Boundary
- Fresno Sphere of Influence
- San Joaquin River



Milestones

1998: Highway City Plan adopted
2002: West Area Community Plan adopted
2014: General Plan adopted
2018: WANSF kick-off
2019: Plan initiated
2020: Plan and EIR drafted
2021: Draft Plan & EIR released
2022: Planning Commission recommended approval

2022-2025: Plan & EIR Revised

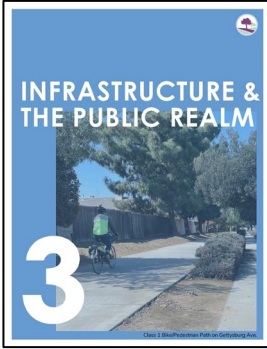
2025: Recirculated EIR
Recirculated Draft Plan
Planning Commission
City Council



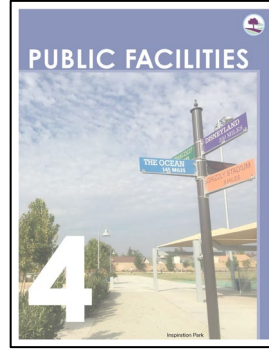
Guiding Principles



Transportation



Parks & Trails



Agriculture



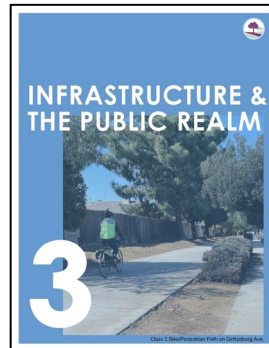
Retail



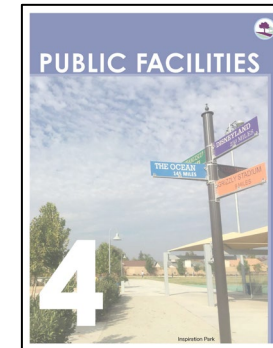
Housing



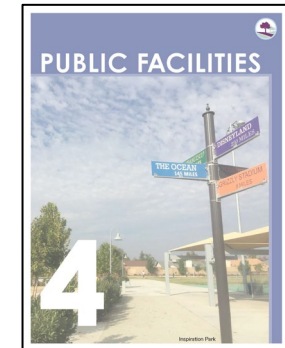
Catalytic Corridors



Education



Public Safety



Goals & Policies



IPR | Infrastructure & the Public Realm

IPR Goal 1

Improve access, movement, and safety for all transportation modes in the West Area.

Policy #	Policy	Responsible/ Support Parties	Suggested Measurements
IPR 1.1	Implement the Active Transportation Plan, ADA Transition Plan for ROW, and the General Plan to provide for complete, safe, and well-maintained sidewalk, bicycle, and trail networks that are compliant with the Americans with Disabilities Act, and which connect established and planned residential neighborhoods to destinations such as commercial and employment centers, schools, parks, and community centers.	Public Works	# of projects funded, in process, and completed # of projects addressing fragmentation
IPR 1.2	Identify and address existing infrastructure gaps in the West Area; target remedies through the creation of a priority areas list.	Public Works/ Planning	# gaps identified # gaps/priority gaps closed
IPR 1.3	Collaborate with Central Unified School District and Fresno County to support complete routes to schools by collecting family travel data, prioritizing infrastructure improvements near schools and promoting annual Walk & Bike to School Days to encourage active transportation. a. Priority routes to update include (but are not limited to) a. Ashlan from Cornelia to Hayes, b. Valentine from Shields to Clinton, c. Dakota from Brawley to Cornelia, and d. Polk from Clinton to Dayton.	Public Works, Police, PARCS/ Active Transportation Advisory Committee, CUSD, community groups	# of projects/ priority projects initiated/ completed # of schools/ students participating

2019 Specific Plan Proposed Land Use

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
- Recreation
- General
- Regional

PUBLIC FACILITIES

- Public/Quasi-public Facility
- SS Special School
- E Elementary School
- EMMH Elementary, Middle & High School
- HS High School
- CH Church
- FS Fire Station

Source: City L
Planned Land
Use, City of F
City of Fresno
County Region

EMPLOYMENT

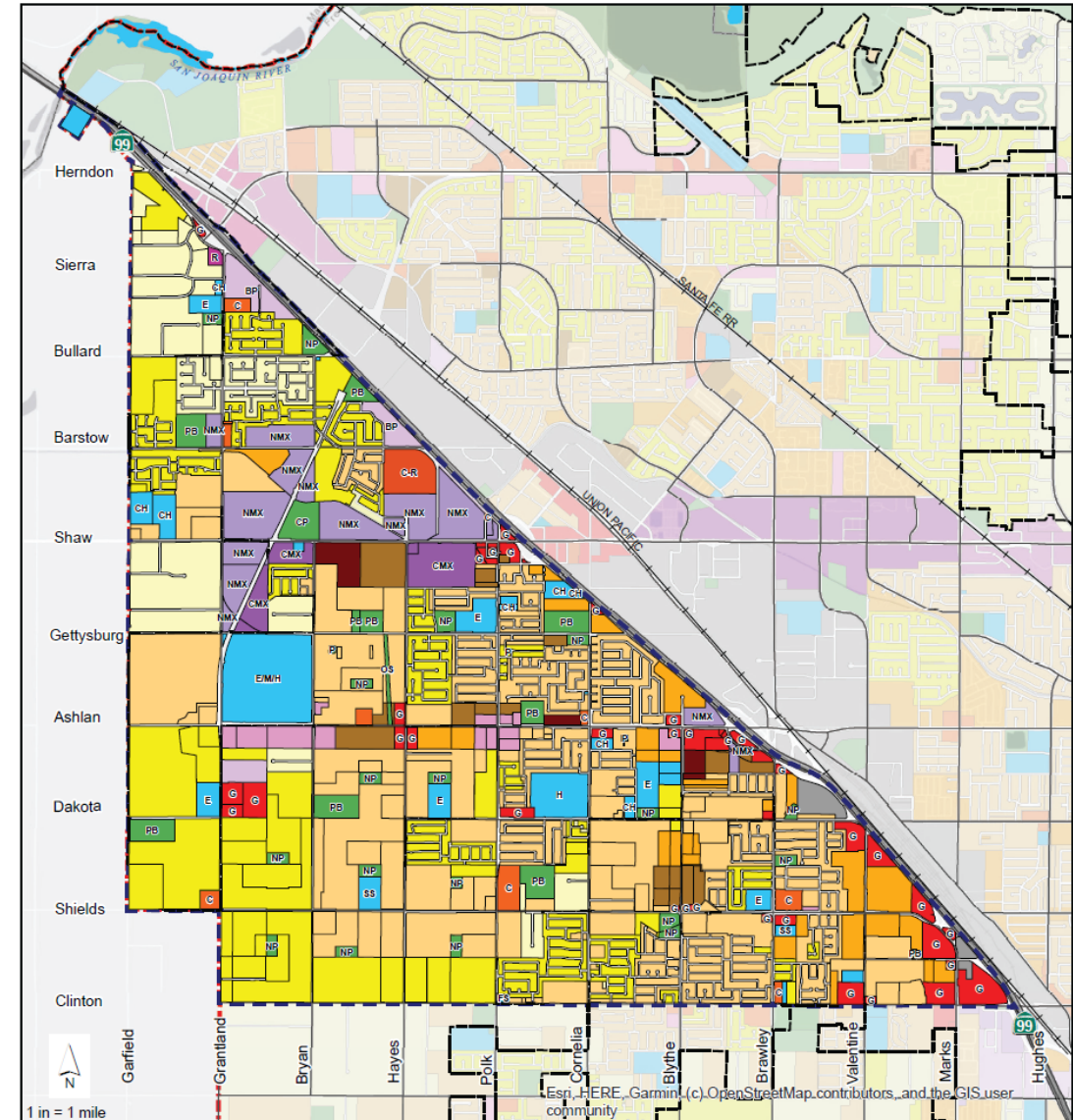
- Office
- BP Business Park
- Light Industrial

MIXED USE

- NMX Neighborhood Mixed Use
- CMX Corridor/Center Mixed Use

OPEN SPACE

- CP Community Park
- NP Neighborhood Park
- OS Open Space
- P Park
- PB Ponding Basin



2025 Specific Plan Proposed Land Use

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)
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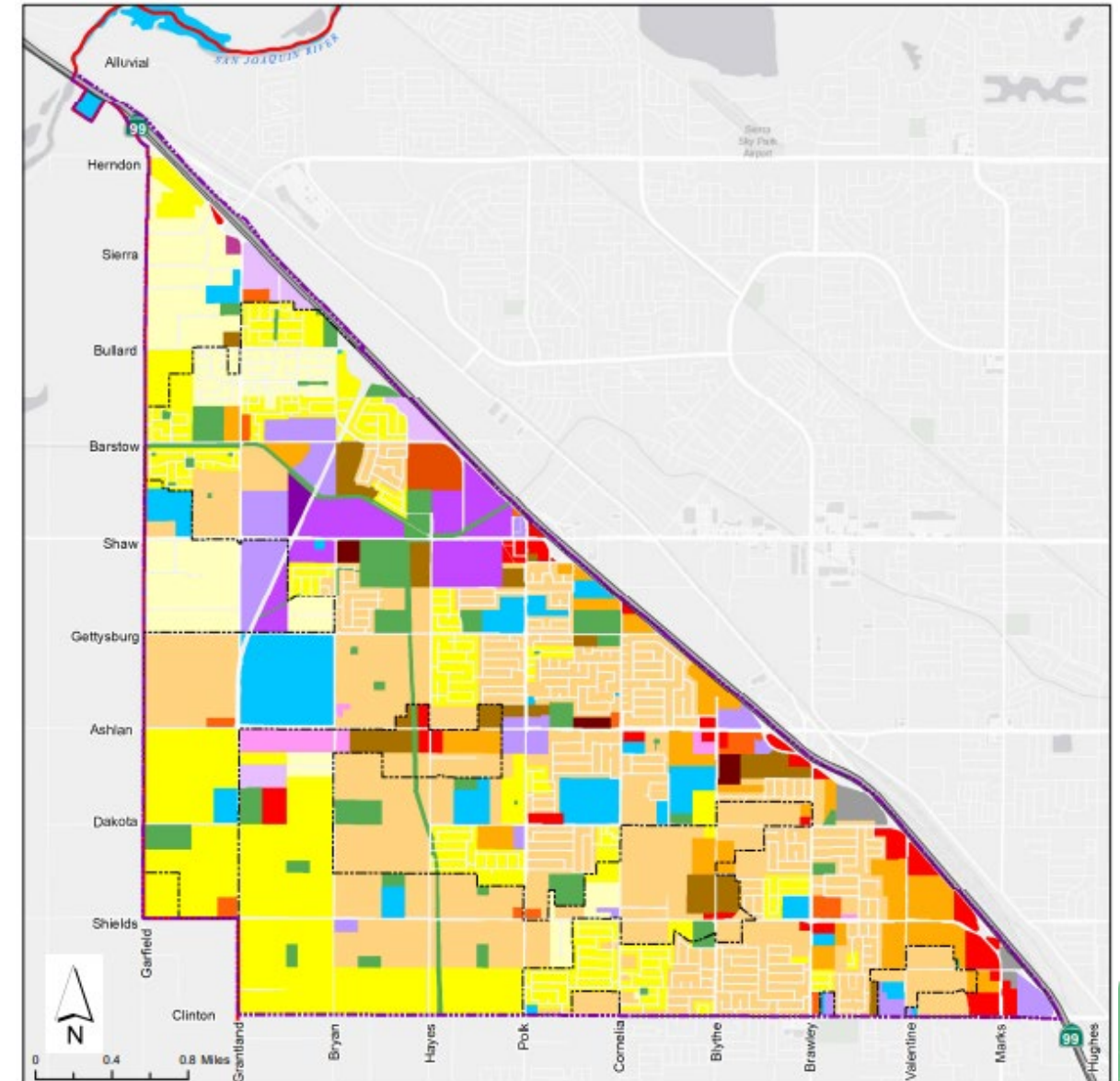
- Neighborhood Mixed Use
- Corridor/Center Mixed Use
- Regional Mixed Use

OPEN SPACE

- Community Park
- Neighborhood Park
- Open Space
- Park
- Ponding Basin

PUBLIC FACILITIES

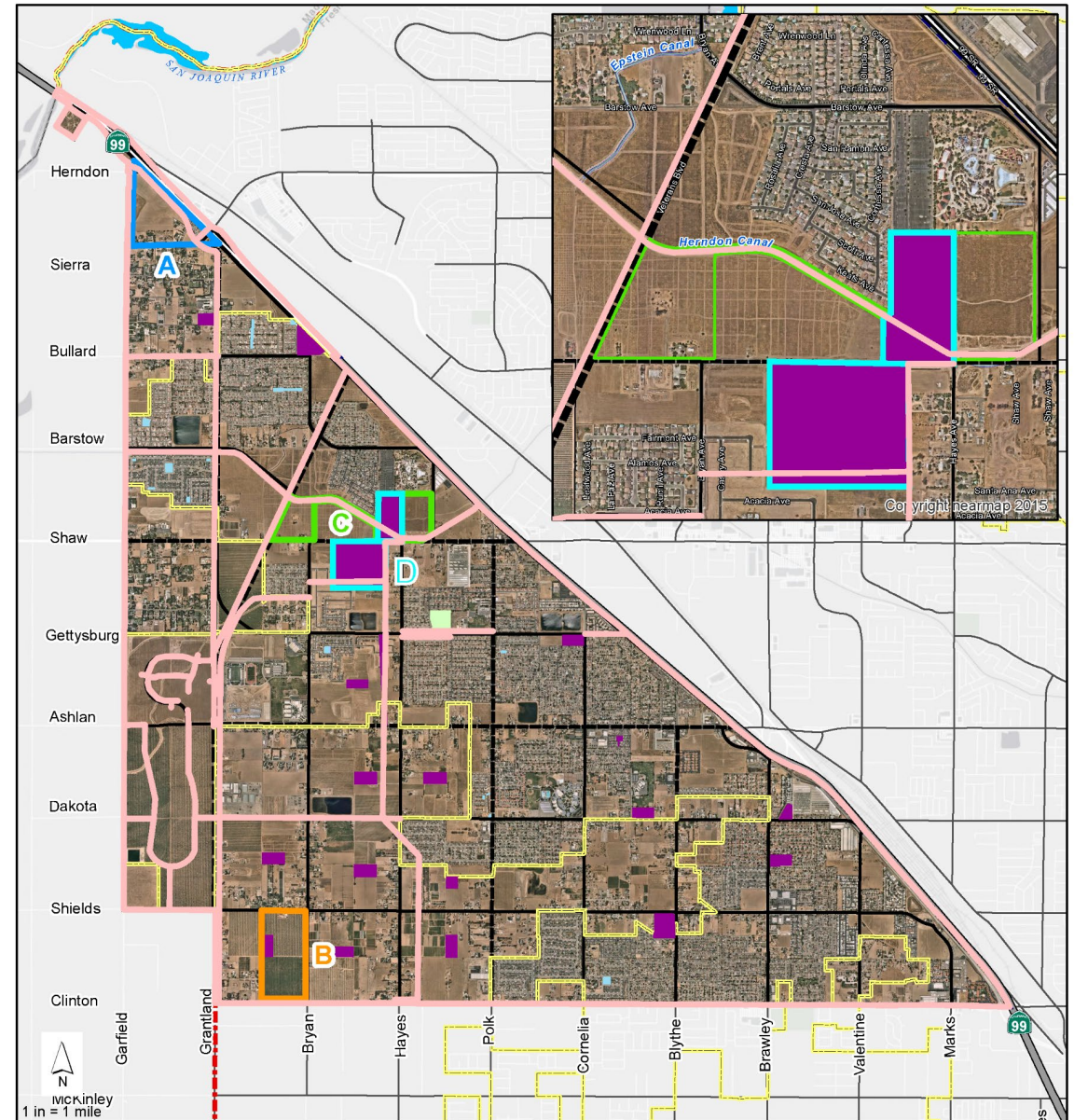
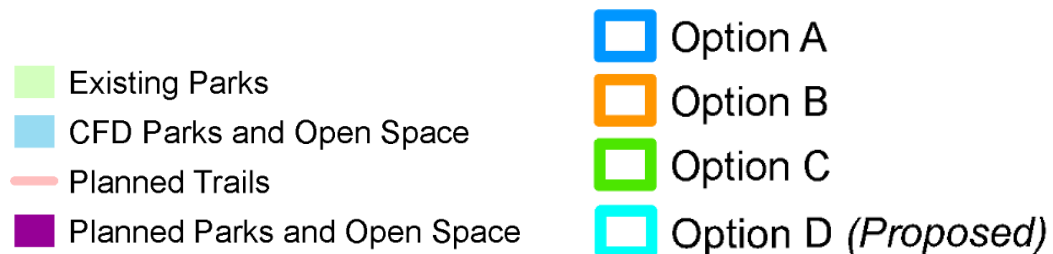
- Public/Quasi-public Facility
- Special School
- Elementary School
- Elementary, Middle & High School
- High School
- Church
- Fire Station



Regional Park

From the Guiding Principles:

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.



3. Environmental Impact Report



Environmental Impact Report

Program-Level EIR

Notice of Preparation:	June 28, 2019
Public Scoping Meeting:	July 24, 2019
Circulation of Draft EIR: • 9 comments received	February 10 – March 28, 2022
Recirculated Draft EIR • 8 comments received	March 12, 2025
Final EIR released:	September 19, 2025



Impact Areas Analyzed

- **Aesthetics and Visual Resources**
- **Agricultural Resources**
- **Air Quality**
- Biological Resources
- Cultural and Tribal Resources
- Geology, Soils and Seismicity
- Greenhouse Gases, Climate Change, and Energy
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use
- Noise
- Population and Housing
- **Public Services and Recreation**
- **Transportation and Circulation**
- **Utilities**



4. Public Comment



5. Planning Commission Recommendations



6. Findings & Staff Recommendations



Findings



Fresno Municipal Code

Consistency with the General Plan

- A concurrent Plan Amendment to the General Plan Figure LU-1 and LU-2 ensures land use consistency between the General Plan and Specific Plan
- The Plan helps implement Objectives in the following Elements: Economic Development; Urban Form, Land Use, and Design; Mobility and Transportation; Parks, Open Space, and Schools; Public Utilities and Services; Resource Conservation and Resilience; Historic and Cultural Resources; and Healthy Communities

Consistency with the Development Code

- The Plan relies on the Development Code for implementation.
- The Plan does not modify the Development Code.



Housing Element – Gov. Code 65863

	Lower - Income	Moderate - Income	Above Moderate - Income
a. Remaining Capacity (Table B)	18,023	6,555	16,162
Project Impact	-787	-614	-597
c. Remaining Capacity with project	17,236	5,941	15,565

1. Adoption of the Plan would reduce dwelling unit capacities on Housing Element sites;
2. Surplus capacity exists to accommodate the reduction;
3. The reduction is consistent with the adopted General Plan; and
4. The remaining sites identified in the Housing Element are adequate to accommodate the City's share of the Regional Housing Needs Allocation (RHNA).



Housing Crisis Act of 2019 (SB 330)

Adoption of the Plan would result in a gain of housing capacity.



Staff Recommendations



Staff Recommendations

1. RECOMMEND APPROVAL (to the City Council), of the findings set forth in the Final Environmental Impact Report (EIR SCH No. 2019069117).
 - a. RECOMMEND ADOPTION (to the City Council) of an appropriate Mitigation Monitoring and Reporting Program (MMRP) as required by Public Resources Code Section 21081.6 and California Environmental Quality Act (CEQA) Guidelines Section 15097; and,
 - b. RECOMMEND ADOPTION (to the City Council) of findings based upon testimony presented by staff that there are significant, unavoidable, environmental impacts which have not been mitigated to a level below significant. Therefore, the City Council should adopt the findings of fact and consider an appropriate statement of overriding considerations.



Technical Corrections

APN 511-011-21 (CUSD Property)		
	General Plan	Specific Plan
Planned Land Use	Residential Medium	Public Facility – Elementary School
Zoning	RS-5	RS-5

APN 442-060-33		
	General Plan	Specific Plan
Planned Land Use	Residential Medium High	Residential Urban Neighborhood
Zoning	RM-2	RM-2



Staff Recommendations

2. RECOMMEND APPROVAL (to the City Council) of Plan Amendment Application P22-01351 which proposes to repeal the West Area Community Plan, pertaining to approximately 12,341 acres located in the Development Area-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.



Staff Recommendations

3. RECOMMEND APPROVAL (to the City Council) of Plan Amendment Application P22-01352 which proposes to adopt the West Area Neighborhoods Specific Plan and accompanying Planned Land Use Map.



Staff Recommendations

4. RECOMMEND APPROVAL (to the City Council) of Plan Amendment Application P22-01353 which proposes to update the Planned 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.



Staff Recommendations

5. RECOMMEND APPROVAL (to the City Council) of Rezone Application P22-01353 which proposes to rezone approximately 958 acres of property within the West Area Neighborhoods Specific Plan area to be consistent with the planned land uses proposed in the Plan.



End of Presentation

