



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

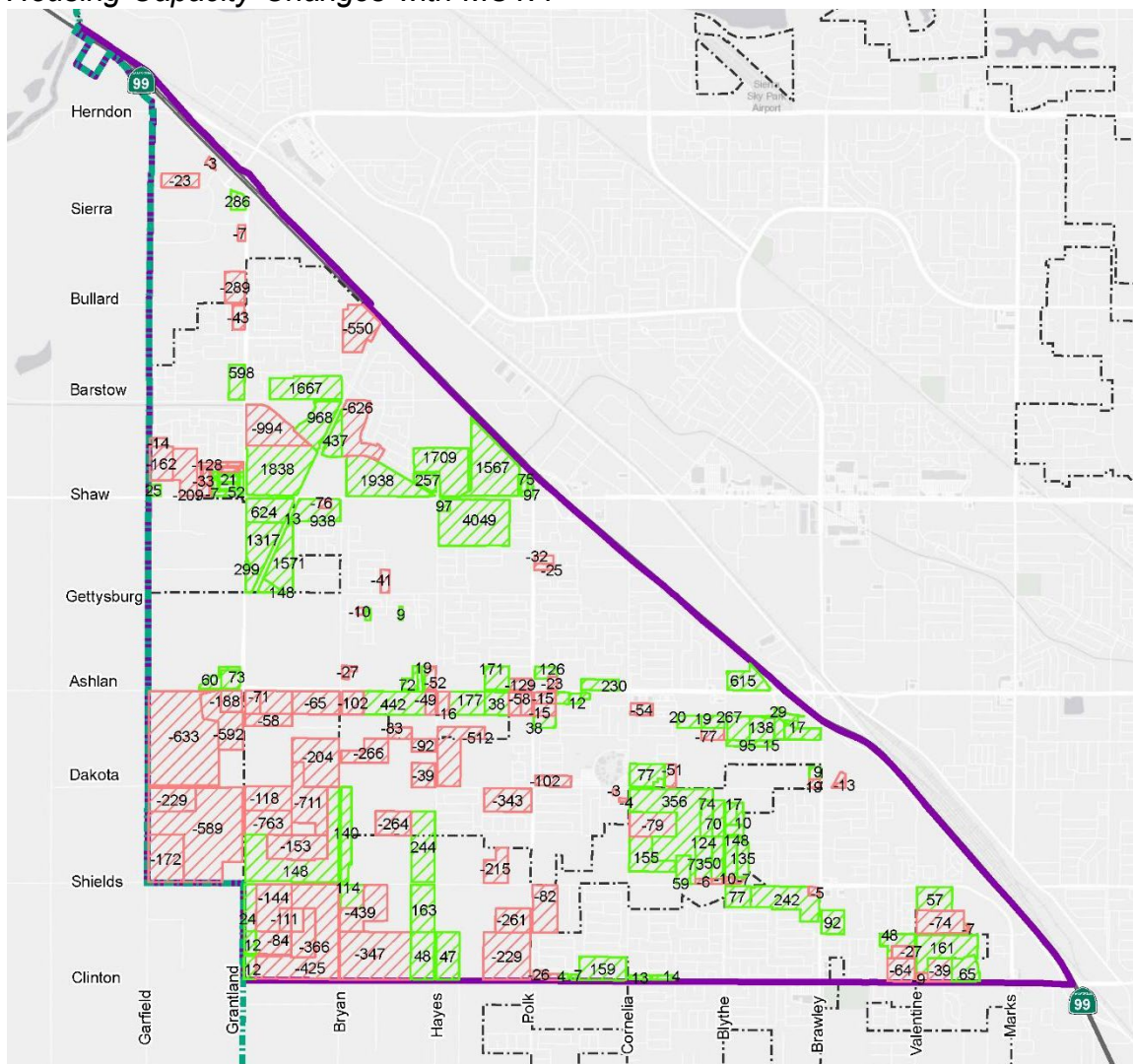
The land use vision for the WANSP incorporates three core principles: 1) follow a transect model to create a physical transition from urban to rural landscapes, 2) focus density and

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



The map displays the Dallas area with projected capacity changes for the 2040-2050 period. Major highways shown include I-99 and I-75. City areas labeled include Herndon, Sierra, Bullard, Barstow, Shaw, Gettysburg, Ashlan, Dakota, Shields, Clinton, Garfield, Granland, Bryan, Hayes, Polk, Comelia, Blythe, Brawley, Valentine, and Marks. Capacity changes are indicated by red and green numbers and shaded regions. Red numbers indicate areas where capacity is projected to decrease, while green numbers indicate areas where capacity is projected to increase. The map also shows the locations of major airports and the proposed Skyway Airport.

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.



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



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

Wednesday, July 20, 2022
6:00 pm *or thereafter*

In-Person: City Hall Council Chambers
2600 Fresno Street, 2nd Floor
Fresno, CA 93721

Zoom: Link to be provided in the agenda

City Council

Thursday, August 18, 2022
5:00 pm *or thereafter*

In-Person: City Hall Council Chambers
2600 Fresno Street, 2nd Floor
Fresno, CA 93721

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



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 proporcionan 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

miércoles, 20 de julio del 2022
6:00 p.m. o después

Presencial: Salas de Concejo Municipal
en la Alcaldía
2600 Fresno Street, 2do Piso
Fresno, CA 93721

Zoom: Enlace será proveído en la agenda

Concejo Municipal

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

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

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 ਨਵਿਸੀ, ਜਾਇਦਾਦ ਦੇ ਮਾਲਕ ਜਾਂ ਕਾਰੋਬਾਰ ਦੇ ਮਾਲਕ,

ਇਹ ਪੱਤਰ ਤੁਹਾਨੂੰ ਸੂਚਿਤ ਕਰਨ ਲਈ ਹੈ ਕਿ ਕਈ ਸਾਲਾਂ ਦੀ ਯੋਜਨਾ ਪ੍ਰਕਿਰਿਆ ਤੋਂ ਬਾਅਦ, ਪੱਛਮੀ ਖੇਤਰ ਨੇਬਰਹੁੱਡਸ ਵਸਿਸ਼ ਯੋਜਨਾ, ਯੋਜਨਾ ਕਮਿਸ਼ਨ ਅਤੇ ਸਟੀ ਕੌਂਸਲ ਦੁਆਰਾ ਵਚਿਤ ਲਈ ਤਿਆਰ ਹੈ।

ਇਸ ਖਾਸ ਯੋਜਨਾ ਵਿੱਚ ਮਾਰਗਦਰਸ਼ਕ ਸਥਿਤ, ਟੀਚੇ ਅਤੇ ਨੀਤੀਆਂ ਸ਼ਾਮਲ ਹਨ ਜੋ ਪੱਛਮੀ ਖੇਤਰ ਵਿੱਚ ਸਹਿਤਮੰਦ, ਜੀਵੰਤ ਅਤੇ ਸਮੂਹਿਕ ਭਾਈਚਾਰਿਆਂ ਨੂੰ ਬਣਾਉਣ ਲਈ ਭਵਿੱਖ ਦੇ ਵਿਕਾਸ ਵਿੱਚ ਮਦਦ ਕਰਨਗੇ। ਸੋਧਿਆ ਹੋਇਆ ਜਨਤਕ ਡਰਾਫਟ www.fresno.gov/westareaplan 'ਤੇ ਉਪਲਬਧ ਹੈ। ਇਹ ਯੋਜਨਾ ਪੱਛਮੀ ਖੇਤਰ ਦੇ ਅੰਦਰ ਕੁਝ ਸੰਪਤੀਆਂ ਲਈ ਯੋਜਨਾਬੱਧ ਜ਼ਮੀਨ ਦੀ ਵਰਤੋਂ ਅਤੇ ਜੋਨਿੰਗ ਵਿੱਚ ਤਬਦੀਲੀਆਂ ਦਾ ਪ੍ਰਸਤਾਵ ਕਰਦੀ ਹੈ। ਤੁਹਾਨੂੰ ਇਹ ਪੱਤਰ ਇਸ ਲਈ ਮਿਲ ਰਿਹਾ ਹੈ ਕਿਉਂਕਿ ਤੁਹਾਡੀ ਜਾਇਦਾਦ ਜਾਂ ਰਹਿਾਇਸ਼ ਪ੍ਰਭਾਵਤਿ ਹੋਣ ਦੀ ਸੰਭਾਵਨਾ ਹੈ (ਪ੍ਰਸਤਾਵਤਿ ਭੂਮੀ ਵਰਤੋਂ ਦੇ ਨਕਸ਼ੇ ਲਈ ਪੰਨਾ 5 ਦੇਖੋ)।

ਕਰਿਆ ਕਰਕੇ ਧਿਆਨ ਦਿਓ ਕਿ ਉਹ ਕਾਰੋਬਾਰ, ਜ਼ਮੀਨੀ ਵਰਤੋਂ ਅਤੇ ਇਮਾਰਤਾਂ ਜੋ ਮੌਜੂਦਾ ਜਾਂ ਪੁਰਾਣੇ ਨਯਮਾਂ ਦੇ ਤਹਿਤ ਕਾਨੂੰਨੀ ਤੌਰ 'ਤੇ ਸਥਾਪਤ ਹਨ, ਅਣਮਥਿ ਸਮੇਂ ਲਈ ਜਾਰੀ ਰਹਿ ਸਕਦੀਆਂ ਹਨ। ਨਵੇਂ ਨਯਮ ਸਰਿਫ਼ ਨਵੇਂ ਨਿਰਮਾਣ ਅਤੇ ਨਵੇਂ ਕਾਰੋਬਾਰਾਂ ਜਾਂ ਵਰਤੋਂ 'ਤੇ ਲਾਗੂ ਹੁੰਦੇ ਹਨ। ਇਹ ਸੁਰੱਖਿਆਵਾਂ ਸਟੀ ਵਾਈਡ ਡਵੈਲਪਮੈਂਟ ਕੋਡ ਦੇ ਆਰਟੀਕਲ 4 ਵਿੱਚ ਪ੍ਰਦਾਨ ਕੀਤੀਆਂ ਗਈਆਂ ਹਨ।

ਜੇਕਰ ਤੁਹਾਡੇ ਕੋਈ ਸਵਾਲ ਹਨ ਤਾਂ ਕਰਿਆ ਕਰਕੇ ਨਾਲ (559) 621-7921 ਜਾਂ harjinder.saini@fresno.gov 'ਤੇ ਸੰਪਰਕ ਕਰੋ। ਕਰਿਆ ਕਰਕੇ ਵਾਧੂ ਜਾਣਕਾਰੀ ਅਤੇ ਟੂਲਜ਼, ਜਿਵੇਂ ਕਿ ਇੰਟਰਐਕਟਿਵ ਸਲਾਈਡਰ ਮੈਪ (www.fresno.gov/westareaslidermap) ਲਈ ਯੋਜਨਾ ਦੇ ਵੈਬਪੇਜ 'ਤੇ www.fresno.gov/westareaplan 'ਤੇ ਜਾਓ, ਜਿਥੇ ਤੁਸੀਂ ਪਾਰਸਲ ਪੱਧਰ 'ਤੇ ਪ੍ਰਸਤਾਵਤਿ ਤਬਦੀਲੀਆਂ ਦੀ ਸਮੀਖਿਆ ਕਰ ਸਕਦੇ ਹੋ।

ਕੇਸੀ ਲਾਡਰਡੇਲ, ਯੋਜਨਾਕਾਰ
ਲੰਬੀ-ਸੀਮਾ ਯੋਜਨਾ ਡਵੀਜ਼ਨ

ਯੋਜਨਾ ਕਮਿਸ਼ਨ

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

ਵਾਇਕਤੀ ਵਿੱਚ: ਸਟੀ ਹਾਲ ਕੌਂਸਲ ਚੈਂਬਰਜ਼
2600 Fresno Street, ਦੂਜੀ ਮੰਜਲਿ
Fresno, CA 93721

Zoom: ਲਕਿ ਏਜੰਡਾ ਵਿਚਿ ਦਤਿਤਾ ਜਾਵੇਗਾ

ਸਟੀ ਕੌਂਸਲ

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

ਵਾਇਕਤੀ ਵਿੱਚ: ਸਟੀ ਹਾਲ ਕੌਂਸਲ ਚੈਂਬਰਜ਼
2600 Fresno Street, ਦੂਜੀ ਮੰਜਲਿ
Fresno, CA 93721

Zoom: ਲਕਿ ਏਜੰਡਾ ਵਿਚਿ ਦਤਿਤਾ ਜਾਵੇਗਾ

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



ਵਧੇਰੇ ਜਾਣਕਾਰੀ ਲਈ:

Harjinder.Saini@fresno.gov | 559.621.7921

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

Hnub Wednesday, Lub Xya Hli Hnub Tim 20, 2022
Thaum 6:00 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

Koom Nrog Hauv Zoom:
Tus link yuav muab rau hauv cov txheej txheem

Pawg Sab Laj Ntawm Lub Nroog

Hnub Thursday, Lub Yim Hli Hnub Tim 18, 2022
Thaum 5:00 pm *los sis tom qab ntawv*

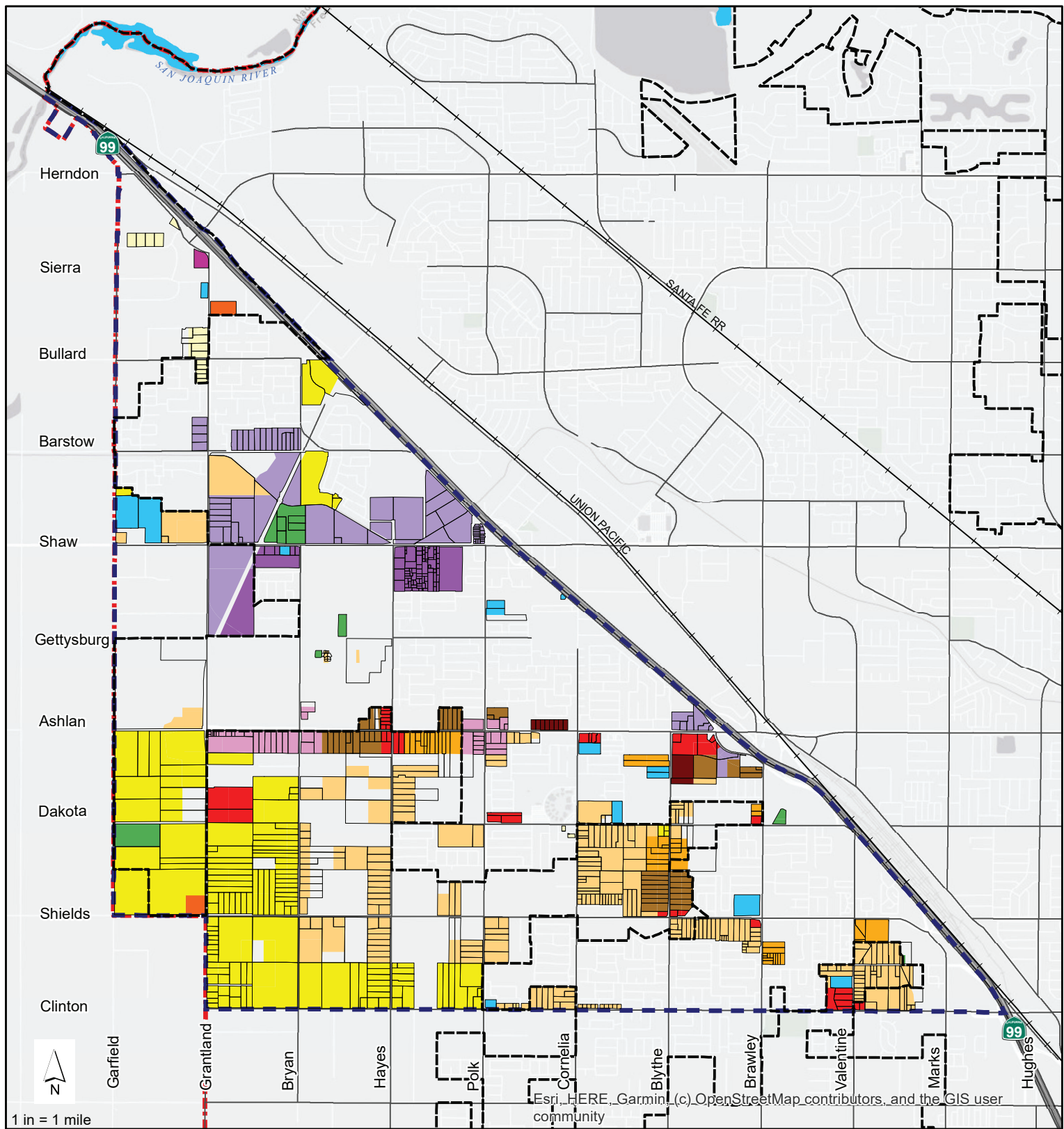
Tus Kheej Koom Nrog Hauv:
Chav Tsev Ntawm Pawg Sab Laj Hauv Nroog
2600 Fresno Street, Chav 2
Fresno, CA 93721

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)

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 Land Use, City of Fresno Planning and Development Department, GIS Data 2019; Streets, City of Fresno Public Works Department; World Lig Canvas Base; Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

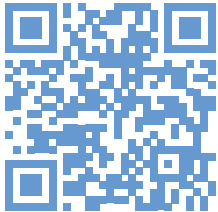


Proposed Planned Land Use

West Area Neighborhoods SPECIFIC PLAN

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

Planning and Development
2600 Fresno Street, Room 3065
Fresno, CA 93721



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



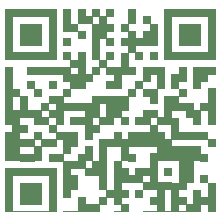
Scan to download the Specific Plan

Escanee para descargar en Plan Específico

ਵਸ਼ਿਸ਼ ਯੋਜਨਾ ਨੂੰ 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





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,

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 <i>or thereafter</i>		Thursday, August 18, 2022 5:00 pm <i>or thereafter</i>	
<i>In-Person:</i> City Hall Council Chambers 2600 Fresno Street, 2nd Floor Fresno, CA 93721		<i>In-Person:</i> City Hall Council Chambers 2600 Fresno Street, 2nd Floor Fresno, CA 93721	
<i>Zoom:</i> Link to be provided in the agenda		<i>Zoom:</i> 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



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:

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

miércoles, 20 de julio del 2022
6:00 p.m. o después

Presencial: Salas de Concejo Municipal
en la Alcaldía
2600 Fresno Street, 2do Piso
Fresno, CA 93721

Zoom: Enlace será proveído en la agenda

Concejo Municipal

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

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

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 ਨਵਿਆਸੀ, ਜਾਇਦਾਦ ਦੇ ਮਾਲਕ ਜਾਂ ਕਾਰੋਬਾਰ ਦੇ ਮਾਲਕ,

ਵੈਸਟ ਏਰੀਆ ਨੇਬਰਹੁੱਡਜ਼ ਸਪੈਸੀਫਿਕ ਪਲਾਨ (ਪੱਛਮੀ ਖੇਤਰ ਦੇ ਚੌਗਰਿਦੇ ਵਸਿਸ਼ ਯੋਜਨਾ) ਵਾਸਤੇ ਜਨਤਕ ਟਿਪਣੀ ਮਿਆਦ ਰਾਹੀਂ, ਤੁਹਾਡੀ ਜਾਇਦਾਦ ਜਾਂ ਰਹਿਾਇਸ਼ 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 ਕਮਿਸ਼ਨਰ ਚੀਜ਼ ਵੱਲੋਂ ਤਬਦੀਲ ਕੀਤਾ ਜਾਵੇ (ਪੰਨਾ 5 'ਤੇ ਦੱਸੇ ਨਕਸ਼ੇ ਦੇਖੋ)।

ਇਸ ਬੇਨਤੀ ਦੀ ਸ਼ੁਰੂਆਤੀ ਸਮੀਖਿਆ ਯੋਜਨਾਬੰਦੀ ਅਮਲੇ, ਵਸਿਸ਼ ਯੋਜਨਾ ਸੰਚਾਲਨ ਕਮੇਟੀ, ਅਤੇ (ਜੇ ਲਾਗੂ ਹੁੰਦਾ ਹੋਵੇ) ਕੌਂਸਲ ਡਿਸਟ੍ਰਿਕਟ ਪ੍ਰੋਜੈਕਟ ਰੀਵਿਊ ਕਮੇਟੀ ਦੁਆਰਾ ਪ੍ਰਦਾਨ ਕੀਤੀ ਗਈ ਸੀ। ਉਹਨਾਂ ਦੀਆਂ ਸਫ਼ਿਰਸ਼ਾਂ ਅਤੇ ਵਧੀਕ ਜਾਣਕਾਰੀ ਦੀ ਇੱਕ ਸੂਚੀ ਵਾਸਤੇ, ਕਰਿਪਾ ਕਰਕੇ ਪਲਾਨ ਦੇ ਵੈੱਬਪੇਜ (www.fresno.gov/westareaplan)।

ਆਗਾਮੀ ਯੋਜਨਾ ਕਮਿਸ਼ਨ ਅਤੇ ਸਟੀਟ ਕੌਂਸਲ ਦੀਆਂ ਸ਼ੁਣਵਾਈਆਂ ਮੌਕੇ ਤੁਹਾਨੂੰ ਤਜਵੀਜ਼ ਕੀਤੀ ਤਬਦੀਲੀ ਦਾ ਸਮਰਥਨ ਕਰਨ, ਵਰਿਧ ਕਰਨ, ਜਾਂ ਨਰਿਪੱਖ ਬਣੇ ਰਹਿਣ ਲਈ ਸੱਦਾ ਦਿੱਤਾ ਜਾ ਰਿਹਾ ਹੈ (ਹੇਠਾਂ ਤਾਰੀਖਾਂ ਦੇਖੋ)। ਤੁਸੀਂ ਲਿਖਤੀ ਟਿਪਣੀਆਂ ਵੀ ਸੌਂਪ ਸਕਦੇ ਹੋ, ਜੋ ਕ੍ਰਿਮਵਾਰ ਕਮਿਸ਼ਨਰਾਂ ਅਤੇ ਕੌਂਸਲ ਮੈਂਬਰਾਂ ਨੂੰ ਪ੍ਰਦਾਨ ਕੀਤੀਆਂ ਜਾਣਗੀਆਂ। ਕਰਿਪਾ ਕਰਕੇ ਇਹ ਜਾਣ ਲਓ ਕਿ ਸਟੀਟ ਕੌਂਸਲ ਕੌਲ ਇਸ ਬੇਨਤੀ ਨੂੰ ਮਨਜ਼ੂਰ ਕਰਨ ਜਾਂ ਇਨਕਾਰ ਕਰਨ ਦੀ ਅੰਤਿਮ ਅਥਾਰਟੀ ਹੈ।

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

ਕੋਸੀ ਲਾਡਰਡੇਲ, ਯੋਜਨਾਕਾਰ
ਲੰਬੀ-ਸੀਮਾ ਯੋਜਨਾ ਡਿਵੀਜ਼ਨ

ਕਰਿਪਾ ਕਰਕੇ ਧਿਆਨ ਦਿਓ ਕਿ ਉਹ ਕਾਰੋਬਾਰ, ਜ਼ਮੀਨੀ ਵਰਤੋਂ ਅਤੇ ਇਮਾਰਤਾਂ ਜੋ ਮੌਜੂਦਾ ਜਾਂ ਪੁਰਾਣੇ ਨਿਯਮਾਂ ਦੇ ਤਹਿਤ ਕਾਨੂੰਨੀ ਤੌਰ 'ਤੇ ਸਥਾਪਤ ਹਨ, ਅਣਮਥਿ ਸਮੇਂ ਲਈ ਜਾਰੀ ਰਹਿ ਸਕਦੀਆਂ ਹਨ। ਨਵੇਂ ਨਿਯਮ ਸਰਿਫ਼ ਨਵੇਂ ਨਿਰਮਾਣ ਅਤੇ ਨਵੇਂ ਕਾਰੋਬਾਰਾਂ ਜਾਂ ਵਰਤੋਂ 'ਤੇ ਲਾਗੂ ਹੁੰਦੇ ਹਨ। ਇਹ ਸੁਰੱਖਿਆਵਾਂ ਸਟੀਟ ਵਾਈਡ ਡਿਵੈਲਪਮੈਂਟ ਕੋਡ ਦੇ ਆਰਟੀਕਲ 4 ਵੱਲੋਂ ਪ੍ਰਦਾਨ ਕੀਤੀਆਂ ਗਈਆਂ ਹਨ।

ਯੋਜਨਾ ਕਮਿਸ਼ਨ	ਸਟੀਟ ਕੌਂਸਲ
ਬੁੱਧਵਾਰ, 20 ਜੁਲਾਈ, 2022	ਵੀਰਵਾਰ, 18 ਅਗਸਤ, 2022
6:00 pm ਜਾਂ ਇਸ ਤੋਂ ਬਾਅਦ	5:00 pm ਜਾਂ ਇਸ ਤੋਂ ਬਾਅਦ
ਵਾਇਕਤੀ ਵੱਲੋਂ: ਸਟੀਟ ਹਾਲ ਕੌਂਸਲ ਚੈਂਬਰਜ਼ 2600 Fresno Street, ਦੂਜੀ ਮੰਜ਼ਲਿ Fresno, CA 93721	ਵਾਇਕਤੀ ਵੱਲੋਂ: ਸਟੀਟ ਹਾਲ ਕੌਂਸਲ ਚੈਂਬਰਜ਼ 2600 Fresno Street, ਦੂਜੀ ਮੰਜ਼ਲਿ Fresno, CA 93721
Zoom: ਲਕਿ ਏਜੰਡਾ ਵੱਲੋਂ ਦਿੱਤਾ ਜਾਵੇਗਾ	Zoom: ਲਕਿ ਏਜੰਡਾ ਵੱਲੋਂ ਦਿੱਤਾ ਜਾਵੇਗਾ

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



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

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 ntiv 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 ntiv 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 ntiv 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

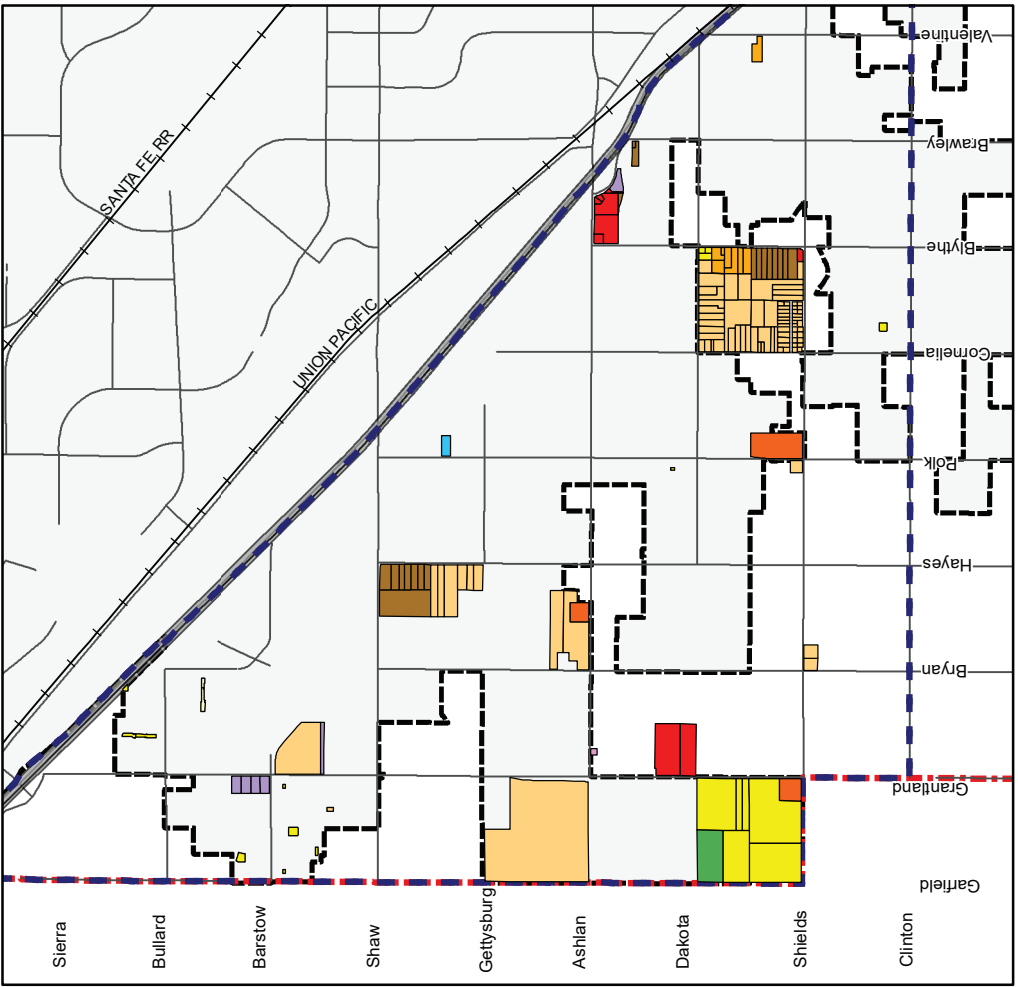
Koom Nrog Hauv Zoom:
Tus link yuav muab rau hauv cov txheej txheem

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.

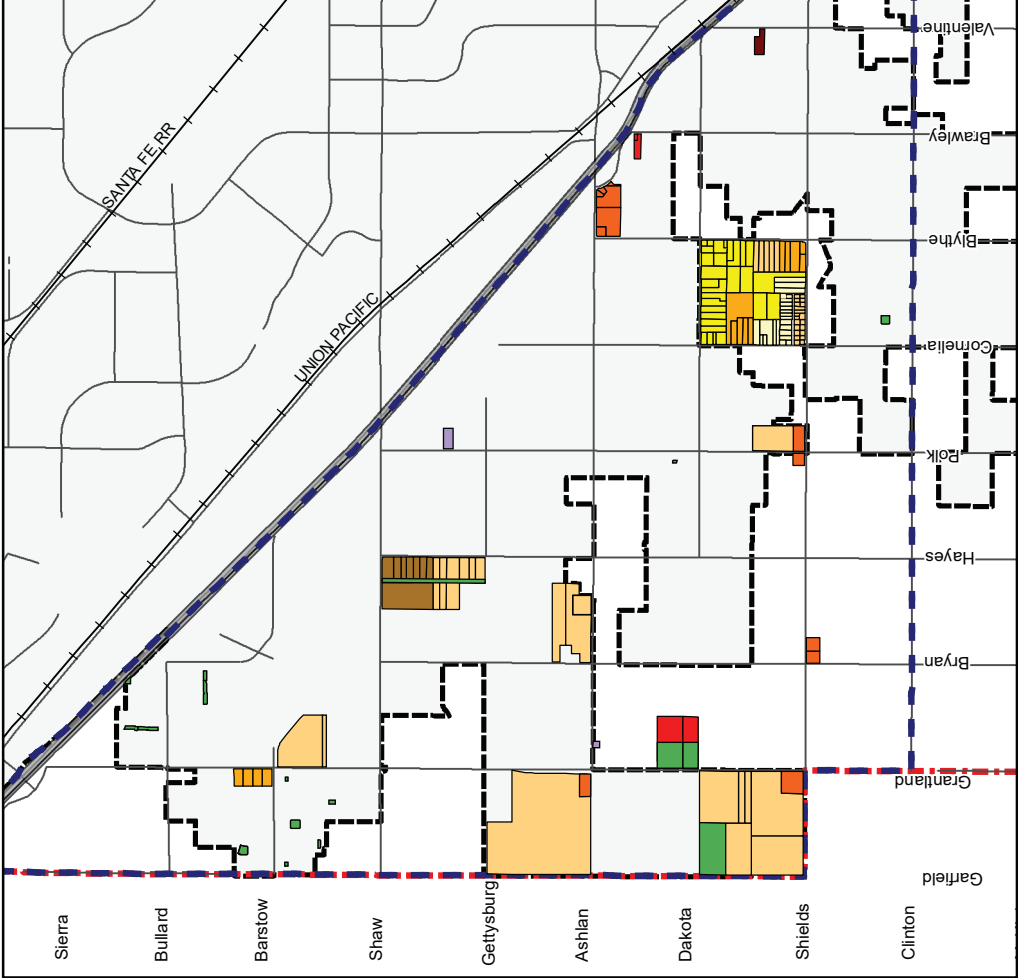


Yog xav paub ntiv:
Sandra.Lee@fresno.gov | 559.621.7922

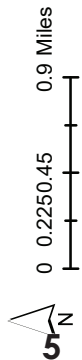


MAP - Specific Plan Planned Land Use

- 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
 - 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



MAP - Land Use Change Requests



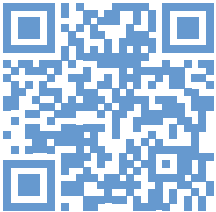


Land Use Change Request

West Area Neighborhoods SPECIFIC PLAN

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

Planning and Development
2600 Fresno Street, Room 3065
Fresno, CA 93721



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



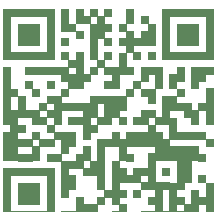
Scan to download the Specific Plan

Escanee para descargar en Plan Específico

ਵਸ਼ਿਸ਼ ਯੋਜਨਾ ਨੂੰ 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

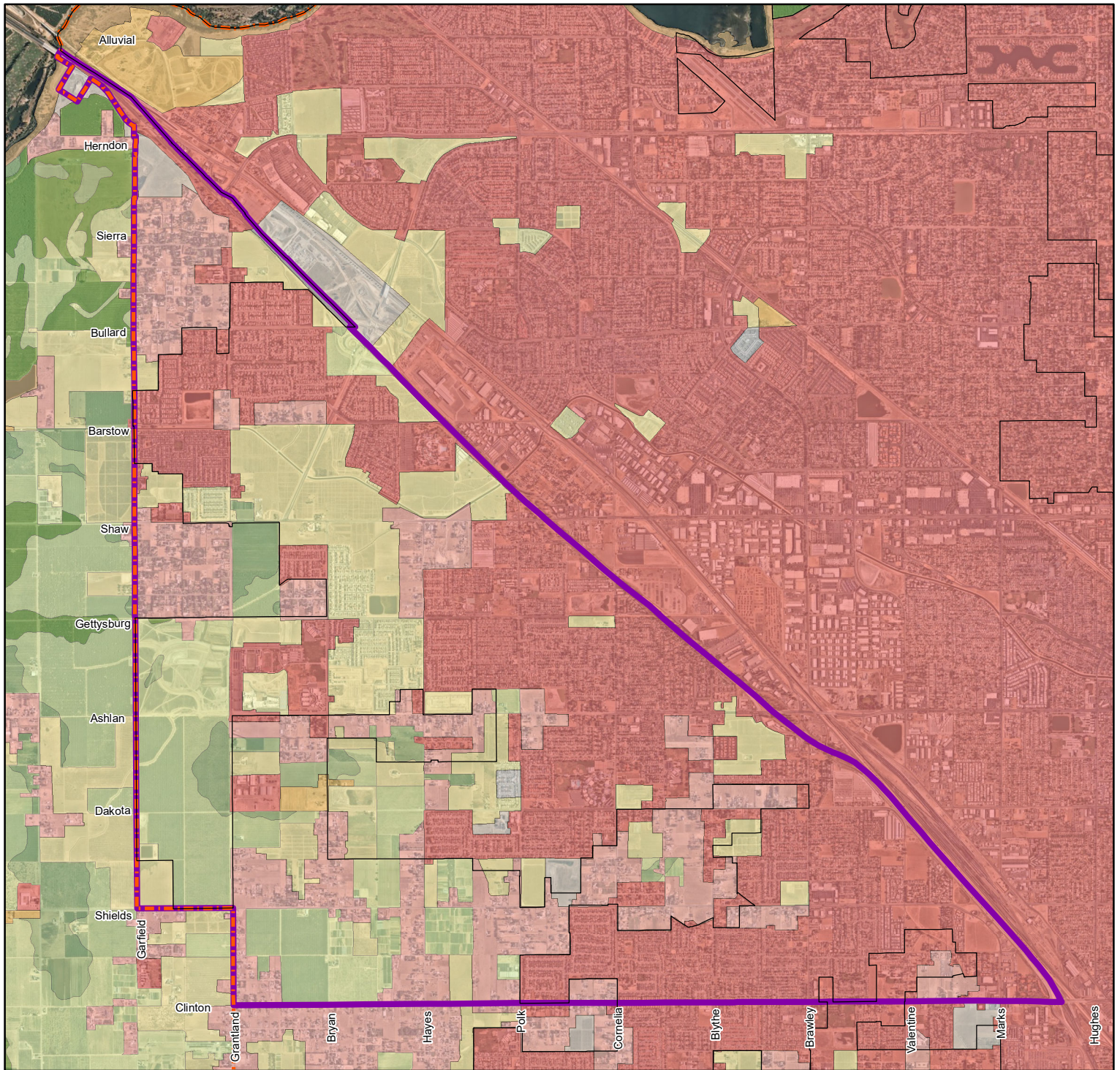


Attachment 3
Important Farmland Maps



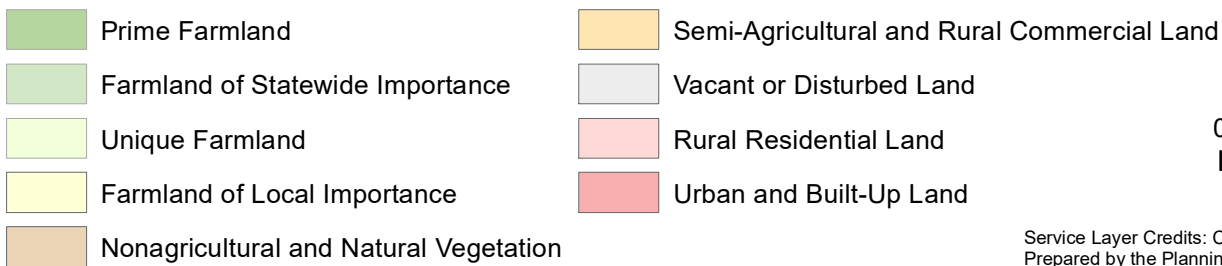
West Area Neighborhoods Specific Plan

Important Farmland



K:\GIS 2022\West Area\Farmland\Farmland Local Importance\WA_FarmlandImportant v1.mxd

Map FM 3 - Important Farmland



0 0.25 0.5 1 Miles



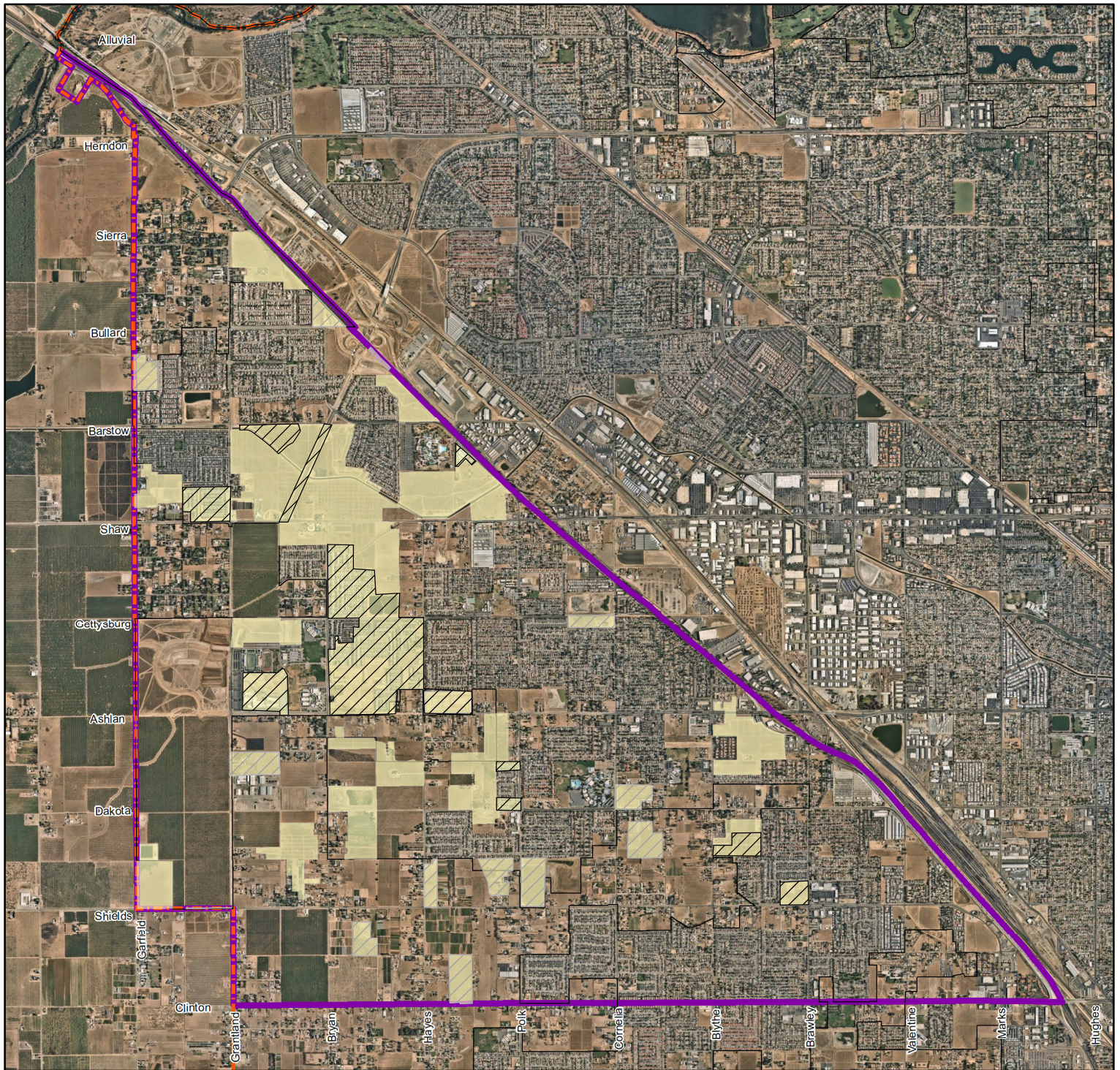
Service Layer Credits: Copyright nearmap 2015
Prepared by the Planning and Development Department

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.



West Area Neighborhoods Specific Plan

Farmland of Local Importance in the West Area



K:\GIS 2022\West Area\Farmland\Farmland Local Importance\WA_FarmlandLocal v1.mxd

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
Prepared by the Planning and Development Department

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.