

Exhibit S

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF FRESNO, CALIFORNIA,
AMENDING THE OFFICIAL ZONING MAP AS DESCRIBED
BY SECTION 15-108 OF THE FRESNO MUNICIPAL CODE,
AND PURSUANT TO THE PROCEDURES SET FORTH IN
ARTICLE 58, CHAPTER 15 OF THE FRESNO MUNICIPAL
CODE

WHEREAS, Pre-zone Application No. P23-02269 has been filed by Bonique Emerson of Precision Civil Engineering, Inc., on behalf of Cameron Graham of Golden State Developers, LLC, with the City of Fresno to pre-zone the property as depicted in the attached Exhibit "A"; and

WHEREAS, pursuant to the provisions of Article 58, Chapter 15, of the Fresno Municipal Code, the Planning Commission ("Commission") of the City of Fresno held a public hearing on the 3rd day of September 2025, to consider Pre-zone Application No. P23-02269 and related Environmental Assessment No. T-6432/P23-02268/P23-02269/P23-03234, dated August 8, 2025, during which the Commission considered the environmental assessment and pre-zone application, and recommended approval to the Council of the City of Fresno, as evidenced in Planning Commission Resolution No.13917, of the subject environmental assessment and pre-zone application to amend the City's Zoning Ordinance on real property described herein below; ±4.18 acres of property from the County of Fresno RA-NB (*Single Family Residential Agricultural/Neighborhood Beautification*) zone district to the City of Fresno RS-5 (*Single-Unit Residential, Medium Density*) zone district and ±4.80 acres of the property from the

1 of 5

Date Adopted:

Date Approved

Effective Date:

City Attorney Approval: 

Ordinance No. _____

County of Fresno AL20 (*Limited Agricultural*) zone district to the City of Fresno RS-5/ANX (*Single-Unit Residential, Medium Density/Annexed Rural Residential Transitional Overlay*) zone district; and

WHEREAS, the Council of the City of Fresno, on the 16th day of October 2025, received the recommendation of the Planning Commission.

THE COUNCIL OF THE CITY OF FRESNO DOES ORDAIN AS FOLLOWS

SECTION 1. Based upon the testimony and information presented at the hearing and upon review and consideration of the environmental documentation provided, the adoption of the proposed pre-zoning is in the best interest of the City of Fresno. The Council finds in accordance with its own independent judgement that there is no substantial evidence in the record that Pre-zone Application No. P23-02269 will cause significant adverse cumulative impacts. Therefore, staff has prepared a Mitigated Negative Declaration pursuant to Sections 15070 and 15074 of the California Environmental Quality Act Guidelines (Environmental Assessment No. T-6432/P23-02268/P23-02269/P23-03234). Accordingly, the Council adopts Environmental T-6432/P23-02268/P23-02269/P23-03234 , dated August 8, 2025.

SECTION 2. The Council finds the requested ±4.18 acres of property from the County of Fresno RA-NB (*Single Family Residential Agricultural/Neighborhood Beautification*) zone district to the City of Fresno RS-5 (*Single-Unit Residential, Medium Density*) zone district and approximately ±4.80 acres of the property from the County of Fresno AL20 (*Limited Agricultural*) zone district to the City of Fresno RS-5/ANX (*Single-Unit Residential, Medium Density/Annexed Rural Residential Transitional Overlay*) zone district are

consistent with the planned land use designations of the Fresno General Plan and Roosevelt Community Plan.

SECTION 3. The Council finds that the zone district of the real property described herein below, located in the City of Fresno, is pre-zoned from the County of Fresno RA-NB (*Single Family Residential Agricultural/Neighborhood Beautification*) zone district to the City of Fresno RS-5 (*Single-Unit Residential, Medium Density*) zone district and from the County of Fresno AL20 (*Limited Agricultural*) zone district to the City of Fresno RS-5/ANX (*Single-Unit Residential, Medium Density/Annexed Rural Residential Transitional Overlay*) zone district in accordance with and as depicted in the attached Exhibit "A".

SECTION 4. This ordinance shall become effective and in full force and effect at 12:01 a.m. on the thirty-first day after its final passage and upon annexation to the City of Fresno.

* * * * *

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

I, TODD STERMER, City Clerk of the City of Fresno, certify that the foregoing ordinance 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

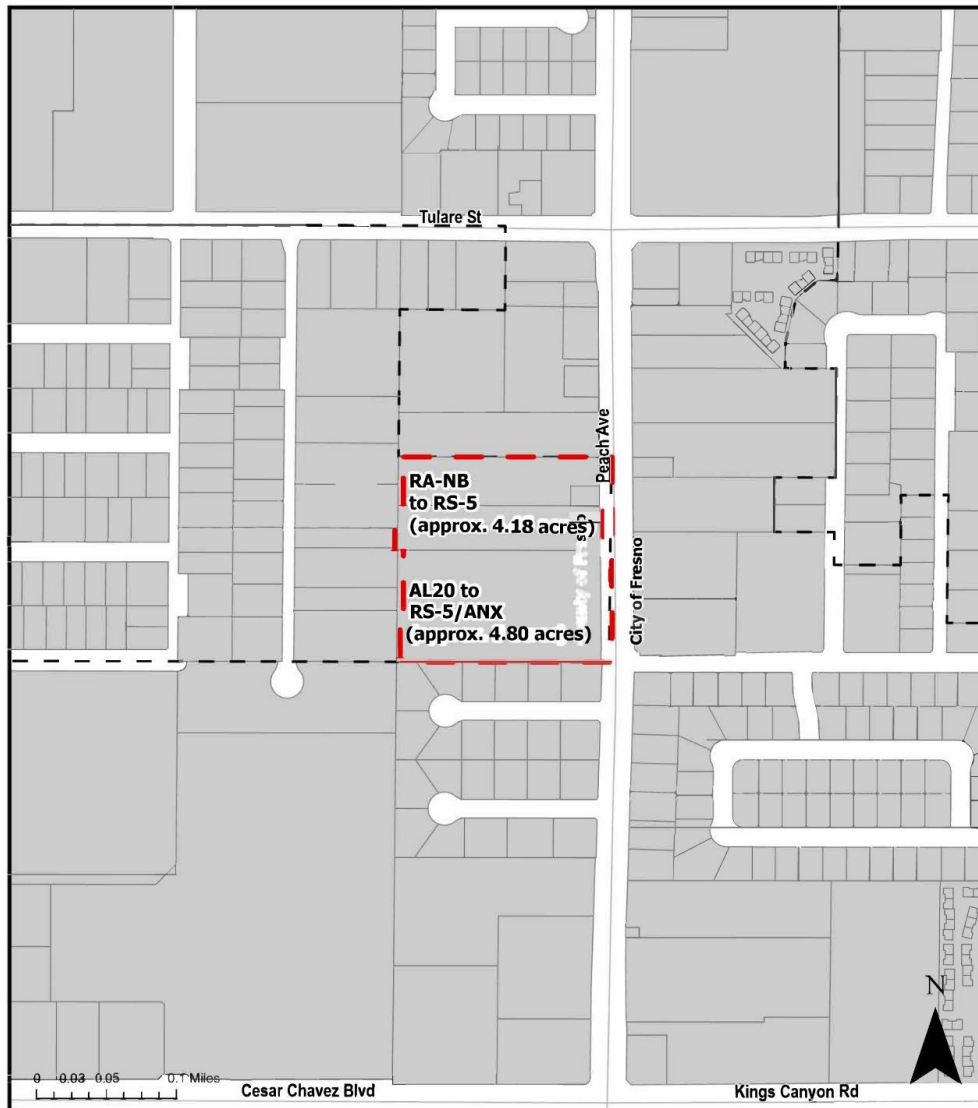
APPROVED AS TO FORM:
ANDREW JANZ
City Attorney

By: _____
Kristi Costa Date
Supervising Deputy City Attorney

Attachment: Exhibit "A"

Exhibit "A"


Pre-zone Exhibit




P23-02268

APN(s): 463-140-01, 463-140-02, 463-140-03, 463-140-04

West of the intersection of Peach Ave. and Tulare St.

 Fresno City Limits

 Proposes to pre-zone approximately 4.18 acres from RA-NB (Single Family Residential Agricultural) to the City of Fresno RS-5 (Single-Family Residential, Medium Density) and approximately 4.80 acres from AL20 (Limited Agricultural) zone district to the City of Fresno RS-5/ANX (Single-Family Residential, Medium Density/Annexed Rural Residential Transitional Overlay)