

## Exhibit T

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, Rezone Application No. P21-06440 has been filed by Sol Development Associates, LLC, on behalf of Stallion Development and Construction, with the City of Fresno to rezone 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 of the City of Fresno held a public hearing on the 19th day of October 2022, to consider Rezone Application No. P21-06440 and related Environmental Assessment No. T-6402/P21-06440/P21-00795/P21-06515 dated September 23, 2022, during which the Commission considered the environmental assessment and rezone application, and recommended to the Council of the City of Fresno approval of the subject environmental assessment and rezone application to amend the City's Zoning Ordinance on real property described herein below from the RS-3 (*Single-Family Residential, Medium Density*) zone district to the RS-5 (*Single-Family Residential, Medium Density*) zone district; and

WHEREAS, the Council of the City of Fresno, on the 19th day of October 2022, received the recommendation of the Planning Commission.

1 of 5

Date Adopted:

Date Approved

Effective Date:

City Attorney Approval: LC

Ordinance No.

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 rezoning is in the best interest of the City of Fresno. The Council finds in accordance with its own independent judgement that with the project specific mitigation imposed, there is no substantial evidence in the record that Rezone Application No. P21-06440 may have additional significant effects on the environment and that all applicable mitigation measures of the Project Specific Mitigation Monitoring Checklist have been applied to the project necessary to assure that the project will not cause significant adverse cumulative impacts. In addition, pursuant to Public Resources Code, Section 21157.6(b)(1), Council finds that no substantial changes have occurred with respect to the circumstances under which the Fresno General Plan Program Environmental Impact Report SCH No. 2019050005 ("PEIR") was certified; and, that no new information, which was not known and could not have been known at that time that the PEIR was certified as complete, has become available. Accordingly, the Council adopts the Mitigated Negative Declaration prepared for Environmental Assessment No. T-6405/P21-06440/P22-00795/P21-06515 dated September 23, 2022.

SECTION 2. The Council finds the requested RS-5 (*Single-Family Residential, Medium Density*) zone district is consistent with the Medium Density Residential planned land use designation of the Fresno General Plan and Woodward Park 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 rezoned from the RS-3 (*Single-Family Residential, Low Density*) zone district to the RS-5 (*Single-Family Residential, Medium Density*) 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 \_\_\_\_\_ 2022.

AYES :

NOES :

ABSENT :

ABSTAIN :

Mayor Approval: \_\_\_\_\_, 2022

Mayor Approval/No Return: \_\_\_\_\_, 2022

Mayor Veto: \_\_\_\_\_, 2022

Council Override Vote: \_\_\_\_\_, 2022

TODD STERMER, CMC  
City Clerk

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

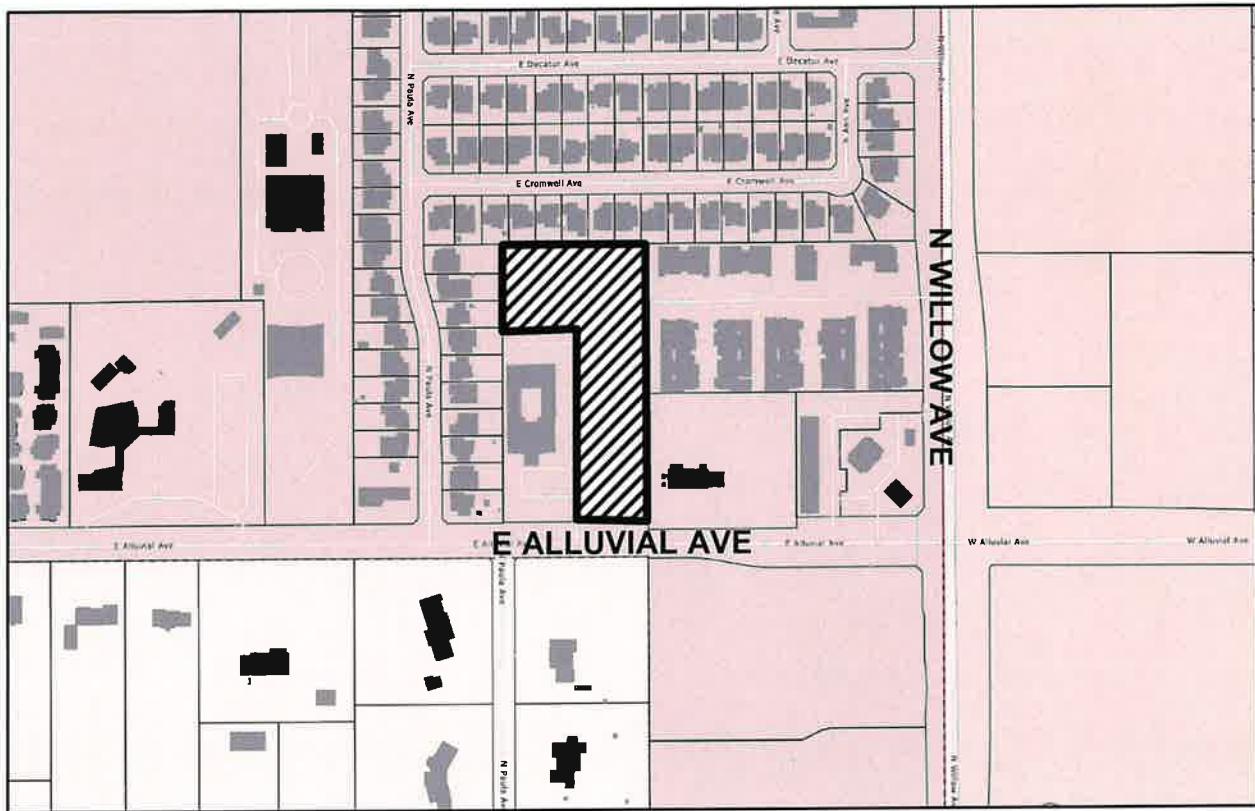
APPROVED AS TO FORM:

RINA M. GONZALES  
Interim City Attorney

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

Attachment: Exhibit A

## Exhibit "A"



**Rezone Application No. P21-06440**  
**APNs: 404-500-29**



 Proposes to rezone approx. 3.13 acres of property from the RS-3 (*Single-Family Residential, Low Density*) zone district to the RS-5 (*Single-Family Residential, Medium Density*) zone district.