

Exhibit T

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF FRESNO, CALIFORNIA,
UPDATING 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. P21-05870 has been filed by Bonique Emerson of Precision Engineering, 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 18th day of June 2025, to consider Pre-zone Application No. P21-05870 and related Environmental Assessment No. P21-05778/P21-05870/P23-00149 dated May 22, 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. 13903, of the subject environmental assessment and pre-zone application to amend the City's Zoning Ordinance on real property described herein below; approximately 15.95 acres of the subject property from the Fresno County AL20 (*Limited Agriculture*) zone district to the City of Fresno IH (*Heavy Industrial*) zone district and 35.77 acres from the Fresno County

1 of 5

Date Adopted:

Date Approved

Effective Date:

City Attorney Approval: KL

529525v3

Ordinance No.

AL20 (*Limited Agriculture*) zone district to the City of Fresno IH/ANX (*Heavy Industrial/Annexed Rural Residential Transitional Overlay*), zone district; and

WHEREAS, the Council of the City of Fresno, on the 14th day of August 2025, received the recommendation of the Planning Commission.

NOW, THEREFORE, 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. P21-05870 will cause significant effects on the environment and that all applicable mitigation measures of the Project Specific Mitigation Monitoring Checklist have been applied to the project as necessary to assure that the project will not 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. P21-05778/P21-05870/P23-00149). Accordingly, the Council adopts Environmental Assessment No. P21-05778/P21-05870/P23-00149 dated May 22, 2025.

SECTION 2. The Council finds the requested IH (*Heavy Industrial*) and 3 IH/ANX (*Heavy Industrial/Annexed Rural Residential Transitional Overlay*) zone districts are consistent with the planned land use designation of the Fresno General Plan and North Avenue Industrial Triangle Specific Plan.

SECTION 3. The Council finds that the zone district of the real property described herein below, located in the County of Fresno, is pre-zoned from the County of Fresno AL20 (*Limited Agriculture*) zone district to the City of Fresno IH (*Heavy Industrial*), zone district; and IH/ANX (Heavy Industrial/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"

Exhibit A Proposed Pre-zone

