

Exhibit U

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. P24-04527 has been filed by Ernie Escobedo of QK, Inc., on behalf of Brandon De Young of De Young Properties, 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 6th day of August 2025, to consider Pre-zone Application No. P24-04527 and related Environmental Assessment No. T-6502/P24-04526/P24-04527/P25-00027, dated July 16, 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.13911, of the subject environmental assessment and pre-zone application to amend the City's Zoning Ordinance on real property described herein below; ±23.56 acres of the subject property from the County of Fresno AE20 (*Exclusive Agricultural*) zone district to the City of Fresno RS-4 (*Single-Family Residential, Medium Low Density*) zone district; and ±15.50 acres of the subject property from the County of Fresno AE20 (*Exclusive Agricultural*) zone district to the City of Fresno OS (*Open Space*) zone district; and

1 of 5

Date Adopted:

Date Approved

Effective Date:

City Attorney Approval:



Ordinance No.

WHEREAS, the Council of the City of Fresno, on the 14th day of August 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. P24-04527 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-6502/P24-04526/P24-04527/P25-00027). Accordingly, the Council adopts Environmental Assessment No. T-6502/P24-04526/P24-04527/P25-00027, dated July 16, 2025.

SECTION 2. The Council finds the requested ±23.56 acres of the subject property from the County of Fresno AE20 (*Exclusive Agricultural*) zone district to the City of Fresno RS-4 (*Single-Family Residential, Medium Low Density*) zone district; and ±15.50 acres of the subject property from the County of Fresno AE20 (*Exclusive Agricultural*) zone district to the City of Fresno OS (*Open Space*) zone district are consistent with the planned land use designations of the Fresno General Plan and McLane 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 AE20 (*Limited Agricultural*) zone district to the City of Fresno RS-4 (*Single-Family Residential*,

Medium Low Density) and City of Fresno OS (*Open Space*) zone districts 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- Prezone

