

Exhibit N

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF FRESNO, CALIFORNIA,
TO REPEAL THE BUTLER/WILLOW SPECIFIC PLAN
(PLAN AMENDMENT APPLICATION P23-00400)

WHEREAS, on December 18, 2014, by Resolution No. 2014-226, the City Council adopted the Fresno General Plan which established a long-term comprehensive planning strategy for the City of Fresno; and

WHEREAS, Policy D-7-a of the Fresno General Plan contemplated the repeal or amendment of several specific, neighborhood, and community plans, including the Roosevelt Community Plan and the Butler/Willow Specific Plan; and

WHEREAS, on December 18, 2014, by Resolution No. 2014-225, the City Council certified Master Environmental Impact Report SCH No. 2012111015 ("MEIR") which evaluated the potentially significant adverse environmental impacts of urban development within the City of Fresno's designated urban boundary line and sphere of influence; and

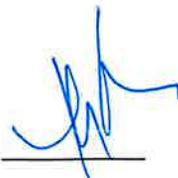
WHEREAS, on June 18, 2020, by Resolution No. 2020-147 pursuant to Fresno Municipal Code Section 15-4902-B, the Fresno City Council initiated the amendment or repeal of the Roosevelt Community Plan and Butler/Willow Specific Plan and correspondingly initiated the Central Southeast Area Specific Plan based on the Draft Land Use Map and Guiding Principles, initiated amendments to the Plan Boundary, and the update of Land Use Map (Figure LU-1) of the Fresno General Plan pertaining to approximately 2,200 acres located in the Established Neighborhoods South of Shaw Area of the Fresno General Plan; and

Page 1 of 4

Date Adopted:

Date Approved

Effective Date:

City Attorney Approval:  _____

Ordinance No.

WHEREAS, the Planning and Development Director has initiated Rezone Application P23-00400 to rezone land to be consistent with the Proposed Planned Land Use Map; and

WHEREAS, the Butler/Willow Specific Plan, adopted by the Fresno City Council on November 18, 1971, by Ordinance 71-116, geographically overlaps with the proposed Central Southeast Area Specific Plan and, due to its age, is outdated; and

WHEREAS, the environmental assessment conducted for the Central Southeast Specific Plan resulted in a Recirculated Mitigated Negative Declaration (SCH No. 2023020138) as permitted by CEQA Guidelines Section 15073.5, which was prepared pursuant to the requirements of CEQA Guidelines section 15070 et. Seq. and dated December 19, 2026; and

WHEREAS, pursuant to the provisions of 15-5809 of the Fresno Municipal Code, the Planning Commission of the City of Fresno scheduled a public hearing on January 21, 2026, to consider the subject applications and the associated Recirculated Mitigated Negative Declaration (SCH No. 2023020138), and voted to continue the subject applications to February 4, 2026; and

WHEREAS, the Planning Commission held a public hearing on February 4, 2026, to consider the subject applications and the associated Recirculated Mitigated Negative Declaration (SCH No. 2023020138) and voted to recommend approval of the subject applications; and

WHEREAS, on February 19, 2026, the Fresno City Council held a public hearing to consider the subject applications and, following the receipt of both oral testimony and written information, closed the public comment portion of the hearing and continued the matter to March 19, 2026, for completion of the public hearing.

THE COUNCIL OF THE CITY OF FRESNO DOES ORDAIN AS FOLLOWS:

SECTION 1. The Council finds that after review of the entire record, and with the incorporated mitigation measures, there is no substantial evidence in the record to indicate that Plan Amendment Application No. P23-00400 will have a significant effect on the environment, and that adoption of Environmental Assessment No. P23-00400 a Recirculated Mitigated Negative Declaration (SCH No. 2023020138) reflects the Council's independent judgment and analysis.

SECTION 2. The Council finds the adoption of Plan Amendment Application P23-00400 to repeal the Butler/Willow Specific Plan is in the best interest of the City of Fresno.

SECTION 3. The Council of the City of Fresno hereby adopts Plan Amendment Application P23-00400, repealing the Butler/Willow Specific Plan (as depicted in Attachment 1 - Butler/Willow Specific Plan Area Map).

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 passage.

* * * * *

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

I, AMY K. ALLER, Interim 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 _____ 2026.

AYES :
NOES :
ABSENT :
ABSTAIN :

AMY K. ALLER
Interim City Clerk

By: _____
Deputy Date

APPROVED AS TO FORM:
ANDREW JANZ
City Attorney

By: _____
Talia Kolluri Date
Assistant City Attorney

Attachment:
Attachment 1: Butler/Willow Specific Plan Area Map

Attachment 1

