

Exhibit M

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF
FRESNO, CALIFORNIA, AMENDING THE FRESNO
GENERAL PLAN AND SOUTHWEST FRESNO SPECIFIC
PLAN (PLAN AMENDMENT APPLICATION NO. P23-03006)

WHEREAS, on December 18, 2014, by Resolution No. 2014-226, the City Council adopted the Fresno General Plan; and

WHEREAS, on December 26, 2017, by Resolution No. 2017-301, the City Council adopted the Southwest Fresno Specific Plan, and by Resolution No. 2017-299 certified Final Program-Level Environmental Impact Report (PEIR) SCH No. 2017031012, which evaluated the potential significant adverse environmental impacts of the adoption of the Southwest Fresno Specific Plan, related Plan Amendments A-17-13, A-17-15, and P20-01665, related Text Amendment TA-17-08, and related Rezones R-17-17, R-17-18, and P20-01665; and

WHEREAS, Bonique Emerson of Precision Civil Engineering, Inc., on behalf of Ryan Lancer of Buzz Oates Management Services, has filed an application to amend the Fresno General Plan and Southwest Fresno Specific Plan to change the planned land use designation for the subject properties from Neighborhood Mixed Use to Light Industrial; and, the amendment of Policy LU-8.1 of the Southwest Fresno Specific Plan; and,

WHEREAS, on April 16, 2025, the Fresno City Planning Commission (Commission) held a public hearing to consider Plan Amendment Application No. P23-

1 of 5

Date Adopted:

Date Approved:

Effective Date:

City Attorney Approval: 

454568v1

Resolution No.

03006 and the associated Addendum to PEIR SCH No. 2017031012 dated April 16, 2025; and,

WHEREAS, the Commission took action, as evidenced in Planning Commission Resolution No. 13894, to recommend denial of Plan Amendment Application No. P20-01665, which proposes to amend the Fresno General Plan and the Southwest Fresno Specific Plan to change the planned land use designation for the subject property from Neighborhood Mixed Use to Employment – Light Industrial; and, the amendment of Policy LU-8.1 of the Southwest Fresno Specific Plan; and,

WHEREAS, on April 24, 2025, the Fresno City Council (Council) held a public hearing to consider Plan Amendment Application No. P23-03006 and received both oral testimony and written information presented at the hearing regarding Plan Amendment Application No. P23-03006; and,

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Fresno, based upon the testimony and information presented at the hearing and upon review and consideration of the environmental documentation provided, as follows:

1. The Council finds in accordance with its own independent judgment that there is no substantial evidence in the record that Plan Amendment Application No. P23-03006 may have additional significant effects on the environment that were not identified in the Southwest Fresno Specific Plan PEIR No. 2017031012 (SWFSP PEIR); and, that all applicable mitigation measures of the SWFSP PEIR have been applied to the project to assure that the project will not cause significant adverse cumulative impacts, growth inducing impacts, and irreversible significant effects beyond those identified by the SWFSP PEIR. The project consists of limited revisions to the Southwest Fresno Specific

Plan, and none of the conditions set forth in CEQA Guidelines Section 15162 calling for preparation of a subsequent EIR have occurred. Therefore, it has been determined based upon the evidence in the record that the project will not have a significant impact on the environment and that the adoption of an addendum to the SWFSP PEIR SCH No. 2017031012 is appropriate in accordance with the provisions of CEQA Section 21166 and CEQA Guidelines Section 15164. Accordingly, the Council adopts the addendum to the SWFSP PEIR SCH No. 2017031012, dated April 16, 2025.

2. The Council find the adoption of the proposed plan amendment as recommended by the Planning Commission is in the best interest of the City of Fresno.

3. The Council hereby adopts Plan Amendment Application No. P23-03006 amending the Fresno General Plan and the Southwest Fresno Specific Plan to change the planned land use designation for the subject property from Neighborhood Mixed Use to Employment – Light Industrial for the project area bounded by Annadale Avenue on the north, State Route 41 on the east, Elm Avenue on the west, and the East Chester/Samson Avenue alignment on the south; and, the amendment of Policy LU-8.1 of the Southwest Fresno Specific Plan to read “except for the area bounded by Vine Avenue on the north, State Route 41 on the east, Elm Avenue on the west, and the East Chester/Samson Avenue alignment on the south, in order to allow the continuation of legally established and operating uses as of February 18, 2021.”, as depicted by Exhibit “A” attached hereto and incorporated herein by reference.

* * * * *

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

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

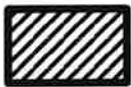
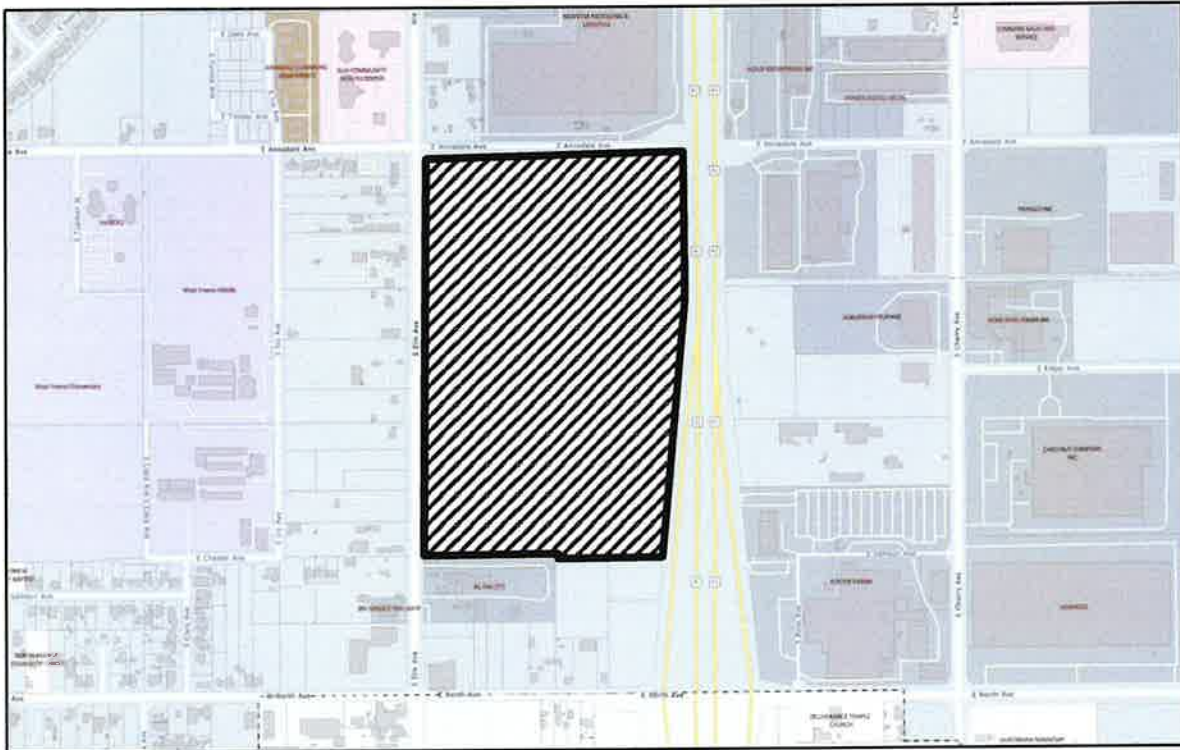
By: _____ Date
Deputy

APPROVED AS TO FORM:
ANDREW JANZ
City Attorney

By: _____ Date
Talía Kolluri
Assistant City Attorney

Attachment: Exhibit A

Exhibit "A"



Proposes to amend the Fresno General Plan from the Neighborhood Mixed Use planned land use designation to the Employment – Light Industrial planned land use designation; and, Southwest Fresno Specific Plan Policy LU-8.1, as amended, to read:

"Except for the area bounded by Vine Avenue on the north, State Route 41 on the east, Elm Avenue on the west, and the East Chester/Samson Avenue alignment on the south, in order to allow the continuation of legally established and operating uses as of February 18, 2021.