

Exhibit Q

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF FRESNO, CALIFORNIA, TO APPROVE REZONE APPLICATION NO. P22-00400 TO AMEND THE OFFICIAL ZONING MAP TO REZONE APPROXIMATELY 119 ACRES OF PROPERTY WITHIN THE CENTRAL SOUTHEAST AREA SPECIFIC PLAN AREA TO BE CONSISTENT WITH THE PLANNED LAND USE MAP.

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 December 3, 2015, by Ordinance 2015-39, the City Council adopted the Citywide Development Code to implement the Fresno General Plan; and

WHEREAS on February 4, 2016, by Ordinance 2016-4, the City Council updated the Official Zoning Map of the City of Fresno; 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 Central Southeast Area Specific Plan based on the Draft Land Use Map and Guiding Principles, 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:
624970v1



Ordinance No.

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

WHEREAS, the environmental assessment conducted for the Central Southeast Area Specific Plan resulted in the preparation of 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, 2025; and

WHEREAS, on June 5, 2023, at its regularly scheduled meeting, the Airport Land Use Commission found the proposed Central Southeast Specific Plan consistent with the Airport Land Use Compatibility Plan by a unanimous vote; and

WHEREAS, pursuant to the provisions of 15-5809 of the Fresno Municipal Code, the Planning Commission of the City of Fresno scheduled a duly noticed public hearing on January 21, 2026, to consider Rezone Application P23-00400, and the associated Environmental Assessment 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 Mitigated Negative Declaration prepared for Environmental Assessment No. P23-00400 and took action, as evidenced in Planning Commission Resolutions Nos. 19949 and 19950, to recommend approval of the subject applications; and

WHEREAS, on February 19, 2026, the Fresno City Council held a public hearing to consider Rezone Application No. P23-00400 and received both oral testimony and written information.

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 Rezone Application P23-00400 will have a significant effect on the environment, and that adoption of the Recirculated Mitigated Negative Declaration (SCH No. 2023020138) reflects the Council's independent judgment and analysis.

SECTION 2. The Council finds the requested Rezone Application is consistent with the planned land use designation of the Fresno General Plan as expressed in Figure LU-1 as amended by Plan Amendment Application No. P23-00400.

SECTION 3. The Council hereby rezones 119 acres of property within the Central Southeast Area Specific Plan as shown on the Map in Attachment 1: Proposed Changes to the Zoning Map, with all conditions of zoning remaining in full force and effect.

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.

* * * * *

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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 :

Mayor Approval: _____, 2026
Mayor Approval/No Return: _____, 2026
Mayor Veto: _____, 2026
Council Override Vote: _____, 2026

AMY K. ALLER
Interim City Clerk

By: _____
Deputy Date

APPROVED AS TO FORM:
ANDREW JANZ
City Attorney

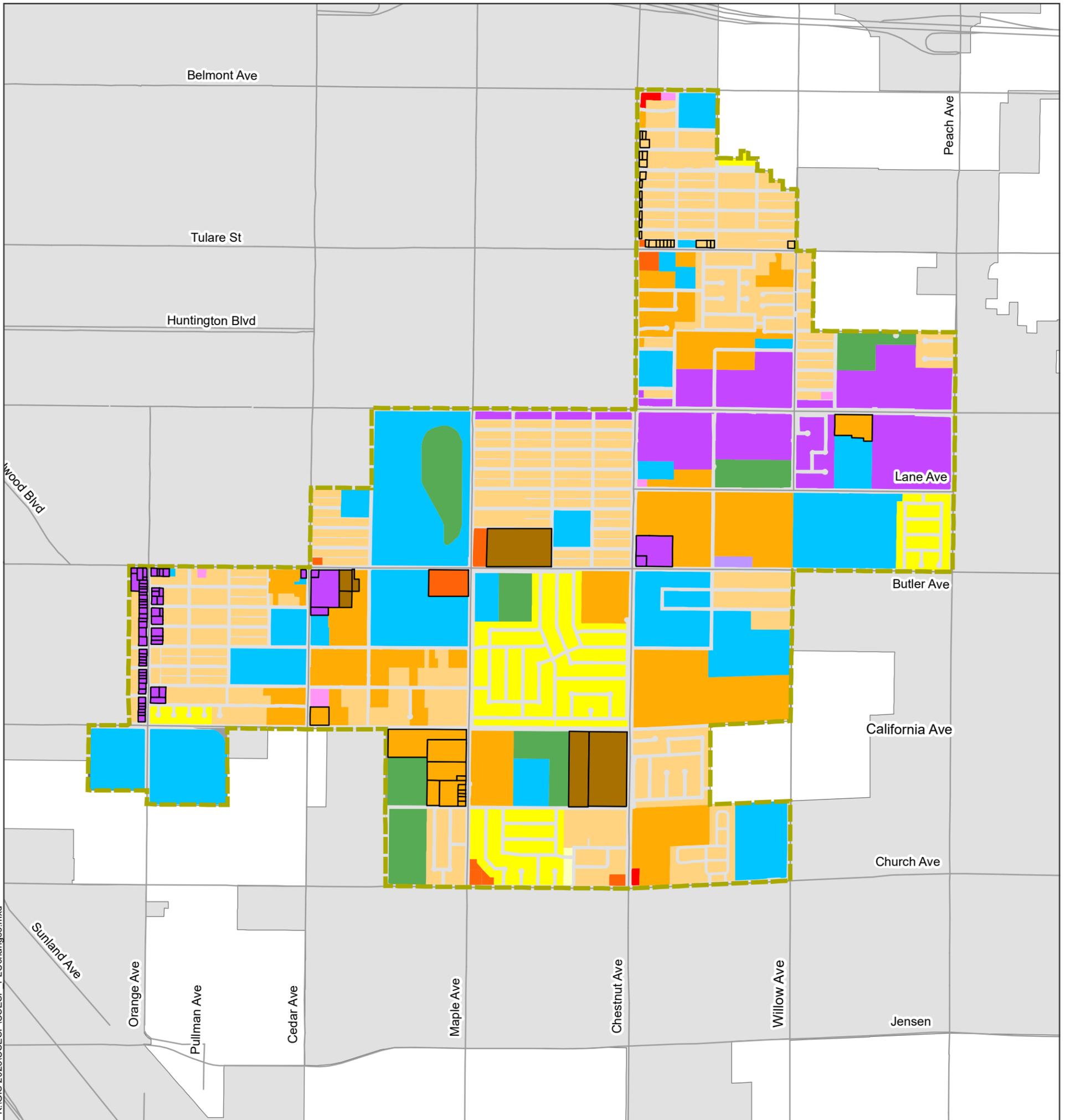
By: _____
Talía Kolluri Date
Assistant City Attorney

Attachment:
Attachment 1: Proposed Changes to the Zoning Map

Attachment 1



Proposed Zoning Changes in the Central Southeast Area Specific Plan Area



K:\GIS\2025\CSESP\CSESP_PLUchanges.mxd

Legend

Proposed Land Use Changes

- Commercial – Community
- Corridor - Center Mixed Use
- Residential - Medium Density
- Residential - Medium High Density
- Urban Neighborhood

General Plan - Planned Land Use

RESIDENTIAL

- Low Density (1-3.5 D.U./acre)
- Medium Low Density (3.5-6 D.U./acre)

Central Southeast Specific Plan

City limits

Medium Density (5.0-12 D.U./acre)

Medium High Density (12-16 D.U./acre)

COMMERCIAL

- Community
- General

EMPLOYMENT

- Office
- Light Industrial
- Heavy Industrial

MIXED USE

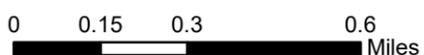
- Neighborhood Mixed Use
- Corridor/Center Mixed Use

OPEN SPACE

- Community Park
- Neighborhood Park
- Open Space
- Ponding Basin
- Ponding Basin (Park use)

PUBLIC FACILITIES

- Public/Quasi-public Facility
- Special School
- Elementary School
- Middle School
- College
- Fairgrounds
- Fire Station
- PG & E Substation



Prepared by the Planning and Development Department
 Disclaimer: This map is believed to be an accurate representation of the City of Fresno GIS data, however we make no warranties either expressed or implied for correctness of this data.