

Exhibit Z

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, Rezone Application No. P20-01665 has been filed by Steve Brock with SDG Fresno 570 LLC with the City of Fresno to rezone 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 of the City of Fresno held a public hearing on the 1st day of June 2022, to consider Rezone Application No. P20-01665 and related Addendum to Project Environmental Impact Report ("PEIR") SCH No. 2017031012, dated January 15, 2021, during which the Commission considered the environmental assessment and rezone application, and recommended to the Council of the City of Fresno approval, of the subject environmental assessment and rezone application to amend the City's Zoning Ordinance on real property described herein below from the NMX (*Neighborhood Mixed Use*) zone district to the IL (*Light Industrial*) zone district; and,

WHEREAS, the Council of the City of Fresno, on the 13th day of October 2022, received the recommendation of the Planning Commission.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF FRESNO DOES ORDAIN AS FOLLOWS:

1 of 5

Date Adopted:

Date Approved:

Effective Date:

City Attorney Approval:  _____

Ordinance No. _____

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 rezoning is in the best interest of the City of Fresno. The Council finds in accordance with its own independent judgment that there is no substantial evidence in the record that Rezone Application No. P20-01665 may have additional significant effects on the environment that were not identified in the Southwest Fresno Specific Plan Program-Level Environmental Impact Report SCH No. 2017031012 ("SWFSP PEIR") and that all applicable mitigation measures of the SWFSP PEIR have been applied to the project necessary 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 corresponding revisions to the parcels set forth in Rezone Application No. P20-01665, 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 is appropriate in accordance with the provisions of CEQA Section 21166 and CEQA Guidelines Section 15164. Accordingly, the Council adopts the addendum to the Program Environmental Impact Report ("PEIR") SCH No. 2017031012, dated January 15, 2021.

SECTION 2. The Council finds the requested IL (*Light Industrial*) zone district is consistent with the Light Industrial planned land use designation of the Fresno General Plan and Southwest Fresno Specific Plan.

SECTION 3. The Council finds that the zone district of the real property described hereinbelow, located in the City of Fresno, is rezoned from the NMX (*Neighborhood Mixed*

Use) zone district to the IL (*Light Industrial*) 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 passage.

* * * * *

CLERK'S CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF FRESNO)
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, California, at a regular meeting held on the 13th day of October 2022, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

TODD STERMER, CMC
City Clerk

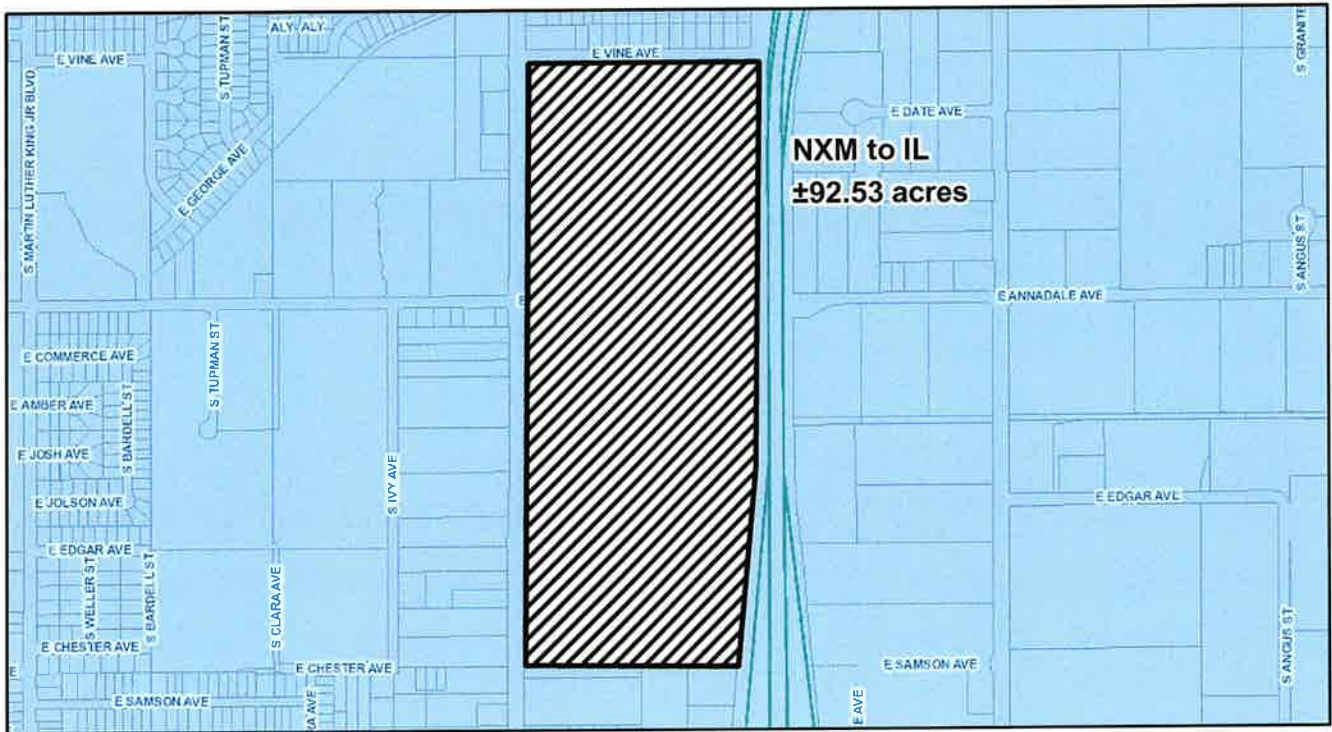
By _____
Deputy

APPROVED AS TO FORM:
RINA M. GONZALES
Interim City Attorney

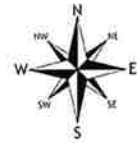
By _____
Talia Kolluri Date
Assistant City Attorney

Attachments: Exhibit A


Exhibit A



Rezone Application No. P20-01665
APNs: Multiple APNs



 City Limits

 Proposes to rezone ±92.53 acres of property from the NXM (*Neighborhood Mixed Use*) zone district to the IL (*Light Industrial*) zone district.