

CITY OF FRESNO NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

In accordance with Section 15072 of the California Environmental Quality Act Guidelines, this notice is to inform the general public that the City of Fresno has completed an Initial Study and Mitigated Negative Declaration (IS/MND) for General Plan Amendment Application No. P23-00400. The General Plan Amendment was filed by the City of Fresno (Applicant) for portions of the Central Southeast Area Specific Plan (Specific Plan). Specific Plan proposes the repeal of the Roosevelt Community Plan and the Butler/Willow Specific Plan, amendment of the Fresno General Plan, and the rezoning of approximately 119 acres in the Plan Area. The Specific Plan Area is just east and southeast of Downtown Fresno and is bounded by Belmont Avenue to the north, Fourth Avenue to the west, Church Avenue to the south, and Peach Avenue to the east and encompasses approximately 2,067 acres.

The proposed project would create the City of Fresno Central Southeast Area Specific Plan (Specific Plan), a long-range planning document that provides a vision for growth and development in the community over the next 20 to 30 years. The proposed Specific Plan would address a wide range of topics that impact the quality of life in the community, including affordable housing, jobs and economic development, transportation, parks and open space, and a healthy environment. The proposed Specific Plan would address community needs and guide future public and private development to create a more vibrant, attractive, equitable, and healthy community in a way that builds upon the social and cultural strengths of the existing Specific Plan Area.

The proposed land use designations of the Specific Plan are consistent with the General Plan; however, the proposed Specific Plan proposes rezoning of approximately 119 acres in the Plan Area, in addition to the repeal of the Roosevelt Community Plan and the Butler/Willow Specific Plan. These changes would facilitate revitalization of vacant lands or facilities along the Cesar Chavez Corridor, encourage development of underutilized parking lots near the Maple and Butler Avenue intersection, and encourage development of underutilized land near the Cedar and Butler Avenue intersection. The Specific Plan would also create higher intensity mixed-use infill opportunities along priority corridors and at key opportunity sites. Overall, development consistent with the proposed Specific Plan is expected to be less intense than what was contemplated by the General Plan.

The City of Fresno is making the proposed IS/MND available to interested agencies and members of the public for review and comment. The public review period will begin on December 19, 2025 and conclude on January 19, 2026. The IS/MND is available for review during regular business hours at the Planning and Development Department, Fresno City Hall, 2600 Fresno Street, 3rd Floor, Room 3043, Fresno, CA 93721-3604 or by contacting Juan Lara at (559) 621-8039 or Juan.Lara@fresno.gov and PublicCommentsPlanning@fresno.gov, for the above EA. *Para información en español, comuníquense con Juan Lara (al número de teléfono (559) 621-8039).* A Planning Commission hearing date for this project is tentatively scheduled for January 21, 2025.

Following the Planning Commission hearing, a City Council hearing will be scheduled. Both the IS/MND and the Draft Specific Plan are available at www.fresno.gov/centralsoutheastplan.

**CITY OF FRESNO
PLANNING AND DEVELOPMENT DEPARTMENT**

NOTICE OF PUBLIC HEARING

**CENTRAL SOUTHEAST SPECIFIC PLAN AND RELATED
ENVIRONMENTAL ASSESSMENT**

NOTICE IS HEREBY GIVEN that the Fresno City Planning Commission and City Council, in accordance with the procedures of Chapter 15, Sections 5007 and 5801-5812 and California Government Code Section 65854 and in accordance with the procedures of Article 50, Chapter 15, of the Fresno Municipal Code, will conduct a public hearings to consider the items below, filled by the City of Fresno. These applications have been initiated by the Fresno City Council.

Project Description and Location. The proposed project is the adoption of the Central Southeast Specific Plan which entails amendment of the Fresno General Plan and adoption of the related Environmental Assessment. The Specific Plan Area is just east and southeast of Downtown Fresno and is bounded by Belmont Avenue to the north, Fourth Avenue to the west, Church Avenue to the south, and Peach Avenue to the east and encompasses approximately 2,067 acres. More information about the Central Southeast Specific Plan process can be found at the following link: www.fresno.gov/centralsoutheastplan. At the hearing, the following will be considered:

Environmental Assessment No. P23-00400 dated December 19, 2025, consideration of a Mitigated Negative Declaration, of the proposed project pursuant to the California Environmental Quality Act (CEQA) Guidelines.

Plan Amendment and Rezone Application P23-00400 which proposes to:

- a. **Repeal** the Roosevelt Community Plan, pertaining to approximately 15,721 acres, and the Butler/Willow Specific Plan, pertaining to approximately 563 acres.
- b. **Adopt** the Central Southeast Area Specific Plan and accompanying Planned Land Use Map.
- c. **Amend** the Planned Land Use Map (Figure LU-1) of the Fresno General Plan to incorporate the land use changes proposed in the Central Southeast Area Specific Plan.
- d. **Rezone** approximately 119 acres of property within the Central Southeast Area Specific Plan area to be consistent with the planned land uses proposed in the Plan.

This published notice is provided in lieu of mailed notices to affected property owners pursuant to Fresno Municipal Code section 15-5007-d.

FRESNO CITY PLANNING COMMISSION

Date: Wednesday, January 21, 2026
Time: 6:00 p.m., or thereafter
Place: City Hall Council Chambers
2600 Fresno Street, 2nd Floor
Fresno, CA 93721; or watch the live
broadcast via the Zoom link located on
the agenda found here:
<https://fresno.legistar.com/Calendar.aspx>

FRESNO CITY COUNCIL

Date: Thursday, February 19, 2026
Time: 9:20 a.m., or thereafter
Place: City Hall Council Chambers
2600 Fresno Street, 2nd Floor
Fresno, CA 93721; or watch the live
broadcast via the Zoom link located on
the agenda found here:
<https://fresno.legistar.com/Calendar.aspx>

Any interested person may also watch the meeting electronically during the public hearing through instructions provided on the Planning Commission and City Council Agendas and present written testimony - in advance of the Planning Commission agenda item being heard, via e-comment or by email to PublicCommentsPlanning@fresno.gov (cc: Juan.Lara@fresno.gov). Any interested person may appear at either or both of the public hearings and present written testimony or speak in favor or against the project proposal. However, for Planning Commission all documents to be submitted to the Planning Commission for its consideration prior to or at the hearing shall be submitted to the Planning Commission by 4:00 p.m. the day prior to the

Commission agenda item being heard pursuant to the Planning Commission rules and procedures. All documents submitted to the City Council for its consideration shall be submitted to the City Clerk at least 24 hours prior to the Council Agenda item being heard, pursuant to the City Council’s meeting rules and procedures. If an individual challenges the above applications in court, they may be limited to raising only those issues that were raised at the public hearings described in this notice, or in written correspondence delivered to the Development Services Division of the Planning and Development Department and/or Planning Commission and City Council consistent with their respective rules of procedure at, or prior to, the public hearing. The Planning Commission recommendation on the proposed Plan Amendment and Environmental Assessment will be considered by the City Council.

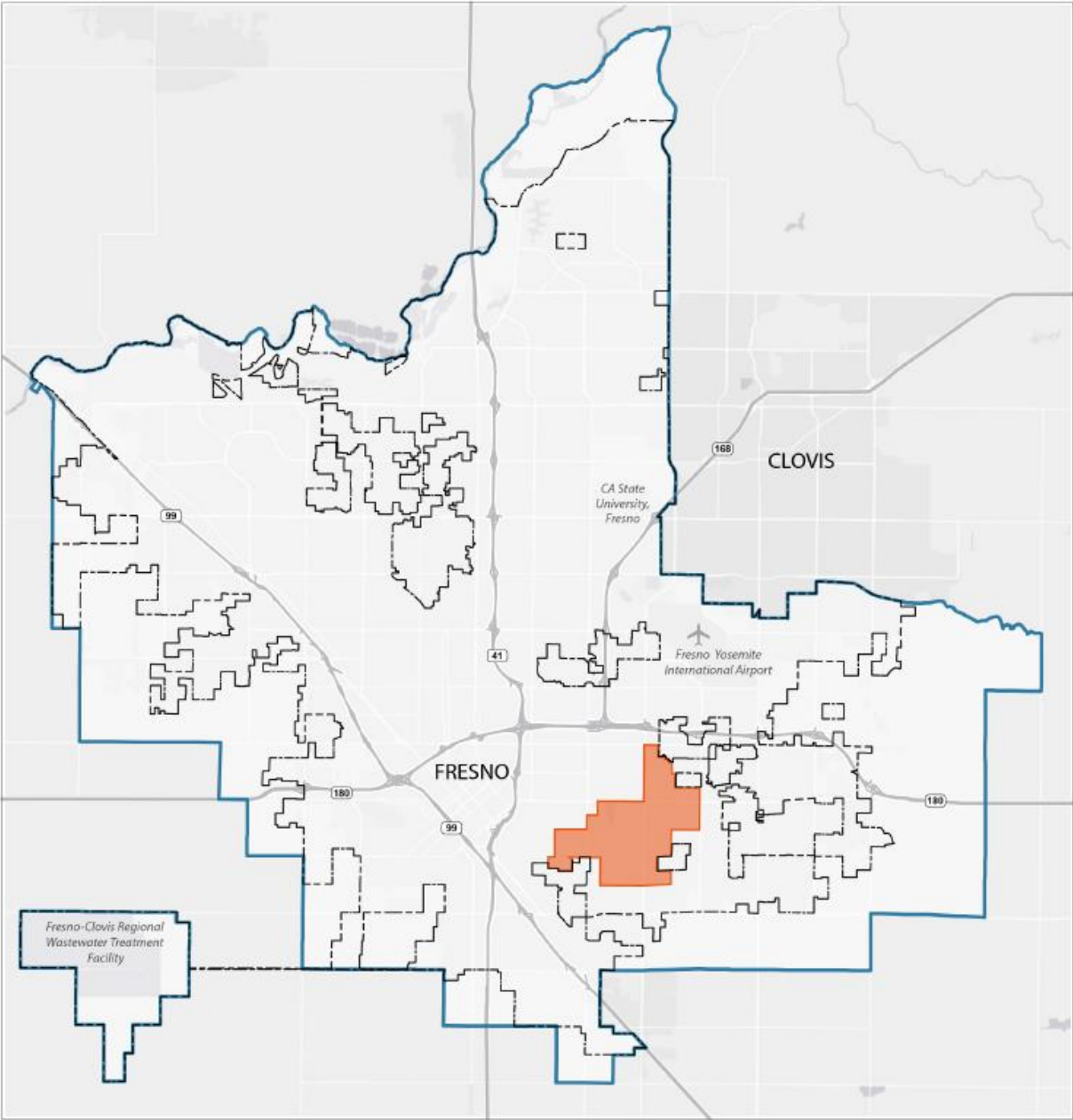
For additional information, contact **Juan Lara**, Planning and Development Department, by telephone at **(559) 621-8039**, or via e-mail at Juan.Lara@fresno.gov. ***Si necesita información en español, comuníquese con Juan Lara al teléfono (559) 621-8039. Yog xav paub ntxiv, thov hu rau Kao Vang ntawm (559) 621-8058 los yog xav ntawv rau tws email Kao.Vang@fresno.gov.***

PLANNING AND DEVELOPMENT DEPARTMENT
Jennifer K. Clark, AICP, HDFP, Director & Secretary

Dated: December 23, 2025

PLANNING AND DEVELOPMENT DEPARTMENT
Jennifer K. Clark, AICP, HDFP, Director

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Publication Date: December 31, 2025



Context Map

- Legend**
- City of Fresno City Limits
 - Sphere of Influence
 - Central Southeast Plan Boundary

Central Southeast Fresno Specific Plan

