

Exhibit V
Resolution Approving Plan
Amendment Application P24-03963

RESOLUTION NO. 2024-_____

A RESOLUTION OF THE COUNCIL OF THE CITY OF FRESNO,
CALIFORNIA, UPDATING THE LAND USE MAP (FIGURE LU-1) OF
THE FRESNO GENERAL PLAN TO INCORPORATE THE SOUTH
CENTRAL SPECIFIC PLAN (PLAN AMENDMENT P24-03965)

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

WHEREAS, the Fresno General Plan includes general goals, policies and objectives that apply to the City of Fresno as a whole; and

WHEREAS, the Fresno General Plan prioritized specific areas for incentives and other benefits to accelerate reinvestment, including the South Industrial Priority Area; and

WHEREAS, the Fresno City Council voted to allocate funds for a Specific Plan and Environmental Impact Report within the South Industrial Priority Area; and

WHEREAS, in November of 2019, the City Council adopted Resolution 2019-235, providing land use and public engagement guidance to the planning effort, and naming the plan the South Central Specific Plan (the Plan), pertaining to approximately 5,567 acres located in the South Industrial Priority Area; and

WHEREAS, an 11-member Advisory Committee was established, comprised of residents, business owners, property owners, a representative of Orange Center Elementary School and a representative of the Malaga County Water District to offer guidance and input during the development of the Plan; and

1 of 5

Date Adopted:

Date Approved:

Effective Date:

City Attorney Approval: 

Resolution No.

WHEREAS, the Advisory Committee held eight public meetings during the course of the planning process following Brown Act procedures, and recommended the vision, guiding principles and policies in Chapter 3 of the Plan; and

WHEREAS, seven community workshops were held on various topics including vision, guiding principles, goals, mitigation measures, policies, land use concepts, buffer techniques and economic development; and

WHEREAS, on May 31, 2024, the City released a Public Draft of the Plan for a 60-day public comment period and one public open house meeting was held on July 11, 2024; and

WHEREAS on November 13, 2024, the City released a November 2024 updated draft of the Plan which incorporated changes recommended by the public in comments on the May 2024 Draft, changes recommended by City staff in response to comments on the Environmental Impact Report, and technical revisions to improve clarity, update outdated information and correct typographical errors; and

WHEREAS, the Planning and Development Director has initiated Plan Amendment Application No. P24-03961 to repeal the North Avenue Industrial Triangle Specific Plan, Plan Amendment Application No. P24-03962 to repeal a portion of the Roosevelt Community Plan; and P24-03963 to adopt the South Central Specific Plan; and

WHEREAS, the Planning and Development Director has initiated Plan Amendment Application No. P24-03965 to update the Land Use Map (Figure LU-1) of the Fresno General Plan, and Rezone Application No. P24-03970 to rezone approximately 279 acres of property within the Plan area to be consistent with the planned land uses; and

WHEREAS, pursuant to the provisions of 15-5809 of the Fresno Municipal Code, the Planning Commission of the City of Fresno held a duly noticed public hearing on November 20, 2024, to consider the subject applications and the associated Final EIR; and

WHEREAS, the Fresno City Planning Commission took action, as evidenced in Planning Commission Resolution No. 13871, to recommend approval of the subject applications; and

WHEREAS, on December 5, 2024, the Fresno City Council held a public hearing to consider Plan Amendment Application No. P24-03963 to adopt the South Central Specific Plan and related applications P24-03961 to repeal the North Avenue Industrial Triangle Specific Plan, P24-03962 to repeal a portion of the Roosevelt Community Plan, P24-03965 to update the Land Use Map (Figure LU-1) of the Fresno General Plan, and Rezone Application No. P24-03970 to rezone approximately 279 acres of property within the Plan area to be consistent with the planned land uses and received both oral testimony and written information presented at the hearing regarding the subject applications; and

WHEREAS, prior to taking action on this project, Council certified the Final EIR (SCH No. 2017031012) for the South Central Specific Plan, approving the Mitigation Monitoring and Reporting Program, adopting the Findings of Fact, and a Statement of Overriding Considerations, and determining that it was prepared in compliance with the California Environmental Quality Act.

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 Final Program EIR (SCH No. 2019079022) for the South Central Specific Plan, and Plan Amendment Application No. P24-03965 to update the Land Use Map (Figure LU-1) of the Fresno General Plan, along with the Mitigation Monitoring and Reporting Program, Findings of Fact, and Statement of Overriding Considerations, has been properly certified pursuant to the

requirements of CEQA Guidelines Section 15090 including all required written findings pursuant to CEQA Guidelines Section 15091, through Resolution No. _____.

2. The Council finds the adoption of the proposed Plan Amendment P24-03965 is in the best interest of the City of Fresno.

3. The Council of the City of Fresno hereby adopts Plan Amendment Application No. P24-03965 to update the Land Use Map (Figure LU-1) of the Fresno General Plan to incorporate the land use changes proposed in the South Central Specific Plan for approximately 1,103 acres of property located within the South Industrial Priority Area as described in Exhibit A.

* * * * *

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 _____, 2024.

AYES :
NOES :
ABSENT :
ABSTAIN :

Todd Stermer, CMC
City Clerk

By: _____
Deputy

APPROVED AS TO FORM:
ANDREW JANZ
City Attorney

By: _____
Kristi M Costa Date
Supervising Deputy City Attorney

Attachment:
- Exhibit A – Map of proposed changes to General Plan Planned Land Use Map

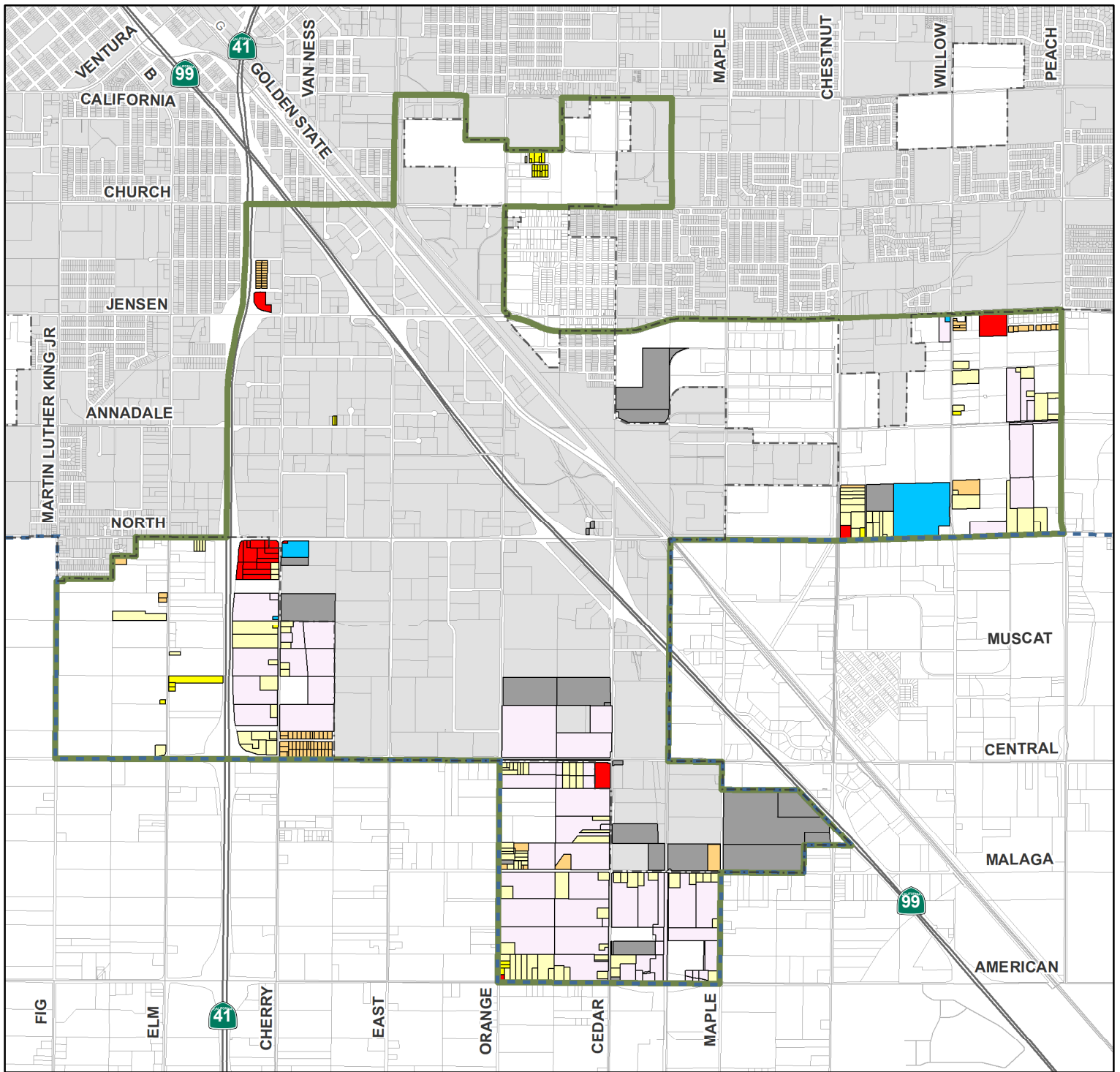


FIGURE 4-7: ADOPTED GENERAL PLAN PARCELS CHANGING BY THE SPECIFIC PLAN LAND USE
EXHIBIT A

Legend

RESIDENTIAL

- Low Density
- Medium Low Density
- Medium Density

EMPLOYMENT

- Business Park
- Light Industrial

PUBLIC FACILITIES

- Public Facility

COMMERCIAL

- General



Fresno Sphere of Influence

Fresno City Limits

South Central Specific Plan (SCSP)

