

## Exhibit O

**FRESNO CITY PLANNING COMMISSION  
RESOLUTION NO. 13768**

The Fresno City Planning Commission, at its meeting on September 21, 2022, adopted the following resolution relating to Pre-zone Application No. P22-00442.

WHEREAS, Pre-zone Application No. P22-00442 has been filed with the City of Fresno by D. R. Horton for approximately 123.74 acres of property located on the southeast corner of the East California Avenue alignment and South Willow Avenue; and,

WHEREAS, Pre-zone Application No. P22-00442 proposes to pre-zone: approximately 38.37 acres of the subject property from the Fresno County AL20 (*Limited Agriculture*) zone district to the City of Fresno RS-5 (*Single-Family Residential, Medium Density*) zone district; approximately 37.90 acres of the subject property from the Fresno County AL20 (*Limited Agriculture*) zone district to the RS-5/ANX (*Single-Family Residential, Medium Density/Annexed Rural Residential Transitional Overlay*) zone district; and, approximately 41.70 acres of the subject property from the Fresno County AL20 (*Limited Agriculture*) zone district to the City of Fresno RM-2/ANX (*Multi-Family Residential, Urban Neighborhood/Annexed Rural Residential Transitional Overlay*) zone district; and,

WHEREAS, on September 21, 2022, the Fresno City Planning Commission reviewed the subject pre-zone application in accordance with the policies of the Fresno General Plan and Roosevelt Community Plan; and,

WHEREAS, during the September 21, 2022, hearing, the Commission received a staff report and related information, environmental documents and considered testimony regarding the requested pre-zoning change; and,

WHEREAS, the Commission conducted a public hearing to review the proposed pre-zone and considered the Planning and Development Department's report recommending approval of the proposed pre-zone application; and,

WHEREAS, the Fresno City Planning Commission considered the proposed pre-zone relative to the staff report and environmental assessment issued for the project; and,

WHEREAS, the Fresno City Planning Commission invited testimony with respect to the proposed pre-zone; and,

WHEREAS, no members of the public spoke in opposition or in support of the project.

NOW, THEREFORE, BE IT RESOLVED that the Fresno City Planning Commission hereby finds and determines that there is no substantial evidence in the record to indicate that Pre-zone Application No. P22-00442 may have additional significant effects on the environment that were not identified in the Project Specific Mitigation

Measure Checklist; and hereby recommends approval to the City Council the Mitigated Negative Declaration prepared for Environmental Assessment No. T-6345/P22-00411/P22-00442 dated August 12, 2022, for the proposed project.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends approval to the City Council of Pre-zone Application No. P22-00442 to pre-zone: approximately 38.37 acres of the subject property from the Fresno County AL20 (*Limited Agriculture*) zone district to the City of Fresno RS-5 (*Single-Family Residential, Medium Density*) zone district; approximately 37.90 acres of the subject property from the Fresno County AL20 (*Limited Agriculture*) zone district to the RS-5/ANX (*Single-Family Residential, Medium Density/Annexed Rural Residential Transitional Overlay*) zone district; and, approximately 41.70 acres of the subject property from the Fresno County AL20 (*Limited Agriculture*) zone district to the City of Fresno RM-2/ANX (*Multi-Family Residential, Urban Neighborhood/Annexed Rural Residential Transitional Overlay*) zone district, as described and depicted on the attached Exhibit "A".

The foregoing Resolution was adopted by the Fresno City Planning Commission upon a motion by Chairperson Vang, seconded by Commissioner Fuentes.

VOTING:           Ayes - Vang, Fuentes, Bray, Diaz, Fuentes, Wagner  
                      Noes - None  
                      Not Voting - None  
                      Absent - Criner

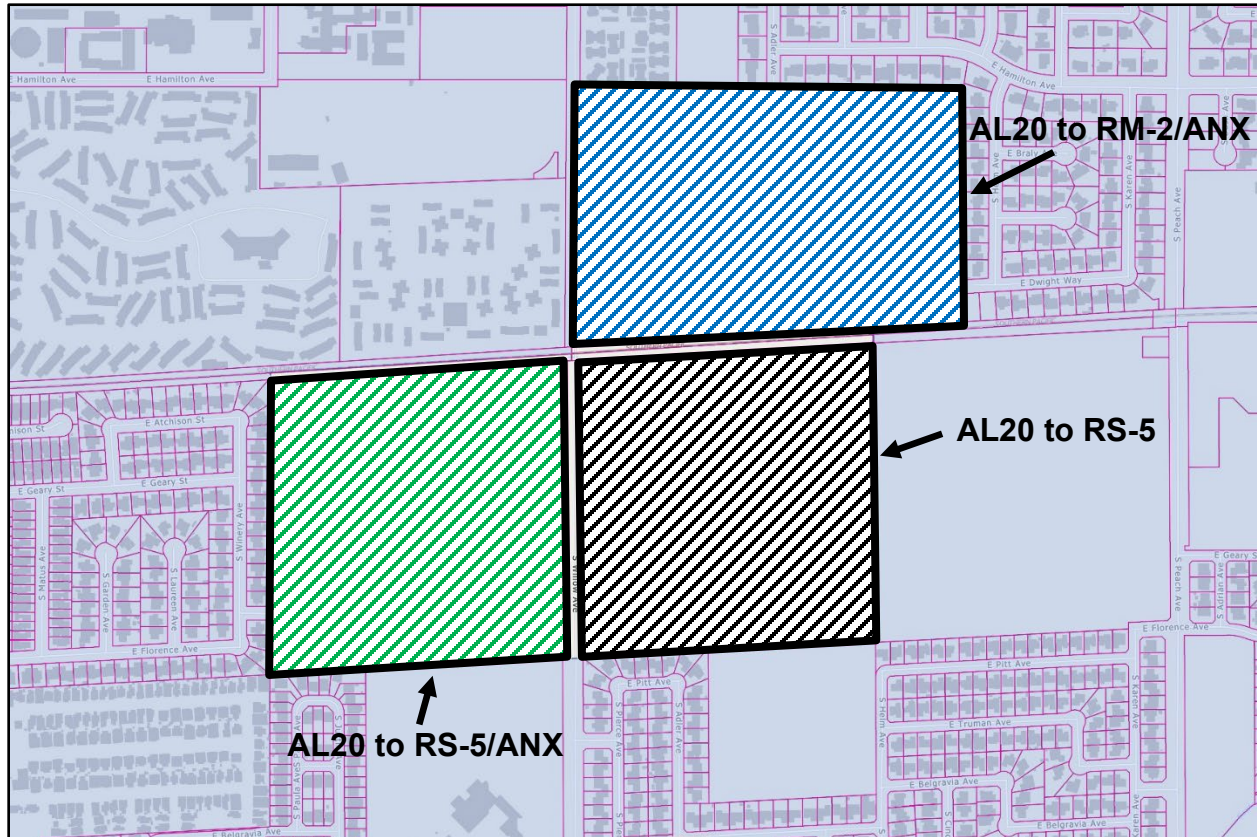
DATED: September 21, 2022

  
JENNIFER K. CLARK, Secretary  
Fresno City Planning Commission

Resolution No. 13768  
Pre-zone Application No. P22-00442  
Filed by D. R. Horton  
Action: Recommend Approval to the  
City Council





Attachment: Exhibit A

## Exhibit A



**Pre-zone Application No. P22-00442**  
**APNs: 481-020-01, 481-060-02S, 473-030-63, 473-030-10**



-  City Limits
-  Proposes to pre-zone approx. 38.37 acres of property from the Fresno County AL20 (*Limited Agriculture*) zone district to the City of Fresno RS-5 (*Single-Family Residential, Medium Density*) zone district.
-  Proposes to pre-zone approx. 37.90 acres from the Fresno County AL20 (*Limited Agriculture*) zone district to the City of Fresno RS-5/ANX (*Single-Family Residential, Medium Density/Annexed Rural Residential Transitional Overlay*) zone district.
-  Proposes to pre-zone approx. 41.70 acres from the Fresno County AL20 (*Limited Agriculture*) zone district to the City of Fresno RM-2/ANX (*Multi-Family Residential, Urban Neighborhood/Annexed Rural Residential Transitional Overlay*) zone district.