

Exhibit O

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13916**

The Fresno City Planning Commission, at its regular meeting on September 3, 2025, adopted the following resolution relating to Annexation Application No. P23-02268.

WHEREAS, Annexation Application No. P23-02268 has been filed with the City of Fresno by Bonique Emerson of Precision Civil Engineering, Inc., on behalf of Cameron Graham of Golden State Developers, LLC, pertaining to approximately 9.46 acres of property located on the west side of South Peach Avenue, between East Tulare Street and East Huntington Avenue; and,

WHEREAS, Annexation Application No. P23-02268 proposes to initiate annexation proceedings to request a change of organization ("Tulare-Peach No. 3b Reorganization") resulting in an annexation to the City of Fresno and detachment from the Kings River Conservation District and the Fresno County Fire Protection District, of certain property consisting of approximately 9.46 acres and hereinafter called the "subject territory;" and,

WHEREAS, LAFCO requires that the subject territory be pre-zoned consistent with the City of Fresno General Plan ("General Plan") prior to the initiation of annexation proceeding; and,

WHEREAS, it has been determined that pre-zoning approximately 4.18 acres of property with the RS-5 (*Single-Unit Residential, Medium Density*) zone district and approximately 4.80 acres of property with the RS-5/ANX (*Single-Unit Residential, Medium Density/Annexed Rural Residential Transitional Overlay*) zone district are consistent with the existing Fresno General Plan land use designation; and,

WHEREAS, the annexation will be made pursuant to Part 3 of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 contained in Division 3 of Title 5 commencing with Section 56000 of the California Government Code; and,

WHEREAS, the Council District 7 Project Review Committee is not active at this time; and,

WHEREAS, no neighbors spoke in opposition or support of the proposed project.

WHEREAS, the property owner abutting to the south asked questions about screening for the subject property; and,

WHEREAS, the project applicant volunteered to construct a 6-foot block wall along the northern, southern, and western property lines; and,

WHEREAS, a description of the boundaries of the subject territory is set forth in Exhibit A; and,

WHEREAS, this proposal is within the established sphere of influence of the City of Fresno; and,

WHEREAS, the proposed reorganization is uninhabited under the definition of Section 56046 of the California Government Code; and,

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WHEREAS, municipal services for the subject territory will be provided in a manner described in the Service Delivery Plan pursuant to the requirements set forth in Government Code Section 56653; and,

WHEREAS, this proposed reorganization will result in logical growth, the provision of municipal services, and the application of appropriate development standards and controls within the City of Fresno, and implements the Council's policy to unify the metropolitan area; and,

WHEREAS, on September 3, 2025, the Fresno City Planning Commission conducted a public hearing to review the proposed Annexation Application No. P23-02268, as well as the proposed pre-zoning of the subject property in accordance with Pre-zone Application No. P23-02269 and considered the associated Mitigated Negative Declaration prepared for Environmental Assessment No. T-6432/P23-02268/P23-02269/P23-03234 dated August 8, 2025, for the proposed project pursuant to California Environmental Quality Act (CEQA) Guidelines, received public testimony and considered the Planning and Development Department's report recommending approval of the proposed annexation application and environmental assessment; and,

WHEREAS, the Fresno City Planning Commission has reviewed the environmental assessment prepared for the proposed project, Environmental Assessment No. T-6432/P23-02268/P23-02269/P23-03234 dated August 8, 2025, for the proposed project pursuant to CEQA Guidelines, and is satisfied that the appropriate measures of development will adequately reduce or alleviate any potential adverse impacts either generated from the proposal, or impacting the proposal from an off-site source, and hereby concurs with the issuance of a Mitigated Negative Declaration; and,

WHEREAS, the Fresno City Planning Commission reviewed the subject annexation application in accordance with the land use policies of the Fresno General Plan and Roosevelt Community Plan.

NOW, THEREFORE, BE IT RESOLVED that the Fresno City Planning Commission hereby finds and determines in accordance with its own independent judgment that there is no substantial evidence in the record to indicate that Annexation Application No. P23-02268 may have a significant effect on the environment as identified by, and evaluated within, the Mitigated Negative Declaration prepared for Environmental Assessment No. T-6432/P23-02268/P23-02269/P23-03234 dated August 8, 2025 for the proposed project pursuant to CEQA Guidelines.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that Annexation Application No. P23-02268, which proposes to initiate annexation proceedings to request a change of organization ("Tulare-Peach No. 3b Reorganization") resulting in an annexation to the City of Fresno and detachment from the Kings River Conservation District and the Fresno County Fire Protection District of the "subject territory," as depicted by the attached Exhibit "A" and described within staff report to the Planning Commission dated September 3, 2025, be approved.

The foregoing Resolution was adopted by the Fresno City Planning Commission upon a motion by Commissioner Shergill, seconded by Commissioner Lyday.

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VOTING: Ayes - Shergill, Lyday, Calandra, Criner, Vang (Chair)
 Noes - None
 Not Voting - None
 Absent - Bray (Vice Chair), Diaz

DATED: September 3, 2025

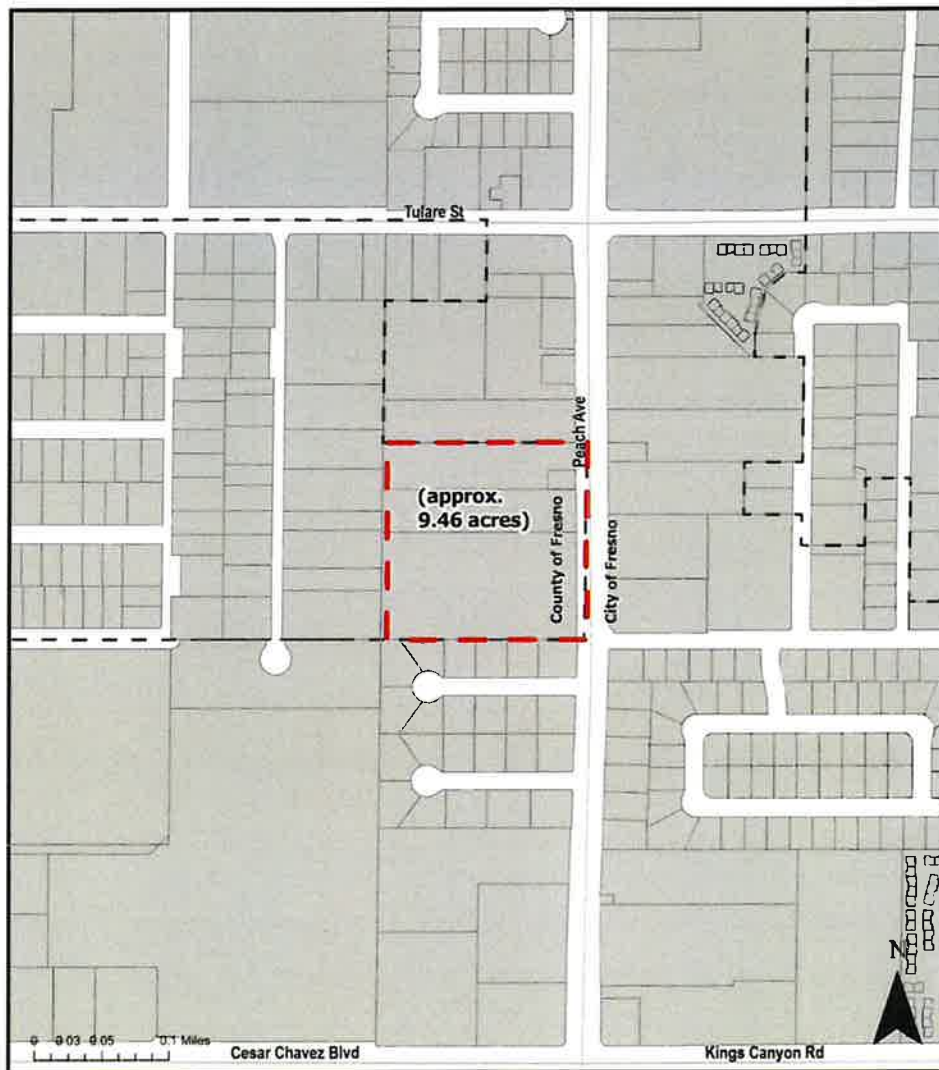


JENNIFER K. CLARK, Secretary
Fresno City Planning Commission


Resolution No. 13916
Annexation Application No. P23-02268
Filed by Bonique Emerson of Precision Civil
Engineering, Inc., on behalf of Cameron
Graham of Golden State Developers, LLC
Action: Recommend Approval to the City Council

Attachment: Exhibit A

Exhibit A
Annexation Exhibit



P23-02268
APN(s): 463-140-01, 463-140-02, 463-140-03, 463-140-04
West of the intersection of Peach Ave. and Tulare St.

 Fresno City Limits

 Proposed Area to be Annexed into the City of Fresno (approx. 9.46 Acres)