

Exhibit O

**FRESNO CITY PLANNING COMMISSION  
RESOLUTION NO. 13900**

The Fresno City Planning Commission at its regular meeting on June 4, 2025, adopted the following resolution pursuant to the Subdivision Map Act of the Government Code of the State of California and the Municipal Code of the City of Fresno.

WHEREAS, Vesting Tentative Tract Map No. 6376 filed by John Bonadelle of Bonadelle Neighborhoods, proposes to subdivide the subject property into a 202-lot single-family conventional residential subdivision on approximately 37.98 acres, located on the west side of South Armstrong Avenue, between the Southern Pacific Railroad line and East Church Avenue; and,

WHEREAS, on June 4, 2025, the Commission received a staff report and related information, environmental documents and considered testimony regarding the requested subdivision; and,

WHEREAS, the Planning and Development Department staff recommended approval of the proposed project subject to the conditions of approval contained in the staff report dated June 4, 2025; and,

WHEREAS, the Council District 5 Project Review Committee is not active at this time; and,

WHEREAS, the Fresno City Planning Commission, on June 4, 2025, reviewed the subject application in accordance with the policies of the Fresno General Plan and the Roosevelt Community Plan; and,

WHEREAS, no neighbors spoke in opposition or support of the proposed 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 the vesting tentative tract map may have additional significant effects on the environment as identified by Environmental Assessment No. T-6376/P21-05090/P21-05373 dated April 24, 2025.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission finds that approval of Vesting Tentative Tract Map No. 6376 is consistent with the adopted Fresno General Plan and Roosevelt Community Plan and the findings required pursuant to Section 66410 et. seq. of the California Government Code.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends approval of Vesting Tentative Tract Map No. 6376, subject to the Planning and Development Department Conditions of Approval dated June 4, 2025, and the following modifications:

1. Item No. 23 within the Conditions of Approval dated June 4, 2025, for Vesting Tentative Tract Map No. 6376.

Revise the condition below to strike out Lot 76 and replace with Lot 60:

Construct a minimum 7-foot-high sound wall (at finished grade of proposed site) pursuant to the solid wall requirements of Section 15-2006 of the FMC and recommendations of the Acoustical Analysis dated July 12, 2024. The sound wall shall be located along the entirety of property frontage along the railroad right-of-way, excepting the frontage along Lot 76 60 of Vesting Tentative Tract Map No. 6376 dated April 3, 2025.

2. Item No. 24 within the Conditions of Approval dated June 4, 2025, for Vesting Tentative Tract Map No. 6376.

Revise the condition below to strike out Lot 76 and replace with Lot 60:

Construct a minimum 8'-6" high sound wall (at finished grade of proposed site) pursuant to the solid wall requirements of Section 15-2006 of the FMC and recommendations of the Acoustical Analysis dated July 12, 2024. The sound wall shall be located along the northern property line of Lot 76 60 (adjacent to railroad right-of-way) and the northern 20 feet of the eastern property line of Lot 76 60 of Vesting Tentative Tract Map No. 6376 dated April 3, 2025.

3. Item No. 60 within the Conditions of Approval dated June 4, 2025, for Vesting Tentative Tract Map No. 6376.

Remove and replace the Public Works Department memorandum dated May 6, 2025, with the updated Public Works Department memorandum dated June 3, 2025, striking out the language relative to the requirement for installation of a temporary cul-de-sac below:

~~"Provide a temporary cul-de-sac with a 40' minimum radius with a 6" asphalt concrete dike on the adjacent parcel next to lots 95 and 96."~~

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

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

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DATED: June 4, 2025



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JENNIFER K. CLARK, Secretary  
Fresno City Planning Commission

Resolution No. 13900  
Vesting Tentative Tract Map No. 6376  
Filed by John Bonadelle of Bonadelle  
Neighborhoods  
Action: Recommend Approval to the City  
Council