

Exhibit R

FRESNO CITY PLANNING COMMISSION RESOLUTION NO. 13911

The Fresno City Planning Commission, at its meeting on August 6, 2025, adopted the following resolution relating to Pre-zone Application No. P24-04527.

WHEREAS, Pre-zone Application No. P24-04527 has been filed with the City of Fresno by Ernie Escobedo of QK, Inc., on behalf of Brandon De Young of De Young Properties, for approximately 39.06 acres of property located on the north side of East McKinley Avenue, between North Temperance and North De Wolf Avenue; and,

WHEREAS, Pre-zone Application No. P24-04527 proposes to pre-zone: approximately 23.56 acres of the subject property from the Fresno County AE20 (*Exclusive Agriculture*) zone district to the City of Fresno RS-4 (*Single-Family Residential, Medium Low Density*) zone district; and, approximately 15.50 acres of the subject property from the Fresno County AE20 (*Exclusive Agricultural*) zone district to the City of Fresno OS (*Open Space*) zone district; and,

WHEREAS, on August 6, 2025, the Fresno City Planning Commission reviewed the subject pre-zone application in accordance with the policies of the Fresno General Plan and McLane Community Plan; and,

WHEREAS, during the August 6, 2025, 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 Council District 7 Project Review Committee is not active at this time; 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. P24-04527 may have additional significant effects on the environment; and hereby recommends approval to the City Council of the Mitigated

PLANNING COMMISSION RESOLUTION No. 13911
Pre-zone Application No. P24-04527
August 6, 2025
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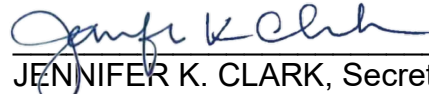
Negative Declaration prepared for Environmental Assessment No. T-6502/P24-04526/P24-04527/P25-00027 dated July 16, 2025, for the proposed project pursuant to California Environmental Quality Act (CEQA) Guidelines.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends approval to the City Council of Pre-zone Application No. P24-04527 to pre-zone: approximately 23.56 acres of the subject property from the Fresno County AE20 (*Exclusive Agriculture*) zone district to the City of Fresno RS-4 (*Single-Family Residential, Medium Low Density*) zone district; and, approximately 15.5 acres of the subject property from the Fresno County AE20 (*Exclusive Agricultural*) zone district to the City of Fresno OS (*Open Space*) 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 Commissioner Calandra, seconded by Commissioner Shergill.

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

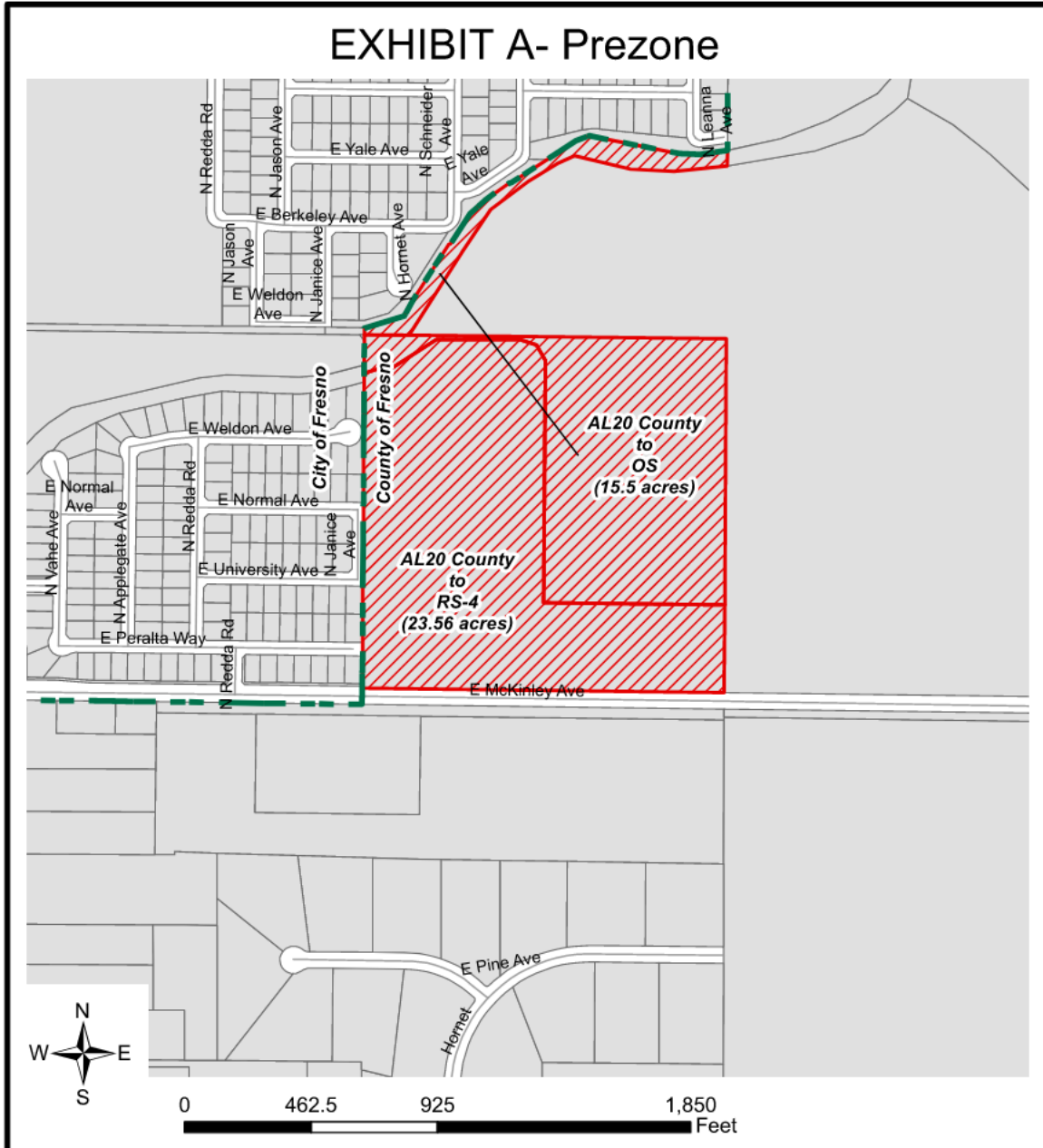
DATED: August 6, 2025


JENNIFER K. CLARK, Secretary
Fresno City Planning Commission


Resolution No. 13911
Pre-zone Application No. P24-04527
Filed by Ernie Escobedo of QK, Inc., on
behalf of Brandon De Young of De
Young Properties
Action: Recommend Approval to the City
Council

Attachment: Exhibit A

Exhibit A



Intersection of E McKinley and East of Temperance and parcels east to the city limits.

 Pre-zone approximately 23.56 acres from AL20 County to RS-4 (Residential Single-Family, Medium-low), approximately 15.5 acres from AL20 County to OS (Open Space)

 City Limits