

## Exhibit Q

**FRESNO CITY PLANNING COMMISSION  
RESOLUTION NO. 13902**

The Fresno City Planning Commission, at its regular meeting on June 18, 2025, adopted the following resolution relating to Annexation Application No. P21-05778.

WHEREAS, Annexation Application No. P21-05778 has been filed with the City of Fresno by Bonique Emerson of Precision Engineering, on behalf of Daniel Onifer of Crown Enterprises, pertaining to approximately 80.91 acres of property located on the west side of South Cherry Avenue, between East North and East Central Avenues; and,

WHEREAS, Annexation Application No. P21-05778 proposes to initiate annexation proceedings to request a change of organization ("North-Cherry 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 80.91 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 the subject territory with the IH (*Heavy Industrial*), zone district ( $\pm$  15.95 acres); and IH/ANX (*Heavy Industrial/Annexed Rural Residential Transitional Overlay*), zone district ( $\pm$  35.77 acres) is 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, on March 28, 2023, the Council District 3 Project Review Committee considered the project and did not recommend approval of Annexation Application No. P21-05778; 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,

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,

PLANNING COMMISSION RESOLUTION No. 13902

Annexation Application No. P21-05778

June 18, 2025

Page 2

WHEREAS, on June 18, 2025, the Fresno City Planning Commission conducted a public hearing to review the proposed Annexation Application No. P21-05778, the related Pre-zone Application No. P21-05870, and considered the associated Mitigated Negative Declaration prepared for Environmental Assessment No. P21-05778/P21-05870/P23-00149 dated May 22, 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. P21-05778/P21-05870/P23-00149 dated May 22, 2025, 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 North Avenue Industrial Triangle Specific 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. P21-05778 may have a significant effect on the environment as identified by, and evaluated within, the Mitigated Negative Declaration prepared for Environmental Assessment No. P21-05778/P21-05870/P23-00149 dated May 22, 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. P21-05778, which proposes to initiate annexation proceedings to request a change of organization ("North-Cherry 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 June 18, 2025, be approved.

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

VOTING:           Ayes - Diaz, Shergill, Calandra, and Lyday  
                      Noes - Criner  
                      Recused - Bray (Vice Chair)  
                      Absent - Vang (Chair)

PLANNING COMMISSION RESOLUTION No. 13902  
Annexation Application No. P21-05778  
June 18, 2025  
Page 3  
DATED: June 18, 2025



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JENNIFER K. CLARK, Secretary  
Fresno City Planning Commission

Resolution No. 13902  
Annexation Application No. P21-05778  
Filed by Bonique Emerson of Precision  
Engineering, on behalf of Daniel Onifer of  
Crown Enterprises  
Action: Recommend Approval to the City Council

Attachment: Exhibit A

## Exhibit A

