

Exhibit S

FRESNO CITY PLANNING COMMISSION RESOLUTION NO. 13904

The Fresno City Planning Commission, at its regular meeting on June 18, 2025, adopted the following resolution relating to Development Permit Application No. P23-00149:

WHEREAS, Development Permit Application No. P23-00149 was filed by Bonique Emerson of Precision Engineering, on behalf of Daniel Onifer of Crown Enterprises, for approximately ±15.22 acres of property located on the west side of South Cherry Avenue, between East North and East Central Avenues; and,

WHEREAS, Development Permit Application No. P23-00149 requests authorization to develop a long-term regional facility for the purpose of providing less-than-truckload (LTL) freight services. The facility will also include a ±3,200 square foot administrative office, ±68,570 square foot cross-dock transfer platform, ±11,880 square foot fleet maintenance shop, a diesel fuel system for fleet equipment, and ±3,494 square foot office; and,

WHEREAS, a total of 247 on-site parking spaces would be provided for vehicles, tractors and trucks. Of the 247 parking spaces, 84 spaces would be dedicated for standard vehicles, 26 spaces would be dedicated to tractor parking, and 137 spaces would be dedicated to truck parking; and,

WHEREAS, on March 28, 2023, the Council District 3 Project Review Committee considered the project and did not recommend approval of Development Permit Application No. P23-00149; and,

WHEREAS, on June 18, 2025, the Planning Commission conducted a public hearing to review the proposed development permit and considered the Planning and Development Department's report recommending approval of the proposed development permit subject to conditions of approval; and,

WHEREAS, during the June 18, 2025, hearing, the Fresno City Planning Commission reviewed the subject development permit in accordance with the policies of the Fresno General Plan; and,

WHEREAS, during the June 18, 2025, hearing, the Planning Commission received and considered the Planning and Development Department's report recommending approval of the Development Permit Application No. P23-00149 and the related environmental finding and provided the opportunity for consideration of testimony from the applicant and the public; and,

WHEREAS, no members of the public spoke in support of the proposed Development Permit; and,

WHEREAS, four members of the public spoke in opposition of the proposed Development

Permit; and,

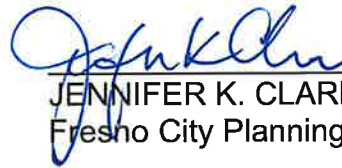
NOW, THEREFORE, BE IT RESOLVED that the Fresno City Planning Commission, based upon information presented at the June 18, 2025, hearing, made a motion to recommend approval to the City Council of Development Permit Application No. P23-00149 subject to the following recommendation:

"The applicant meet with the Orange Center Elementary School and address environmental impact issues."

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)

DATED: June 18, 2025



JENNIFER K. CLARK, Secretary
Fresno City Planning Commission

Resolution No. 13903
Development Permit Application No.
P23-00149

Filed by Bonique Emerson of Precision
Engineering, on behalf of Daniel
Onifer of Crown Enterprises

Action: Recommend Approval to the City
Council