

RECEIVED Regular Council Meeting

2025 OCT 15 P 4:16

October 16, 2025

CITY OF FRESNO
CITY CLERK'S OFFICE

FRESNO CITY COUNCIL



Public Comment Packet

ITEM(S)

9:15 A.M. #2 (ID 25-1333)

HEARING to Consider adoption of the Vehicle Miles Traveled (VMT) Reduction Program and Nexus Study and Vehicle Miles Traveled Mitigation Fee; and related Environmental Impact Report SCH No. 2024091129.

[TITLE TRUNCATED FOR SUPPLEMENTAL PACKET COVER PAGE]

Contents of Supplement: Public Comment Received

Supplemental Information:

Any agenda related public documents received and distributed to a majority of the City Council after the Agenda Packet is printed are included in Supplemental Packets. Supplemental Packets are produced as needed. The Supplemental Packet is available for public inspection in the City Clerk's Office, 2600 Fresno Street, during normal business hours (main location pursuant to the Brown Act, G.C. 54957.5(2)). In addition, Supplemental Packets are available for public review at the City Council meeting in the City Council Chambers, 2600 Fresno Street. Supplemental Packets are also available on-line on the City Clerk's website.

Americans with Disabilities Act (ADA):

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, sign language interpreters, assistive listening devices, or translators should be made one week prior to the meeting. Please call City Clerk's Office at 621-7650. Please keep the doorways, aisles and wheelchair seating areas open and accessible. If you need assistance with seating because of a disability, please see Security.

From: [Clerk](#)
To: [Clerk Agendas](#)
Cc: [Clerk](#)
Subject: FW: Bonadelle Letter In Support of VMT Mitigation Fee
Date: Tuesday, October 14, 2025 1:15:47 PM
Attachments: [20251014123504087.pdf](#)

From: John A. Bonadelle [REDACTED]
Sent: Tuesday, October 14, 2025 12:33 PM
To: Clerk <Clerk@fresno.gov>
Cc: Darren Rose [REDACTED]
Subject: Bonadelle Letter In Support of VMT Mitigation Fee

External Email: Use caution with links and attachments

Please see attached in support of Thursday council action item.

JOHN A. BONADELLE

Vice President
DRE#: 02020740

O: [REDACTED] | bonadelle.com



October 14th, 2025

Fresno City Council
2600 Fresno Street
Fresno, CA 93721

RE: Support for the City of Fresno's Vehicle Miles Traveled (VMT) Fee Mitigation Program and Environmental Impact Report (Agenda Item 1-B, October 17, 2025)

Dear Honorable Mayor and Members of the City Council,

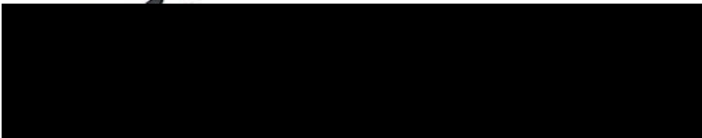
On behalf of Bonadelle Neighborhoods, we respectfully submit this letter in support of the City of Fresno's Vehicle Miles Traveled (VMT) Fee Mitigation Program and accompanying Environmental Impact Report (EIR), as presented under Agenda Item 1-B on the October 17, 2025 City Council agenda.

While we do not agree with the State of California's decision to impose the VMT standard as a replacement for the traditional Level of Service (LOS) metric, we recognize that the City of Fresno has taken a responsible and solution-oriented approach in responding to this state mandate. The City's proposed VMT Mitigation Program provides a balanced and pragmatic framework that enables continued residential development while maintaining compliance with state environmental regulations.

This program offers the development community clarity, predictability, and a viable path forward—ensuring that single-family housing, a critical component of Fresno's housing supply, can continue to be delivered to meet the needs of local families. In doing so, the City is making the best of an otherwise restrictive state policy by creating a system that both complies with environmental requirements and supports local housing production.

We commend City staff and leadership for their proactive engagement with the building industry and urge the Council to adopt the VMT Fee Mitigation Program and certify the accompanying EIR. This is a crucial step toward keeping Fresno's housing market moving forward and maintaining the community's ability to grow and provide critically needed market rate housing.

Sincerely,



John A. Bonadelle

Vice President

From: [Darren Rose](#)
To: [Clerk](#)
Cc: [Zach Gomes](#) ([REDACTED]); [Corine Demetreos](#) ([REDACTED]); [Georgeanne White](#); [Jennifer Clark](#)
Subject: City Council Item# ID 25-1333/ Vehicle Miles Traveled Reduction Program and Nexus Study and Mitigation Fee
Date: Tuesday, October 14, 2025 3:47:47 PM
Attachments: [Fresno VMT Letter October 2025.pdf](#)

External Email: Use caution with links and attachments

Please see attached letter from the Building Industry Association of Fresno/ Madera Counties.

Darren C. Rose
President/ CEO
Building Industry Association of Fresno/ Madera Counties



Building Industry Association
of Fresno/Madera Counties, Inc.

October 13, 2025

The Honorable Michael Karbassi, President
and Members of the Fresno City Council
2600 Fresno Street
Fresno, CA 93721

VIA Email

Dear President Karbassi:

Subject: Fresno's VMT Environmental Impact Report & Reduction Program

I am writing on behalf of the Building Industry Association of Fresno/Madera Counties to express our support for the Vehicle Miles Traveled (VMT) Reduction Program as outlined in the recent Environmental Impact Report (EIR).

The California Legislature passed Senate Bill (SB) 743 requires the assessment of project-level impacts using Vehicle Miles Traveled (VMT) as a metric to encourage less driving and reduce green house emissions. Fresno's VMT Environmental Impact Report & Reduction Program is the preferred alternative to requiring builders to costly and time-consuming project-level EIRs.

We commend the City of Fresno's staff for their diligent work and for creating a VMT program. The initiative provides much needed clarity and certainty for home builders as we navigate future projects.

Thank you once again for bringing the VMT EIR & Reduction Program forward and for communicating with our members.

Sincerely,

Darren C. Rose
President and CEO
Building Industry Association of Fresno/Madera Counties

Chairman of the Board
Zach Gomes
Bonadelle Neighborhoods
Secretary/Treasurer
Corine Demetrios
D R Horton

Directors
Arakel Arisian
Arisian Group
Darius Assemi
Granville Homes
Gregory Bordini
Morton & Pitale
John A. Bonadelle
Bonadelle Neighborhoods
Terry Broussard
Broussard Associates
Nick Bruno
Valley Development
Company
Deborah Coe
Baker Manock & Jensen

Jill Craven
Lennar
Walter Diamond
Lennar
David Dick
Donald P. Dick Air
Conditioning
Ed Dunkel, Jr.
Precision Civil Engineering
Dennis Gaab
Century Communities

Gary Giannetta
Gary Giannetta, Civil
Engineer
Stan Harbour
Harbour & Associates

Jeff Harris
Wilson Homes
Gary McDonald
Gary McDonald Homes
Josh Peterson

Trumark Homes
Drew Phelps
Woodside Homes
Mike Pickett
Don Pickett & Associates

Jeff Reid
McCormick, Barstow
Rob Schlegel
D R Horton
Matt Smith
Woodside Homes
Carl Swanson
Housing Capital Company
Kurt Voia
Wanger Jones Helsley

Ron Wathen
OK
Leo Wilson
Wilson Homes
Joseph Gendron
KB Home
Shannon Travis
KB Home

From: [Georgeanne White](#)
To: [Clerk](#)
Cc: [Jennifer Clark](#); [Jerry Dyer](#)
Subject: Fwd: 10-16-2025 City Council Agenda Item No. ID 25-1333 (VMT)
Date: Wednesday, October 15, 2025 8:36:26 AM

Begin forwarded message:

From: jeffrey roberts [REDACTED]
Date: October 15, 2025 at 8:14:19 AM PDT
To: Georgeanne White [REDACTED]
Subject: 10-16-2025 City Council Agenda Item No. ID 25-1333 (VMT)

External Email: Use caution with links and attachments

Georgeanne,

I am writing to let you know that I am in support of the proposed "VMT Program" that is being considered by the Fresno City Council tomorrow morning. I appreciated hearing your staff and your consultant team explain the proposed program and its features last week in City Hall. I think that the City of Fresno has figured out a reasonable way for proposed developments to use a combination of design "tools" and / or offset fees to achieve the goals of the VMT requirement imposed by the State of California several years ago.

Thank you for this opportunity to comment on this issue.

Jeffrey T. Roberts
[REDACTED]