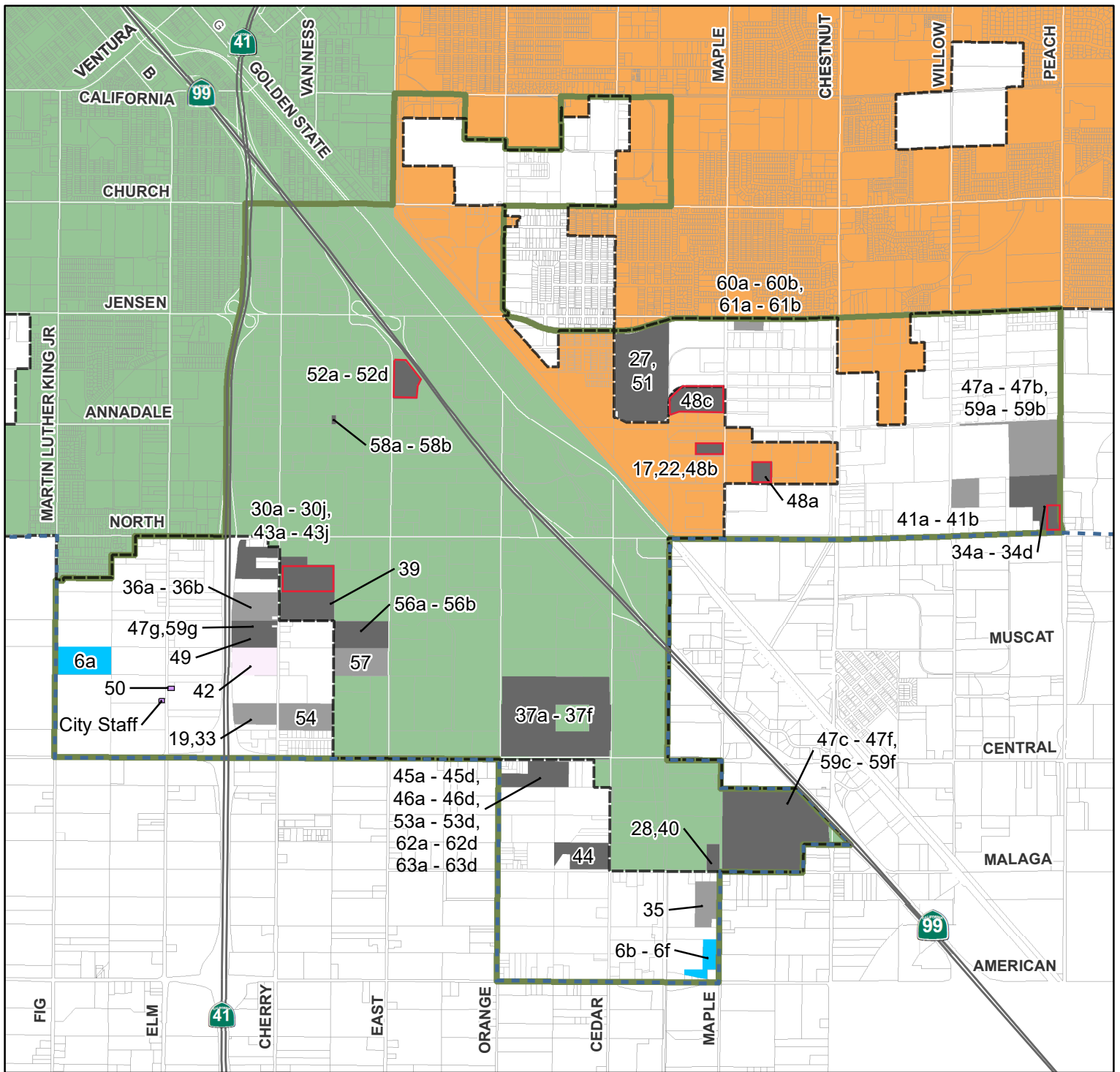


Exhibit M
Land Use Change Requests

Contained herein are all planned land use designations requested by property owners during the Public Review Period (May 31 - July 30, 2024) and after the City sent a letter on October 7, 2024, to all 300 property owners in the Plan Area whose properties are proposed to change land use designations.



PLANNED LAND USE CHANGE REQUESTS

Legend

EMPLOYMENT

- Business Park
- Light Industrial
- Heavy Industrial

PUBLIC FACILITY

- Ponding Basin
- The Plan does not propose to change the land use

COUNCIL DISTRICT

- District 3
- District 5

- Fresno Sphere of Influence
- Fresno City Limits
- South Central Specific Plan

Source: City of Fresno GIS Data
Prepared by the Planning and Development Department

South Central Specific Plan



0 0.5 1 Miles

Land Use Change Requests

Comment Letter #	Multiple request identifier	Property APN	Property Address	Company	Property Owner	Letter from	Existing General Plan Land Use	Specific Plan Proposed Land Use	Land Use Request	Notes
6	a	32903019	3450 S Fig Avenue	Fresno Metropolitan Flood Control District (FMFCD)	FMFCD	Denise Wade	Regional Business Park (19.5 acres)	Regional Business Park (19.5 acres)	Public Facility - Ponding Basin (19.5 acres)	Flood Control Basin AV
	b	33021126T	None assigned	FMFCD	FMFCD	Denise Wade	Heavy Industrial	Business Park	Public Facility - Ponding Basin	Flood Control Basin CE
	c	33021127T	4705 S Maple Avenue	FMFCD	FMFCD	Denise Wade	Heavy Industrial	Business Park	Public Facility - Ponding Basin	Flood Control Basin CE
	d	33021148T	2356 E American Avenue	FMFCD	FMFCD	Denise Wade	Heavy Industrial	Business Park	Public Facility - Ponding Basin	Flood Control Basin CE
	e	33021150T	2374 E American Avenue	FMFCD	FMFCD	Denise Wade	Heavy Industrial	Business Park	Public Facility - Ponding Basin	Flood Control Basin CE
	f	33021152T	2416 E American Avenue	FMFCD	FMFCD	Denise Wade	Heavy Industrial	Business Park	Public Facility - Ponding Basin	Flood Control Basin CE
17 and 22	48704104S	4568 E Commerce Avenue	Certified Meat Products	Jimmy Maxey	Jimmy Maxey	Heavy Industrial	Heavy Industrial	Heavy Industrial	Heavy Industrial	The Plan does not propose land use change to this property
48b			Formax LLC	Paul Gillum	Paul Gillum					
			Formax LLC	Mark Ford	Mark Ford					
19 and 33		32914029	3641 S. Cherry Avenue	D & I Farms	Daniel Barandalla	Dirk Poeschel	Light Industrial	Business Park (10.4 acres) and Low Density Residential (1.3 acres)	Light Industrial	Vacant property with abandoned house.
21		46509218	1333 G Street (not in the Plan Area)	Dumont Printing	Susan Moore	Susan Moore		Not Applicable		This property is not in the Plan Area. The Plan does not propose land use change to this property
27 and 51		48715041S	2691 S. Cedar Avenue	Penny Newman Grain Company	David Meeker Wagner Jones Helsey	David Meeker John Kinsey	Heavy Industrial (28.6 acres)	Light Industrial (28.6 acres)	Heavy Industrial (28.6 acres)	Existing business
28 and 40		33003111	4335 S. Maple Avenue	Robert V Jensen, Inc RVJ Equipment Leasing LLC	William V Jensen Robert V Jensen, Inc	William V Jensen William V Jensen	Heavy Industrial	Medium Density Residential	Heavy Industrial	Vacant property with abandoned house
30 and 43	a	32909001	3114 S Cherry Avenue	Valley Iron Inc	Noel Briscoe	Noel Briscoe	Heavy Industrial	Heavy Industrial	Heavy Industrial	The Plan does not propose land use change to this property
	b	32918009	3043 S Cherry Avenue				Heavy Industrial	Commercial General	Heavy Industrial	Vacant property
	c	32908010	3121 S Cherry Avenue				Heavy Industrial	Commercial General (1.89 acres) and Low Density Residential (0.6 acres)	Heavy Industrial	Rural Residential house
	d	32908011	3133 S Cherry Avenue				Heavy Industrial	Commercial General (1.89 acres) and Low Density Residential (0.6 acres)	Heavy Industrial	Rural Residential house
	e	32918012	3071 S Cherry Avenue				Heavy Industrial	Commercial General	Heavy Industrial	Vacant property
	f	32918016	None Assigned				Heavy Industrial	Commercial General	Heavy Industrial	Vacant property
	g	32918030	267 E North Avenue				Heavy Industrial	Commercial General	Heavy Industrial	Vacant property
	h	32918032	None Assigned				Heavy Industrial	Commercial General	Heavy Industrial	Vacant property
	i	32908030	None Assigned				Heavy Industrial	Commercial General	Heavy Industrial	Vacant property
	j	32919017	3096 S Cherry Avenue				Heavy Industrial	Light Industrial	Heavy Industrial	Existing business
City Staff		32903006	3595 S Elm Avenue	Elm Avenue Feed			Regional Business Park	Low Density Residential	Regional Business Park	Recently built business
34	a	31607136	3914 E North Avenue	Agro Plantae, Inc	Mr. Angeloe Paolussi & Mrs Rosanna DiLallo	Dirk Poeschel	Business Park	Low Density Residential	Heavy Industrial	House demolished and property is vacant
	b	31607137	2976 S Peach Avenue				Business Park	Business Park	Heavy Industrial	Existing Agro Plantae, Inc facility. The Plan does not propose land use change to this property
	c	31607138	2962 S Peach Avenue				Business Park	Business Park	Heavy Industrial	Vacant property. The Plan does not propose land use change to this property
	d	31607175	2948 S Peach Avenue				Light Industrial (9.2 acres) and Business Park (10.45 acres)	Business Park (19.65 acres)	Heavy Industrial (19.65 acres)	Agriculture
35		33021118	4531 S Maple Avenue		Jaspreet Singh & Gurinder Panaych	Jaspreet Singh & Gurinder Panaych	Heavy Industrial	Business Park	Light Industrial	Has invested in rezone (P22-01290)
36	a	32910001	None assigned	Crown Enterprises	Wolfson Bolton Kochis	Thomas J Howlett	Heavy Industrial	Business Park	Light Industrial	for state-of-the-art truck terminal (CAHSR project)
	b	32910052	3253 S Cherry Avenue				Heavy Industrial	Business Park	Light Industrial	

Comment Letter #	Multiple request identifier	Property APN	Property Address	Company	Property Owner	Letter from	Existing General Plan Land Use	Specific Plan Proposed Land Use	Land Use Request	Notes	
37	a	33002102	3593 S Cedar Avenue	Frank S Caglia Family Limited Partnership	Wanger Jones Helsey PC, Attorneys	John P Kinsey	Heavy Industrial	Light Industrial	Heavy Industrial	Vacant	
	b	33002109	None assigned				Heavy Industrial	Business Park	Heavy Industrial	Agriculture	
	c	33002116	3571 S Cedar Avenue				Heavy Industrial	Light Industrial	Heavy Industrial	Agriculture	
	d	33002130	3613 S Cedar Avenue				Heavy Industrial	Business Park	Heavy Industrial	Agriculture	
	e	33002155	3588 S Orange Avenue				Heavy Industrial	Light Industrial	Heavy Industrial	Agriculture	
	f	33002157	3715 S Cedar Avenue				Heavy Industrial	Business Park	Heavy Industrial	Agriculture	
39		32911007	3250 S Cherry Avenue	Cast N Blast, LP, Diversified Development Group, Inc	Diversified Development Group	John Brelsford	Heavy Industrial	Light Industrial	Heavy Industrial	Agriculture	
41	a	31607167	2935 S Willow Avenue	Avina Ralph J Trustee De Avina Maria Cervantes	Ralph Avina	Ralph Avina		Low Density Residential (0.40 acres) and Medium Density Residential (4.82 acres)			
	b	31607168	2921 S Willow Avenue				Light Industrial		Light Industrial	Rural residential house with agriculture	
42		32912026	3451 S Cherry Avenue	Western Terminals LLC	Perman Sihota	Perman Sihota	Light Industrial	Business Park (15.65 acres) and Low Density Residential (0.60 acres)	Business Park	House has been demolished and property is vacant	
44		33015036	None assigned	Tri Valley Investments, LLC	Kenea Bains	Kenea Bains	Heavy Industrial	Business Park	Heavy Industrial	Vacant	
45, 46, 53, 62, and 63	a	33013007	1515 E Central Avenue		Heather Mooney, Jonathan Thomas, Jason Thomas, and Jamie Thomas	Heather Mooney and Jonathan Thomas	Heavy Industrial	Business Park	Heavy Industrial	Vacant car, truck, and bin storage	
	b	33013008	None assigned				Heavy Industrial	Business Park	Heavy Industrial	Agriculture	
	c	33013009	1647 E Central Avenue				Heavy Industrial	Low Density Residential	Heavy Industrial	Rural residential house	
	d	33013018S	4082 S Orange Avenue				Heavy Industrial	Business Park	Heavy Industrial	Agriculture	
47 and 59	a	31609053S	None assigned	Fowler Packing	G4 Enterprise LTD	Susan Gladding and Leeland Parnagian	None assigned	Business Park (1.46 acres) and Light industrial (1.37 acres)	Light Industrial	Vacant strip of land - abandoned railroad tracks	
	b	31607142	None assigned				G4 Enterprise LTD	Light Industrial (16 acres)	Business Park (16 acres)	Light Industrial (16 acres)	Agriculture
	c	33003120	None assigned				Parnagian Enterprises	Heavy Industrial	Light Industrial	Heavy Industrial	Agriculture
	d	33003145S	None assigned				Parnagian Enterprises	Heavy Industrial	Light Industrial	Heavy Industrial	Agriculture
	e	33003140S	None assigned				Parnagian Enterprises	Heavy Industrial	Light Industrial	Heavy Industrial	Agriculture
	f	33003146S	None assigned				Parnagian Enterprises	Heavy Industrial	Light Industrial	Heavy Industrial	Agriculture
	g	32910044	3337 S Cherry Avenue				G3 Development	Heavy Industrial	Low Density Residential	Heavy Industrial	Rural residential house
48	a	48704213S	4671 E Edger Avenue	Formax LLC	Mark Ford	Mark Ford	Heavy Industrial	Heavy Industrial	Heavy Industrial	Existing building. The Plan does not propose land use change to this property	
	b	48704104S	4586 E Commerce Avenue				Heavy Industrial	Heavy Industrial	Heavy Industrial	Existing building. The Plan does not propose land use change to this property	
	c	48715033S	2704 E Maple Avenue				Heavy Industrial	Heavy Industrial	Heavy Industrial	Existing building. The Plan does not propose land use change to this property	
49		32910040	3389 S Cherry Avenue	Grace Truck Parking	Manreet Ladham	Manreet Ladham	Heavy Industrial	Low Density Residential	Heavy Industrial	Rural residential house	
50		32912004	3546 S Elm Avenue	Tarlton and Sons, Inc	Clifton Wahlberg	Clifton Wahlberg	Regional Business Park	Medium Low Density Residential	Regional Business Park	Rural residential house	
52	a	48705051S	None assigned	Affinity Truck Center	Kim Mesfin	Kim Mesfin	Heavy Industrial	Heavy Industrial	Heavy Industrial	Parking Lot. The Plan does not propose land use change to this property	
	b	48705078S	2691 S East Avenue				Heavy Industrial	Heavy Industrial	Heavy Industrial	Existing building. The Plan does not propose land use change to this property	
	c	48708005S	2727 S East Avenue				Heavy Industrial	Heavy Industrial	Heavy Industrial	Existing building. The Plan does not propose land use change to this property	
	d	48708037S	2707 S East Avenue				Heavy Industrial	Heavy Industrial	Heavy Industrial	Existing building. The Plan does not propose land use change to this property	
54		32913005	3656 S Cherry Avenue	SPAN Development Company, LLC		Timothy Mitchell	Light Industrial	Business Park	Light Industrial	Vacant	

Comment Letter #	Multiple request identifier	Property APN	Property Address	Company	Property Owner	Letter from	Existing General Plan Land Use	Specific Plan Proposed Land Use	Land Use Request	Notes
56	a	32911012	None assigned	Valley Wide Beverage	John Amendola	John Amendola	Heavy Industrial	Heavy Industrial	Heavy Industrial	Vacant. The Plan does not propose land use change to this property
	b	32911013	None assigned				Heavy Industrial	Heavy Industrial	Heavy Industrial	Vacant. The Plan does not propose land use change to this property
57		32913001	3525 S East Avenue	Valley Wide Beverage	John Amendola	John Amendola	Light Industrial	Light Industrial	Light Industrial	Existing building. The Plan does not propose land use change to this property
58	a	32830006	5829 N Annadale Avenue			Bryan Cossette of TRICOZ LLC (neighboring properties owner)	Heavy Industrial	Medium Low Density Residential	Heavy Industrial	Rural residential homes. Not the property owner. He opposes the proposed land use change on neighboring properties to residential because this would then subject his properties to new deveopment standards
	b	32830007	2833 N Annadale Avenue				Heavy Industrial	Medium Low Density Residential	Heavy Industrial	
60 and 61	a	48707045	None assigned	3 G Containers	Elisabeth Balcom, representative for the Travares Family Trust, and Daniel Mosto, President/CEO	Elisabeth Balcom, representative for the Travares Family Trust, and Daniel Mosto, President/CEO	Light Industrial	Light Industrial	Light Industrial	Existing building. The Plan does not propose land use change to this property
	b	48707046	4646 E Jensen Avenue				Light Industrial	Light Industrial	Light Industrial	Existing building. The Plan does not propose land use change to this property