

PROJECT INFORMATION TABLES

PROJECT SUMMARY

PROJECT	See Executive Summary in Staff Report for Development Permit Application No D-16-109.
APPLICANT	Ken Vang of Precision Civil Engineering, Inc., on behalf of Richard Caglia of Caglia Environmental
LOCATION	3571 South Cedar Avenue S/A; Located on the northwest corner of East Central and South Cedar Avenues (APN: APNs: 330-021-02, 09, 10, 16, 18T, 30, 55, 57) (Council District 3, Councilmember Baines)
SITE SIZE	Approximately ±110.81 acres
PLANNED LAND USE	Heavy Industrial land use designation approved for this site by the Fresno City Council on December 18, 2014.
ZONING	IH/UGM (<i>Heavy Industrial / Urban Growth Management</i>)
HOUSING ELEMENT SITE	The subject property is not designated as a Housing Element site.
PLAN DESIGNATION AND CONSISTENCY	The IH/UGM (<i>Heavy Industrial / Urban Growth Management</i>) zone district is consistent with the Heavy Industrial planned land use designation of the Fresno General Plan and Roosevelt Community Plan.
ENVIRONMENTAL FINDING	A Mitigated Negative Declaration was prepared on September 18, 2017.
PLAN COMMITTEE RECOMMENDATION	There is no District 3 Plan Implementation Committee to recommend approval of the project, thus no comments or recommendations were received.
STAFF RECOMMENDATION	Staff recommends approval of Development Permit Application No. D-16-109 subject to conditions found in the Conditions of Approval letter, dated October 24, 2017.

BORDERING PROPERTY INFORMATION

	Planned Land Use	Existing Zoning	Existing Land Use
North	Heavy Industrial	IH/UGM <i>(Heavy Industrial/Urban Growth Management)</i>	Heavy Industrial/Part Vacant

South	Heavy Industrial	<p align="center">IH/UGM <i>(Heavy Industrial/Urban Growth Management – City of Fresno)</i></p> <p>AL20 <i>(Limit Agriculture, 20 Acres – County of Fresno)</i></p> <p>M3 <i>(Heavy Industrial – County of Fresno)</i></p>	Rural/Low Density Residential & Vacant
East	Heavy Industrial	<p align="center">IH/UGM <i>(Heavy Industrial/Urban Growth Management)</i></p>	Heavy Industrial/Vacant
West	Heavy Industrial	<p align="center">IH/UGM <i>(Heavy Industrial/Urban Growth Management)</i></p>	Open Space/Ag