

**Exhibit C**  
**Project Information Tables**

## PROJECT INFORMATION TABLES

### PROJECT SUMMARY

<b>PROJECT</b>	See Executive Summary in Staff Report for Development Permit Application No. P21-02699 / Tentative Parcel Map Application No. P21-05930.	
<b>APPLICANT</b>	Paul Starn on behalf of Scannell Properties 3468 Mt. Diablo Blvd. Suite B-115, Lafayette, CA 94549	
<b>LOCATION</b>	2740 WEST NIELSEN AVENUE, FRESNO, CA 93706 (APNs: 458-020-71 & 458-020-72); Northeast of intersection of North Marks Avenue and West Nielsen Avenue (Council District 3, Councilmember Miguel Arias)	
<b>SITE SIZE</b>	± 48.03 Acres	
<b>PLANNED LAND USE</b>	Existing	Vacant
	Proposed	Employment - Heavy Industrial
<b>ZONING</b>	Existing	IH - Heavy Industrial
	Proposed	No Change
<b>HOUSING ELEMENT</b>	The subject property is not designated as a Housing Element site.	
<b>PLAN DESIGNATION AND CONSISTENCY</b>	Development Permit Application No. P21-02699 / Tentative Parcel Map Application No. P21-05930 is proposed in accordance with the Employment - Heavy Industrial land use designation and the General Plan.	
<b>ENVIRONMENTAL FINDING</b>	As determined in the EIR, implementation of the proposed project would not result in significant and unavoidable adverse impacts.	
<b>PLAN COMMITTEE RECOMMENDATION</b>	The Council District 3 Project Review Committee voted 3-1 for motion of approval, which results in a recommendation of an approval for the project.	
<b>STAFF RECOMMENDATION</b>	<ol style="list-style-type: none"> <li>1. <b>CERTIFY</b> Final Environmental Impact Report (SCH No. 2022050265), for the proposed Office/Warehouse Project;               <ol style="list-style-type: none"> <li>a. Adopt Findings of Fact pursuant to CEQA Guidelines Section 15091;</li> <li>b. Adopt a Mitigation Monitoring and Reporting Program (MMRP) pursuant to CEQA Guidelines section 15097; and,</li> </ol> </li> <li>2. <b>APPROVE</b> Development Permit Application No. P21-02699 which request authorization to construct four office/warehouse buildings with a total gross floor area of approximately ± 901,438 square feet, subject to compliance with the Conditions</li> </ol>	

	<p>of Approval dated October 4, 2023; and,</p> <p><b>3. APPROVE</b> Vesting Tentative Parcel Map No. 2021-09 which request authorization to subdivide the subject property into four parcels: Parcel A ± 11.68 acres, Parcel B ± 5.38 acres, Parcel C ± 5.14 acres, Parcel D ± 26.15 acres, subject to compliance with the Conditions of Approval dated October 4, 2023.</p>
--	--

---

**BORDERING PROPERTY INFORMATION**

	<b>Planned Land Use</b>	<b>Existing Zoning</b>	<b>Existing Uses</b>
<b>North</b>	Employment - Heavy Industrial	<b>IH</b> Heavy Industrial	Heavy Industrial
<b>South</b>	Employment Business Park & Commercial Highway	<b>BP &amp; CH</b> Business Park & Commercial Highway	Rural Residential
<b>East</b>	Employment - Light Industrial & Public Facility - Cemetery	<b>IL &amp; PI</b> Light Industrial & Public and Institutional	Light Industrial & Cemetery
<b>West</b>	Employment - Light Industrial	<b>IL</b> Light Industrial	Light Industrial