

Exhibit V

**CONSIDERATION OF:
ANNEXATION APPLICATION NO. P21-05778,
PRE-ZONE APPLICATION NO. P21-05870,
DEVELOPMENT PERMIT APPLICATION NO. P23-00149;
AND
THE RELATED ENVIRONMENTAL FINDING FOR
ENVIRONMENTAL ASSESSMENT NO. P21-05778/P1-
05870/P23-00149**

AERIAL MAP



E North Ave

S Cherry Ave

 Annexation Boundary  Development Area

PROJECT SUMMARY & BACKGROUND

- ANNEXATION

- Detachment from the Kings River Conservation District and Fresno County Fire Protection District; and
- Annexation to the City of Fresno of approximately 80.91 acres.

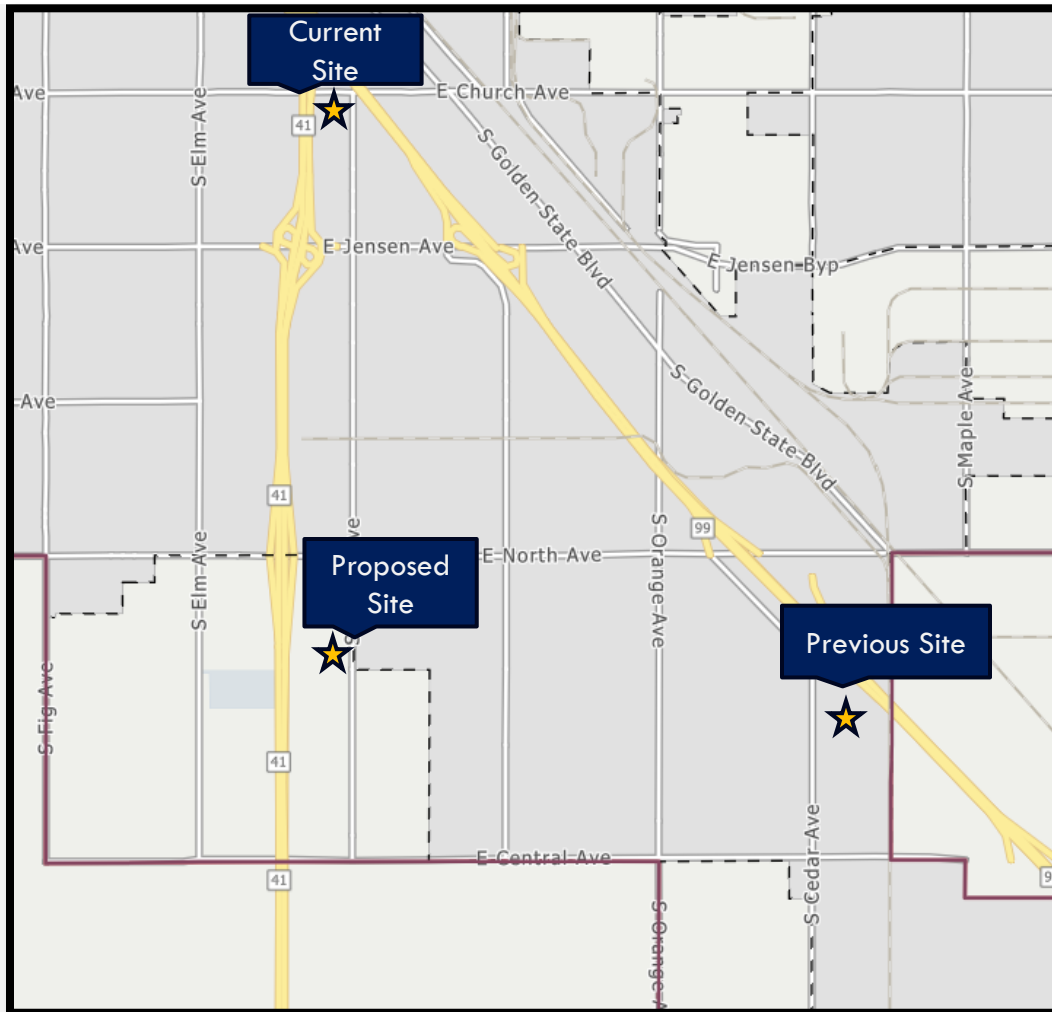
- PRE-ZONE

- Amend the Official Zoning Map of the City of Fresno to pre-zone the subject property from the Fresno County AL 20 (*Limited Agricultural*) zone district to the City of Fresno IH (*Heavy Industrial*) zone district (± 15.95 acres); and City of Fresno IH/ANX (*Heavy Industrial/Annexed Rural Residential Transitional Overlay*) zone district (± 35.77 acres) in accordance with the Annexation Application

- DEVELOPMENT PERMIT

- Requests to develop a facility to provide less-than-truckload (LTL) freight services on a 15.22-acre portion of the 80.91-acre annexation area.

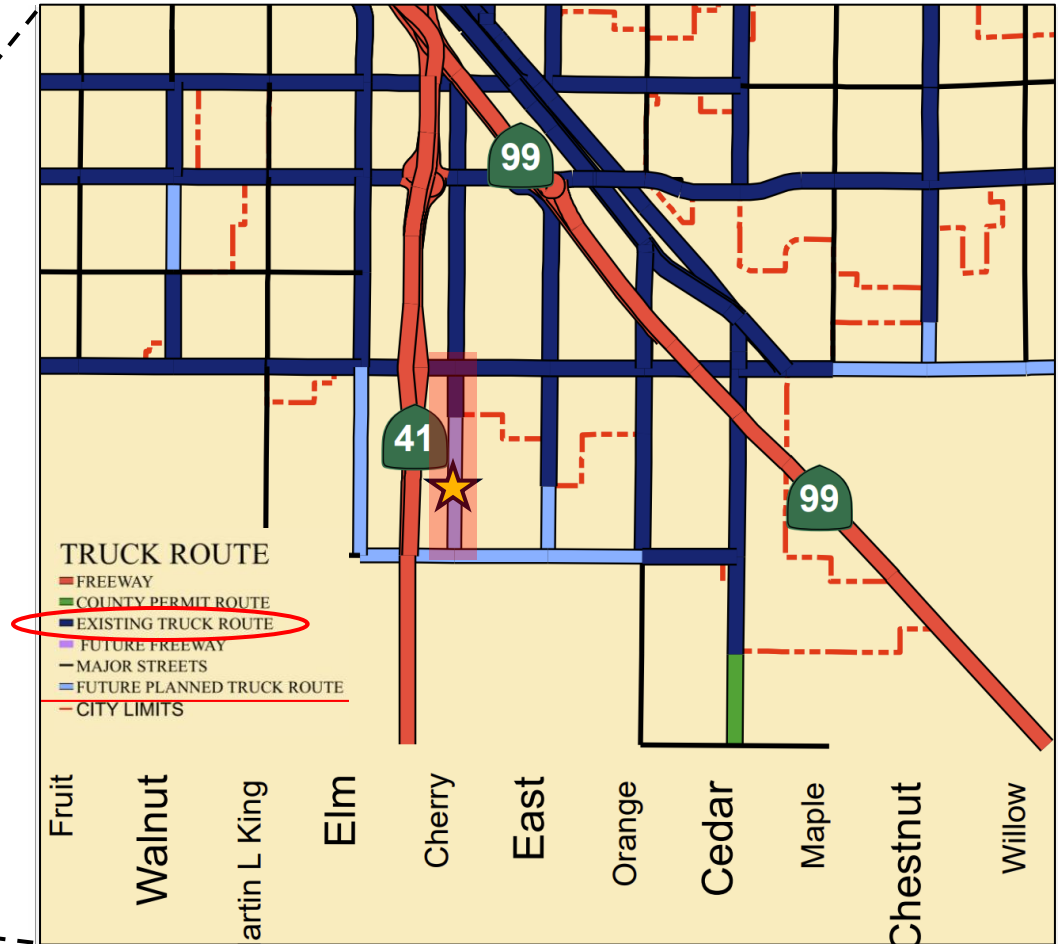
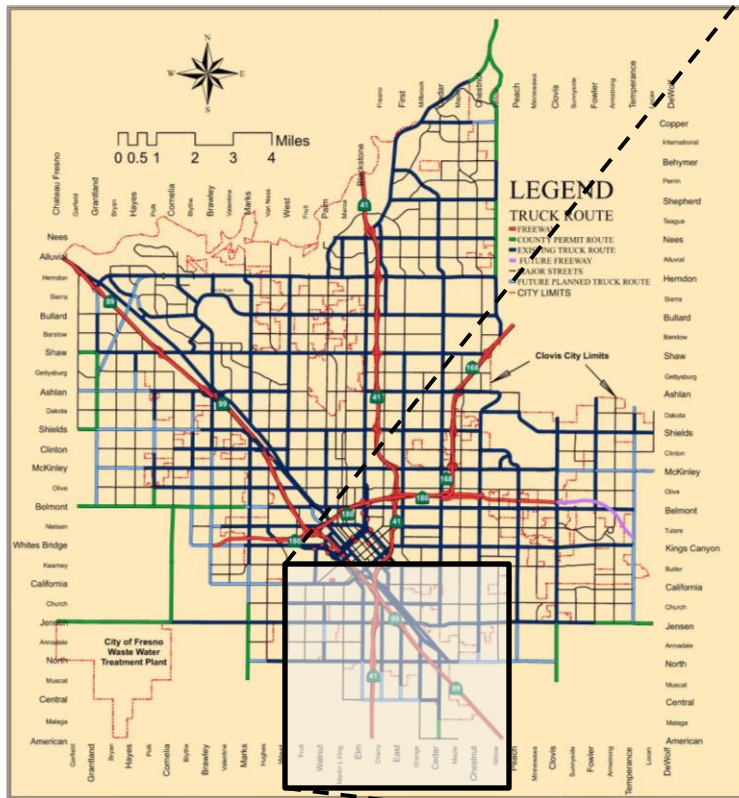
PROJECT SUMMARY & BACKGROUND



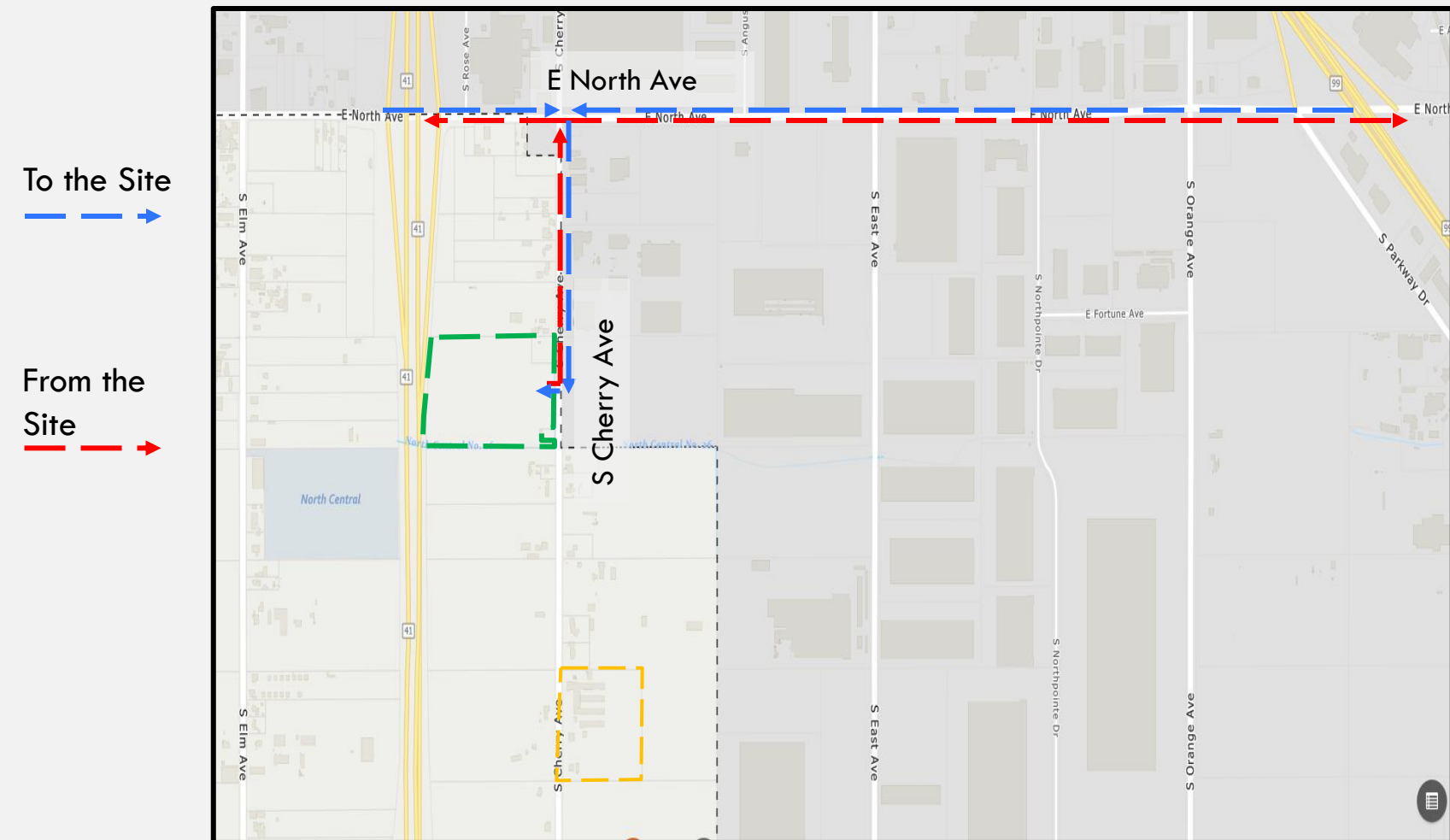
- Previous Site near East Muscat and South Cedar Avenue required to relocate due to High-Speed Rail purchase. (approx. 2.72 miles from subject site)
- Current Site at Southwest Corner of Church and Cherry. (approx. 2.0 miles from subject site)
- Will permanently relocate to new site when approved and developed.

PROJECT SUMMARY & BACKGROUND

CITY OF FRESNO
Designated Truck Routes



PROJECT SUMMARY & BACKGROUND



PUBLIC MEETINGS/HEARINGS

February 18, 2021: Prior to submitting the proposed project, the applicant held a virtual neighborhood meeting, in accordance with FMC Sections 15-5805 and 15-5006.

July 8, 2021: The applicant attended a virtual meeting with community stakeholders including Leadership Counsel for Justice and Accountability, Building Healthy Communities, Orange Center Elementary School, and nearby residents.

March 28, 2023: The Council District 3 Project Review Committee considered the project and did not recommend approval.

June 18, 2025: The Planning Commission recommended approval of the project, 4-1-1-1, with the recommendation of “The applicant meet with the Orange Center Elementary School and address environmental issues”.

STAFF RECOMMENDATION (TO CITY COUNCIL)

- **ADOPT** Environmental Assessment No. P21-05778/P21-05870/P23-00149 dated May 22, 2025, for the proposed project pursuant to California Environmental Quality Act (CEQA).
- **APPROVE RESOLUTION** Annexation Application No. P21-05778 (for the North-Cherry No. 3b Reorganization) proposing incorporation of the subject properties within the City of Fresno; and detachment from the Kings River Conservation District and Fresno County Fire Protection District.
- **INTRODUCE AND ADOPT BILL** Pre-zone Application No. P21-05870, requesting authorization to amend the Official Zoning Map of the City of Fresno to pre-zone the subject property from the Fresno County AL 20 (*Limited Agricultural*) zone district (± 51.72 acres) to the City of Fresno IH (*Heavy Industrial*) zone district (± 15.95 acres) and ; and City of Fresno IH/ANX (*Heavy Industrial/Annexed Rural Residential Transitional Overly*) zone district (± 35.77 acres) in accordance with the Annexation Application.
- **APPROVE** Development Permit Application No. P23-00149, requesting authorization to construct a long-term regional facility for the purpose of providing less-than-truckload freight services.