

Exhibit C – Project Information Tables

PROJECT INFORMATION TABLES

PROJECT SUMMARY

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| PROJECT | <p>Development Permit Application No. P22-00565 was filed by Dan Nguyen of Gray Construction, on behalf of Lone Oak Fresno LLC and pertains to ±14.78 acres of vacant property located on the southwest corner of East North and South East Avenues.</p> <p>Development Permit Application No. P22-00565 proposes to construct a ±206,881 square-foot warehouse building with ±23,349 square feet of ancillary office space, a truck wash, and a truck maintenance shop. The project will be primarily utilized as a storage and distribution facility for a food and beverage company (Reyes Coca-Cola Bottling, LLC).</p> |
| APPLICANT | <p>Dan Nguyen Gray Construction 421 East Cerritos Ave Anaheim Ca, 92805</p> |
| LOCATION | <p>791, 998 East North Avenue APN'S: 329-090-16, 17 Council District 3</p> |
| SITE SIZE | <p>Parcel A: 7.41 acres Parcel B: 7.37 acres Total parcel after parcel merger: 14.78 Acres</p> |
| PLANNED LAND USE | <p>Current: Heavy Industrial – Vacant Proposed: No Change – New warehouse</p> |
| ZONING | <p>IH/UGM (<i>Heavy Industrial/Urban Growth Management</i>)</p> |
| PLAN DESIGNATION AND CONSISTENCY | <p>Development Permit Application No. P22-00565 is proposed in accordance with the Employment - Heavy Industrial planned land use designation identified in the Roosevelt Community Plan and Fresno General Plan.</p> |
| ENVIRONMENTAL FINDING | <p>The proposed project was determined to be consistent with the existing general plan, community plan, and zoning per section 15183 of the California Environmental Quality Act on October 24, 2022.</p> |
| PLAN COMMITTEE RECOMMENDATION | <p>The Council District 3 Project Review Committee, voted to recommend approval of the project, four votes to one on June 14, 2022.</p> |

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| STAFF RECOMMENDATION | Staff recommends upholding the Planning and Development Director's approval based on evidence detailed in this staff report and that specific findings made by the Director in approving the Development Permit in Sections 15-5206 of the FMC remain valid. |
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BORDERING PROPERTY INFORMATION

| | Planned Land Use | Existing Zoning | Existing Land Use |
|--------------|-------------------------------|--------------------------------|---------------------------------|
| North | Employment - Heavy Industrial | IH (<i>Heavy Industrial</i>) | Central Valley Trailer Repair |
| South | Employment - Heavy Industrial | IH (<i>Heavy Industrial</i>) | FedEx Ground Facility |
| East | Employment - Heavy Industrial | IH (<i>Heavy Industrial</i>) | Kraft Foods Distribution Center |
| West | Employment - Heavy Industrial | IH (<i>Heavy Industrial</i>) | DMV Commercial Testing |