

Exhibit S – PowerPoint Presentation

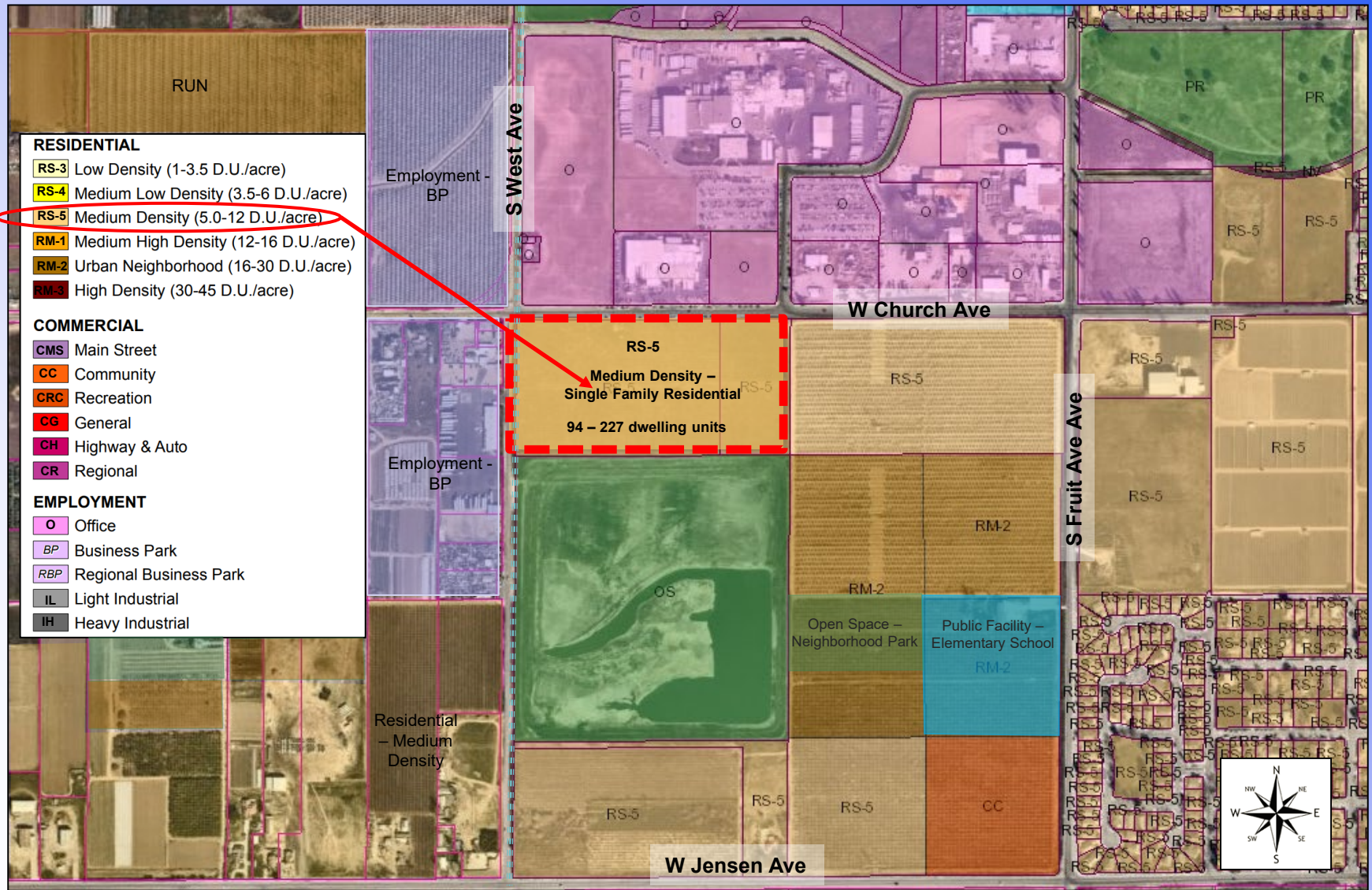
CONSIDERATION OF

**PLAN AMENDMENT & REZONE APPLICATION NO. P20-04209
DEVELOPMENT PERMIT APPLICATION NO. P20-04211
AND
RELATED ENVIRONMENTAL FINDING FOR
EA NO. P20-04209/P20-04211**

Filed by

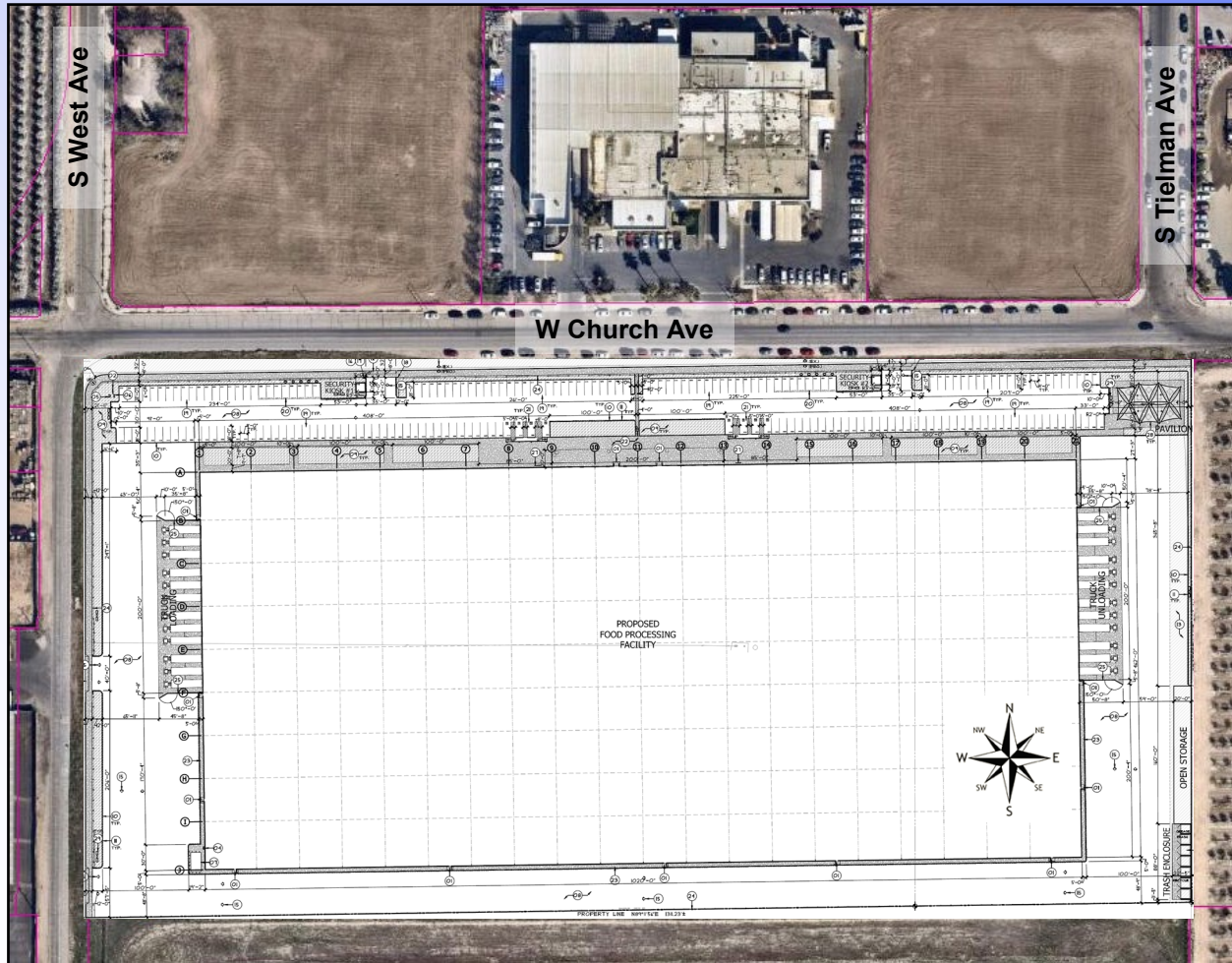
Armen Devejian of Associated Design & Engineering, Inc.,
on behalf of Busseto Foods

Existing Planned Land Use Map & Zoning Map



Project Summary & Background

➤ **Development Permit Application No. P20-04211** proposes a $\pm 477,470$ SF food production, warehousing, and distribution facility (Busseto Foods).

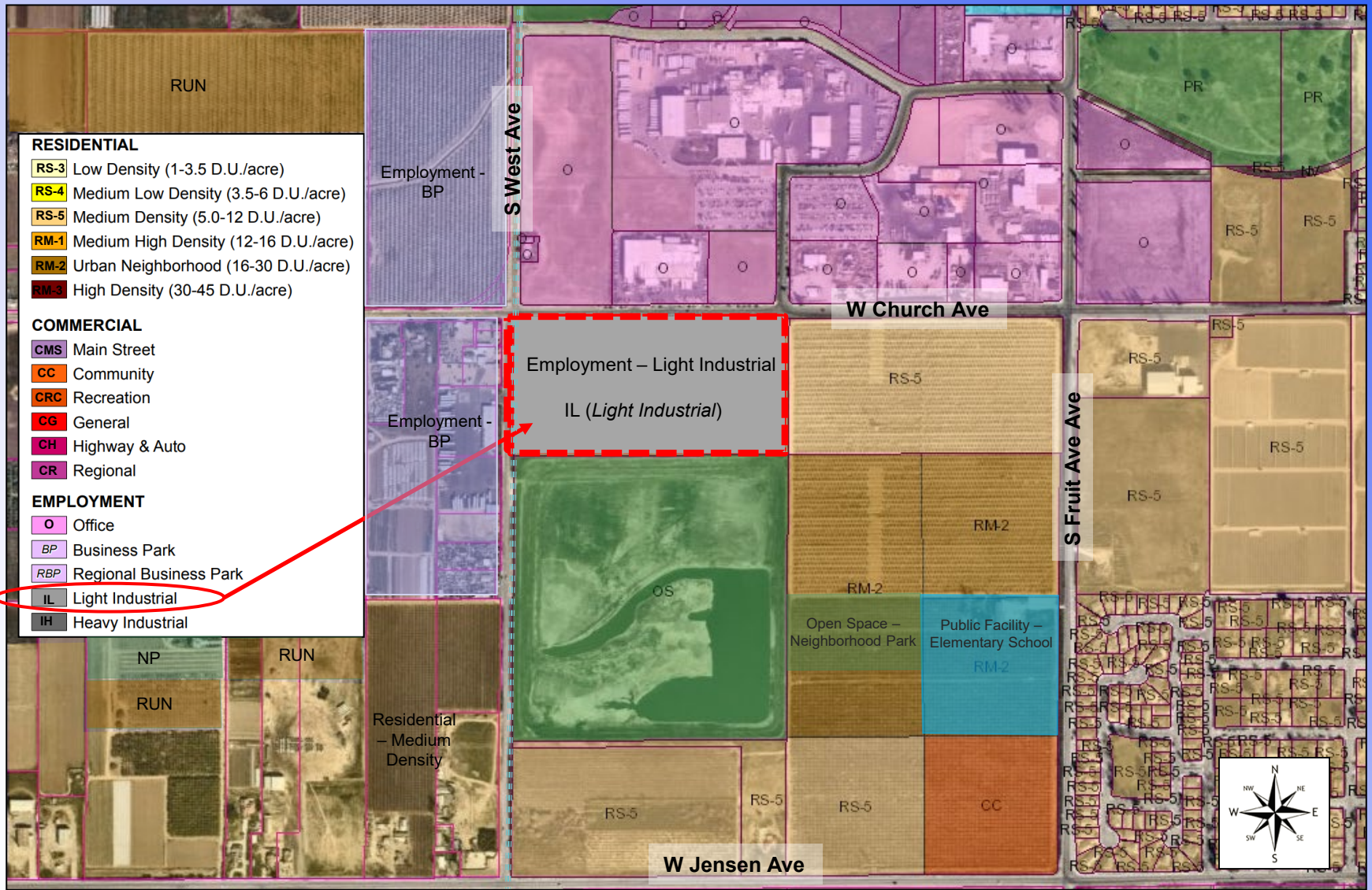


- Four (4) points of ingress and egress;
 - two (2) along S. West Ave;
 - two (2) along W. Church Ave;
- Full off-site improvements;
- Landscaping;
- Outdoor break areas;
- Guest, employee, and truck parking;
- All trucks enter & exit the site only from two (2) drive approaches along S. West Ave;
- All vehicular (i.e. employee and guests) traffic enter & exit from two (2) drive approaches along W. Church Ave;
- 10 - 14 truck trips per day;

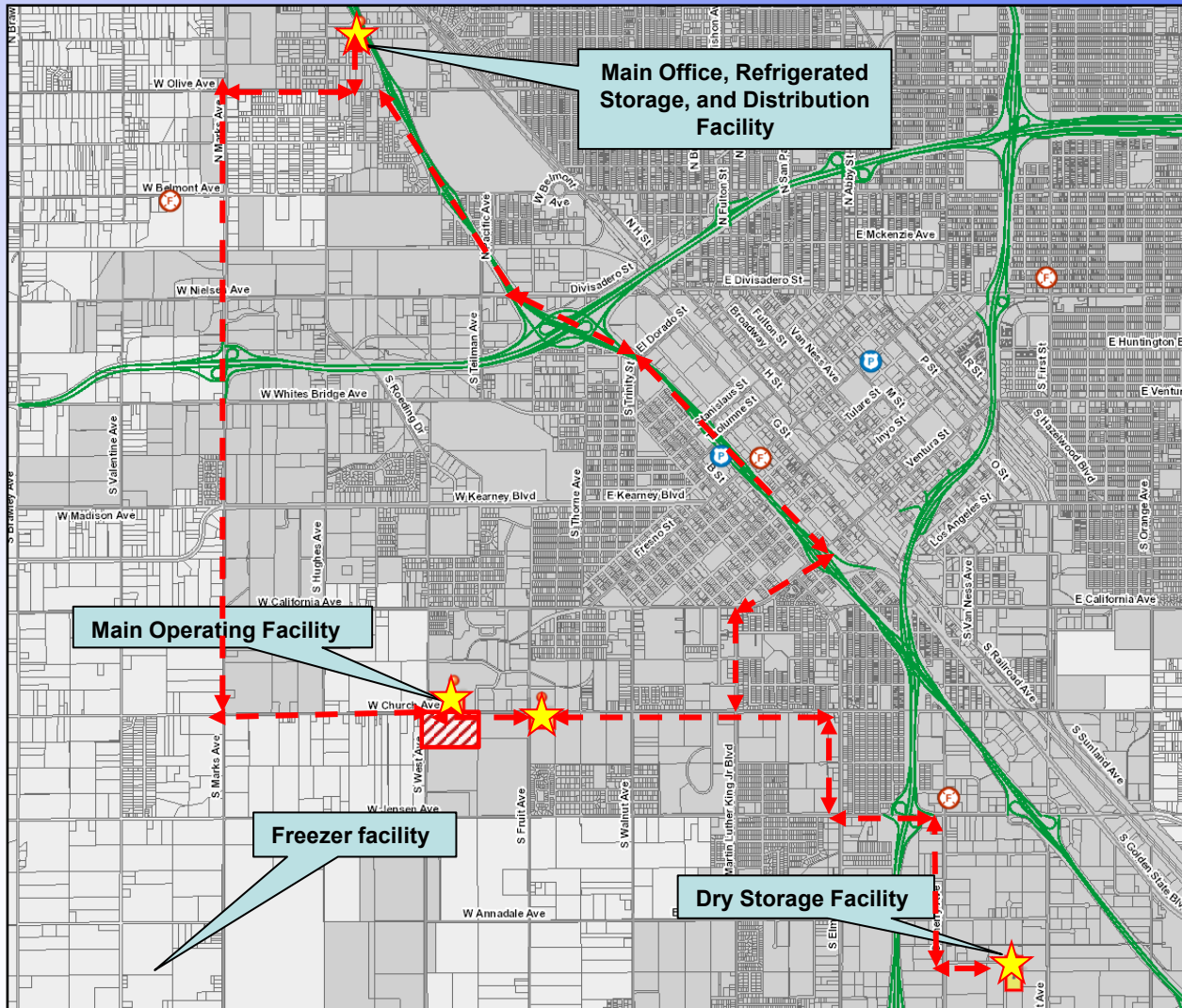
Project Summary & Background: cont'd

- **Development Permit Application No. P20-04211** proposes to construct a ±477,470 square-foot two (2) story food production, warehousing, and distribution facility (Busseto Foods).
- **Plan Amendment Application No. P20-04209** requests to change the planned land use designation for the subject property from Residential – Medium Density to Employment – Light Industrial; and
- **Rezone Application No. P20-04209** requests to rezone the subject property from the RS-5/UGM (*Residential Single Family, Medium Density/Urban Growth Management*) zone district to the IL (*Light Industrial/Urban Growth Management*) zone district.

Proposed Planned Land Use Map & Zoning Map



Project Summary & Background: cont'd



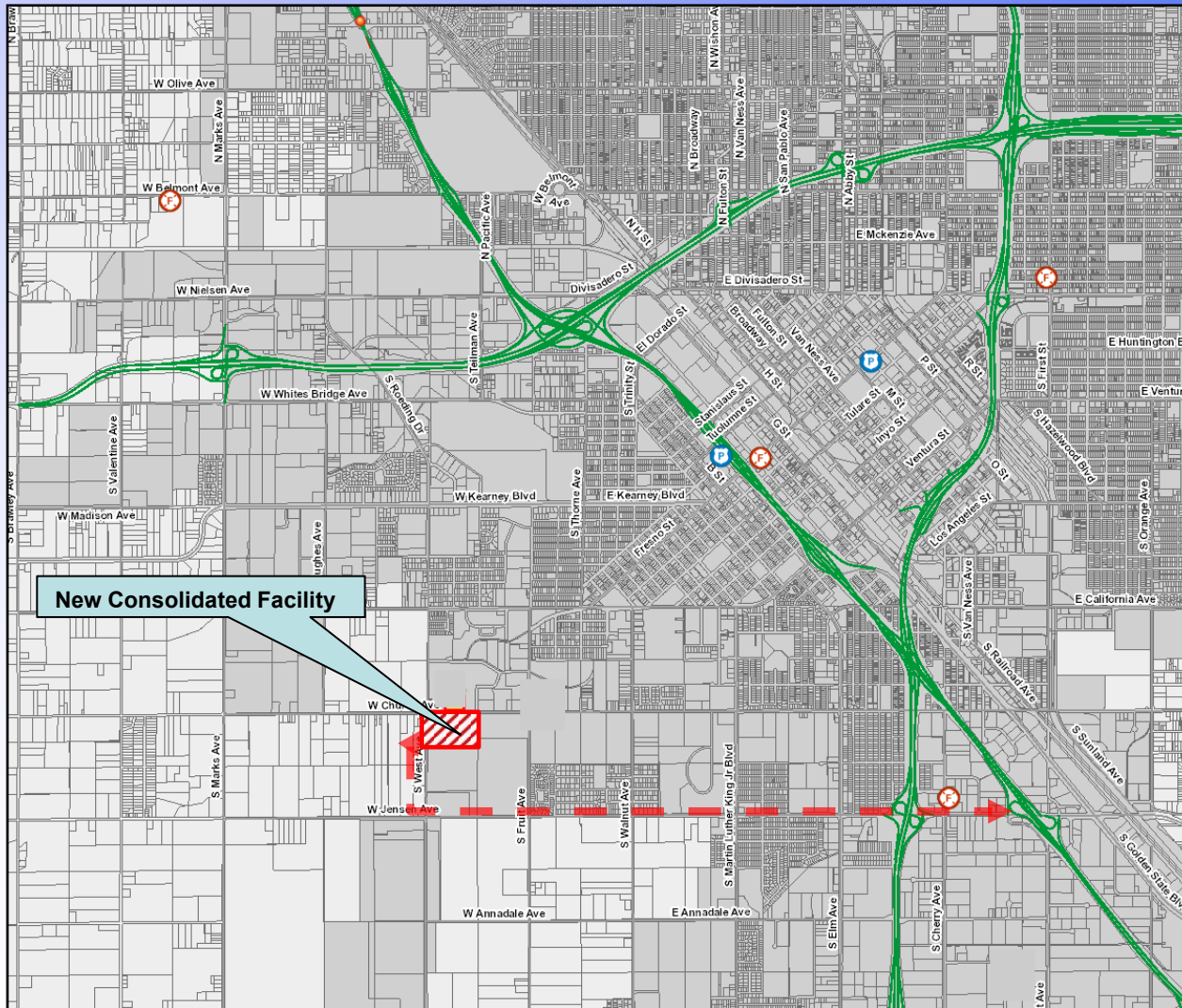
Existing

- Comprise four (4) separate facilities.
- All located west of State Route (SR) 99 in Southwest Fresno.
- Generates approx. eight (8) truck trips per day (40 per week) between the four (4) separate facilities.

Proposed

- Would allow Busseto Foods to consolidate all four (4) facilities & operations into one (1) combined facility.
- Anticipates approx. 10 to 14 truck trips per day.
- Permanently eliminate inter-facility traffic and reduce surface vehicular traffic in Southwest Fresno.
- Arriving trucks (from SR 41 & SR 99) travel west along Jensen Ave and turn north onto West Ave into site.
- Departing trucks exit onto West Ave, travel southbound to Jensen and east to SR 41 & SR 99.

Project Summary & Background: cont'd



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- All located west of State Route (SR) 99 in Southwest Fresno.
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- Departing trucks exit onto West Ave, travel southbound to Jensen and east to SR 41 & SR 99.

Staff Recommendation

1. **ADOPT** the Negative Declaration prepared for Environmental Assessment No. P20-04209/P20-04211, dated March 4, 2022, for the proposed project pursuant to the State of California Environmental Quality Act (CEQA); and
2. **Resolution** – Approving Plan Amendment Application No. P20-04209, requesting authorization to amend the Fresno General Plan and Southwest Fresno Specific Plan to change the planned land use designation for the subject property from Residential – Medium Density to Employment – Light Industrial ; and
3. **BILL** – (For introduction and adoption) – Approving Rezone Application No. P20-04209, requesting authorization to amend the Official Zoning Map of the City of Fresno to rezone the subject property from the RS-5/UGM (*Residential Single Family, Medium Density/Urban Growth Management*) zone district to the IL (*Light Industrial/Urban Growth Management*) zone district in accordance with the Plan Amendment Application; and
4. **APPROVE** Development Permit Application No. P20-04211, requesting authorization to construct a state of the art ±477,470 square-foot two (2) story food production, warehousing, and distribution facility, subject to compliance with Conditions of Approval dated October 13, 2022.