

Exhibit C
Public notices and map

CITY OF FRESNO
PLANNING AND DEVELOPMENT DEPARTMENT
NEIGHBORHOOD NOTIFICATION

Please Note: You are receiving this notice because you live within 1,000 feet of a property that has requested a special permit for a use described below. For this type of permit, the Fresno Municipal Code requires that the City give notice to surrounding property owners to give you the opportunity to express concerns or appeal the permit. Further information is provided below. If you have no concerns regarding the permit, no response is needed.

NOTICE IS HEREBY GIVEN that the Director of the Planning and Development Department, in accordance with Common Procedures of the Fresno Municipal Code, Section 15-5007, will take action on the application below:

Application: Conditional Use Permit Application No. P20-00545

Applicant: Bonique Emerson with Precision Engineering on behalf of Terri Dickerhoff

Location: 4151 E Tulare Street

Description: The applicant requests authorization to construct a new 3,131ft² 7-11 convenience store and gas station. This project application does not include a request to establish an Alcoholic Beverage Control (ABC) license.

Zone District: NMX (Neighborhood Mixed-Use)

Protest Deadline: June 29, 2020 by 5:00 p.m.

All documents (including the application and environmental determination) related to this project are available for public review through the Planning and Development Department, 2600 Fresno Street, 3rd Floor, Fresno, California 93721 by contacting the Department at the number listed below. **Due to the current COVID-19 pandemic, City Hall offices are closed to the public.** Please contact the planner listed below via email or by phone to view documents.

In the event you wish to protest the possible approval of this project, you may do so by filing a written protest with the Director. The protest must include the appellant's interest in, or relationship to, the subject property and specific reason(s) why the appellant believes the project should not be approved. Failure to object to the approval and state said reasons prior to the decision shall potentially bar any later court challenge to the project approval.

ANY WRITTEN protest of the potential approval must be submitted to this office prior to close of business on **June 29, 2020**

If you wish to be notified of the action taken by the Director, please submit a request in writing (mail or email) to the Planner listed below by the date noted above. Once the Director takes action there will be a 15 day appeal period. Unless otherwise specified in governing state or federal law, all appeals shall be filed with the Director in writing, along with a \$30.00 appeal hearing fee, within 15 days of the date of the action, decision, CEQA determination, motion, or resolution from which the action is taken.

For additional information regarding this project, contact Thomas Veatch, Planner, Planning and Development Department, 2600 Fresno Street, Fresno, California 93721-3604, by phone at (559) 621-8076 or via e-mail at thomas.veatch@fresno.gov. *Si necesita información en Español, comuníquese con McKencie Perez al teléfono (559) 621-8066 o por correo electrónico a McKencie.Perez@fresno.gov. Yog xav paub ntxiv, thov hu rau Kao Vang ntawm (559) 621-8058 los yog xav ntawv rau tws email Kao.Vang@fresno.gov.*

PLANNING AND DEVELOPMENT DEPARTMENT
Jennifer K. Clark, Director

Dated: June 19, 2020

Assessor's Parcel Nos. 46029609

SEE MAP ON REVERSE SIDE
Planning and Development Department
2600 Fresno Street, Room 3043 • Fresno, CA 93721 • Phone (559) 621-8277 • Fax (559) 498-1026

VICINITY MAP
4151 E Tulare



CITY OF FRESNO
PLANNING AND DEVELOPMENT DEPARTMENT
NOTICE OF PUBLIC HEARING
CONDITIONAL USE PERMIT APPLICATION NO. P20-00545

NOTICE IS HEREBY GIVEN that the Fresno City Planning Commission, in accordance with Section 15-5303 of the Fresno Development Code and in accordance with the procedures of Article 50, Chapter 15, of the Fresno Municipal Code, will conduct a public hearing to consider the following application filed by Terri Dickerhoff of SKW Capital on behalf of SKW Tulare LLC, pertaining to a ±0.55 acre parcel of property located at the northwest corner of North Cedar Avenue and East Tulare Street:

CONDITIONAL USE PERMIT Application No. P20-00545 requests authorization to develop a new 3,131 sq. ft. 7-11 convenience store and gas station. Development will include four fuel dispensers, a fuel island canopy, a trash enclosure, and six parking spaces. A request for an Alcoholic Beverage Control (ABC) License is not included in this special permit application.

Environmental Assessment No. P20-00545 dated July 23, 2020, a determination that the proposed project is exempt from the California Environmental Quality Act (CEQA) through a Class 32 Categorical Exemption.

FRESNO PLANNING COMMISSION

Date: Wednesday, September 16, 2020

Time: 6:00 p.m., or thereafter

Place: Watch the live broadcast on the City's website
located on the Planning Commission agenda
found at the City's website

<https://fresno.legistar.com/Calendar.aspx>

**The above documents are available for public review via e-mail (email noted below) and within the upcoming Planning Commission agenda. At this time, the documents are not available for review at Fresno City Hall.*

Due to the closures of public facilities in response to COVID-19, any interested person may appear electronically at the public hearing and present written testimony, by either Zoom meeting or telephone with instructions provided on the Planning Commission Agenda, via an eComment or by email to Thomas.Veatch@fresno.gov, or speak in favor or against the project proposal. If you challenge any of the above applications in court, you may be limited to raising only those issues, you, or someone else, raised at the public hearing described in this notice, or in written correspondence delivered to the Fresno City Planning Commission or contact person below, at, or prior to, the public hearing. The Planning Commission action on the proposed Conditional Use Permit may be considered by the City Council on appeal.

NOTE: This public hearing notice is being mailed to surrounding property owners within 1,000 feet of the project site pursuant to the requirements of Fresno Municipal Code Section 15-5007.

For additional information regarding this project, contact Thomas Veatch, Planner, Planning and Development Department, 2600 Fresno Street, Fresno, California 93721-3604, by phone at (559) 621-8076 or via e-mail at thomas.veatch@fresno.gov. Si necesita información en Español, comuníquese con McKencie Perez al teléfono (559) 621-8066 o por correo electrónico a McKencie.Perez@fresno.gov. Yog xav paub ntxiv, thov hu rau Kao Vang ntawm (559) 621-8058 los yog xav ntawv rau tws email Kao.Vang@fresno.gov.

PLANNING AND DEVELOPMENT DEPARTMENT
Jennifer K. Clark, AICP, HDFP, Director

Dated: 9/4/2020
Assessor's Parcel No. 460-296-09

SEE MAP ON REVERSE SIDE
Planning and Development Department
2600 Fresno Street, Room 3043 • Fresno, CA 93721 • Phone (559) 621-8277



Thomas Veatch
PLANNING AND DEVELOPMENT DEPARTMENT
2600 FRESNO ST, RM 3043
FRESNO, CA 93721-3604

THIS IS A LEGAL NOTICE REGARDING
4151 EAST TULARE STREET
P20-00545

SITE LOCATION VICINITY MAP
4151 E Tulare St



**CITY OF FRESNO
PLANNING AND DEVELOPMENT DEPARTMENT
NOTICE OF PUBLIC HEARING
CONDITIONAL USE PERMIT APPLICATION NO. P20-00545**

NOTICE IS HEREBY GIVEN that the Fresno City Council, in accordance with Section 15-3308.B of the Fresno Development Code and in accordance with the procedures of Article 50, Chapter 15, of the Fresno Municipal Code, will conduct a public hearing to consider the following application filed by Terri Dickerhoff of SKW Capital on behalf of SKW Tulare LLC, pertaining to a ±0.55 acre parcel of property located at the northwest corner of North Cedar Avenue and East Tulare Street:

CONDITIONAL USE PERMIT Application No. P20-00545 requests authorization to develop a new 3,131 sq. ft. 7-11 convenience store and gas station. Development will include four fuel dispensers, a fuel island canopy, a trash enclosure, and six parking spaces. A request for an Alcoholic Beverage Control (ABC) License is not included in this special permit application.

Environmental Assessment No. P20-00545 dated July 23, 2020, a determination that the proposed project is exempt from the California Environmental Quality Act (CEQA) through a Class 32 Categorical Exemption.

FRESNO CITY COUNCIL

Date: Thursday, October 22, 2020

Time: 10:05 a.m., or thereafter

Place: Watch the live broadcast on the City's website located on the Planning Commission agenda found at the City's website

<https://fresno.legistar.com/Calendar.aspx>

**The above documents are available for public review via e-mail (email noted below) and within the upcoming City Council agenda. At this time, the documents are not available for review at Fresno City Hall.*

The Fresno City Planning Commission considered this application at its meeting on September 16, 2020 and voted to approve the application. Due to the closures of public facilities in response to COVID-19, any interested person may appear electronically at the public hearing and present written testimony, by either Zoom meeting or telephone with instructions provided on the City Council Agenda, via an eComment or by email to Thomas.Veatch@fresno.gov, or speak in favor or against the project proposal. If you challenge any of the above applications in court, you may be limited to raising only those issues, you, or someone else, raised at the public hearing described in this notice, or in written correspondence delivered to the Fresno City Council or contact person below, at, or prior to, the public hearing.

NOTE: This public hearing notice is being mailed to surrounding property owners within 1,000 feet of the project site pursuant to the requirements of Fresno Municipal Code Section 15-5007.

For additional information regarding this project, contact Thomas Veatch, Planner, Planning and Development Department, 2600 Fresno Street, Fresno, California 93721-3604, by phone at (559) 621-8076 or via e-mail at thomas.veatch@fresno.gov. *Si necesita información en Español, comuníquese con Jose Valenzuela al teléfono (559) 621-8070 o por correo electrónico a josevalenzuela@fresno.gov.* Yog xav paub ntxiv, thov hu rau Kao Vang ntawm (559) 621-8058 los yog xav ntawv rau tws email Kao.Vang@fresno.gov.

PLANNING AND DEVELOPMENT DEPARTMENT
Jennifer K. Clark, AICP, HDFP, Director

Dated: 10/9/2020
Assessor's Parcel No. 460-296-09

SEE MAP ON REVERSE SIDE
Planning and Development Department
2600 Fresno Street, Room 3043 · Fresno, CA 93721 · Phone (559) 621-8277



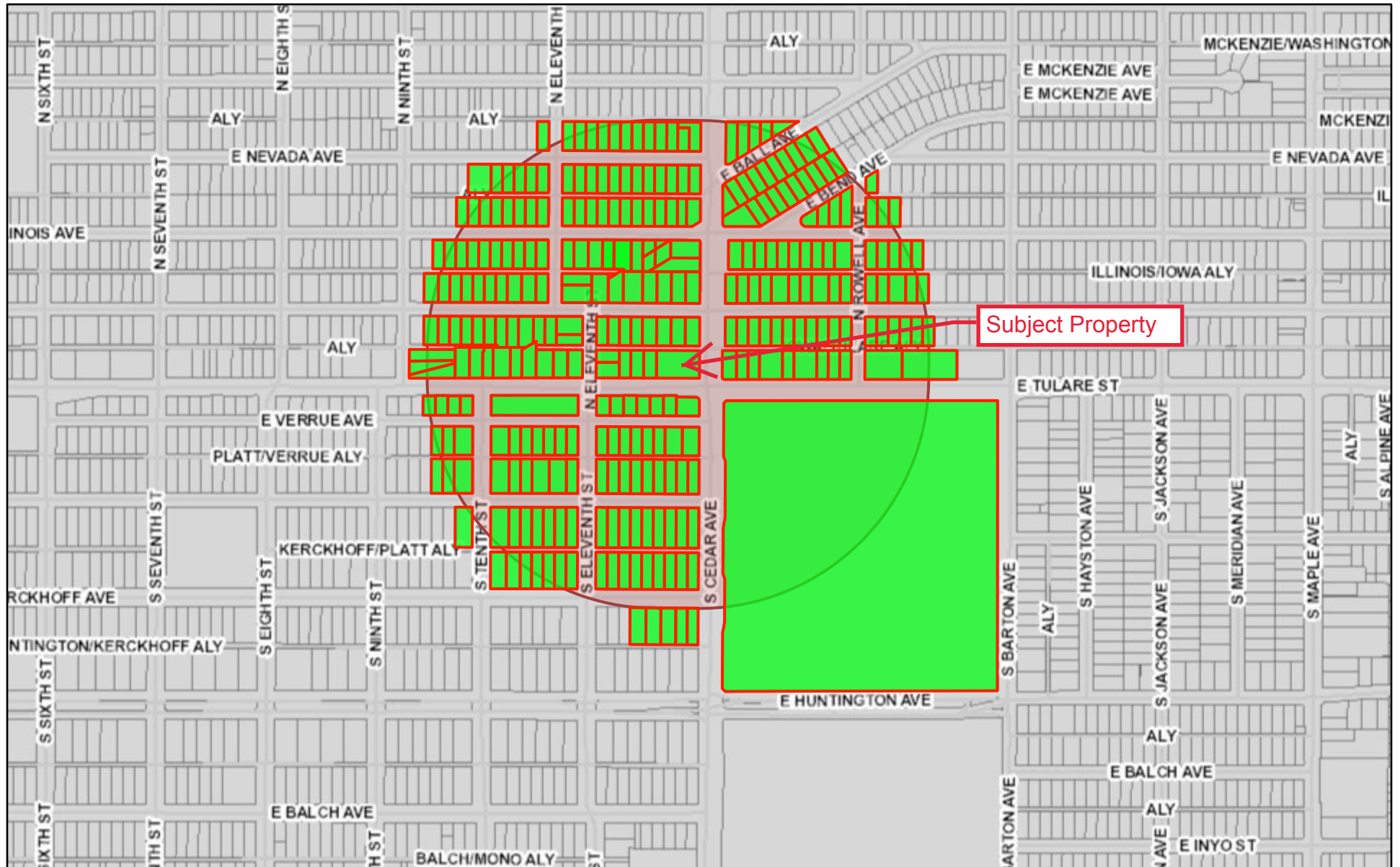
Thomas Veatch
PLANNING AND DEVELOPMENT DEPARTMENT
2600 FRESNO ST, RM 3043
FRESNO, CA 93721-3604

THIS IS A LEGAL NOTICE REGARDING
4151 EAST TULARE STREET
P20-00545

SITE LOCATION VICINITY MAP
4151 E Tulare St



Exhibit Map



Green parcels are within 1,000ft of subject property and property owners were sent a Notice of Intent to Take Action and subsequent Notice of Public Hearing.

