

Exhibit C

Project Information Tables

PROJECT INFORMATION TABLES

PROJECT SUMMARY

PROJECT	See Executive Summary in Staff Report for Development Permit Application No. P21-02699 / Tentative Parcel Map Application No. P21-05930.	
APPLICANT	Paul Starn on behalf of Scannell Properties 3468 Mt. Diablo Blvd. Suite B-115, Lafayette, CA 94549	
LOCATION	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)	
SITE SIZE	± 48.03 Acres	
PLANNED LAND USE	Existing	Vacant
	Proposed	Employment - Heavy Industrial
ZONING	Existing	IH - Heavy Industrial
	Proposed	No Change
HOUSING ELEMENT	The subject property is not designated as a Housing Element site.	
PLAN DESIGNATION AND CONSISTENCY	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.	
ENVIRONMENTAL FINDING	As determined in the EIR, implementation of the proposed project would not result in significant and unavoidable adverse impacts.	
PLAN COMMITTEE RECOMMENDATION	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.	
STAFF RECOMMENDATION	1. CERTIFY Final Environmental Impact Report (SCH No. 2022050265), for the proposed Office/Warehouse Project; a. Adopt Findings of Fact pursuant to CEQA Guidelines Section 15091; b. Adopt a Mitigation Monitoring and Reporting Program (MMRP) pursuant to CEQA Guidelines section 15097; and, 2. APPROVE 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	

		of Approval dated October 4, 2023; and, 3. APPROVE 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.
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BORDERING PROPERTY INFORMATION

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