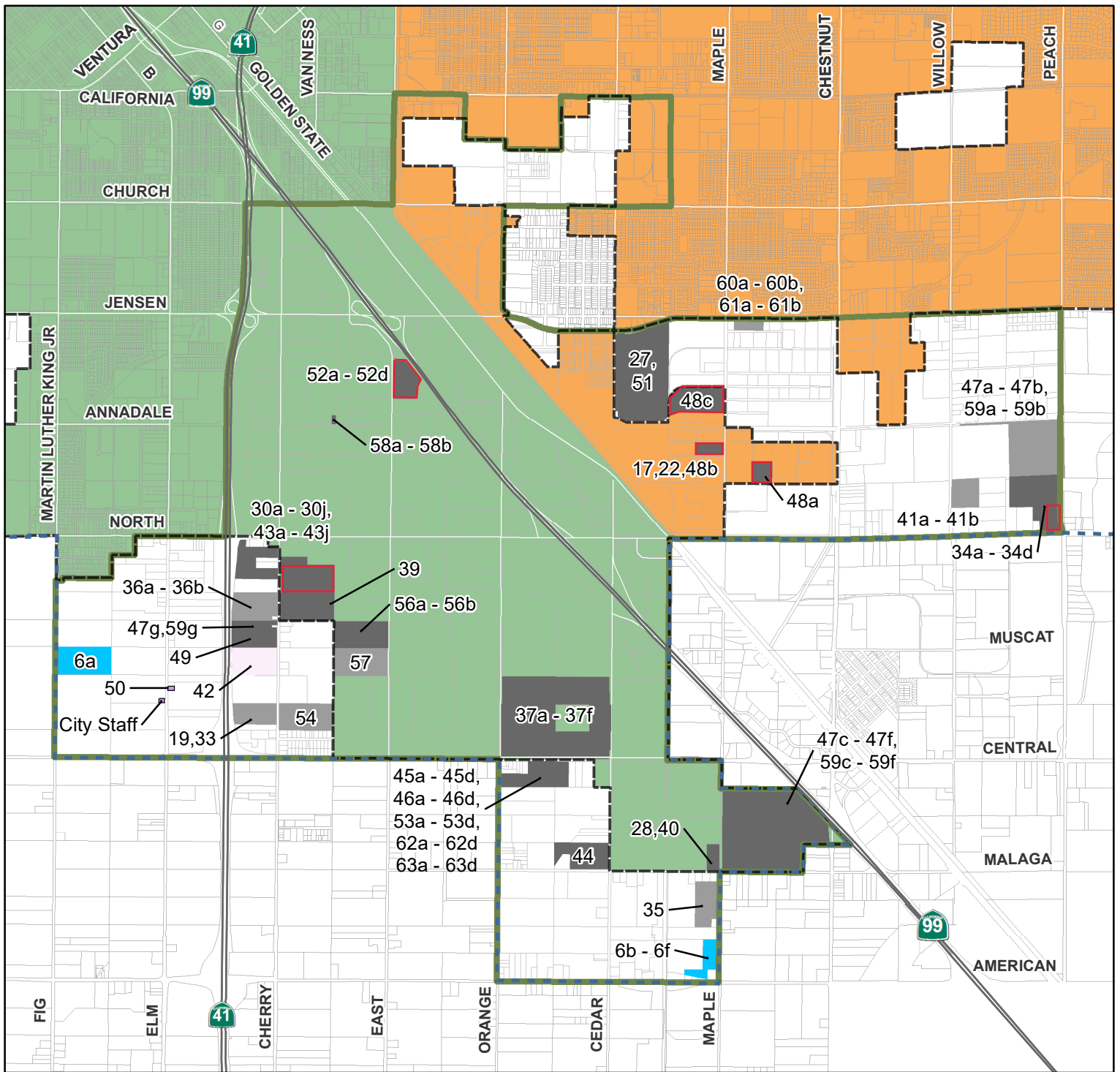


Exhibit M
Land Use Change Requests

Contained herein are all planned land use designations requested by property owners during the Public Review Period (May 31 - July 30, 2024) and after the City sent a letter on October 7, 2024, to all 300 property owners in the Plan Area whose properties are proposed to change land use designations.



PLANNED LAND USE CHANGE REQUESTS

Legend

EMPLOYMENT

- Business Park
- Light Industrial
- Heavy Industrial

PUBLIC FACILITY

- Ponding Basin
- The Plan does not propose to change the land use

COUNCIL DISTRICT

- District 3
- District 5

- Fresno Sphere of Influence
- Fresno City Limits
- South Central Specific Plan



Land Use Change Requests

| Comment Letter # | Multiple request identifier | Property APN | Property Address | Company | Property Owner | Letter from | Existing General Plan Land Use | Specific Plan Proposed Land Use | Land Use Request | Notes |
|------------------|-----------------------------|--------------|--------------------------------------|--|--|--------------------------------------|--|---|--|---|
| 6 | a | 32903019 | 3450 S Fig Avenue | Fresno Metropolitan Flood Control District (FMFCD) | FMFCD | Denise Wade | Regional Business Park (19.5 acres) | Regional Business Park (19.5 acres) | Public Facility - Ponding Basin (19.5 acres) | Flood Control Basin AV |
| | b | 33021126T | None assigned | FMFCD | FMFCD | Denise Wade | Heavy Industrial | Business Park | Public Facility - Ponding Basin | Flood Control Basin CE |
| | c | 33021127T | 4705 S Maple Avenue | FMFCD | FMFCD | Denise Wade | Heavy Industrial | Business Park | Public Facility - Ponding Basin | Flood Control Basin CE |
| | d | 33021148T | 2356 E American Avenue | FMFCD | FMFCD | Denise Wade | Heavy Industrial | Business Park | Public Facility - Ponding Basin | Flood Control Basin CE |
| | e | 33021150T | 2374 E American Avenue | FMFCD | FMFCD | Denise Wade | Heavy Industrial | Business Park | Public Facility - Ponding Basin | Flood Control Basin CE |
| | f | 33021152T | 2416 E American Avenue | FMFCD | FMFCD | Denise Wade | Heavy Industrial | Business Park | Public Facility - Ponding Basin | Flood Control Basin CE |
| 17 and 22 | | 48704104S | 4568 E Commerce Avenue | Certified Meat Products | Jimmy Maxey | Jimmy Maxey | Heavy Industrial | Heavy Industrial | Heavy Industrial | The Plan does not propose land use change to this property |
| 48b | | | | Formax LLC | Paul Gillum | Paul Gillum | | | | |
| | | | | Formax LLC | Mark Ford | Mark Ford | | | | |
| 19 and 33 | | 32914029 | 3641 S. Cherry Avenue | D & I Farms | Daniel Barandalla | Dirk Poeschel | Light Industrial | Business Park (10.4 acres) and Low Density Residential (1.3 acres) | Light Industrial | Vacant property with abandoned house. |
| 21 | | 46509218 | 1333 G Street (not in the Plan Area) | Dumont Printing | Susan Moore | Susan Moore | | Not Applicable | | This property is not in the Plan Area. The Plan does not propose land use change to this property |
| 27 and 51 | | 48715041S | 2691 S. Cedar Avenue | Penny Newman Grain Company | David Meeker Wagner Jones Helsey | David Meeker John Kinsey | Heavy Industrial (28.6 acres) | Light Industrial (28.6 acres) | Heavy Industrial (28.6 acres) | Existing business |
| 28 and 40 | | 33003111 | 4335 S. Maple Avenue | Robert V Jensen, Inc RVJ Equipment Leasing LLC | William V Jensen Robert V Jensen, Inc | William V Jensen William V Jensen | Heavy Industrial | Medium Density Residential | Heavy Industrial | Vacant property with abandoned house |
| 30 and 43 | a | 32909001 | 3114 S Cherry Avenue | Valley Iron Inc | Noel Briscoe | Noel Briscoe | Heavy Industrial | Heavy Industrial | Heavy Industrial | The Plan does not propose land use change to this property |
| | b | 32918009 | 3043 S Cherry Avenue | | | | Heavy Industrial | Commercial General | Heavy Industrial | Vacant property |
| | c | 32908010 | 3121 S Cherry Avenue | | | | Heavy Industrial | Commercial General (1.89 acres) and Low Density Residential (0.6 acres) | Heavy Industrial | Rural Residential house |
| | d | 32908011 | 3133 S Cherry Avenue | | | | Heavy Industrial | Commercial General (1.89 acres) and Low Density Residential (0.6 acres) | Heavy Industrial | Rural Residential house |
| | e | 32918012 | 3071 S Cherry Avenue | | | | Heavy Industrial | Commercial General | Heavy Industrial | Vacant property |
| | f | 32918016 | None Assigned | | | | Heavy Industrial | Commercial General | Heavy Industrial | Vacant property |
| | g | 32918030 | 267 E North Avenue | | | | Heavy Industrial | Commercial General | Heavy Industrial | Vacant property |
| | h | 32918032 | None Assigned | | | | Heavy Industrial | Commercial General | Heavy Industrial | Vacant property |
| | i | 32908030 | None Assigned | | | | Heavy Industrial | Commercial General | Heavy Industrial | Vacant property |
| | j | 32919017 | 3096 S Cherry Avenue | | | | Heavy Industrial | Light Industrial | Heavy Industrial | Existing business |
| City Staff | | 32903006 | 3595 S Elm Avenue | Elm Avenue Feed | | | Regional Business Park | Low Density Residential | Regional Business Park | Recently built business |
| 34 | a | 31607136 | 3914 E North Avenue | Agro Plantae, Inc | Mr. Angeloe Paolussi & Mrs Rosanna DiLallo | Dirk Poeschel | Business Park | Low Density Residential | Heavy Industrial | House demolished and property is vacant |
| | b | 31607137 | 2976 S Peach Avenue | | | | Business Park | Business Park | Heavy Industrial | Existing Agro Plantae, Inc facility. The Plan does not propose land use change to this property |
| | c | 31607138 | 2962 S Peach Avenue | | | | Business Park | Business Park | Heavy Industrial | Vacant property. The Plan does not propose land use change to this property |
| | d | 31607175 | 2948 S Peach Avenue | | | | Light Industrial (9.2 acres) and Business Park (10.45 acres) | Business Park (19.65 acres) | Heavy Industrial (19.65 acres) | Agriculture |
| | | | | | | | | | | |
| 35 | | 33021118 | 4531 S Maple Avenue | | Jaspreet Singh & Gurinder Panaych | Jaspreet Singh & Gurinder Panaych | Heavy Industrial | Business Park | Light Industrial | Has invested in rezone (P22-01290) |
| 36 | a | 32910001 | None assigned | Crown Enterprises | Wolfson Bolton Kochis | Thomas J Howlett | Heavy Industrial | Business Park | Light Industrial | for state-of-the-art truck terminal (CAHSR project) |
| | b | 32910052 | 3253 S Cherry Avenue | | | | Heavy Industrial | Business Park | Light Industrial | |

| Comment Letter # | Multiple request identifier | Property APN | Property Address | Company | Property Owner | Letter from | Existing General Plan Land Use | Specific Plan Proposed Land Use | Land Use Request | Notes |
|------------------------|-----------------------------|--------------|------------------------|--|---|--------------------------------------|--------------------------------|--|-----------------------------|---|
| 37 | a | 33002102 | 3593 S Cedar Avenue | Frank S Caglia Family Limited Partnership | Wanger Jones Helsey PC, Attorneys | John P Kinsey | Heavy Industrial | Light Industrial | Heavy Industrial | Vacant |
| | b | 33002109 | None assigned | | | | Heavy Industrial | Business Park | Heavy Industrial | Agriculture |
| | c | 33002116 | 3571 S Cedar Avenue | | | | Heavy Industrial | Light Industrial | Heavy Industrial | Agriculture |
| | d | 33002130 | 3613 S Cedar Avenue | | | | Heavy Industrial | Business Park | Heavy Industrial | Agriculture |
| | e | 33002155 | 3588 S Orange Avenue | | | | Heavy Industrial | Light Industrial | Heavy Industrial | Agriculture |
| | f | 33002157 | 3715 S Cedar Avenue | | | | Heavy Industrial | Business Park | Heavy Industrial | Agriculture |
| 39 | | 32911007 | 3250 S Cherry Avenue | Cast N Blast, LP, Diversified Development Group, Inc | Diversified Development Group | John Brelsford | Heavy Industrial | Light Industrial | Heavy Industrial | Agriculture |
| 41 | a | 31607167 | 2935 S Willow Avenue | Avina Ralph J Trustee De Avina Maria Cervantes | Ralph Avina | Ralph Avina | | Low Density Residential (0.40 acres) and Medium Density Residential (4.82 acres) | | |
| | b | 31607168 | 2921 S Willow Avenue | | | | Light Industrial | | Light Industrial | Rural residential house with agriculture |
| 42 | | 32912026 | 3451 S Cherry Avenue | Western Terminals LLC | Perman Sihota | Perman Sihota | Light Industrial | Business Park (15.65 acres) and Low Density Residential (0.60 acres) | Business Park | House has been demolished and property is vacant |
| 44 | | 33015036 | None assigned | Tri Valley Investments, LLC | Kenea Bains | Kenea Bains | Heavy Industrial | Business Park | Heavy Industrial | Vacant |
| 45, 46, 53, 62, and 63 | a | 33013007 | 1515 E Central Avenue | | Heather Mooney, Jonathan Thomas, Jason Thomas, and Jamie Thomas | Heather Mooney and Jonathan Thomas | Heavy Industrial | Business Park | Heavy Industrial | Vacant car, truck, and bin storage |
| | b | 33013008 | None assigned | | | | Heavy Industrial | Business Park | Heavy Industrial | Agriculture |
| | c | 33013009 | 1647 E Central Avenue | | | | Heavy Industrial | Low Density Residential | Heavy Industrial | Rural residential house |
| | d | 33013018S | 4082 S Orange Avenue | | | | Heavy Industrial | Business Park | Heavy Industrial | Agriculture |
| 47 and 59 | a | 31609053S | None assigned | Fowler Packing | G4 Enterprise LTD | Susan Gladding and Leeland Parnagian | None assigned | Business Park (1.46 acres) and Light industrial (1.37 acres) | Light Industrial | Vacant strip of land - abandoned railroad tracks |
| | b | 31607142 | None assigned | | G4 Enterprise LTD | | Light Industrial (16 acres) | Business Park (16 acres) | Light Industrial (16 acres) | Agriculture |
| | c | 33003120 | None assigned | | Parnagian Enterprises | | Heavy Industrial | Light Industrial | Heavy Industrial | Agriculture |
| | d | 33003145S | None assigned | | Parnagian Enterprises | | Heavy Industrial | Light Industrial | Heavy Industrial | Agriculture |
| | e | 33003140S | None assigned | | Parnagian Enterprises | | Heavy Industrial | Light Industrial | Heavy Industrial | Agriculture |
| | f | 33003146S | None assigned | | Parnagian Enterprises | | Heavy Industrial | Light Industrial | Heavy Industrial | Agriculture |
| | g | 32910044 | 3337 S Cherry Avenue | | G3 Development | | Heavy Industrial | Low Density Residential | Heavy Industrial | Rural residential house |
| 48 | a | 48704213S | 4671 E Edger Avenue | Formax LLC | Mark Ford | Mark Ford | Heavy Industrial | Heavy Industrial | Heavy Industrial | Existing building. The Plan does not propose land use change to this property |
| | b | 48704104S | 4586 E Commerce Avenue | | | | Heavy Industrial | Heavy Industrial | Heavy Industrial | Existing building. The Plan does not propose land use change to this property |
| | c | 48715033S | 2704 E Maple Avenue | | | | Heavy Industrial | Heavy Industrial | Heavy Industrial | Existing building. The Plan does not propose land use change to this property |
| 49 | | 32910040 | 3389 S Cherry Avenue | Grace Truck Parking | Manreet Ladham | Manreet Ladham | Heavy Industrial | Low Density Residential | Heavy Industrial | Rural residential house |
| 50 | | 32912004 | 3546 S Elm Avenue | Tarlton and Sons, Inc | Clifton Wahlberg | Clifton Wahlberg | Regional Business Park | Medium Low Density Residential | Regional Business Park | Rural residential house |
| 52 | a | 48705051S | None assigned | Affinity Truck Center | Kim Mesfin | Kim Mesfin | Heavy Industrial | Heavy Industrial | Heavy Industrial | Parking Lot. The Plan does not propose land use change to this property |
| | b | 48705078S | 2691 S East Avenue | | | | Heavy Industrial | Heavy Industrial | Heavy Industrial | Existing building. The Plan does not propose land use change to this property |
| | c | 48708005S | 2727 S East Avenue | | | | Heavy Industrial | Heavy Industrial | Heavy Industrial | Existing building. The Plan does not propose land use change to this property |
| | d | 48708037S | 2707 S East Avenue | | | | Heavy Industrial | Heavy Industrial | Heavy Industrial | Existing building. The Plan does not propose land use change to this property |
| 54 | | 32913005 | 3656 S Cherry Avenue | SPAN Development Company, LLC | | Timothy Mitchell | Light Industrial | Business Park | Light Industrial | Vacant |

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|------------------|-----------------------------|--------------|------------------------|----------------------|---|---|--------------------------------|---------------------------------|------------------|--|
| 56 | a | 32911012 | None assigned | Valley Wide Beverage | John Amendola | John Amendola | Heavy Industrial | Heavy Industrial | Heavy Industrial | Vacant. The Plan does not propose land use change to this property |
| | b | 32911013 | None assigned | | | | Heavy Industrial | Heavy Industrial | Heavy Industrial | Vacant. The Plan does not propose land use change to this property |
| 57 | | 32913001 | 3525 S East Avenue | Valley Wide Beverage | John Amendola | John Amendola | Light Industrial | Light Industrial | Light Industrial | Existing building. The Plan does not propose land use change to this property |
| 58 | a | 32830006 | 5829 N Annadale Avenue | | | Bryan Cossette of TRICOZ LLC (neighboring properties owner) | Heavy Industrial | Medium Low Density Residential | Heavy Industrial | Rural residential homes. Not the property owner. He opposes the proposed land use change on neighboring properties to residential because this would then subject his properties to new deveopment standards |
| | b | 32830007 | 2833 N Annadale Avenue | | | | Heavy Industrial | Medium Low Density Residential | Heavy Industrial | |
| 60 and 61 | a | 48707045 | None assigned | 3 G Containers | Elisabeth Balcom, representative for the Travares Family Trust, and Daniel Mosto, President/CEO | Elisabeth Balcom, representative for the Travares Family Trust, and Daniel Mosto, President/CEO | Light Industrial | Light Industrial | Light Industrial | Existing building. The Plan does not propose land use change to this property |
| | b | 48707046 | 4646 E Jensen Avenue | | | | Light Industrial | Light Industrial | Light Industrial | Existing building. The Plan does not propose land use change to this property |