

Exhibit D

P25-01778 - COMM - Granite Park Rezone

Menu Help

File Date: 05/29/2025

Application Status: Review Complete

Application Type: Plan Amendment - Rezone

Application Detail: Detail

Description of Work: Rezone Application No. P25-01778 was filed by Terra Mortensen of Galloway & Company, Inc. and pertains to the approximately 4 acres of property located on the south Hampton Way. The applicant proposes to remove the conditions of zoning which prohibit a adult daycare/healthcare facility for all ten parcels of the existing Granite Park APNs: 438-220-01, -02, -03, -04, -05, -06, -07, -08, -09, -10. Related Application: Development Permit Application No. P25-01774 proposed to construct a ±20,000 square approximately 1.2 acres of site improvements.

Application Name: COMM - Granite Park Rezone

Address: 4092 N CEDAR AVE, FRESNO, CA 93726

Owner Name: STOCK FIVE HOLDINGS LLC G STOCKBRIDGE

Owner Address: 2972 LARKIN, CLOVIS, CA 93612

Parcel No: 43822001

Contact Info:	Name	Organization Name	Contact Type	Status
	Terra Mortensen	Galloway & Comp...	Applicant	Active
	STOCK FIVE HOLDINGS LL...	STOCK FIVE HOLD...	Business Owner	Active
	Adam Wong	Stock Five Hold...	Contact	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
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Total Fee Assessed: \$0.00

Total Fee Invoiced: \$0.00

Balance: \$0.00

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application	Valeria Ramirez	Accept	07/25/2025	Valeria Ramirez
	Review Distribution		Accepted for...	07/28/2025	Mindi Mariboho
	Traffic Planning	Angela Reis			
	Fresno Area Express	FAX			
	Public Works Engineering	Harmanjit Dhaliwal			
	County PW and Planning				
	Irrigation District	FID			
	DPU Planning and Engin...				
	Flood Control District	FMFCD			
	Air Pollution Control ...	SJVAPCD			
	Fire Review				
	Caltrans				
	Public Utilities Commi...				
	PGandE	PG&E			
	School District				
	Police Review				
	Fresno County Environm...	Public Health			
	Council District Commi...	Chris Lang			
	Council Member	District4			
	Building and Safety Se...	Christian Mendez			
	US Postal Service	USPS			
	Airports				
	Long Range Planning	Long Range Plan...			
	Public Works TIS Review	Jill Gormley			
	Historic Preservation				
	Land Division Impact Fees	Frank Saburit			
	LRP GIS Review	Karlo Guillermo			
	Planner Review	Valeria Ramirez	Review Complete	08/18/2025	Valeria Ramirez
	Review Verification	Valeria Ramirez	Review Complete	09/16/2025	Robert Holt
	CEQA Study	Valeria Ramirez			
	Neighborhood Meetings				
	ALUC				
	CEQA Publication	Valeria Ramirez			
	Planning Commission				
	City Council				
	Closure	Valeria Ramirez			

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
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Documents:	File Name	Document Group	Category	Description	Type	Docum
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[Show all](#)

Application Comments:	View ID	Comment	Date		
	ROBERTWHO	IS/MND NOI ready to publish , but pending execut...	12/04/2025		
	VALERIAR	Applicable fees will be invoiced on P25-01774.	06/24/2025		
Initiated by Product: ACA					
Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
	Inspection Type	Inspection Date	Inspector	Status	Comments

P25-01774 - COMM - Granite Park PACE Facility

Menu Help

File Date: [05/29/2025](#)

Application Status: [In Review](#)

Application Type: [Development Permit](#)

Application Detail: [Detail](#)

Description of Work: [Development Permit Application No. P25-01774 was filed by Galloway & Company and pertains to ±3.46 acres of property located on the southeast corner of North Cedar Avenue and 29th Street. The applicant proposes to construct a new ±20,000 square-foot one-story senior healthcare facility that will provide services to individuals aged 55 and over. The parcel is zoned R1778 \(Rezone to remove conditions of zoning\).](#)

Application Name: [COMM - Granite Park PACE Facility](#)

Address: [4092 N CEDAR AVE, FRESNO, CA 93726](#)

Owner Name: [STOCK FIVE HOLDINGS LLC G STOCKBRIDGE](#)

Owner Address: [2972 LARKIN, CLOVIS, CA 93612](#)

Parcel No: [43822001](#)

Contact Info:	Name	Organization Name	Contact Type	Status
	Terra Mortensen	Galloway & Comp...	Applicant	Active
	STOCK FIVE HOLDINGS LL...	STOCK FIVE HOLD...	Developer	Active
	Adam Wong	Stock Five Hold...	Contact	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
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Total Fee Assessed: [\\$27,766.56](#)

Total Fee Invoiced: [\\$26,431.56](#)

Balance: [\\$0.00](#)

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application	Valeria Ramirez	Accept	07/25/2025	Valeria Ramirez
	Pre-review- TIS	Jill Gormley	Content Suff...	06/09/2025	Braulio Flores
	Pre-review- Traffic	Braulio Flores	Content Suff...	06/09/2025	Braulio Flores
	Plan Distribution		Assign Revie...	07/28/2025	Pamela Mariano
	Traffic Planning	Leonel Arvizu	Reviewed wit...	08/18/2025	Leonel Arvizu
	Public Works Engineering	Luis Gonzalez	Reviewed wit...	08/11/2025	Luis Gonzalez
	DPU Planning and Engin...	DPU User	Reviewed wit...	08/14/2025	DPU User
	Fire Review	Wynter Erickson	Reviewed wit...	08/14/2025	Wynter Erickson
	Police Review	Northeast PD	No Response ...	08/20/2025	Valeria Ramirez
	Fresno County Environm...	Public Health	Reviewed wit...	08/12/2025	Public Health
	Building and Safety Se...	Christian Mendez	Review Complete	08/12/2025	Christian Mendez
	Airports	Airports	Review Complete	08/18/2025	Airports
	Fresno Area Express	FAX	No Comment	08/06/2025	FAX
	Irrigation District	FID	Review Complete	08/14/2025	FID
	Flood Control District	FMFCD	Review Complete	08/15/2025	FMFCD
	Air Pollution Control ...	SJVAPCD	No Response ...	08/20/2025	Valeria Ramirez
	PGandE	PG&E	No Response ...	08/20/2025	Valeria Ramirez
	School District	FUSD	Review Complete	08/12/2025	FUSD
	Council District Commi...	Thomas Veatch	Review Complete	08/20/2025	Thomas Veatch
	Council Member	District4	No Response ...	08/20/2025	Valeria Ramirez
	US Postal Service	USPS	No Response ...	08/20/2025	Valeria Ramirez
	Planner Review	Valeria Ramirez	Review Complete	08/18/2025	Valeria Ramirez
	Long Range Planning	Long Range Plan...	No Comment	08/19/2025	Long Range Plan...
	Public Works TIS Review	Jill Gormley	No Response ...	08/20/2025	Valeria Ramirez
	Historic Preservation	HISTORIC PRESER...	No Comment	07/28/2025	HISTORIC PRESER...
	Land Division Impact Fees	Frank Saburit	Review Complete	08/07/2025	Frank Saburit
	Public Works-CFD	Luis Gonzalez	No Comment	08/11/2025	Luis Gonzalez
	Public Utilities Commi...				
	County PW and Planning				
	Caltrans				
	Review Verification	Valeria Ramirez	Review Complete	09/16/2025	Robert Holt
	CEQA Review	Valeria Ramirez			
	Planner Analysis and P...	Valeria Ramirez			
	CEQA Publication	Valeria Ramirez			
	NOD-NOE	Valeria Ramirez			
	Closure	Valeria Ramirez			

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
Documents:	File Name	Document Group	Category	Description	Type	Docum
	0_Development-Applica...	PLN_GENERAL	Other	DPA Submittal Check...	application/pdf	Uploac
	1_Granite Park PACE O...	PLN_GENERAL	Operational Sta...	Op Statement	application/pdf	Uploac
	5a_Parcel J 438-220-1...	PLN_GENERAL	Title Report	PTR Parcel J	application/pdf	Uploac

Record Details

File Name	Document Group	Category	Description	Type	Docum
6. Granite Park PACE F...	PLN_GENERAL	Site Plan	Site Plan	application/pdf	Uploac
2. Traffic-Planning-Ch...	PLN_GENERAL	Other	Traffic Planning Ch...	application/pdf	Uploac
3. Granite Park PACE E...	PLN_GENERAL	Environmental A...	EA Form	application/pdf	Uploac
4a. Letter-of-Owner-Au...	PLN_GENERAL	Owner Authoriza...		application/pdf	Uploac
4b. Letter of Owner Au...	PLN_GENERAL	Owner Authoriza...		application/pdf	Uploac
5b. Parcel A 438-220-0...	PLN_GENERAL	Title Report	Title Parcel A	application/pdf	Uploac
5c. Parcel H 438-220-0...	PLN_GENERAL	Title Report	Title Parcel H	application/pdf	Uploac
5d. Parcel I 438-220-...	PLN_GENERAL	Title Report	Title Parcel I	application/pdf	Uploac
7. Granite Park PACE F...	PLN_GENERAL	Elevations	PACE Elevations	application/pdf	Uploac
8. Granite Park PACE F...	PLN_GENERAL	Floor Plan	PACE Floorplan	application/pdf	Uploac
9. Granite Park PACE F...	PLN_GENERAL	Landscape Plan	Landscape and Irrig...	application/pdf	Uploac
10. Grant Deeds.pdf	PLN_GENERAL	Deed Documents	Grant deed	application/pdf	Uploac
P25-01774 Submittal Ch...	PLN_GENERAL	Verification Ch...		application/pdf	Uploac
Granite Park PACE Faci...	PLN_GENERAL	Elevations		application/pdf	Uploac
P25-01778 Submittal Ch...	PLN_GENERAL	Verification Ch...		application/pdf	Uploac
Granite Park PACE Faci...	PLN_GENERAL	Floor Plan		application/pdf	Uploac
Granite Park PACE Op S...	PLN_GENERAL	Operational Sta...		application/pdf	Uploac
Granite Park Prelimina...	PLN_GENERAL	Title Report		application/pdf	Uploac
Granite Park PACE Faci...	PLN_GENERAL	Site Plan		application/pdf	Uploac
P25-01774 Floor Plan -...	PLN_GENERAL	Floor Plan	STAMPED	application/pdf	Uploac
P25-01774 Elevations -...	PLN_GENERAL	Elevations	STAMPED	application/pdf	Uploac
P25-01774 Operational ...	PLN_GENERAL	Operational Sta...	STAMPED	application/pdf	Uploac
P25-01774 Landscape Pl...	PLN_GENERAL	Landscape Plan	STAMPED	application/pdf	Uploac
P25-01774 Site Plan - ...	PLN_GENERAL	Site Plan	STAMPED	application/pdf	Uploac
PLN_IntroductionLetter...	PLN	Correspondence		application/pdf	Uploac
P25-01774 - Granite Pa...	PLN_GENERAL	Agency Conditions	Dev Imp Fee Estimate	application/pdf	Uploac
FUSD Response - P25-01...	PLN_PRE_APP	Agency/Departme...	FUSD Response Attached	application/pdf	Uploac
P25-01774 Building & S...	BLD_GENERAL	Internal Documents	Building & Safety C...	application/pdf	Uploac
43822001 DPU COA P25-0...	DPU_WATER_SEWER	Correspondence	DPU Conditions of A...	application/pdf	Uploac
P25-01774 FID Comments...	PLN_GENERAL	Agency Conditions	FID formal review l...	application/pdf	Uploac
2025-01774 MAILED.pdf	PLN_GENERAL	Notices	FMFCD NOR	application/pdf	Uploac
P25-01774 CEDAR 4092 N...	PLN_GENERAL	Conditions of A...	COA-PW, Land Planni...	application/pdf	Uploac
P25-01774 CP1.pdf	PLN_GENERAL	Site Plan	CP1-PW, Land Planni...	application/pdf	Uploac
Granite Park PACE Faci...	PLN_GENERAL	Other	Comment response le...	application/pdf	Uploac
Granite Park PACE Faci...	PLN_GENERAL	Elevations	Revised Building El...	application/pdf	Uploac
Granite Park PACE Faci...	PLN_GENERAL	Floor Plan	Revised Building Fl...	application/pdf	Uploac
Granite Park PACE Faci...	PLN_GENERAL	Site Plan	Revised Site Plan	application/pdf	Uploac
Granite Park PACE Faci...	PLN_GENERAL	Operational Sta...	Updated Op Statement	application/pdf	Uploac
Granite Park PACE LS a...	PLN_GENERAL	Landscape Plan	Landscape and Irrig...	application/pdf	Uploac

[Show all](#)

Application Comments:	View ID	Comment	Date
	VALERIAR	Fees for P25-01778 will be invoiced on this rec...	06/24/2025

Initiated by Product: ACA

Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments



2600 Fresno Street-Third Floor
Fresno, California 93721-3604
(559) 621-8277

Planning & Development Department

Jennifer K. Clark, AICP, HDFF
Director

Letter of Owner Authorization

Name and Address of Owner(s) of the Property

Name: Granite Park Professional Center Owner's Association

mailing
Address: 2972 Larkin Ave.

City: Clovis State: CA Zip Code: 93613

Phone: _____ Email: _____

To Whom It May Concern:

This letter confirms that I, [Name of Owner(s)] Guy Stockbridge do hereby grant authorization to [Name of authorized person] Galloway & Company, residing at [Address of authorized person] 575 E. Locust, Fresno, CA, to act as my representative for the following Permit Application(s):

- i. Development Permit Application ii. Rezone iii. Lot Line Adjustment
All permits required for construction

This authorization grants the authorized person to act on my behalf in matters limited to only the permit application(s) referenced above. The authorized person is not authorized to take any action that is illegal, unethical, harmful to my interests, and/or violates the laws of the State of California or the Municipal Code and Charter of the City of Fresno, California.

This authorization is valid from [Start Date] May 9, 2025 to [End Date] May 9, 2027 (unless revoked earlier). It may be revoked by me at any time by providing written notice to the authorized person and the City of Fresno.

I understand and agree that any misrepresentation or false statement made by me in this letter of authorization constitutes a violation of law punishable under the laws of the State of California.

Sincerely,

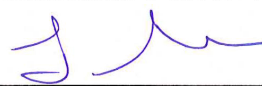
Guy Stockbridge

Galloway & Company

Owner's Printed Name

Authorized Person's Printed Name


Owner's Signature


Authorized Person's Signature

5/8/25

May 9, 2025

Date

Date

Letter of Owner Authorization

Name and Address of Owner(s) of the Property

Name: Stock Five Holdings, LLC

Address: PO Box 3736

City: Clovis

State: CA

Zip Code: 93613

Phone: _____

Email: _____

To Whom It May Concern:

This letter confirms that I, [Name of Owner(s)] Guy Stockbridge do hereby grant authorization to [Name of authorized person] Galloway & Company, residing at [Address of authorized person] 575 E. Locust, Fresno, CA, to act as my representative for the following Permit Application(s):

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I understand and agree that any misrepresentation or false statement made by me in this letter of authorization constitutes a violation of law punishable under the laws of the State of California.

Sincerely,

Guy Stockbridge

Owner's Printed Name



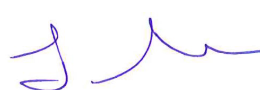
Owner's Signature

5/8/25

Date

Galloway & Company

Authorized Person's Printed Name



Authorized Person's Signature

May 9, 2025

Date