

Exhibit B

Project Name: Tract 6391 **Exhibit O** **Date:** 03/29/2022

Operational Statement

Please respond to all questions below and provide all documentation requested as part of your application submittal. Failure to answer all questions and provide all required documents and studies will result in your application being deemed incomplete and cancelled.

Project Description

Please provide a narrative project description that summarizes the project and its purpose. You can use this [operational statement checklist](#) as a reference as to what should be included in your operational statement, in addition to items required in the Application Submittal Checklist specific to the proposed project type. Please list any special authorizations or changes to the Development Code, General Plan, Community Plan, Specific Plan, or Zoning Maps if applicable. **Attach operational statement as a separate document if more space is needed.**

The project pertains to approximately 20 acres of land located is the West Creek Village Master Plan Community on the west side of Martin Luther King Blvd, the east side of the 10-acre park currently in design by the City of Fresno, and south of Church Avenue. The site is made up of Parcel B and portions of Parcel A and Parcel D of Parcel Map No. 2019-02. Assessor Parcel Numbers have not been assigned based upon the recently recorded Parcel Map. The property is in the City of Fresno and will not require annexation. The existing planned land use and zoning for the area is coordinated with the original master plan and contains a mix of medium density residential (RS-5), medium-high density residential (RM-1) and Community Commercial (CC). The master plan has been modified based upon this application, however the project is subject to a development agreement that allows for density and use transfers throughout the project area. The planned use is medium density residential (RS-5). This application is requesting approval of a Vesting Tentative Tract Map containing 136 lots that vary in width from 45 to 55 feet and vary in depth from 95 to 105 feet. The existing site consists of two existing buildings requiring demolition of structures along with domestic wells. The project is designed for walkability and traffic calming with the use of bulb outs and park strips.

APPL. NO. T-6391 EXHIBIT O DATE 03/29/2022
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT