

Exhibit B



January 21, 2022

City of Fresno Planning and Development Department
2600 Fresno Street, Room 2065
Fresno, CA 93721

APPL. NO. T-6345 EXHIBIT O DATE 04/11/2022

PLANNING REVIEW BY DATE

TRAFFIC ENG. DATE

APPROVED BY DATE

CITY OF FRESNO DARM DEPT

Subject: Autumn Ridge Project Description

Dear City of Fresno:

Introduction

The following information pertains to the proposed Tentative Subdivision Map, Annexation, Prezone, being filed with the City of Fresno Planning and Development Department. This Project Description describes the details of the proposal and expands on information not within the development application.

The proposed Tentative Subdivision Map (TSM) would allow the applicant, D.R. Horton, the ability to construct a single-family residential subdivision. The proposed TSM intends to create residential lots and the appurtenant infrastructure consistent with the General Plan designation of Medium Density Residential and proposed Zoning designation of RS-5 (Residential Single-Family, Medium Density), respectively. In addition, there is an approximate five-acre portion of the project site that has a dual-designation as Open Space – Park and Medium Density Residential land uses by the City's General Plan. As mentioned in the City's General Plan, all new parks, open space, and public facilities (such as school sites) carry dual land use designations, so that if that facility is not needed, private and public development consistent with zoning and development standards may be approved. Future development of single-family homes will be consistent with these designations and would be evaluated by the City through the subsequent building permit submittal. Technical studies of the Project site have been completed by QK. Qualified staff conducting a bio reconnaissance survey and completed a report detailing the existing biological conditions and coordinated with the Southern San Joaquin Valley Information Center and the Native American Heritage Commission in order to determine if the Project site is an area of interest.

As proposed, the TSM consists of approximately 38.72-acre parcel (APN: 481-020-01) and proposes 199 lots, which is approximately 5.18 dwelling units per gross acre. The TSM proposes primary access from S. Willow Avenue, which runs parallel to the western boundary of the project site. Two stubbed access points are proposed to the east in order to facilitate connections for future subdivisions pursuant to the Fresno Municipal Code. The project is located within the Roosevelt Community Plan Area and is not within a Specific Plan Area. The project site is relatively flat with minor variations in elevation of two feet. The average elevation of the project site is approximately 306 feet above mean sea level. Once developed, the project will drain to the south into existing storm drain basin located south of the project site. According to the Fresno Metropolitan Flood Control District, there are

three inlet boundaries within the project site and three planned inlets for the boundaries that feed into Basin “BE”. Drainage easements will straddle property lines of lots along the southern boundary of the project site in order to connect to FMFCD facilities. In addition, the approximate 2-acre park will be located in the northwestern corner of the project site and will connect to a 36 foot trail that will be overlayed on the FID easement along the norther portion of the project site.

Project Location:

The project site is currently outside of the City of Fresno City Limits. The project site (APN: 481-020-01) is a part of a County Island along with five other parcels (to the north: APN: 473-030-10, 63 and 481-010-19U, 24U and to the west APN: 481-060-02S).

General Plan and Municipal Code Standards

The proposed TSM is consistent with the General Plan Designation of Medium Density (MD) and the RS-5 Zone District. RS-5 Zone District standards allow for a minimum lot size of 4,000 square feet and a maximum of 6,500 square feet. All lots meet the minimum and maximum lot size thresholds as well as maintain appropriate lot and width standards, which are summarized in Table 15-903-1¹. This will allow for development to meet all setback requirements. As mentioned previously, the density of the proposed TSM would be 5.18 dwelling units per gross acre, which meets the density requirements of the RS-5 District as well as the Medium Density Residential General Plan land use designation of 5.0 to 12.0 dwelling units per acre. Furthermore, it meets the maximum dwelling unit density of one unit per lot depicted in the City of Fresno Housing Element.

**Table 15-903-1
Lot Standards – Residential Single-Family Districts**

-RS-5 Lot Dimensions	
Minimum lot size (sq.ft.)	4,000
Maximum lot size (sq.ft.) ¹	6,500
Minimum lot width (ft.)	
General standard	35
Corner	40
Reversed Corner	50
Where Side Property Line Abuts a Major Street, Freeway, or Railroad	60
Curved/Cul-de-Sac	30
Minimum lot depth (ft.)	
General standard	70

¹ In addition, the following caveat applies to the current project. The proposed project may exceed the maximum lot size threshold only if the overall density does not fall below the approved General Plan density.

-RS-5 Lot Dimensions

Where Front or Rear Property Line Abuts a Major Street	90
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Where a Front or Rear Property Line Abuts a Freeway or Railroad	120
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Notes: ¹Maximum lot sizes may be exceeded in developments whose overall density does not fall below the approved General Plan density

Source: City of Fresno Development Code, Table 15-903-1: Lot and Density Standards – Residential Single-Family Districts

No specific architectural style or elevation is proposed at this time. The project proposes to have all entrances to the subdivision built to a local street standard. The two access points are located along the west side of the project site. Main access will be from South Willow Avenue. This configuration allows better connectivity between developments and encourages future expansion. The local streets proposed are consistent with the City of Fresno local street widths standard, as shown in the City's Standard Drawing P-56.² The proposed street layout is designed to provide maximum connectivity.

Infrastructure

The project is within proximity of wet utilities (Sewer, Water, and Storm drain). Upon annexation the subdivision will be served by the City of Fresno for Sewer and Water and Storm drainage will be managed by the Fresno Metropolitan Flood Control District (FMFCD). The project will be able to connect to the 10-18 inch sewer lateral towards the north and south end of the project. Size and design of the sewer and water pipes that will connect to the main laterals will be determined per City's review. The FMFCD has planned a 36-inch storm drainpipe that can serve the project; that runs parallel to the east of the project site eventually deposits into Basin BE. Furthermore, along the northern border of the project, there is an active Fresno Irrigation District underground canal, that runs the width of the property. In addition, parallel to the underground canal, a San Joaquin Valley Railroad owned rail line travels north of the property to the Burlington Northern and Santa Fe Railway (BNSF)/Union Pacific interchanges located in Downtown Fresno.

Other

In regard to Vehicle Miles Travel (VMT) analysis, Fresno COG has a screening application that models the potential VMTs generated from a parcel. This model was created in conjunction with the LSA consulting group. According to the Fresno County model, the

² City of Fresno's Standard Drawing <https://www.fresno.gov/publicworks/wp-content/uploads/sites/17/2016/09/CityofFresnoStandardDrawings2016Feb.pdf>

parcels average residential VMT per capita is approximately 12.32. This is below the average VMT per capita for Fresno County, therefore, it is below the threshold of significance.

The project will propose the reorganization of the project site into the City of Fresno's jurisdiction. The total annexation area will include parcels APN: 481-102-001-011-19 (Project parcel), as well as APN: 481-060-02S per the request of Fresno LAFCo. The total annexation is approximately 80 acres. In addition, according to Fresno LAFCo's Policies and Procedures, a neighborhood meeting is not required as a part of the annexation process for uninhabited proposals. As specified by Fresno LAFCo, uninhabited proposals contain no more than 11 registered voters. Fresno LAFCo deemed the current annexation proposal as uninhabited.

This portion of the collective "project" will consider any necessary detachments that are subject to the property, currently within the County of Fresno, and subsequent annexation into the City of Fresno. In succession with the reorganization, the property will be Prezoned from the County of Fresno's AL20 (Agricultural Land – 20 acre minimum) to the City of Fresno RS-5 (Residential Single-Family, Medium Density) zoning designation, which is consistent with the City of Fresno General Plan Land Use Designation of Medium Density Residential³.

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³ See Table 3-2: General Plan Land Use Zoning District Consistency of the City of Fresno General Plan.