

Exhibit B

North Hayes Avenue Subdivision Operational Statement

Hi Tech Home Builder LLC, owners of the subject property, intend to develop a subdivision at 4633 North Hayes Avenue, Fresno, California (APN: 512-032-15). The property is currently zoned A2 and has an existing use of single family residential. The proposed project will complement the surrounding neighborhood by developing a subdivision in an area surrounded by other subdivisions and has seen a lot of residential development in recent years. The proposed project helps implement the Fresno General plan by keeping the area Medium Density and by adhering to the Housing Element Consistency. The use classification for the proposed lots of the subdivision is detached single-unit dwellings. The proposed use for the property is to remain single family residential, with 45 single-family homes proposed in the subdivision. There are no employees or planned hours of operation for this project. Expected users is estimated to be 135, with 25 visitors/guests expected. Construction of the subdivision is expected to have the typical effects of construction on the neighbors (noise, dust, etc.). There are no expected effects from operation that may impact neighbors. There are no security measures planned for the proposed subdivision.

APPL. NO.	T-6440	EXHIBIT	O	DATE	06/30/2023
PLANNING REVIEW BY					DATE
TRAFFIC ENG.					DATE
APPROVED BY					DATE
CITY OF FRESNO DARM DEPT					