

Exhibit S

CONSIDERATION OF  
ANNEXATION APPLICATION NO. P22-00411  
PRE-ZONE APPLICATION NO. P22-00442  
VESTING TENTATIVE TRACT MAP NO. 6345;  
AND  
THE RELATED ENVIRONMENTAL FINDING FOR  
ENVIRONMENTAL ASSESSMENT NO. T-6345/P22-  
00411 /P22-00442

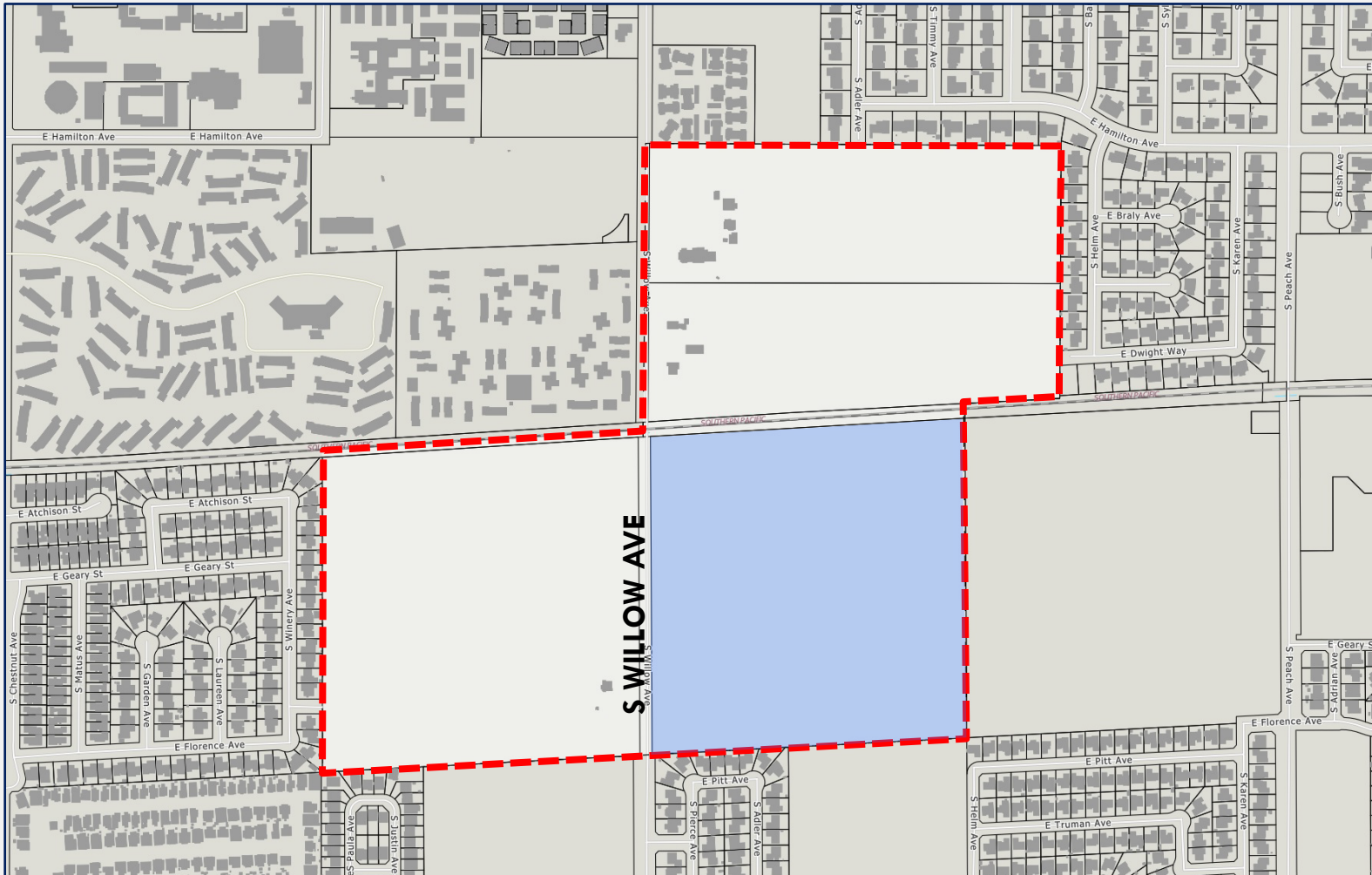


PRESENTATION BY: ROB HOLT, PLANNER III

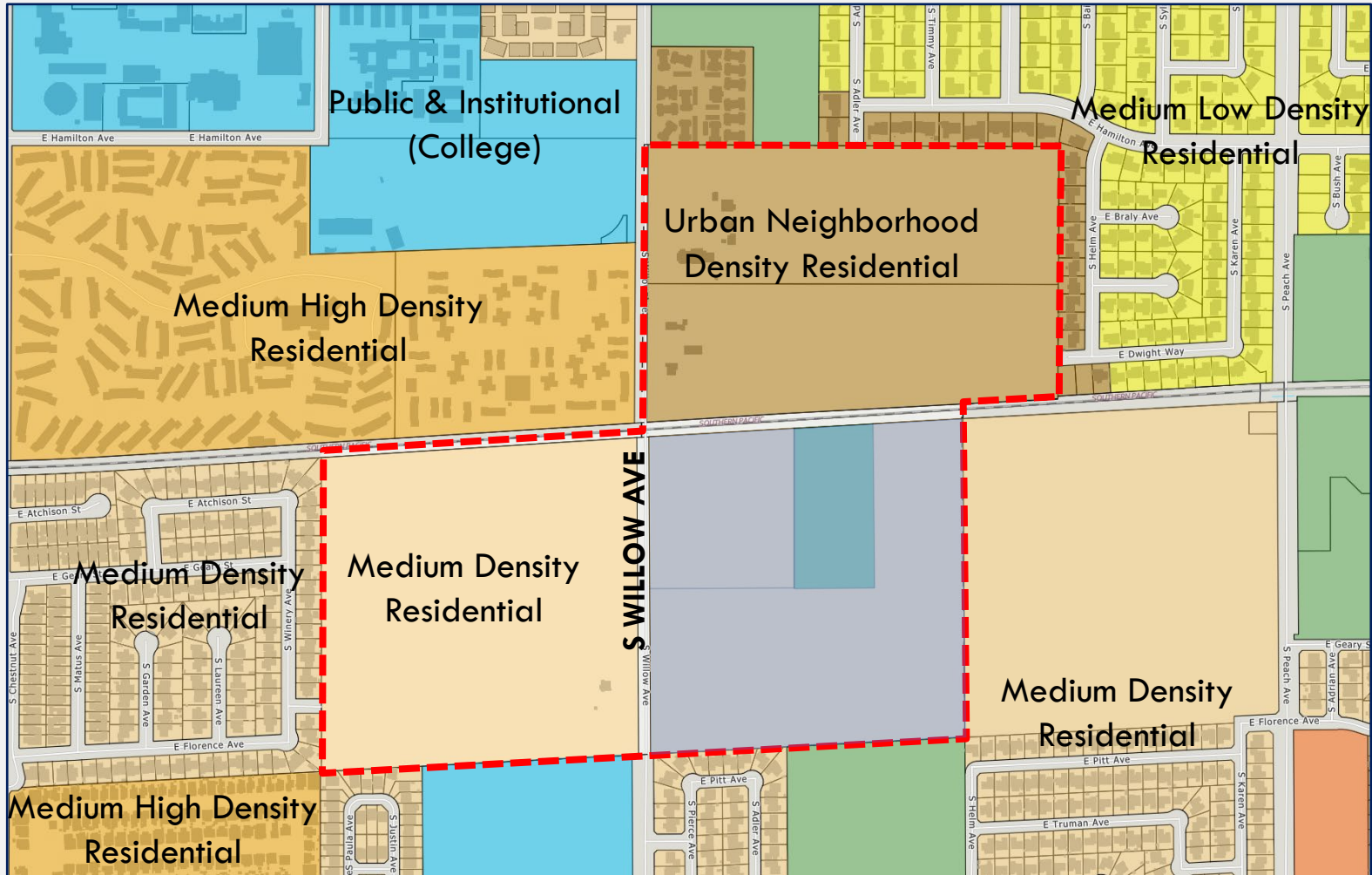
ID 22-1445

CITY COUNCIL HEARING | SEPTEMBER 29, 2022

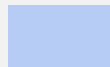
# VICINITY MAP



# EXISTING GENERAL PLAN MAP



# AERIAL MAP



# TRACT MAP

±36.75 ACRES

199 LOTS

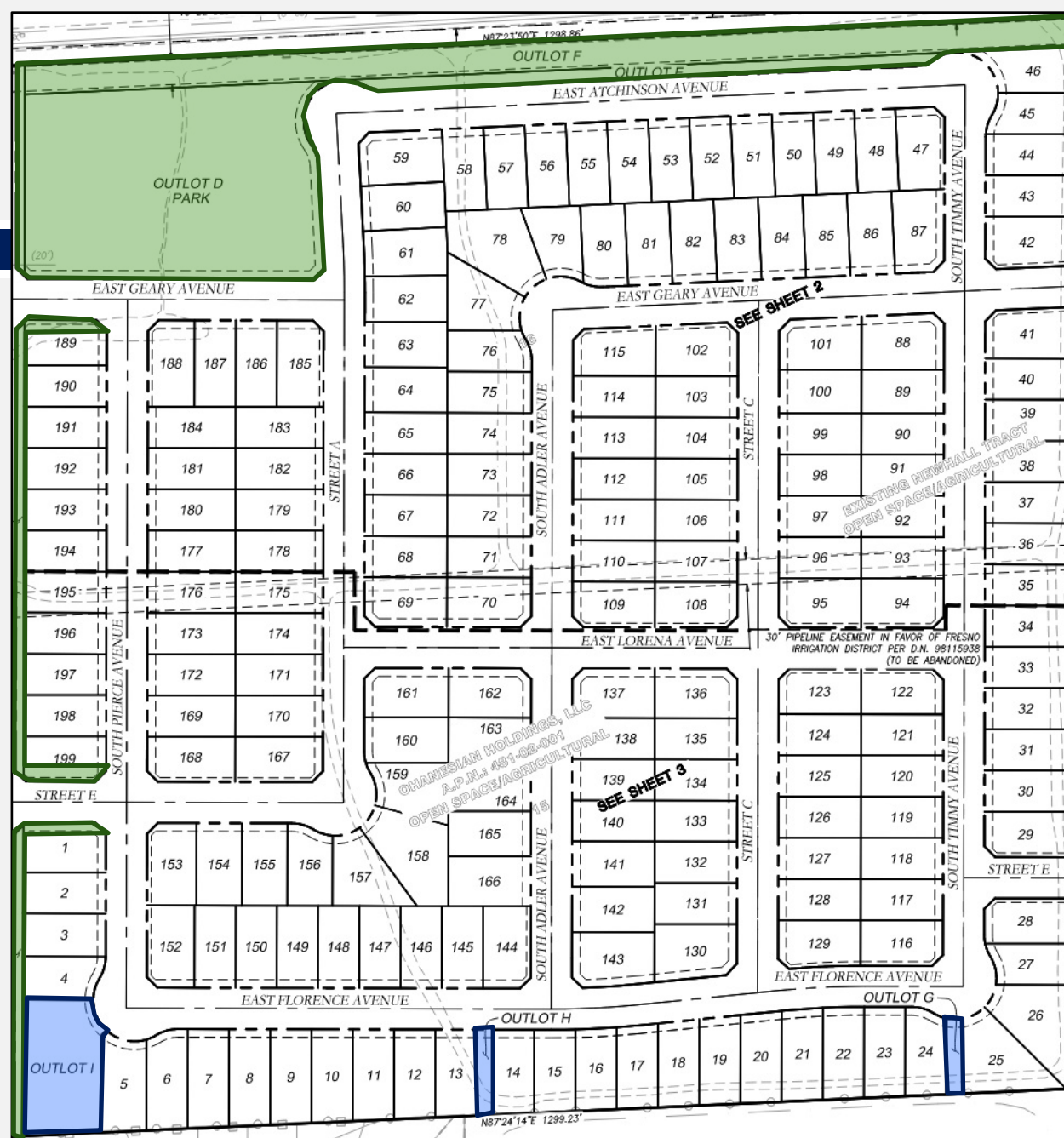
5.42 DU/AC

AVERAGE LOT  
SIZE: 5,370 S.F.

15' LANDSCAPE  
SETBACK

NEIGHBORHOOD  
PARK & TRAIL

DISTRICT 5 PRC  
RECOMMENDS  
APPROVAL (4-0)



# TRAFFIC PLANNING CONDITIONS

## E. Church & S.

### Willow:

Install traffic signal w/ protected left-turn phasing prior to issuance of building permits.

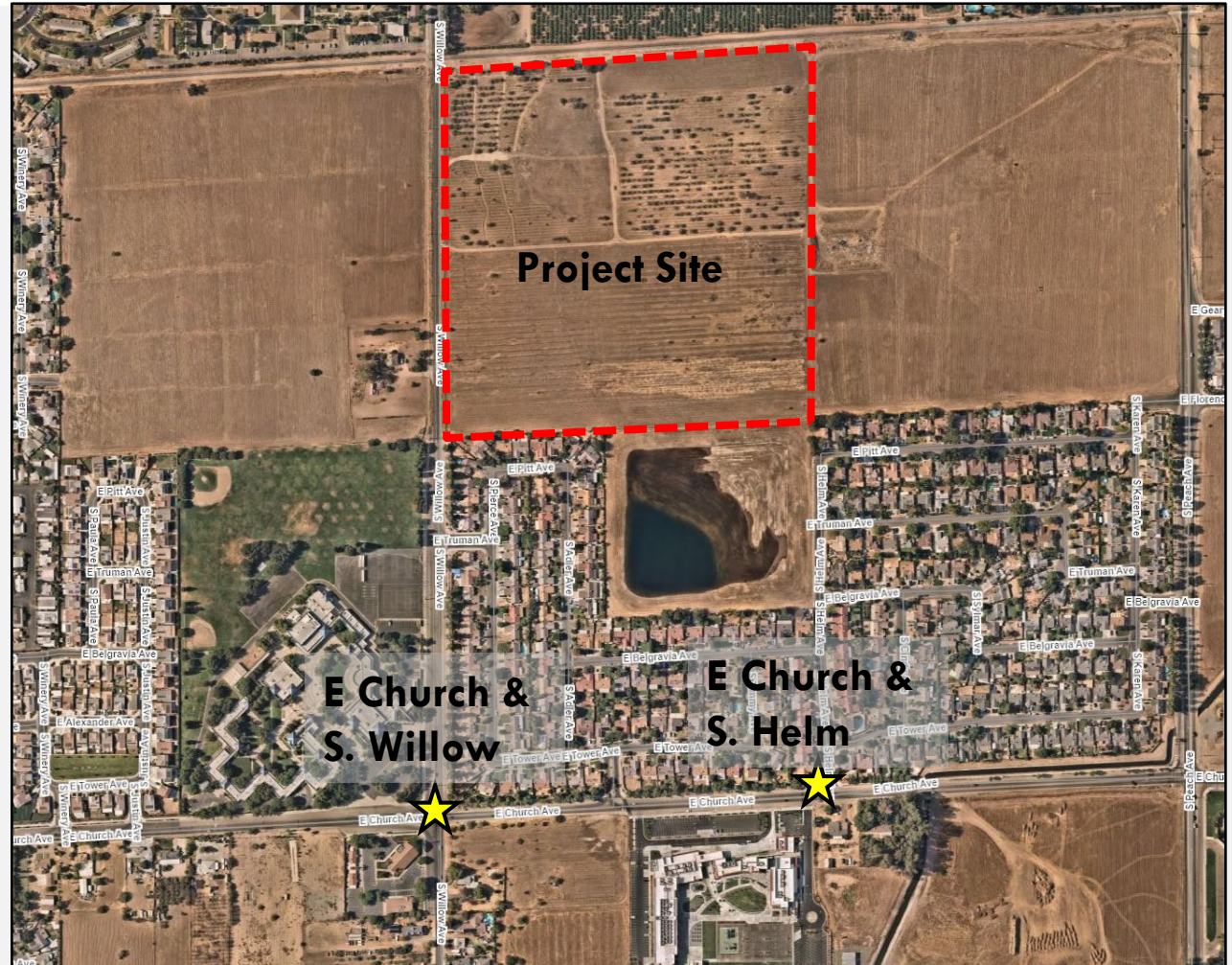
## E. Church & S.

### Helm:

Install HAW pedestrian beacon prior to occupancy of any building permits.

## Pay Traffic

### Fees



# CONTINUANCE

- PC Continued on 09/07/22
  
- Letter Concerns
  - ▣ Fresno County Fire Transition Fees
  - ▣ Sewer & Well
  - ▣ Solid Waste
  - ▣ Burn Permit