

Exhibit B



APPL. NO. T-6376	EXHIBIT O	DATE 11/16/2021
PLANNING REVIEW BY		DATE
TRAFFIC ENG.		DATE
APPROVED BY		DATE
CITY OF FRESNO DARM DEPT		

Development & Resource Management Department
Development Services Division
2600 Fresno Street, Third Floor
Fresno, CA 93721-3604

Project Name: Tract 6376 **Exhibit O** **Date:** 12/16/2021

Operational Statement and Environmental Assessment Application

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 38.76 acres of land located on the west side of south Armstrong Avenue between the San Joaquin Valley Railroad and East Pitt Avenue in Fresno, made up of Assessor Parcel Numbers 316-160-16, 17, 43, 59 and 61. The property is currently in the County and will require annexation, however it is designated as medium density residential in the General Plan and the proposed density complies with that designation with a density of 5 dwelling units per acre. The property will be pre-zoned for RS-5 zoning. The project is bound by the San Joaquin Valley Railroad and single family residential to the north, single family residential to the east, agricultural land to the south, and open space and rural residential to the west. This application is requesting approval of a Vesting Tentative Tract Map containing 202 lots split into two villages by the California Avenue alignment. The lots to the north average 50'x100' and the lots to the south average 60'x100'. The existing site consists of three existing buildings requiring demolition of structures along with domestic and ag wells. The project proposes five access points, one on Armstrong and two on each side of California Avenue for each of the villages.

Project Details

☐ Change of Use	☒ New Construction	☒ Demolition	☐ Façade Alterations	☒ Right-of-Way Improvements
☐ Additions	☐ Text / Zoning / Plan Amendment	☐ Lot Line Adjustment / Subdivision	☐ Other	

Residential Projects (Statutory Exemptions May Apply)

☐ Senior Housing	☐ 100% Affordable	☐ Student Housing	☐ State Density Bonus	☐ TOD Density Bonus	☐ Accessory Dwelling Unit
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