

Exhibit H

PROJECT INFORMATION TABLES

PROJECT SUMMARY

PROJECT	
	<p>Prezone Application No. P18-03443 proposes to prezone the Official Zoning Map of the City of Fresno to rezone the subject property from the Fresno County AE-20 (<i>Exclusive Agriculture</i>)(±69.15 acres) to the RS-3/ANX/EA/UGM (<i>Residential Single Family, Low Density/Annexed Rural Residential Transitional/Expressway Area/Urban Growth Management</i>)(±11.85 acres), RS-4/EA/UGM (<i>Residential Single Family, Medium Low Density/Expressway Area/Urban Growth Management</i>)(±23 acres) and RS-5/EA/UGM (<i>Residential Single Family, Medium Density/Expressway Area/Urban Growth Management</i>)(±34.3 acres) zone districts in accordance with the Fresno General Planned Land Use Map.</p> <p>Annexation Application No. P18-03263 proposes to initiate annexation proceedings for the Shields-Temperance No. 2 Reorganization proposing incorporation of the subject property within the City of Fresno; and, detachment from the Kings River Conservation District and Fresno County Fire Protection District</p> <p>Planned Development Permit Application No. P18-03739 proposes to modify the RS-4/EA/UGM (<i>Residential Single Family, Medium Low Density/Expressway Area/Urban Growth Management</i>) and RS-5/EA/UGM (<i>Residential Single Family, Medium Density/Expressway Area/Urban Growth Management</i>) zone district development standards to allow for reduced front and rear yard setbacks, reduced lot sizes and increased lot coverage for the proposed single family residences; as well as, a Density Transfer in accordance with Section 15-310-C of the Fresno Municipal Code.</p> <p>Vesting Tentative Tract Map No. 6224 (P18-03724) proposes to subdivide ±57.3 acre portion of the subject property for the purpose of creating a 349-lot single-family residential development subject to the findings and compliance with the Conditions of Approval included within the Staff Report to the City Council dated September 4, 2019.</p> <p>The project will also require dedications and/or acquisitions for public street rights-of-way and utility easements as well as the construction of public facilities and infrastructure in accordance with the standards, specifications and policies of the City of Fresno in order to facilitate the future proposed development of the subject property.</p>

<p>APPLICANT</p>	<p>Jeff Callaway Lennar Homes of California, Inc. 8080 North Palm Avenue, Suite 110 Fresno, CA 93711</p>
<p>LOCATION</p>	<p>2840 North Temperance Avenue</p> <p>±69.15 acres of property located on the east side of North Temperance Avenue, between East Shields and East Clinton Avenues</p> <p>Site Latitude: 36°4'36.02" N</p> <p>Site Longitude: -119°39'42.44" W</p> <p>Mount Diablo Base & Meridian, Township 13S, Range 21E</p> <p>Section 26 – California</p> <p>Assessor's Parcel Number(s): 310-260-01, -02, -03, -04, -05, -06, -07, -08 and -56</p> <p>(Council District 4, Councilmember Caprioglio)</p>
<p>SITE SIZE</p>	<p>±69.15 acre site</p>
<p>PLANNED LAND USE</p>	<p>Existing: Neighborhood Park/Medium Density Residential (±9.34 acres)</p> <p>Medium Density Residential (±24.96 acres)</p> <p>Medium Low Density Residential (±23 acres)</p> <p>Low Density Residential (±11.85)</p>
<p>ZONING</p>	<p>Existing: AE-20 (<i>Exclusive Agriculture</i>) (±69.15 acres)</p> <p>Proposed:</p> <p>RS-3/ANX/EA/UGM (<i>Residential Single Family, Low Density/Annexed Rural Residential Transitional/Expressway Area/Urban Growth Management</i>)(±11.85 acres)</p> <p>RS-4/EA/UGM (<i>Residential Single Family, Medium Low Density/Expressway Area/Urban Growth Management</i>) (±23 acres)</p> <p>RS-5/EA/UGM (<i>Residential Single Family, Medium Density/Expressway Area/Urban Growth Management</i>) (±34.3 acres)</p>

<p>PLAN DESIGNATION AND CONSISTENCY</p>	<p>The respective amendments proposed to the Official Zone Map for the subject property are consistent with the proposed planned land uses pursuant to Table 3-3 of the Fresno General Plan.</p> <p>The proposed density of approximately ± 6.09 dwelling units/acre (in accordance with Vesting Tentative Tract Map No. 6224) and the proposed <i>RS-3/ANX/EA/UGM (Residential Single Family, Low Density/Annexed Rural Residential Transitional/Expressway Area/Urban Growth Management)(± 11.85 acres)</i>, <i>RS-4/EA/UGM (Residential Single Family, Medium Low Density/Expressway Area/Urban Growth Management)(± 23 acres)</i> and <i>RS-5/EA/UGM (Residential Single Family, Medium Density/Expressway Area/Urban Growth Management)(± 34.3 acres)</i> zone districts (pursuant to Prezone Application No. P18-03443) are consistent with the exiting Low Density Residential (1-3.5 Dwelling Units/Acre), Medium Low Density (3.5-6 Dwelling Units/Acre) and Medium Density Residential (5-12 Dwelling Units/Acre) planned land use designations pursuant to the Fresno General Plan.</p> <p>The proposed project is consistent with the Goals, Objectives and Policies of the Fresno General Plan and McLane Community Plan.</p>
<p>ENVIRONMENTAL FINDING</p>	<p>Mitigated Negative Declaration tiered off the Fresno General Plan Master Environmental Impact Report (MEIR No. 2012111015) and dated August 16, 2019.</p>
<p>PLAN COMMITTEE RECOMMENDATION</p>	<p>On February 25, 2019, the District 4 Plan Implementation Committee unanimously recommended approval of the proposed project.</p>
<p>STAFF RECOMMENDATION</p>	<p>Recommend that the Planning Commission recommend approval to the City Council of proposed Prezone Application No. P18-03443, Annexation Application No. P18-03263, Planned Development Permit Application No. P18-03739 and Vesting Tentative Tract Map No. 6224 (P18-03724) contingent upon approval of, and adoption of the related environmental finding of a Mitigated Negative Declaration dated August 16, 2019.</p>

BORDERING PROPERTY INFORMATION

	Planned Land Use	Existing Zoning	Existing Land Use
North	Residential Medium Low Density	RS-4/UGM (<i>Residential Single Family, Medium Low Density/Urban Growth Management</i>)	Single Family Residential
East	Residential Medium Low Density	RS-4/UGM (<i>Residential Single Family, Medium Low Density/Urban Growth Management</i>)	Single Family Residential
South	Residential Low Density	Fresno County AE-20 (<i>Exclusive Agriculture</i>)	Rural Single Family Residential
West	Residential Medium Low Density	RS-4/EA/UGM (<i>Residential Single Family, Medium Low Density/Expressway Area/Urban Growth Management</i>)	Single Family Residential