

Exhibit B



March 25, 2024

To: City of Fresno
Development and Resource Management Department
2600 Fresno Street, 3rd Floor
Fresno, CA 93721

SUBJECT: Operational Statement for Vesting Tentative Tract Map No. 6466

Site Address:	North West corner of Fowler and Church Avenue
APN:	316-022-70
Acreage:	12.32 Gross Acres, 11.97 Net Acres
Existing Land Use Designation:	Vacant Land
Proposed Land Use Designation:	MD – Medium Density Residential
Existing Zoning:	RS-5/UGM – Residential Single Family
Proposed Zoning:	RS-5/UGM – Residential Single Family
Community Plan:	South Area
Existing Jurisdiction:	City of Fresno
Current Land Use:	Agriculture/Vacant Land

Request

The entitlements will include: Vesting Tentative Tract Map, Planned Development for all lots under 4000 square feet, General Plan Amendment.

Operational Statement/Justification:

Lennar Homes of California is proposing a 105-lot single family residential development with lot sizes ranging from minimum 3,045 square feet to 3,891 square feet. 6466 is part of an existing Development Agreement. Tentative Tract Map No. 6466 will include a Planned Development utilizing the Lennar homes that have been very successful in the Fresno market. In fact, they are very similar to the existing Lennar project directly North and West of the proposed project site.

Project amenities will include open space with a trail and neighborhood park shared with another Lennar Tract (6165) directly North of the community that includes landscaping, basketball court, trash enclosures, fitness equipment, and benches.

The Project as proposed, facilitates the implementation of the City's vision for the 2035 general plan. The lots and homes will all be similar, with more contemporary designs to what has been built in the immediate area in the past. The 105-lot tentative map helps provide for mixed housing, home sizes, and home types with varying size yards to ensure a more affordable community that appeals to a wider variety of home buyer needs. The planned development gives the home buyer the option of purchasing a mainstream type of home with less annual expense on yard maintenance, water consumption, and property taxes.

The existing land use is agricultural and is mostly vacant land. The proposed community will be more compatible with the surrounding area that includes similar single-family residential homes that are previous Lennar Projects (6338 directly West and 6165 Directly North). All Neighborhoods surrounding the proposed projects are also RS-5.

Sincerely,

Connor Callaway, Project Manager
559-939-0796

