

Exhibit H

PROJECT INFORMATION TABLES

PROJECT SUMMARY

PROJECT	<p>Plan Amendment Application No. P18-00579 proposes to amend the Fresno General Plan and Bullard Community Plan to change the planned land use designations for the subject property from Open Space, Regional Park (±14.0 acres), Open Space, Multi-Use (±1.30 acres), and Public Facility, PG&E Substation (±2.28 acres), to Residential, Medium Density (±17.58 acres).</p> <p>Rezone Application No. P18-00579 proposes to amend the Official Zoning Map of the City of Fresno to rezone the subject property from the PR/BL/UGM (<i>Parks and Recreation/Bluff Protection/Urban Growth Management</i>) (±15.30 acres) and PI/BL/UGM (Public Institutional/Bluff Protection/Urban Growth Management) (±2.28 acres) to the RS-5/BL/UGM (<i>Residential Single Family, Medium Density/Bluff Protection/Urban Growth Management</i>) (±17.58 acres) zone district in accordance with Plan Amendment Application No. P18-00579.</p> <p>Vesting Tentative Tract Map No. 6195/BL/UGM proposes to subdivide the ±17.58 acre subject property for the purpose of creating an 89-lot conventional single-family residential development subject to the findings and compliance with the Conditions of Approval included within the Staff Report to the Planning Commission dated February 20, 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>
APPLICANT	<p>Dennis M. Gaab, Vice President of Forward Planning, Central Valley Division BMCH California, LLC, a Delaware limited liability company 7815 North Palm Avenue, Suite 101 Fresno, CA 93711</p>

<p>LOCATION</p>	<p>7308 North Thiele Avenue</p> <p>±17.58 acres of property located on the west side of North Thiele Avenue north of West Spruce Avenue</p> <p>Site Latitude: 36°50'36.04" N</p> <p>Site Longitude: -119°55'02.40" W</p> <p>Mount Diablo Base & Meridian, Township 12S, Range 19E</p> <p>Section 32 – California</p> <p>Assessor's Parcel Number(s): 504-050-02 & 504-130-12</p> <p>(Council District 2, Councilmember Brandau)</p>
<p>SITE SIZE</p>	<p>±17.58 acre site</p>
<p>PLANNED LAND USE</p>	<p>Existing - (±14.0 acres) - Open Space – Regional Park; (±1.30 acres) – Open Space – Multiple Use; (±2.28 acres) – Public Facility – PG&E Substation.</p> <p>Proposed - (±17.58 acres) - Medium Density Residential</p>
<p>ZONING</p>	<p>Existing - PR/BL/UGM (<i>Parks and Recreation/Bluff Protection/Urban Growth Management</i>) (±15.30 acres)</p> <p> PI/BL/UGM (<i>Public Institutional/Bluff Protection/Urban Growth Management</i>) (±2.28 acres)</p> <p>Proposed - RS-5/BL/UGM (<i>Residential Single Family, Medium Density/Bluff Protection/Urban Growth Management</i>) (± 17.58 acres)</p>

<p>PLAN DESIGNATION AND CONSISTENCY</p>	<p>The proposed form of development which may be facilitated by the proposed amendments to the planned land use designations for the subject property is consistent with the Goals, Objectives and Policies of the Fresno General Plan and Bullard Community Plan. 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 5.05 dwelling units/acre (in accordance with Vesting Tentative Tract Map No. 6195/UGM) and the proposed RS-5 (<i>Residential Single Family, Medium Density</i>) zone district (pursuant to Rezone Application No. P18-00579) are consistent with the proposed Medium Density Residential (5.0-12 Dwelling Units/acre) planned land use designation (pursuant to Plan Amendment Application No. P18-00579).</p> <p>The proposed project is consistent with the Goals, Objectives and Policies of the Fresno General Plan and Bullard 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 February 8, 2019.</p>
<p>PLAN COMMITTEE RECOMMENDATION</p>	<p>On September 9, 2018, the District 2 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 Plan Amendment Application No. P18-00579, Rezone Application No. P18-00579 and Vesting Tentative Tract Map No. 6195/UGM contingent upon approval of, and adoption of the related environmental finding of a Mitigated Negative Declaration dated February 8, 2019.</p>

BORDERING PROPERTY INFORMATION

	Planned Land Use	Existing Zoning	Existing Land Use
North	Open Space	San Joaquin River	San Joaquin River
East	Medium Low Residential	RS-4/BL/UGM <i>(Residential Single-Family, Medium Low Density/Bluff Protection/Urban Growth Management)</i>	Single Family Residences
South	Open Space	PR/BL/UGM <i>(Parks and Recreation/Bluff Protection/Urban Growth Management)</i>	Equestrian Park
West	Public Facility – PG&E Substation	PI/BL/UGM <i>(Public and Institutional/Bluff Protection/Urban Growth Management)</i>	PG&E Substation