

Exhibit N



August 3, 2023

Jennifer Clark, Director
Planning and Development, City of Fresno
Fresno City Hall
2600 Fresno Street
Fresno, CA 93721

Subject: Appeal of Conditions; Vesting Tentative Tract Map No. 6366/UGM

Director Clark,

Granville Homes, Inc., wishes to appeal a condition from the Public Works Conditions of Approval for T-6366/P22-03194 regarding maintenance requirements – specifically, the requirement to annex to Community Facilities District 18.

As we expressed both in writing and verbally at the August 2, 2023 Planning Commission meeting, we do not feel the imposition of this condition is appropriate given the facts that:

- The project is projected to generate a positive net income for public safety via property taxes alone.
- The fire/EMS needs will likely be less in this project, as evidenced by the inclusion of the latest fire suppression systems in homes, as well as the low number of existing calls for service in the project area (per the Fresno Fire Department "All Incidents, 1/1/2023-6/8/2023" Heat Map).
- This project is intended as a single-family, for-rent neighborhood. Imposing CFD 18 on for-rent housing makes this housing more difficult to finance and build, which will both discourage for-rent projects and make them less affordable for future renters.

We are making this appeal because we would appreciate the opportunity to discuss these issues before the City Council at the first possible opportunity.

Thank you for your assistance on this project.

Thank you,

A handwritten signature in blue ink, appearing to read "Drew Phelps", is written over a light blue horizontal line.

Drew Phelps
Entitlement Manager, Granville Homes

Home Building • Land Development & Urban Infill • Property Management • Farming • Philanthropy

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