

Exhibit B

Project Description

Precision Civil Engineering, Inc., on behalf of Edward Fanucchi, has filed Plan Amendment/Rezone Application No. P19-02237 and Annexation Application No. P19-02239 pertaining to a total ±180 acres of property; as well as, Vesting Tentative Tract Map No. 6234 pertaining to ±88 acres of property in the County of Fresno and within the City of Fresno Sphere of Influence. These properties are located on the north and south sides of West Dakota Avenue and its planned alignment between North Bryan and North Polk Avenues.

The General Plan Amendment proposes to change the existing Low Density Residential (±1.06 acres), Medium Density Residential (±54.77 acres), Medium-High Density Residential (±9.76 acres) and Urban Neighborhood Residential (±17.26 acres) planned land use designations, as well as the existing Open Space/Neighborhood Park (±5.25 acres) planned land use designation to the Medium Density Residential (±88.1 acres) planned land use designation for those respective portions of property located within the proposed boundary of Vesting Tentative Tract Map No. 6234. This Plan Amendment will also require an amendment to Figure LU-2: Dual Designation of the Fresno General Plan to remove the Dual Designation of Urban Neighborhood Residential, which is currently assigned to the designated Open Space (Neighborhood Park) planned land use portion of the subject property.

The Rezone Application proposes to amend the Official Zoning Map of the City of Fresno to pre-zone the subject property from the Fresno County RR (*Rural Residential District*) to the City of Fresno RS-3/UGM (*Residential Single Family, Low Density / Urban Growth Management*), RS-5/UGM (*Residential Single Family, Medium Density / Urban Growth Management*), RM-2/UGM (*Residential Multi-Family, Urban Neighborhood Density / Urban Growth Management*) and OS (*Open Space / Urban Growth Management*) zone districts in accordance with the Fresno General Plan and pursuant to the proposed General Plan Amendment. In addition, the ANX (*Annexed Rural Residential Transitional Overlay*) zone district will be applied to all properties to be annexed which are not included within the limits of the proposed tentative map boundary.

The Annexation Application has been filed requesting authorization to initiate annexation proceedings for the Dakota-Hayes No. 4 Reorganization, proposing incorporation of the subject property within the City of Fresno; and, detachment from the Kings River Conservation District and North Central Fire Protection District (these actions are under the jurisdiction of the Fresno Local Area Formation Commission [LAFCO]).

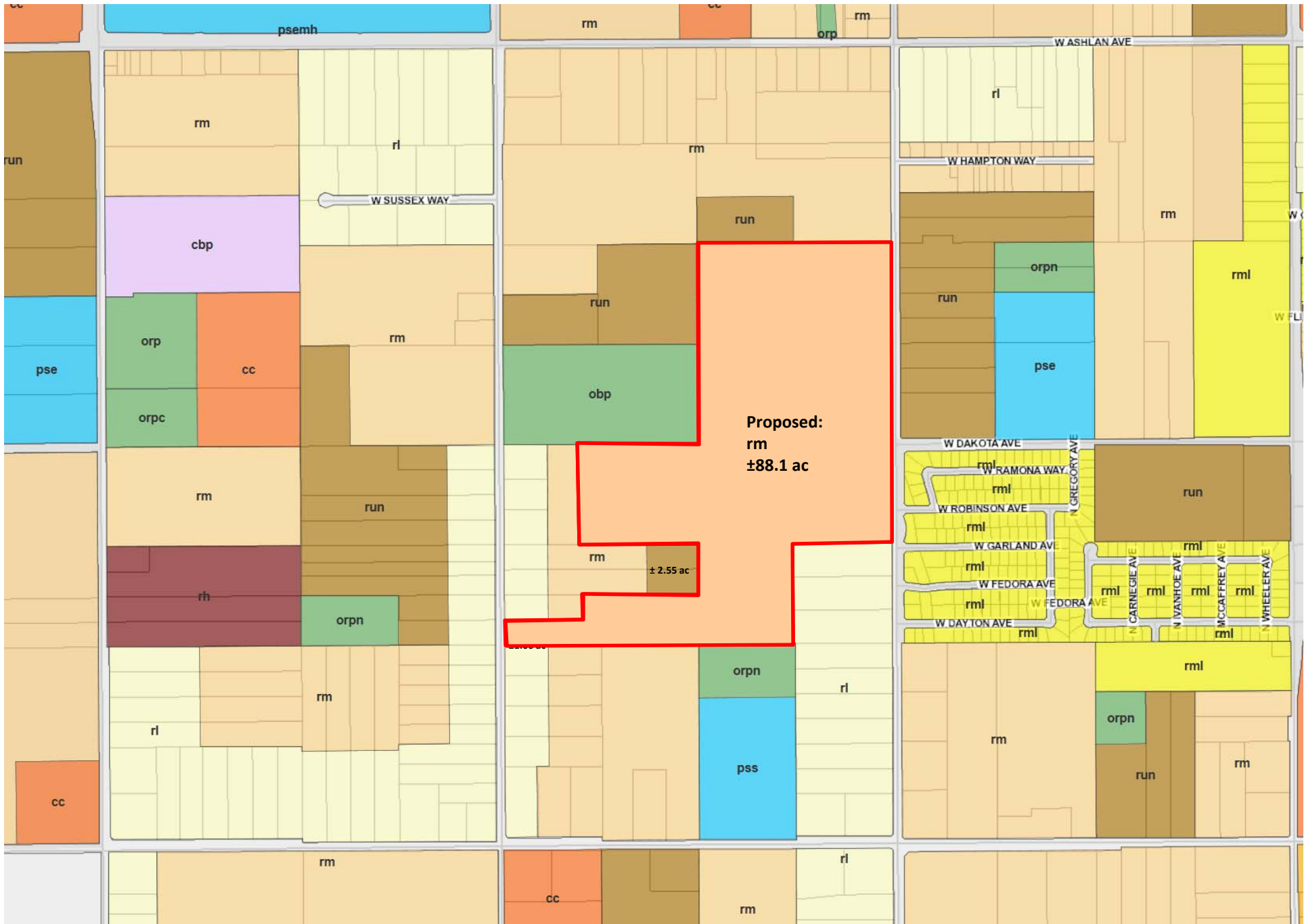
Together, these applications have been filed to facilitate subdivision and development of an ±88.11 net acre portion of the subject property pursuant to Vesting Tentative Tract Map No. 6234.

Vesting Tentative Tract Map No. 6234 proposes to subdivide the ±88.11 net acre portion of the subject property located on the north and south sides of the West Dakota Avenue alignment between North Bryan and North Hayes Avenues for purposes of creating 477 single family residential lots at a density of 5.41 dwelling units per acre.

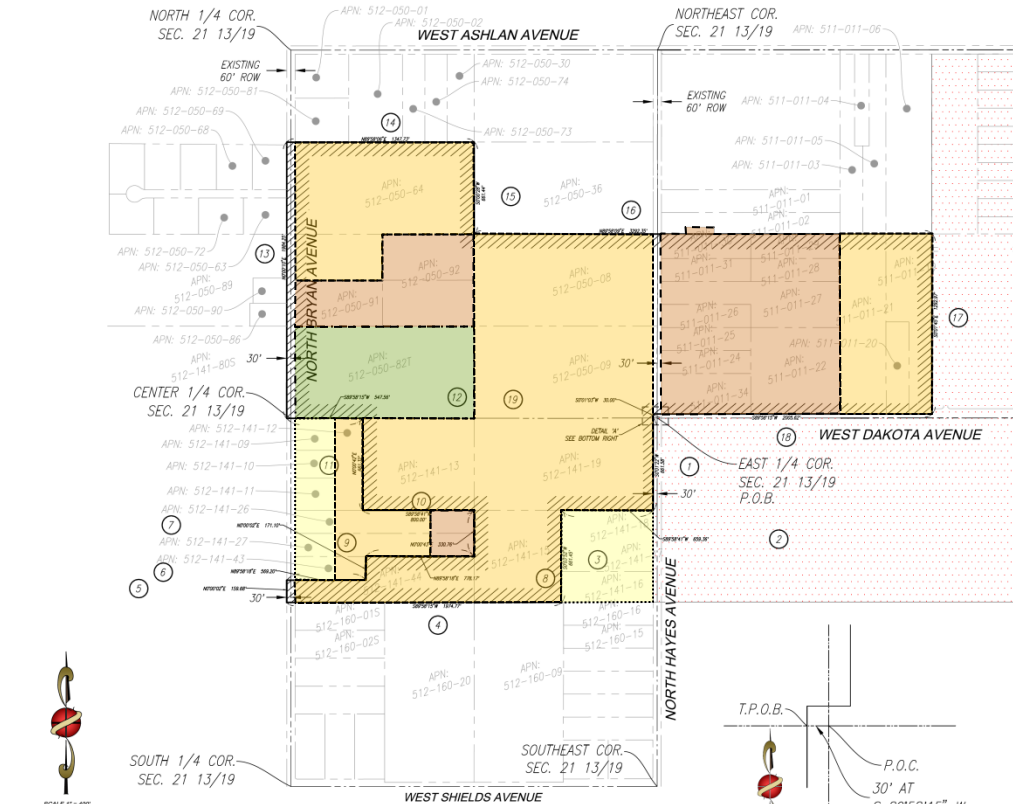
The project will also require dedications and/or acquisitions for public street rights-of-way and utility easements as well as the construction of public facilities and infrastructure in accordance with the standards, specifications and policies of the City of Fresno in order to facilitate future proposed development.



Fresno General Plan – Planned Land Use Map (Existing)



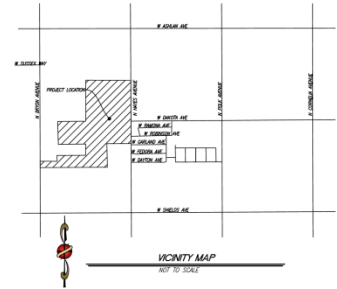
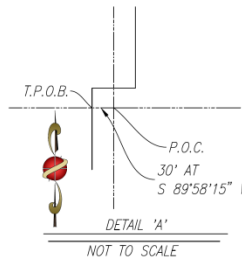
Plan Amendment Application No. P19-02237 – Planned Land Use Map (Proposed)



LEGEND

- ① COURSE OR LINE OF LEGAL DESCRIPTION
- PROPERTY LINE
- SECTION LINE
- P.O.B. POINT OF BEGINNING
- EXISTING CITY LIMITS
- AREA TO BE ANNEXED TO THE CITY OF FRESNO TOTAL AREA 2.1411

Applicant Proposed Annexation Boundary for Dakota-Hayes No. 4 Reorganization



SINGLE FAMILY RESIDENTIAL PLANNED DEVELOPMENT

PROPOSED USE: ZONING: PROPOSED: RS-3/UGM
 MEDIUM DENSITY RESIDENTIAL EXISTING: FRESNO COUNTY - RR (RURAL RESIDENTIAL)

SITE LOCATION: LAND USE: PROPOSED: MEDIUM DENSITY RESIDENTIAL
 1822 NORTH HAYES AVENUE EXISTING: LOW DENSITY RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL, MEDIUM HIGH DENSITY RESIDENTIAL, URBAN REDEVELOPMENT RESIDENTIAL, AND OPEN SPACE
 FRESNO, CA 93722

From: RR (Rural Residential) / Fresno County

- To: RS-3/UGM
- To: RS-5/UGM
- To: RM-2/UGM
- To: OS/UGM

(City Supported Annexation Boundary for Dakota-Hayes No. 4 Reorganization)

PLANNING SURVEYING CIVIL ENGINEERING
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PRECISION
 CIVIL ENGINEERING, INC.

PROJECT TITLE: DAKOTA AND HAYES SUBDIVISION
 SHEET DESCRIPTION: EXHIBIT
 COUNTY OF: FRESNO

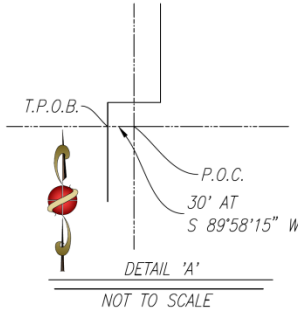
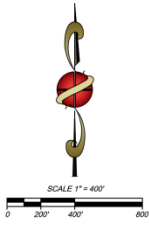
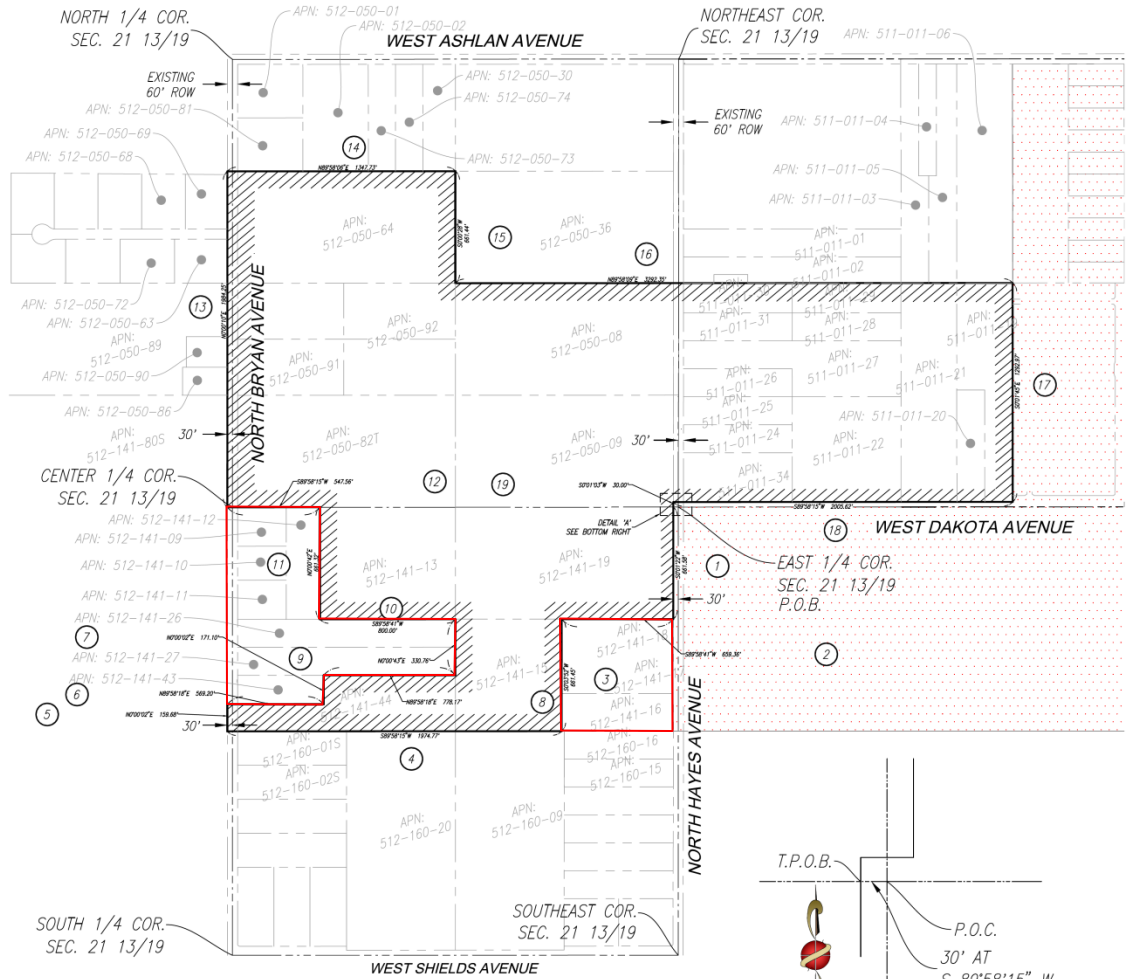
PREPARED FOR: EDWARD D. FANUCCI
 2125 MERCED STREET
 FRESNO, CA 93721

REVISIONS:

DRAWN BY: JML
 CHECKED BY: BMM
 DATE: 3/25/2019

SHEET NUMBER:
 1 OF 1

JOB NUMBER:
 18-007



LEGEND

	COURSE CALL OF LEGAL DESCRIPTION		P.O.B. POINT OF BEGINNING
	PROPERTY LINE		EXISTING CITY LIMITS
	SECTION LINE		AREA TO BE ANNEXED TO THE CITY OF FRESNO TOTAL AREA: 2148.1
	CITY PROPOSED ANNEXATION EXPANSION AREAS (532 ACRES)		

Dakota-Hayes No. 4 Reorganization