

## Operational Statement

**Bonadelle Homes, Inc.**  
**7030 N. Fruit Ave., Suite 101**  
**Fresno, CA 93711**  
**General Plan Amendment & Rezone Operational Statement**

**March 27, 2013**

A-13-00A  
R-13-01G

**Property Owner  
& Applicant:**

BNCOPP L. P.  
7030 N. Fruit Ave., Suite 101  
Fresno, CA 93711

**Representative:**

Dirk Poeschel Land Development Services, Inc.  
923 Van Ness Ave., Suite No. 200  
Fresno, CA 93721

**APN:**

310-270-10, 11 & 12

**Acreage:**

23.78 +/- acres

**Existing Land  
Use Designation:**

Agriculture

**Existing Zoning:**

Agriculture

**Location:**

Generally on the east side of Locan Ave. between the Dakota alignment and Shields Avenues in Fresno County.

**Request:**

**General Plan Amendment**

Approve a General Plan Amendment (GPA) to change the land use designation from Agriculture to Residential Low Density.

**Rezone**

Approve a rezone request to approve a rezoning request from Agriculture to R-1

**JUSTIFICATION**

The subject parcel consists of 23.78 acres. The property is located on the western edge of the City of Fresno Southeast Growth Area (SEGA) and within the city's Sphere of Influence. Due to time delays in preparing the Southeast growth area plan, the applicant

has been prohibited from processing the necessary land-use permits to allow urbanization of the subject property. City of Fresno water and sewer lines are located adjacent to the site in Locan Avenue. There is also a planned Fresno Metropolitan flood control district ponding basin that can be modified to serve the proposed site. Locan Avenue is constructed in a width and quality capable of accommodating the kind and type of traffic generated by the proposed project. Electricity and gas are also proximate to the site.

Approval of the City of Fresno Sphere of Influence inclusive of the subject property was based on representation that the area was ripe for urbanization. The subject property and the proposed application are perfectly suited for immediate development subject to approval of the necessary land-use permits.

Due to the site's unique circumstances and juxtaposition relative to urbanization, related urban services and the applicant's opinion that there is a strong demand for the project approval of the proposed land-use entitlements will not induce other properties to prematurely develop.

The applicant has reviewed the draft Southeast Growth Area Plan and has prepared a conceptual site plan that incorporates the design recommendations of the aforementioned plan. That conceptual plan is provided for reference only. It is the applicant's intent to submit a tentative subdivision map consistent with the aforementioned site plan if the proposed plan amendment and rezoning are approved.