

Exhibit S

CONSIDERATION OF
ANNEXATION APPLICATION NO. P22-00411
PRE-ZONE APPLICATION NO. P22-00442
VESTING TENTATIVE TRACT MAP NO. 6345;
AND
THE RELATED ENVIRONMENTAL FINDING FOR
ENVIRONMENTAL ASSESSMENT NO. T-6345/P22-
00411/P22-00442

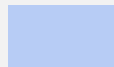
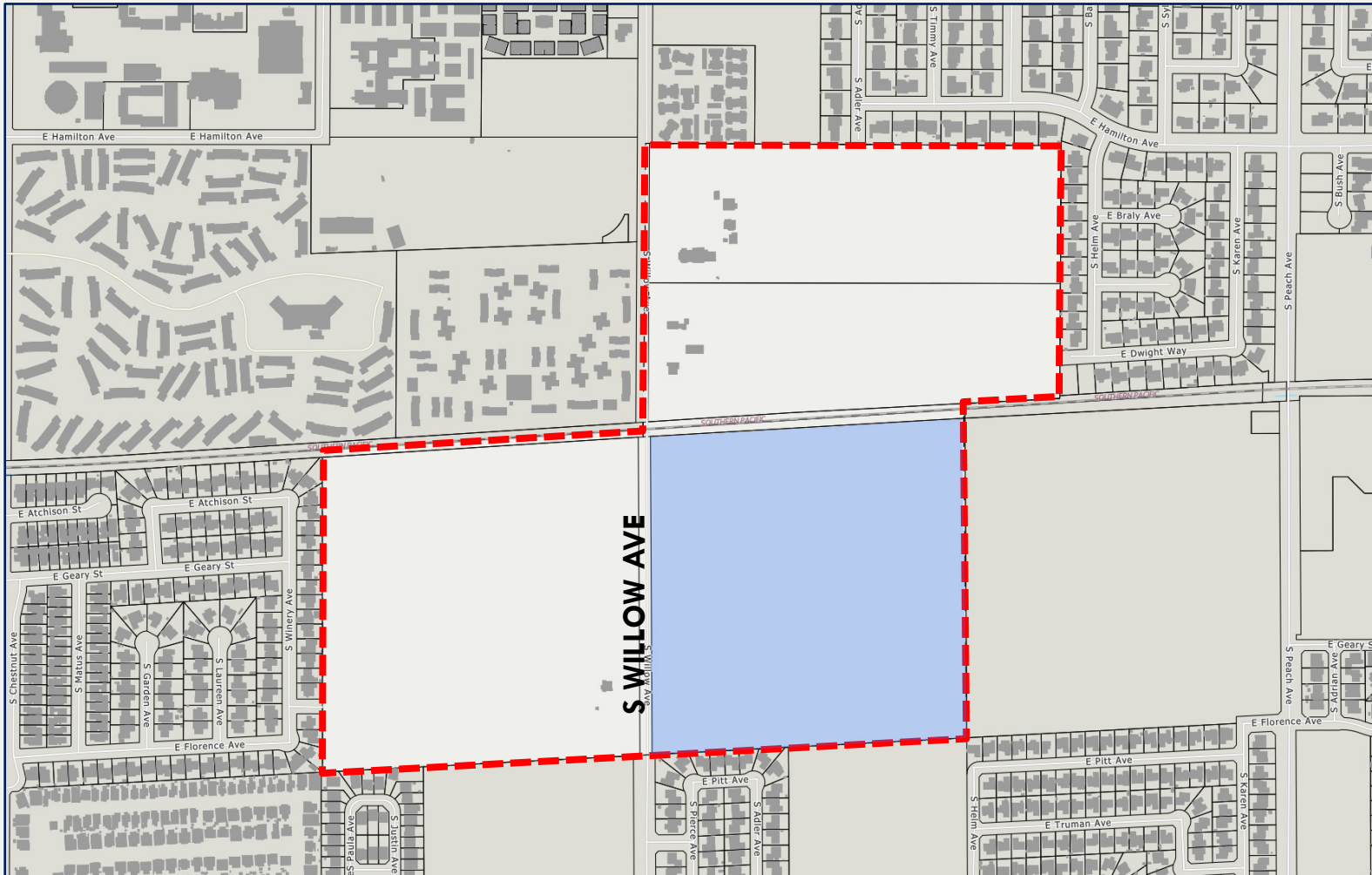


PRESENTATION BY: ROB HOLT, PLANNER III

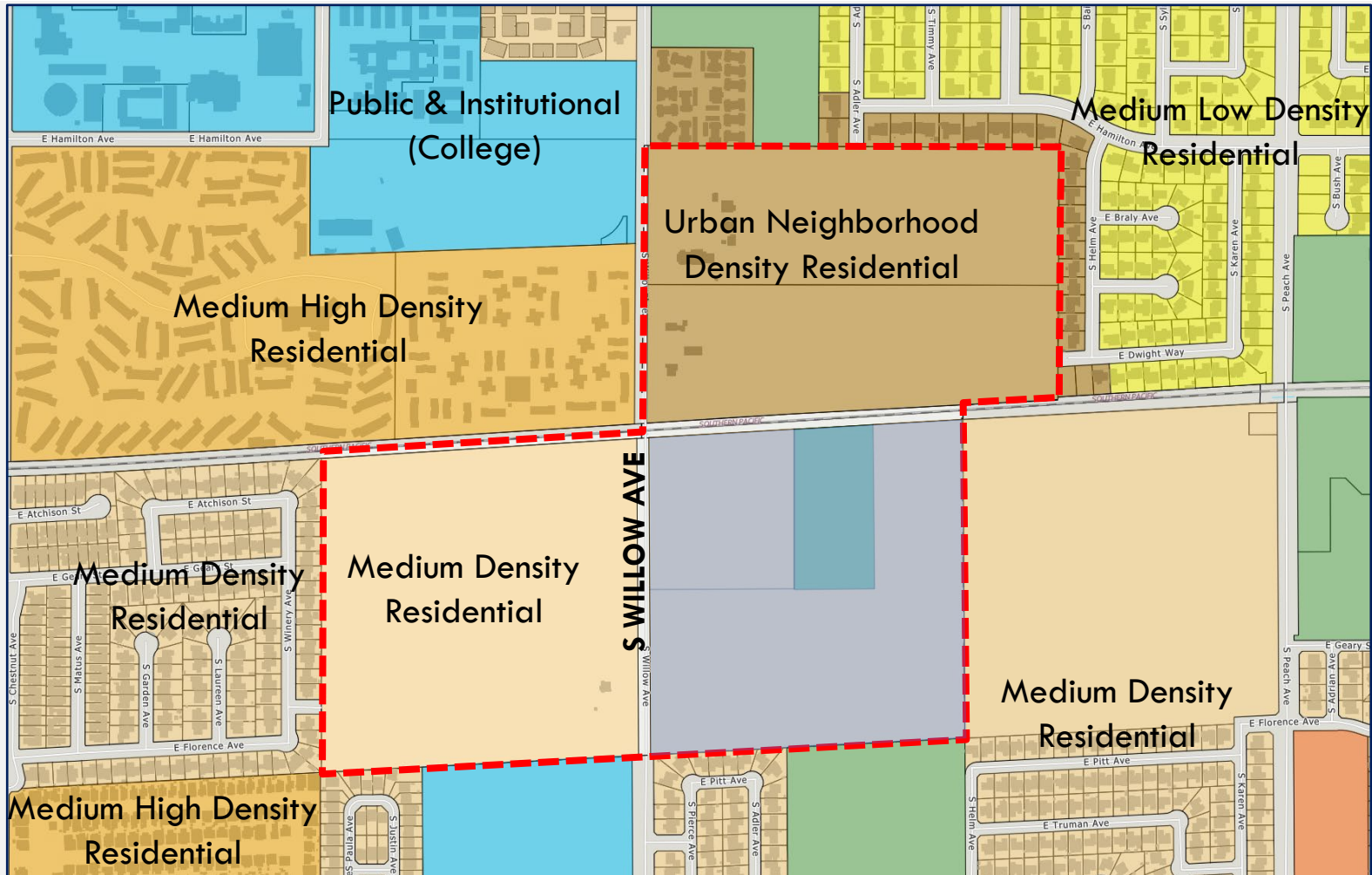
ID 22-1445

CITY COUNCIL HEARING | SEPTEMBER 29, 2022

VICINITY MAP



EXISTING GENERAL PLAN MAP



AERIAL MAP



TRACT MAP

±36.75 ACRES

199 LOTS

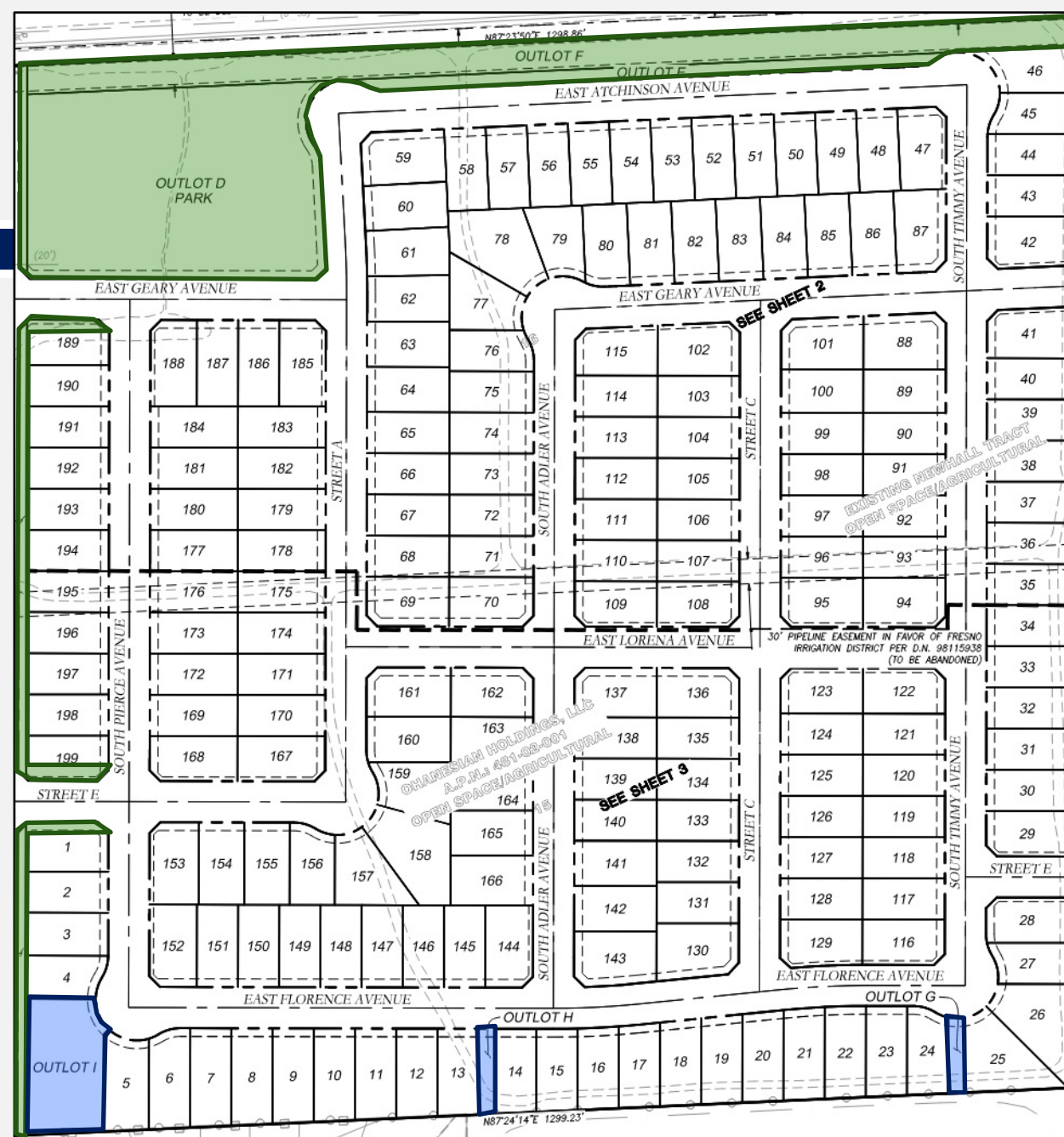
5.42 DU/AC

AVERAGE LOT
SIZE: 5,370 S.F.

15' LANDSCAPE
SETBACK

NEIGHBORHOOD
PARK & TRAIL

DISTRICT 5 PRC
RECOMMENDS
APPROVAL (4-0)



TRAFFIC PLANNING CONDITIONS

E. Church & S.

Willow:

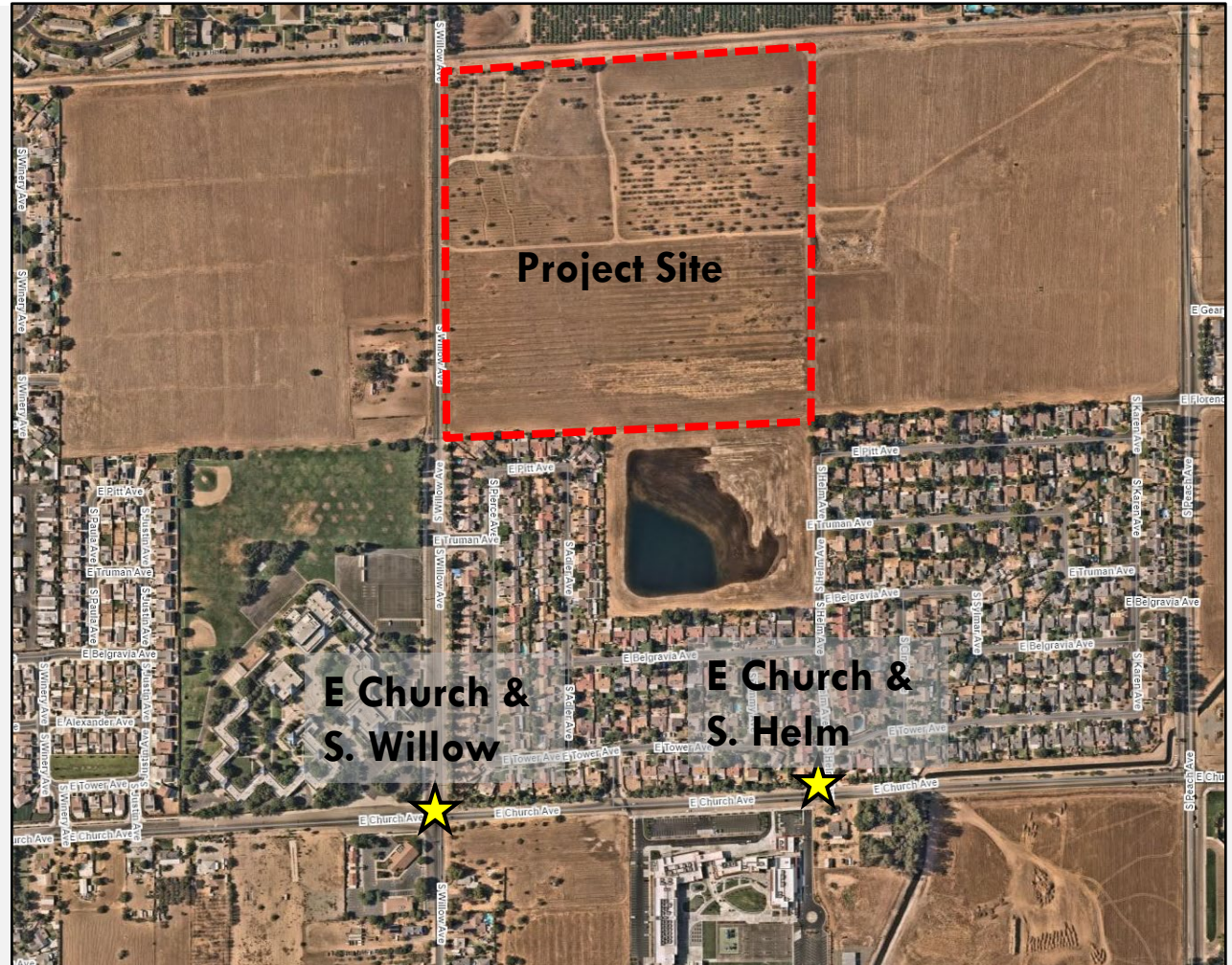
Install traffic signal w/ protected left-turn phasing prior to issuance of building permits.

E. Church & S.

Helm:

Install HAW
pedestrian beacon
prior to occupancy
of any building
permits.

Pay Traffic Fees



CONTINUANCE

- PC Continued on 09/07/22

- Letter Concerns
 - ▣ Fresno County Fire Transition Fees
 - ▣ Sewer & Well
 - ▣ Solid Waste
 - ▣ Burn Permit