

OPERATIONAL STATEMENT

The project application shall consist of a Development Permit, General Plan Amendment, Rezone and Variance Application. The Rezone component of the application is intended to change the current zoning of CC/UGM/cz and Planned Land Use Designation of CC – Commercial/Community (as noted on the City's Interactive Mapping Viewer) to an RM-2/UGM zone district with a Residential – Urban Neighborhood land use designation that will support 16-plus dwelling units per acre. The Variance component of the application is intended to allow for an increased block wall height, of eight feet (8'-0") to be located at west property line, between the existing carwash structure and this proposed multi-family development.

The project shall consist of the construction of one hundred ninety two (192) multi-family dwelling units situated on 11.8 acres, located near the north-east corner of Bullard Avenue and Figarden Drive (APN: 509-030-75S), located at 4259 W. Bullard Avenue, within the Bullard Community Plan area in northwest Fresno. Once completed, the community will feature a community building, pool, garages, carports, and open space, in addition to the living units. All units will be rented at market rates. A marketing name for the community has not been determined.

Anticipated build-out will be performed in one phase. The project construction will consist of twenty four multi-family buildings and a community building with USPS mail delivery and pick-up area, a secured parcel delivery and pick-up area, exercise room and pool, along with carports and garages and the necessary landscaping and pedestrian entry at the main entry to the proposed development on Bullard Avenue with additional pedestrian access gates and vehicle access on Figarden Drive.

The living units will range in size from 759 square feet to 1,353 square feet, with a distribution of 1-, 2- and 3-bedroom units. There will be ample open space throughout the project. The project will be gated, and will feature keyless entry gates located at both Bullard Avenue and Figarden Drive.

This project will benefit the adjacent properties by creating a buffer for the existing RS-5 single family development and the existing RM-1 multi-family development, from the existing gas station, convenience store and car wash noises, located on the corner of Bullard and Figarden, as well, the traffic noises from Figarden Drive.

Anticipated start of construction for this project is Q4 2019, with a projected completion of Q2 2021.

POTENTIAL ENVIRONMENTAL EFFECTS

It is our opinion that the long term environmental effects relative to noise, air pollution, odors, waste by-products, and demand on infrastructure will not have a significant adverse impact on the adjacent neighboring properties, the neighborhood or the city as a whole.