Exhibit B

601 Pollasky Avenue, Suite 301 | Clovis, CA 93612

March 18, 2022

City of Fresno Planning and Development Department
2600 Fresno Street, Room 2065
Fresno, CA 93721

Subject: Rocha Property Project Description

Dear City of Fresno:

Introduction

The following information pertains to the proposed Vesting Tentative Subdivision Map (VTSM) being filed with the City of Fresno Planning and Development Department. This Project Description describes the details of the proposal and expands on information not within the development application.

The proposed VTSM would allow the applicant, De Young Properties, the ability to construct a single-family residential subdivision. The proposed VTSM intends to create residential lots and the appurtenant infrastructure consistent with the General Plan designation of Medium Density Residential and Zoning designation of RS-5 (Residential Single-Family, Medium Density), respectively. Future development of single-family homes will be consistent with these designations and would be evaluated by the City through the subsequent building permit submittal. Technical studies of the Project site will be completed by QK. Qualified staff conducting a bio reconnaissance survey and completed a report detailing the existing biological conditions and coordinated with the Southern San Joaquin Valley Information Center and the Native American Heritage Commission in order to determine if the Project site is an area of interest.

As proposed, the VTSM consists of approximately 12.65-acre parcel (APN: 574-050-02) and proposes 72 lots, which is approximately 5.69 dwelling units per gross acre. The VTSM proposes primary access from E. Clinton Avenue and N. Armstrong Avenue. There are no opportunities to provide stubbed access points. The property to the south does not provided access points to the Project site. Additionally, the properties are bifurcated by a 50-foot PGE easement separating the two properties. The project is located within the McLane Community Plan Area and is not within a Specific Plan Area. According to the City of Fresno General Plan Policy D-7-a, the McLane Community Plan is slated to be repleaded. The project site is relatively flat with minor variations in elevation of two feet. The average elevation of the Project site is approximately 306 feet above mean sea level. Once developed, the project will drain to the south into existing storm drain basin located south of the project site. According to the Fresno Metropolitan Flood Control District, there are three inlet boundaries within the project site and two planned inlets for the boundaries that feed into Basin "BS".

Project Location:

The project site is located in the Southeastern portion of the City of Fresno. The project site (APN: 574-050-02). The parcel is positioned on the southwest corner of E. Clinton Avenue and S. Armstrong Avenue.

General Plan and Municipal Code Standards

The proposed VTSM is consistent with the General Plan Designation of Medium Density (MD) and the RS-5 Zone District. RS-5 Zone District standards allow for a minimum lot size of 4,000 square feet and a maximum of 6,500 square feet. All lots meet the minimum and maximum lot size thresholds as well as maintain appropriate lot and width standards, which are summarized in Table 15-903-1[1]. This will allow for development to meet all setback requirements. As mentioned previously, the density of the proposed VTSM would be 5.69 dwelling units per acre, which meets the density requirements of the RS-5 District as well as the Medium Density Residential General Plan land use designation of 5.0 to 12.0 dwelling units per acre.

Table 15-903-1
Lot Standards – Residential Single-Family Districts

-RS-5 Lot Dimensions	
Minimum lot size (sq.ft.)	4,000
Maximum lot size (sq.ft.) [1]	6,500
Minimum lot width (ft.)	
General standard	35
Corner	40
Reversed Corner	50
Where Side Property Line Abuts a Major Street, Freeway, or Railroad	60
Curved/Cul-de-Sac	30
Minimum lot depth (ft.)	
General standard	70
Where Front or Rear Property Line Abuts a Major Street	90
Where a Front or Rear Property Line Abuts a Freeway or Railroad	120

Notes: [1]Maximum lot sizes may be exceeded in developments whose overall density does not fall below the approved General Plan density

Source: City of Fresno Development Code, Table 15-903-1: Lot and Density Standards – Residential Single-Family Districts

[1] In addition, the following caveat applies to the current project. The proposed project may exceed the maximum lot size threshold only if the overall density does not fall below the approved General Plan density.

No specific architectural style or elevation is proposed at this time. The Project proposes to have all entrances to the subdivision built to a local street standard. The two access points are located along the east and north side of the Project site. Main access will be from either ingress point. This configuration allows better connectivity between to the Fresno circulatory network. The local streets proposed are consistent with the City of Fresno local street widths standard, as shown in the City's Standard Drawing P-56.2 The proposed street layout is designed to provide maximum connectivity.

Infrastructure

The project is within proximity of wet utilities (Sewer, Water, and Storm drain). The City of Fresno will manage Sewer Water and Storm drainage will be managed by the Fresno Metropolitan Flood Control District (FMFCD). The project has the opportunity to connect to either a 12-inch water main within E. Clinton Avenue or a 14-inch water main within N. Armstrong Avenue. In addition, the project will be able to connect to the 12-inch sewer main within E. Clinton Avenue. Size and design of the sewer and water pipes that will connect to the main laterals will be determined per City's review. The FMFCD has planned master facilities to be constructed by Tract 6241 to the south of the project. The intention is for our project to be allowed to drain into Tract 6241 and connect to the master facilities for Basin BS. If tract 6241 does not propose the construction of the master facilities, then a temporary basin may be constructed.

Other

In regard to Vehicle Miles Travel (VMT) analysis, Fresno COG has a screening application that models the potential VMTs generated from a parcel. With the coordination of Fresno COG, the model derived a Baseline VMT of 16.5 VMT per capita. This is above the adopted City of Fresno threshold of the regional reduction average VMT per capita of 14.01. However, with the implementation and compliance with the adopted City of Fresno development standards and requirements, the Project is able to reduce its VMT per capita to approximately 14.00 VMT. This is a result of calculating the weighted impacts and reduction measures against the estimated VMT threshold using the City of Fresno Urban Form VMT calculator (see attached).

The project is within the Fresno Yosemite International Airport Land Use Plan Airport Influence Area, specifically Zone 6 – Traffic Pattern Zone. However, the project site is not within the forecasted noise contours areas designated by the Fresno ALUCP.

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[2] City of Fresno's Standard Drawing https://www.fresno.gov/publicworks/wp-content/uploads/sites/17/2016/09/CityofFresnoStandardDrawings2016Feb.pdf