

Exhibit K

Brief History of Copper River Ranch

- In 2003, the City of Fresno certified a Final EIR (2003 FEIR) for the Project site.
 - 2,837 residential units
 - On approximately 706 acres
 - 250,000 square feet of office/commercial
- In 2021, the City of Fresno certified a Subsequent EIR (2021 SEIR) for the Project site.
 - Added an additional 109 acres to the CRR area
 - There were various proposed land use designation and zoning changes approved in 2021

Conditions of Zoning

- The existing conditions of zoning relate to the 2021 approval of the Copper River Ranch Development SEIR.
- Existing Conditions of Zoning are as per the following:

The project shall comply with the mitigation measures of the subject Subsequent Environmental Impact Report (SCH No. 2000021003) and the City of Fresno, Department of Public Works, Memo dated September 28, 2021, which specify the implementation and construction of the Public Works improvements for the project

Conditions of Zoning

- **Existing conditions of zoning from 2021:** “prior to issuance of building permits”
- **Proposed conditions of zoning:** “prior to occupancy of building permits”
- Conditions include the installation of traffic signals when certain levels of Average Daily Trips are reached. Those intersections include:
 - Olympic Avenue at Millbrook Avenue
 - Olympic Avenue at Cedar Avenue
 - Chestnut Avenue at Behymer Avenue
 - Chestnut Avenue at Sommerville Avenue



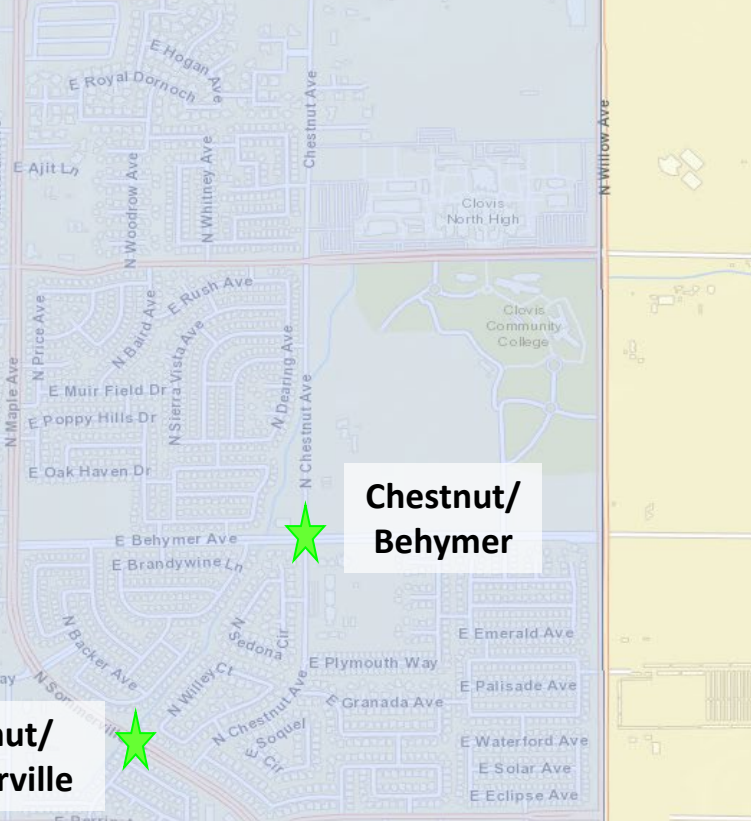
Copper River



**Olympic/
Millbrook**



**Olympic/
Cedar**



**Chestnut/
Behymer**



**Chestnut/
Sommerville**