

Exhibit B



APPL. NO. T-6411	EXHIBIT O	DATE 08/21/2023
PLANNING REVIEW BY _____	DATE _____	
TRAFFIC ENG. _____	DATE _____	
APPROVED BY _____	DATE _____	
CITY OF FRESNO DARM DEPT		

Planning & Development Department
Development Services Division
2600 Fresno Street, Third Floor, Room 3043
Fresno, CA 93721-3604

Operational Statement Form

Please use this form to clearly explain the proposed project. This information will assist all individuals, departments and agencies in their review and drafting of comments, conditions, suggestions or recommendations. The goal is to facilitate an accurate and complete description of your project in order to avoid unnecessary delays in gathering additional information. If you have any questions about the requested information, please call Development Services at (559) 621-8277.

Note: If the Operational Statement is not submitted or if the submittal is illegible, unclear or incomplete, the review of your project will not be accepted for processing.

Project Description:

Churchwood Estates is being submitted by Brenda Ramirez of CVEAS, INC. on behalf of DS Chouhan LLC and pertains to 9.78 acres of property located at 106 W. Church Ave. Fresno, CA 93706 APN: 477-060-05 & 06 and is zoned RS5 with a planned land use of Residential

The applicant is requesting authorization to:

Develop land to create 62 residential lots.

The proposed development will consist of 62 residential lots.

The existing site currently consists of vacant land with 0 existing parking spaces
 The proposed hours of operation are from N/A to N/A on N/A

Other facts pertinent to this project are as follows:

There are several subdivisions around the subject site. A high school is also within walking distance from the site. This project started 2021 so reaching out to neighbors wasn't an option due to COVID, but we work with city to make the neighbors aware of what we are proposing.

The proposed residential development to be known as "Churchwood Estates" will consist of 62 new es.

- Project Narrative:** *(communicate in detail all characteristics of your project; provide as much detail as possible; include basic information such as applicant/project name, business, product or service, anticipated traffic- customers, deliveries, etc., any special events, number of employees, required equipment, on-site storage, demolition or adaptive reuse of existing structures, noise generation, any hazardous materials, etc.)*

The proposed residential development to be known as "Churchwood Estates" will consist of 62 new residential lots to accommodate 62 new single family homes. The current site is vacant and undeveloped, so the proposed development will bring new housing opportunities. New streets will be developed with street lighting to help with security. There will be new traffic anticipated by the residential development, around the hours of 6am-9am and 4pm-7pm. Construction will last a couple of months; this might cause noise and additional traffic in the vicinity. Once construction is finalized, the proposed project will be a nice view with in the vicinity. The houses design is still to be determined, but we are to proposed something that compliments the surrounding neighborhoods.