Exhibit B

APPL. NO. P23-02255 EXHIBIT O-1 DATE 08/10/2024
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT

Tulare and Peach Vesting Tentative Tract Map
Operational Statement

Applicant:	Golden State Developers, LLC 680 P Street, Suite 210 Fresno, CA, 93721
Representative:	Precision Civil Engineering 1234 O Street Fresno, CA 93721
APN:	463-140-01, 463-140-02, 463-140-03, & 463-140-04
Location:	West side of Peach Ave, in between Tulare and Huntington Aves
Existing Zoning:	R-1 (in Fresno County)
Proposed Prezoning:	RS-5 (in Fresno City) (5-12 du/acre)
Existing Land Use	Vacant
Planned Land Use	Residential – Medium Density (5-12 du/acre)
Project Description	Golden State Developers, LLC (Applicant) proposes a Vesting Tentative Tract Map to facilitate a residential development in the City of Fresno, herein referred to throughout the document as "proposed Project" or "Project." The proposed Project would consist of a 44-lot single family detached residential rental unit development on approximately 3.68 net acres at a density of approximately 11.96 du/acre, which is within the density range of the existing land use. The units would be a mix of 3-bedroom, 2.5 bathroom and 4-bedroom, 2.5-bathroom floor plan layouts. The units will be provided with a covered outdoor patio and fenced rear yards to provide private outdoor recreation space. Ample additional common recreation space is provided through the provision of a community center, swimming pool with arbors and bar-b-que amenities within the pool area, and open landscaping that can be utilized for active recreational activities. The project will be provided with public access from South Peach Avenue and will be gated for project security. In order to minimize maintenance of the gate operators, the gates will be open during daylight hours (generally 7am to 7pm). During evening hours, visitors can access the site through the use of a call box located in a pull-out (to allow for through traffic of residents) connected to the residential units. Emergency vehicle access will be provided as required by the City of Fresno Fire Department standards. Parking

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will include 88 spaces within garages and 29 open stalls providing an overall parking ratio of 2.66 stalls per unit.

The proposed Project is within the Bakman Water District and will be required to comply with all water service conditions of the District.

To facilitate development as proposed, the Project will be required to submit the following entitlements:

- Annexation
- Prezone
- Tentative Tract Map
- Planned Development Permit

A general plan amendment is not required or proposed, as the proposed Project is consistent with the existing planned land use.