Exhibit N

Peach / Tulare Annexation Project
Summary of Neighborhood Outreach

Required Neighborhood Meeting

On November 18, 2022, a letter to property owners within 1,000 feet of the subject property (APNs: 463-140-01, 463-140-02, 463-140-03) was sent notifying them of a Neighborhood Meeting to occur on November 30th, 2022. The addressing list was provided by the City of Fresno and is attached as Exhibit A and included a total of 194 mailing addresses and the notice of neighborhood meeting is attached as Exhibit B. The meeting was held in-person at Easterby Elementary, which is within the vicinity of the Project. Ahead of the meeting, no letters of support or opposition were received.

The Neighborhood Meeting held on November 30, 2022 began at 6:30 pm. Thirteen participants were in attendance, including two representatives from Precision Civil Engineering and one representative from the Project owner/developer team. Additionally, there were nine participants from the public, making up six households (3 individuals and 3 couples/groups of two from the same household). No one from the City of Fresno or LAFCo was in attendance. A sign-in sheet was circulated, and a copy is attached as Exhibit C.

Precision Civil Engineering presented a brief overview of the proposed annexation boundary and project. Since only one additional property will be annexed in addition to the proposed Project, Precision Civil Engineering provided more detailed information about what the neighborhood could expect from the Project in terms of development including images of the boundary map, site location, and layout.

During Q&A after the presentation, several participants asked questions. All participants represented property owners outside of the proposed annexation boundary, but within the 1000-foot buffer. Although there was some uncertainty about the project at first, by the end of the meeting all those in attendance were supportive. The questions are summarized in the list below. The meeting concluded at 7:45 pm.

Questions, comments, and concerns brought up at the Neighborhood Meeting.

During the Neighborhood Meeting, PCE and the Applicant addressed the following:

- The homelessness encampment at the property site.

  The Applicant/Property Owner is actively working with Fresno County Sheriff's to keep the site clean and maintained and free of homeless and other nuisances. The Applicant/Property Owner has paid out of pocket to correctly and through the appropriate channels remove these encampments in an effort to be a good neighborhood.

- The potential for the project to be low-income apartments.

The point was clarified that the proposed subdivision is single family homes for rent at market rate prices. The development is not being proposed as affordable housing, foregoing potential density and parking requirement subsidies.

- County parcels not within the annexation boundary being impacted

  A question regarding County uses being impacted by the proposed development and annexation came up. It was clarified that any use legally established in the County and will remain in the County, will not be impacted by the project and will be permitted to continue under the County's jurisdiction.

- The previously approved multi-story multi-family annexation project north of the proposed project.

  Several questions came up regarding a previous project that was approved north of the subject property. PCE and the Applicant answered these questions as best as possible and reiterated the proposed project has no bearing on what was previously approved.

- The proposed development plans for the property to the south being annexed.

  It was clarified that the property is simply being annexed and no development is proposed at this time.

Ultimately, the residents in attendance were supportive of the project after the questions and comments listed above were addressed. It was communicated at the meeting there would be other opportunities for public input. The residents were each given the City's planning project manager and the Applicant representatives contact info they have any follow up questions or comments. They were also advised of the opportunities to be notified of the Planning Commission and City Council hearings.

PRECISION
CIVIL ENGINEERING, INC

1234 O Street · Downtown Fresno, CA 93721 · Phone (559) 449-4500 · Fax (559) 449-4515

November 18, 2022

Dear Neighbor:

We are sending this letter to provide you with information regarding a Neighborhood Meeting to discuss a proposed annexation and tentative tract map in the area of South Peach Avenue and East Huntington Avenue in Fresno (See Attached Vicinity Map). You are receiving this letter because you own property within 1,000-feet of property that is proposed to be annexed and developed (See Attached Annexation Boundary Map). The purpose of this meeting is to discuss annexation and provide neighborhood outreach regarding the project.

The Neighborhood Meeting will be held in person at the location listed below:

Neighborhood Meeting for Proposed Annexation
Wednesday, November 30, 2022 at 6:30pm
Easterby Elementary; 5211 East Tulare St, Fresno CA 93727
CAFETERIA

The proposed annexation is related to a proposed project to develop a 44-lot single family subdivision (APNs: 463-140-01, 463-140-02, 463-140-03). The site is within the City of Fresno's Sphere of Influence but is outside of the city limits and will be subject to a pre-zone and annexation. The site is currently vacant and is within an area planned for medium density residential uses.

Should you have, questions, comments, or suggestions about the proposed annexation and project, you may reach us at the address, email, or phone number listed in this letter. You may also reach out to Rob Holt, the City of Fresno staff planner assigned to the management of this project, at 559-621-8056 or Robert.Holt@fresno.gov.

Sincerely,

Kelsey George
Senior Planner
Precision Civil Engineering, Inc.
(559) 449-4500
Kgeorge@precisioneng.net

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Vicinity Map and Annexation Boundary

Subject Property
±3.95 acres

Annexation Boundary
±8.75 acres

N