

PROJECT INFORMATION TABLES

PROJECT SUMMARY

PROJECT	See Executive Summary in Staff Report for Rezone Application No. R-04-098, Annexation Application No. ANX-17-002, and Vesting Tentative Tract Map No. T-5434/UGM.
APPLICANT	Ken Vang Precision Civil Engineering, Inc. 1234 O Street Fresno, California 93721
LOCATION	7190 East McKinley Avenue S/A; Located on the northeast corner of East McKinley and North Temperance Avenues (APN: 310-052-34, 40T, 42, 43, 18) (Council District 4, Councilmember Caprioglio)
SITE SIZE	Approximately ±38 acres
PLANNED LAND USE	Existing- Medium Low Density Residential land use designation approved for this site by the Fresno City Council on December 18, 2014. Proposed- Single family residential
ZONING	Existing- AE-20 (<i>Agricultural Exclusive, 20 acres—Fresno County</i>) Proposed- RS-4/UGM (<i>Residential Single Family, Medium Low Density/Urban Growth Management</i>)
HOUSING ELEMENT SITE	The subject property is not designated as a Housing Element site.
PLAN DESIGNATION AND CONSISTENCY	The proposed prezone and 140-lot conventional single family residential subdivision is consistent with the Fresno General Plan and McLane Community Plan designation of the site for Medium Low Density Residential planned land uses pursuant to Table 3-3 of the Fresno General Plan.
ENVIRONMENTAL FINDING	A Mitigated Negative Declaration was prepared on May 5, 2017.
PLAN COMMITTEE RECOMMENDATION	The Council District 4 Plan Implementation Committee reviewed and recommended approval of Rezone Application No. R-04-098, Annexation Application No. ANX-17-002, and Vesting Tentative Tract Map No. 5434/UGM at their meeting on June 12, 2017 by a 4-0-1 vote (1 member abstained).

STAFF RECOMMENDATION	Staff recommends adoption of Environmental Assessment No. R-04-098/T-5434/ANX-17-002 and approval of Rezone Application No. R-04-098, Annexation Application No. ANX-17-002, and Vesting Tentative Tract Map No. 5434/UGM subject to compliance with the Conditions of Approval dated July 5, 2017.
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BORDERING PROPERTY INFORMATION

	Planned Land Use	Existing Zoning	Existing Land Use
North	Elementary School – Public Facility & Medium Low Density Residential	PI/UGM <i>(Public Institution/Urban Growth Management)</i> & RS-4/UGM <i>(Residential Single-Family, Medium Low Density/Urban Growth Management)</i>	Single Family Residential Neighborhood & Elementary School
East	Medium Low Density Residential	AE20 <i>(Exclusive Agricultural, 20 acres—Fresno County)</i>	Vacant Ag Land
South	Low Density Residential & Medium Density Residential (South East Development Area)	RR <i>(Rural Residential—Fresno County)</i> & AE20 <i>(Exclusive Agricultural, 20 acres—Fresno County)</i>	Rural Residential & Active Ag Land
West	Low Density Residential	RR <i>(Rural Residential Neighborhood Beautification—Fresno County)</i>	Single Family/Rural Residential & Vacant Ag land