

PROJECT INFORMATION TABLES

PROJECT SUMMARY

PROJECT	Tentative Tract Map No. 6211/UGM proposes to create an 8-lot, single family residential subdivision to be developed at a density of 4.93 dwelling units per acre.
APPLICANT	Lore Engineering, Inc., on behalf of Old California, Inc.
LOCATION	7865 North Millbrook Avenue; Located on the west side of North Millbrook Avenue between East Nees and East Goshen Avenues (APN: 303-660-69) (Council District 6, Councilmember Bredefeld)
SITE SIZE	Approximately 1.62 net acres
PLANNED LAND USE	Medium-Low Density Residential (3.5-6 dwelling units/acre)
ZONING	RS-4/UGM <i>(Residential Single Family, Medium-Low Density/Urban Growth Management)</i>
PLAN DESIGNATION AND CONSISTENCY	The proposed 8-lot single family residential subdivision is consistent with the Fresno General Plan and Woodward Park Community Plan designation of the Medium Low Density Residential planned land use.
ENVIRONMENTAL FINDING	Environmental Assessment No. T-6211 resulting in a finding that the proposed project, as an infill development project and subdivision, is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332/Class 32 of the CEQA Guidelines.
PLAN COMMITTEE RECOMMENDATION	Project has been scheduled for review by the Council District 6 Plan Implementation Committee on July 16, 2018.
STAFF RECOMMENDATION	Adopt Environmental Assessment No. T-6211 Approve the tentative tract map subject to compliance with the Conditions of Approval for T-6211/UGM dated July 18, 2018.

BORDERING PROPERTY INFORMATION

	Planned Land Use	Existing Zoning	Existing Land Use
North	Medium Low Density Residential	RS-4/UGM <i>Single Family Residential, Medium Low Density/Urban Growth Management</i>	Single Family Residential
East	Public Facility	PI/UGM <i>Public & Institutional/Urban Growth Management</i>	Church
South	Medium Density Residential	RS-5/UGM <i>Single Family Residential, Medium Density/Urban Growth Management</i>	Single Family Residential
West	Medium Low Density Residential	RS-4/UGM <i>Single Family Residential, Medium Low Density/Urban Growth Management</i>	Single Family Residential