

Exhibit B

February 26, 2018

City of Fresno
Attn: Israel Trejo
Development and Resource Management Department
2600 Fresno Street, 3rd Floor
Fresno, CA 93721

Re: Operational Statement, TTM 6198

Site Address:	7122 W. Shaw Avenue, Fresno, CA 93723
APN:	505-050-12 P-13
Acreage:	26.92
Existing Zoning:	RR (County)
Proposed Zoning:	RS-5
Existing General Plan Land Use:	Commercial Community and Residential Multi-Family, Urban
Proposed General Plan Land Use:	Medium Density Residential
Community Plan:	n/a
Specific Plan:	n/a
Redevelopment Plan:	n/a
Existing Jurisdiction:	County of Fresno
Proposed Annexation:	City of Fresno

Operational Narrative:

Tract No. 6198 is located at the northwest corner of West Shaw Avenue and North Grantland Avenue. The proposed community is a 26.05 acre development consistent with improvements of a Medium Density Single Family Residential community.

The development is proposed at 163 units, open space with paseo connectivity to adjacent communities. The current existing land use is uninhabited, vacant, and open land.

Tract No. 6198 will include the following entitlement applications, annexation of the property from the County to the City of Fresno, rezone from rural residential (RR/AE-20) to residential RS-5 and a general plan amendment reclassifying the current two designations of commercial-community and residential multi-family, urban neighborhood to a uniform classification of residential-medium density.

The proposed Tentative Tract Map 6198 is will complement the area, as it will be consistent with neighboring communities (Tract 5600, 5889, 6051 and 6036).