

**Operational Statement in Support of
Vesting Tentative Tract Map No. 6258
May 15, 2019**

APPL. NO. P19-04328	EXHIBIT O	DATE 05/15/2019
PLANNING REVIEW BY		DATE
TRAFFIC ENG.		DATE
APPROVED BY		DATE
CITY OF FRESNO DARM DEPT		

A Vesting Tentative Map for Tract No. 6258 is being submitted by Urpi Arriola of Precision Civil Engineering, Inc. on behalf of Wathen Castanos Homes and pertains to 48.86± acres of property located at 6170 West Ashlan Avenue Fresno, Ca 93723 (APN's: 512-070-07, 512-070-39, 512-070-48, 512-070-50, 512-070-60, 512-070-61, 512-174-18, 512-181-09). This property is zoned RS-5/UGM and has a planned land use of Medium Density Residential.

The proposed development will consist of an open subdivision with public streets and sidewalks. Lot sizes are 40 feet wide by 65 feet deep (74 lots), 40 feet wide by 70 feet deep (122 lots), 50 feet wide by 75 feet deep (28 lots), 55 feet wide by 90 feet deep (72 lots) and 60 feet wide by 110 feet deep (22 lots) totaling 318 lots. The subdivision has a 6.5 D.U./Acre, which is consistent with the City of Fresno 2035 General Plan's Minimum Density Residential (5.0-12.0 D.U./Acre) land use designation.