

# Exhibit D

## PROJECT INFORMATION TABLES

### PROJECT SUMMARY

PROJECT	<p>Nikhil Bhandari of Gateway Engineering, on behalf of Jagger Investments Holdings LLC, has filed Tentative Tract Map Application No. 6270, pertaining to approximately 2.08 net acres of property located on the west side of South Willow Avenue between East Laurel and East Fillmore Avenues. Tentative Tract Map Application No. 6270 proposes to subdivide the property into an 18-lot conventional single family residential subdivision at a density of 8.65 dwelling units per acre. The subject property is located within the Fresno General Plan and the Roosevelt Community Plan; both plans designate the subject property for Single Family Residential - Medium Density planned land uses (5 to 12 dwelling units per acre). Based upon the submitted subdivision design, the proposed subdivision can be found consistent with the Medium Density Residential planned land uses for the subject property as designated by both the Fresno General Plan and the Roosevelt Community Plan. Thus, the subject applications are consistent with the Fresno General Plan and the Roosevelt Community Plan.</p>
APPLICANT	<p>Nikhil Bhandari Gateway Engineering 405 Park Creek Drive Clovis, CA, 93611</p>
LOCATION	<p>312 South Willow Avenue</p> <p>±2.08 net acres of property located on the west side of South Willow Avenue between East Laurel and East Fillmore Avenues</p> <p>Site Latitude: 36°44'26.81" N</p> <p>Site Longitude: 119°43'42.99" W</p> <p>Mount Diablo Base &amp; Meridian, Township 14S, Range 21E</p> <p>NE ¼ of the SW ¼ of Section 6</p> <p>Assessor's Parcel Number: 463-023-13</p> <p><b>(Council District 7, Councilmember Esparza)</b></p>
SITE SIZE	<p>±2.08 net acre site</p>

PLANNED LAND USE	Existing: Single Family Residential - Medium Density Proposed: Single Family Residential - Medium Density ( <i>No Change</i> )
ZONING	Existing: RS-5 Proposed: RS-5 ( <i>No Change</i> )
PLAN DESIGNATION AND CONSISTENCY	The project proposes an 18-lot single family residential subdivision. Single family residential is permitted by right in the RS-5 zone district. All subject applications (primarily standard plan zone clearances) will be required to comply with all standards of the RS-5 zone district. The proposed project is consistent with the Goals, Objectives and Policies of the Fresno General Plan and McLane Community Plan.
ENVIRONMENTAL FINDING	The California Environmental Quality Act (Public Resource Code Section 21000 et seq.) permits a public agency to determine whether a particular project is exempt from CEQA. A determination of a Categorical Exemption from Section 15332/Class 32 was made and Environmental Assessment No. P18-03987 was completed for this project on December 12, 2019.
PLAN COMMITTEE RECOMMENDATION	The Council District 7 Plan Review Committee is currently inactive and did not review the proposed project.
STAFF RECOMMENDATION	<p>(1) Recommend that the Planning Commission adopt Environmental Assessment No. T-6270 dated December 12, 2019, a determination that the proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332/Class 32 of the CEQA Guidelines.</p> <p>(2) Recommend that the Planning Commission adopt Tentative Tract Map No. 6270 which requests authorization to subdivide the subject property into 18 single family residential lots subject to compliance with the Conditions of Approval, included within the Planning Staff Report to the Planning Commission dated January 22, 2020.</p>

## BORDERING PROPERTY INFORMATION

	Planned Land Use	Existing Zoning	Existing Land Use
North	Single Family Residential – Medium Density	RS-5/cz	Single Family Residential
East	Single Family Residential – Medium Density	RS-5	Single Family Residential
South	Single Family Residential – Medium Density	RS-5	Single Family Residential
West	Single Family Residential – Medium Density	RS-5	Single Family Residential