Exhibit B

Operational Statement

Project Description

The project pertains to 7.71 acres of land located on west of South Walnut Avenue and north of west Church Avenue in Fresno, Assessor Parcel Number 477-060-04T. The project is bound multi-family housing to the north and rural residential and undeveloped land to the west, east and south. The property is in the City and will not require annexation. The proposed project complies with the General Plan designation with a density of 4.3 dwelling units per acre. The parcel is zoned RS-3 and will be developed as affordable housing with a density bonus to achieve 33 lots. A pocket park and City trail along the project frontage are also included in the development.

This application is requesting a Planned Development to relax development standards for lot area and width. The project is an affordable housing project being developed with a density bonus, requiring additional deviations to development standards to allow the denser lot configuration to meet standards. The site is zoned RS-3 allowing for a minimum of 9,000 sf lots at a minimum width of 70 feet. With this application we are requesting a minimum of 5,000 sf lots at a minimum width of 50 feet.