

Exhibit B

APPL. NO. T-6502	EXHIBIT O	DATE 06/02/2025
PLANNING REVIEW BY		DATE
TRAFFIC ENG.		DATE
APPROVED BY		DATE
CITY OF FRESNO DARM DEPT		

Project Description

Vesting Tentative Tract Map No. 6502 (Project) is generally located on the north side of East McKinley Avenue, east of North Temperance Avenue. The Project is located immediately east of the City of Fresno (City) corporate limits, in unincorporated Fresno County, and lies within the boundaries of the City's Sphere of Influence (SOI).

The Project consists of two distinct areas: a proposed residential subdivision and a proposed annexation area. The proposed residential subdivision, also referred to as the Project site, is comprised of one vacant 24.7-acre parcel (APN 310-052-27). The annexation area encompasses both the proposed residential subdivision and two adjacent parcels owned and maintained by the Fresno Metropolitan Flood Control District (FMFCD), APNs 310-052-26T and 310-052-22. The following terms will be used to distinguish the area being analyzed:

- **Project Site:** This term refers to the vacant 24.7-acre parcel (APN 310-052-27) to be developed as part of Vesting Tentative Tract Map No. 6502. The Project Site is designated as Residential Medium Low Density (3.5 - 6 dwelling units [du] / acre) in the City of Fresno 2035 General Plan and will also be annexed into the City.
- **Annexation Only Area:** This term refers to two parcels immediately north of the Project Site, APNs 310-052-26T and 310-052-22, which are owned and maintained by FMFCD. The Annexation Only Area is designated as Open Space – Ponding Basin in the City of Fresno 2035 General Plan and comprises approximately 18 acres.
- **Entitlement Area:** This term refers to both the *Annexation Only Area* and the *Project Site* parcels (APNs 310-052-27, 310-052-26T, and 310-052-22). The entirety of the Entitlement Area is proposed to be annexed into the City (42 acres).

De Young Properties is requesting approval of the following entitlement applications:

- Vesting Tentative Tract Map (T-6502) Application No. P24-04042 proposes to subdivide the 24.7-acre Project Site (APN 310-052-27) into 119 single-family lots, 28 of which are proposed to be within a gated HOA. The proposed residential subdivision includes a 1.33-acre trail and accompanying 11,522 square foot park.
- The associated Pre-zone Application proposes to pre-zone approximately 24 acres (Project Site) from the Fresno County Exclusive Agriculture, 20-Acre Minimum (AE-20) designation to the City of Fresno RS-4 (Single-Family Residential, Medium Low Density) zone district and 18 acres (Annexation Only Area) from the Fresno County Exclusive Agriculture, 20-Acre Minimum (AE-20) designation to the City of Fresno OS (Open Space) zone district.
- The associated Annexation Application proposes the annexation of APNs 310-052-27, 310-052-26T, and 310-052-22 into the City limits and the detachment of these

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properties from the King River Conservation District and the Fresno County Fire Protection District.

- The associated Planned Development Application proposes private streets within the gated HOA portion of the proposed subdivision.



Project Area