

Exhibit J
ID21-486 /P20-04902
Additional Comments Received



MEMORANDUM

TO: Shay Bakman, Bakman Water Co.
FROM: Gary D. Horn *gh*
DATE: April 5, 2021
SUBJECT: Ted Moon Proposed 42-unit Residential Development
5925 East Tulare Street

At your request I have reviewed the proposed Site Plan for the above referenced project and have the following proposed conditions of approval:

1. Developer shall install the following water mains:
 - a. 8-inch water main on the south side of East Tulare Street from the existing 12" Bakman Water Co. main to the east property line of the proposed development.
 - b. 8-inch main looping through the site connected to the existing and proposed water mains in East Tulare Street in accordance with Bakman Water Company Standards.
2. No water service connection shall be made to the Bakman water system until a bacteriological report has been accepted by Bakman Water Co.
3. Developer shall install a 1" water service in accordance with Bakman Water Co. Standard Drawings to each unit of the proposed development. Water service for landscaping for the common area shall have a service size as needed for the irrigation system.
4. Developer shall grant a ten-foot-wide easement to Bakman Water Company for maintenance and operation of the water main through the site, and an easement for access to the individual services and meters on the site for delivery measurements, repair and maintenance of the services and meters.
5. Submit plans for the water system to Bakman Water Company for review and approval prior to construction.

From: Sal Gonzales <sgonzales@lance-kashian.com>
Sent: Wednesday, April 07, 2021 10:47 AM
To: Thomas Veatch
Cc: Ed Kashian; Tom Richards; 'scott@penstargroup.com'; Danny Kuniyoshi; Brenda Rapada; Luis Chavez; Jennifer Clark
Subject: Oppose Proposed Development at 5925 E Tulare Street
Attachments: 011321 Bonique Emerson.pdf; Notice of Public Hearing April 7, 2021 - P20-04902 (5925 E. Tulare Ave).pdf; P20-04902 - 5925 E. Tulare Ave - Exhibit G - Conditions of Approval dated April 7 2021.pdf

Categories: From/To Mangement

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April 7, 2021

VIA ELECTRONIC MAIL

Mr. Thomas Veatch, Planner
City of Fresno
2600 Fresno Street, Room 3043
Fresno , CA 93721

RE: Oppose—Conditional Use Permit Application No. P20-00488

Dear Mr. Veatch,

We have received your notice regarding the Planning Commission hearing regarding the above-listed project. We are resending our opposition letter for conveyance to the members of the Planning Commission. Kindly reply to confirm receipt.

Very truly yours,

Sal Gonzales



fancher creek

265 E. River Park Circle Suite 150
Fresno, CA 93720
559-438-4800

January 12, 2021

Via: Mail

Ms. Bonique Emerson, AICP
Planning Division Manager
Precision Civil Engineering, Inc
1234 O Street
Fresno, CA 93721

RE: Oppose Proposed Development at 5925 E Tulare Street, Fresno Incompatibility with "Fancher Creek Parkway Act", Design and Product Type

Ms. Emerson,

We are in receipt of the information regarding the proposed development project located at 5925 East Tulare Street in Fresno. As you may know, our partnership has been working hard in the Fancher Creek Neighborhood for many years. Specifically, the *Fancher Creek Parkway* is a critical factor for this area of our City. And, toward that end and after a lot of hard work, in October of 2018 the City of Fresno passed the "*Fancher Creek Parkway Act*" which established goals, a five member Fancher Creek Advisory Committee, a definition of what the *Fancher Creek Parkway* is and the creation of a "*Fancher Creek Parkway Day*" in the City of Fresno among other critical open space objectives. We strongly believe that the proposed project needs more consideration given to the prolongation of the *Fancher Creek Parkway*. Moreover, while we have been very supportive of increasing the housing stock, which is critically needed, we are opposed to this project for the aforementioned reason. In addition, we do not believe that the proposed product type is consistent with the current neighborhood.

Again, we oppose this project as it is designed and until greater consideration is given to furtherance of the Parkway as well as the product type. As stated, we have worked very hard over many, many years to create a wonderful Fancher Creek Neighborhood and particularly the *Fancher Creek Parkway and Trail*. Thank you very much for the opportunity to comment on this project.

Very truly yours,

Edward M. Kashian
Partner

Thomas G. Richards
Partner

EMK/TGR/lc

cc: Honorable Luis Chavez, Councilmember
Ms. Jennifer Clark, Director

From: Jonzy Man <luisfvargas81@yahoo.com>
Sent: Monday, April 05, 2021 2:15 PM
To: Thomas Veatch
Subject: Regarding new home development (P20-00488)

Follow Up Flag: Follow up
Flag Status: Flagged

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Good afternoon Thomas I have an issue with the future development of the 42 new homes on Tulare street near the fancher creek elementary. I will highly recommend that the city makes the developer donate or help upgrading the elementary. The school is already over crowded with all the homes that have been built around the school. It's not fair that these builders come and build homes and not help out the community. They need to be held accountable to help the schools that they are building there homes around and also the streets lighting etc.

Thank you

Life's Good, Enjoy it !!!