# **Regular Council Meeting**

December 4, 2025

# FRESNO CITY COUNCIL



**Supplement Packet** 

ITEM(S)

NECEIVED

1025 DEC -2 P 3 1:

CUTY OF FRESNO

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### 2-Q (ID 25-1587)

RESOLUTION - Approving the Final Map of Tract No. 6384, and accepting dedicated public uses offered therein except for dedications offered subject to City acceptance of developer installed required improvements - located on the southeast corner of McKinley Avenue and McKelvey Avenue (Council District 7)

## **Contents of Supplement:** Revised Final Tract Map

### Supplemental Information:

Any agenda related public documents received and distributed to a majority of the City Council after the Agenda Packet is printed are included in Supplemental Packets. Supplemental Packets are produced as needed. The Supplemental Packet is available for public inspection in the City Clerk's Office, 2600 Fresno Street, during normal business hours (main location pursuant to the Brown Act, G.C. 54957.5(2). In addition, Supplemental Packets are available for public review at the City Council meeting in the City Council Chambers, 2600 Fresno Street. Supplemental Packets are also available on-line on the City Clerk's website.

### Americans with Disabilities Act (ADA):

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, sign language interpreters, assistive listening devices, or translators should be made one week prior to the meeting. Please call City Clerk's Office at 621-7650. Please keep the doorways, aisles and wheelchair seating areas open and accessible. If you need assistance with seating because of a disability, please see Security.

# RECORD TITLE INTEREST STATEMENT

THE UNDERSIGNED, BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND WITHIN THIS SUBDINSION, HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND OFFER FOR DEDICATION FOR PUBLIC USE THE PARCELS AND LESEMENTS SECENIED ON SAID MAP AS INTENDED FOR PUBLIC USE FOR THE PURPOSES SPECIFIED THEREIN.

WILSON PREMIER HOMES, INC., A CALIFORNIA CORFORATION	
BY: TODD A. WILSON SECRETARY	
U.S. BANK NATIONAL ASSOCIATION, D/B/A HOUSING CAPITAL COMPANY	
BY: JULY SJANT D. SAJBERT SENIOR VICE-PRESIDENT	
FRESNO IRRIGATION DISTRICT, AS EASEMENT HOLDER	
A SEPARATE CONSENT TO FINAL MAP PURSUANT TO GOVERNMENT CODE SECTION 66435 1 FOR TRACT MAP NO. 9384 HAS BEEN EXECUTED	
BY THE FRESNO IRRIGATION DISTRICT, AS RECORDED	
202, DOCUMENT NO, FRESNO COUNTY	
RECORDS	

#### NOTARY ACKNOWLEDGEMENTS

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERRIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

TATE O	F CALL	EORNL	1.1
COUNTY	OF 1	res	NO

ON OCTOBER 1 2005, BEFORE ME WENDY MARIE SMITH NOTARY	1
PUBLIC, PERSONALLY APPEARED TODD A. WILSON, WHO	
PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(8)	
WHOSE NAME(8) IS/ARÉ SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGE	C
TO ME THAT HE/SHE/JHEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED	
CAPACITY(LES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE	
PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED	)
THE INSTRUMENT	

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT. WITNESS MY HAND

NAME WENDY MARIE SMITH SIGNATURE WENdy blace Smith MY COMMISSION EXPIRES \_12 . 22 . 25 \_ COUNTY OF \_FRESNO\_

COMMISSION NUMBER 238 7807

#### NOTARY ACKNOWLEDGEMENTS

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STATE OF CALIFORNIA )
COUNTY OF FYES (D)

ON OCTUBER 1. 2025 BEFORE ME ACTIONNA HAMITAND. NOTARY PUBLIC, PERSONALLY APPEARED WHO PROVED TO ME ON THE BASS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) ISARE SUBSCRIBED TO THE WITHIN NISTRUMENT AND ACKNOWLE DGED TO ME THAT HESHETHEY EXECUTED THE SAME IN HISHREFURE RUTHORIZED CAPACITY(IES), AND THAT BY HISHREF/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT. WITNESS MY HAND

NAME Adrianna Altamirano SIGNATURE

MY COMMISSION EXPIRES 61-19-29 COUNTY OF Fresh D

COMMISSION NUMBER 2507750

FINAL MAP OF TRACT NO. 6384

PHASE 3 OF TENTATIVE TRACT NO. 6201 BEING IN MERGER AND RESUBDIVISION OF A PORTION OF LOT 2 IN BLOCK 1 OF THE MAP OF TEMPERANCE COLONY IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, SURVEYED AND PLATTED OCTOBER 2024 BY HARBOUR & ASSOCIATES CONSISTING OF 3 SHEETS

#### LEGAL DESCRIPTION

SHEET 1 OF 3 THAT PORTION OF LOT 2 IN BLOCK 1 OF TEMPERANCE COLONY, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN YOUME 2 OF PLATS AT PAGE 7, FRESNO COUNTY RECORDS, LYING IN THE NORTHEAST QUARTER OF SECTION 34 TOWNSHIP IS SOUTH RANGE 21 EAST. MOUNT DIABLO BASE AND MERIDIAN DESCRIBED AS FOLDAY.

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 2, SAID POINT BEING 25.00 FEET NORTH OF THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER. THENCE NORTH 00°13'21' WEST, ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 381 83 FEET TO A POINT ON THE EAST BOUNDARY OF TRACT NO. 8371 RECORDED IN VOLUME 93 OF PLATS AT PAGES 8 AND 9, FRESNO COUNTY RECORDS, SAID POINT BEING THE TRUE

NORTHERS DUMBLET, INBUSE NORTH DUTY 17 WISH 20 OF HE WEST LINE OF SAID LOT 2 AND ALONG SAID BOUNDARY OF THE ROLE OF THE TRUE POINT OF BEGINNING OF 15 THE STATE OF THE TRUE POINT OF BEGINNING OF 15 THE STATE OF THE TRUE POINT OF BEGINNING OF 15 THE STATE OF 15 THE STATE

TOGETHER WITH THAT PORTION OF SAID LOT 2 IN BLOCK 1 OF SAID TEMPERANCE COLONY LYING SOUTH OF MILL DITCH AND NORTH OF THE NORTHERLY LINE OF A STRIP OF LAND 30 FEET WIDE, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BECOMMING AT A POINT ON THE WEST LINE OF SAID LOT 2-SAID SOURT BEING 1850 FEET SQUITH, ALONG THE SAST LINE OF SAID LOT 3 AND THE NORTHERLY PROLOGACION THEREOF, FROM THE BOOKTH LINE OF SAID MORTHEAST QUARTER THENCE SQUITH IS 440° EAST A DISTANCE OF 3.20 FEET TO THE BEGINNING OF A 716 78 FOOT RADIUS TANGENT CURVE CONCAVE NORTHERLY THENCE EASTERLY, ALONG SAID CURVE. THROUGH A CENTRAL ANGLE OF 173-54", AAR OLD STANCE OF 215-98 FEET. THENCE NORTHERLY THENCE SAID STANCE OF ASSEPTET TO A POINT ON THE FAST LINE OF SAID LOT 2.

#### THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

1. SAID LAND LIES WITHIN THE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT AND IS SUBJECT TO DRAINAGE FEES ANDIOR REQUIREMENTS TO CONSTRUCT PLANNED LOCAL DRAINAGE FACILITIES, AS DISCLOSED BY INSTRUMENT ENTITLED RESOLUTION NO. 1816 - THE BOARD OF DIRECTORS OF THE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT BY THE BOARD OF DIRECTORS OF THE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT RECORDED JULY 31, 1995 AS DOCUMENT NUMBER 95092128.

7-31, 1999 AS DUCUMENT NUMBER 9909/2129.
ANY SPECIAL TAX WHICH IS NOW A LIEN AND THAT MAY BE LEVIED WITHIN THE CITY OF FRESNO COMMUNITY FACILITIES DISTRICT NO. 11. A NOTICE OF WHICH WAS RECORDED AS FOLLOWS, INSTRUMENT ENTITLED "NOTICE OF SPECIAL TAX LIEN, RECORDED SEPTEMBER 22, 2023 IN THE OFFICIAL RECORDS

WHICH WAS RECORDED AS FOLLOWS. INSTRUMENT ENTITLED TWO ITEC OF SPECIAL TAX LEN. RECORDED SEPTEMBER 22, 2023 IN THE OFFICIAL RECORDS.

MUDER RECORDER'S SERRAL NUMBER 2023-080774.

A RESEMENT GRANTED TO FRESNO CANAL AND IRRIGATION COMPANY FOR RIGHT OF WAY FOR CANAL AND EMBARKMENTS. RECORDED JUNE 16, 1873.
IN BOOK 3 OF OFFICIAL RECORDS, ARGE 38 THE EXACT LOCATION IS NOT DISCLOSED OF RECORD.

A AN AGREEMENT FOR SUBSTITUTION OF PIPELINE FOR OPEN DITCH OWNED BY THE FRESNO IRRIGATION DISTRICT, RECORDED DECEMBER 13, 1974 IN BOOK 3577 OF FOLIAL RECORDS, PAGE 779 UNDER ENCOMED SENDED. INVIDENT SUBSTITUTION OF PIPELINE FOR OPEN DITCH OWNED BY THE FRESNO IRRIGATION DISTRICT, RECORDED DECEMBER 13, 1974 IN BOOK 3577 OF FOLIAL RECORDS, PAGE 779 UNDER ENCOMED SENDED.

BOOK 637 OF OFFICIAL RECORDS. PAGE 770 UNDER RECORDER'S SERIAL NUMBER 83982

5 - A STATEMENT OF COVENANTS AFFECTING LAND DEVLOPMENT ACKNOWLEDGING RIGHT-TO-FARM FOR THE FINAL MAP OF TRACT NO. 6384, PHASE 3 OF VESTING TENTATIVE TRACT NO. 6201, RECORDED

AS DOCUMENT NO.

A SUBDIVISION AGREEMENT FOR THE FINAL MAP OF TRACT NO. 6384, PHASE 3 OF VESTING TENTATIVE MAP NO. 6201, RECORDED

A SUBDIVISION AGREEMENT FOR THE FINAL MAP OF TRACT NO. 6384, PHASE 3 OF VESTING TENTATIVE MAP NO. 6201, RECORDED

DOCUMENT NO. \_\_\_\_\_\_, FRESNO COUNTY RECORDS.
A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF CERTAIN IMPROVEMENTS FOR THE FINAL MAP OF TRACT NO.

6384, PHASE 3 OF VESTING TENTATIVE TRACT NO. 6201, RECORDED DOCUMENT NO

JOINGS.
A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT PROVIDING FOR SANITARY SEWER CAPACITY IN THE FOWLER AVENUE TRUNK SEWER. AND DEFERRING PAYMENT OF INTERIM FEE SURETY TO THE TIME OF ISSUANCE OF CERTIFICATE OF OCCUPANCY AND CREATION OF LIEN FOR THE FINAL MAP OF TRACT NO. 6384, PHASE 3 OF VESTING TENTATIVE TRACT NO. 6201. RECORDED \_\_\_\_\_\_\_\_, DOCUMENT NO. \_\_\_\_\_\_\_\_\_, FRESNO

. FRESNO COUNTY RECORDS

10. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT RELINQUISHING ACCESS RIGHTS FOR CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT NO. 6384, PHASE 3 OF VESTING TENTATIVE TRACT NO. 6201, RECORDED \_\_\_\_\_\_\_, AS DOCUMENT NO.

JOINDS.
A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR THE MAINTENANCE OF LANDSCAPE IMPROVEMENTS FOR CERTAIN LOTS WITHIN THE FINAL MAP OF TRACT NO. 6384, PHASE 3 OF VESTING TENTATIVE TRACT NO. 6201, RECORDED \_\_\_ . AS DOCUMENT NO. FRESNO COUNTY RECORDS

FRESNO COUNTY RECORDS. 12. A STATEMENT OF COVENANTS AFFECTING LAND DEVELOPMENT FOR TEMPORARY STORM DRAIN FACILITIES FOR THE FINAL MAP OF TRACT NO. 6384. PHASE 3 OF TENTATIVE TRACT NO. 6201, RECORDED , AS DOCUMENT NO. , FRESNO COUNTY RECORDS

13. A PIPELINE REPLACEMENT AND RELOCATION AGREEMENT EXECUTED BY FRESNO IRRIGATION DISTRICT AND WILSON PREMIER HOMES, INC., RECORDED AUGUST 23, 2023 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2023-0078241

#### SURVEYOR'S STATEMENT

P.L.S. 9484

TE OF CALIFOR

THE SURVEY FOR THIS MAP WAS MADE BY ME OR UNDER MY DIRECTION AND IS TRUE AND COMPLETE AS SHOWN.

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORIGINACE. AT THE REQUEST OF WILSON PREMIER KOMES, MC. ON OCTOBER 1, 2024. HEREBY SATE THAN ALGORITHM AND ACT AND LOCAL ORIGINACE. THE PROPERTY SATE THAN ALGORITHM AND ACT AND A



#### CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE APPROVED TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, HAVE BEEN COMPULED WITH

SCOTT L. MOZIER, P.E. 54417	DATE
LICENSE EXPIRES 6-30-2027	
CITY ENGINEER	

#### CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

ASON A. CAMIT. L.S. 8636	DATE
CENSE EXPIRES 12-31-2025	DATE

#### PLANNING COMMISSION CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION SHOWN CONFORMS TO AND IS IN COMPLANCE WITH THE APPROVED TENTATIVE MAP AND THE REQUIREMENTS IMPOSED BY THE FRESNO CITY PLANNING COMMISSION AS A CONDITION TO THE ACCEPTANCE OF THE FINAL MAP.

ECRETARY			CITY	PLANNING	COMMISSION	DATE
CITY	CLE	RK'S	CI	ERTIF	ICATE.	

I HEREBY CERTY THAT THE COUNCIL OF THE CITY OF FRESNO, BY RESOLUTION NO.

ADOPTED ON.

ADOPTED ON.

ADD THE DEBY OF THE PUBLIC ALL PARCELS OF LAND AND EASEMENTS OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFERED FOR DEDICATION.

TODD STERMER, CITY CLERK	ммс		
BY:	DEPUTY	DATE	-

DOCUMENT NO	FEE \$
FILED THIS DAY OF	, 2025, ATM. IN VOLUME
OF PLATS, AT PAGES, AT	THE REQUEST OF -OLD REPUBLIC TITLE COMPANY
FRESNO COUNTY RECORDS. PAUL DICTOS, C.P.A., RECORDER	



DEPUTY

Harbour & Associates Civil Engineers 389 Clovis Avenue, Suite 300 • Clovis, California 93612 (559) 325 -7676 • Fax (559) 325 -7699



