

## Exhibit L



DATE: July 28, 2025

TO: Robert Holt, Supervising Planner  
Planning and Development Department

THROUGH: Jairo Mata, Public Works Manager Traffic and Land Planning  
Public Works Department

FROM: Angela Reis, Chief Engineering Technician  
Public Works Department, Traffic Planning Section

SUBJECT: Public Works Conditions of Approval  
**T-6502 / P24-04042** a private development / public development  
7270 E McKinley Ave  
De Young Properties / Gateway Engineering

The Public Works Department, Traffic Operations and Planning Division, has completed its review and the following requirements are to be placed on this tentative map as a condition of approval by the Public Works Department.

---

### **General Conditions:**

1. Street Dedications: Provide corner cut dedications at all intersections for accessibility ramps.
2. Right of way: All right-of-way "outside" of the subdivision border shall either be acquired prior to recordation of Final Map, or a deposit equal to the value of the right-of-way and an estimate of the City staff time necessary to acquire the right-of-way shall be submitted prior to recordation of the Final Map.
3. Plan Submittal: Submit the following plans, as applicable, in a single package, to the Public Works Department for review and approval prior to recordation of the Final Map. Street: construction, signing, striping, traffic signal and streetlight and Trail: construction, grading, lighting, striping, signing, landscape and irrigation.
4. Sidewalks shall not exceed a 5% longitudinal slope. All existing sidewalks and trails in excess of 2% maximum cross slope must be brought into compliance prior to acceptance by Public Works.
5. Local to Collector Street Intersections: The intersection of two local continuous streets shall have a minimum of **160'** offset measured from centerline to centerline.
6. Traffic Calming: Traffic calming shall be provided for local street lengths exceeding **800'** and four-way intersections. Design to be approved on the street plans.
7. Outlots: If the subdivider seeks to dedicate to the City, in fee, an outlot for open space purposes, subdivider shall prove to the City that the outlot is free of toxic or hazardous

materials pursuant to the requirements of *City Administrative Order 8-1*, including, but not limited to, performing a Phase I Soils Investigation. The soils Investigation report shall be submitted to the Public Works Department for review and approval. The subdivider must obtain Public Works approval of the soils investigation report and complete any mitigation work identified by the soils investigation prior to subdivider's submittal of the Final Map to the Public Works Department. Any and all costs associated of the soils investigation and any required mitigation work shall be performed at the sole expense of the subdivider.

8. Encroachment Covenants: The construction of any private overhead, surface or sub-surface structures and appurtenances in the public right of way is prohibited unless an encroachment covenant is approved by the City of Fresno Public Works Department, Engineering Services Division, **(559) 621-8681**. Encroachment covenants must be approved prior to issuance of building permits.
9. Street widening and transitions shall also include utility relocations and necessary dedications.
10. Overhead Utilities: Underground all existing overhead utilities with the limits of this map in accordance with *Fresno Municipal Code Section 15-4114*.
11. Intelligent Transportation Systems (ITS): Street work on major streets shall be designed to include ITS in accordance with the *Public Works ITS Specifications*, where not existing.
12. Irrigation /Canal Requirements: The developer shall enter into an agreement with the Fresno Irrigation District (FID) providing for piping the canal(s) and submit an executed copy of the agreement or commitment letter from FID to the Public Works Department. All piping shall be located outside of the proposed street right of way. Any piping across city streets shall be rubber gasketed reinforced concrete pipe (RGRCP) constructed perpendicular to the street. Submit engineered plans to Public Works Department, Engineering Services Division for review and approval. Identify the proposed easement and provide a final cross-sectional detail on the map, **if applicable**.
13. Private Irrigation Pipe: If not abandoned, all piping shall be located outside of the proposed street right of way. Any piping across city streets shall be rubber gasketed reinforced concrete pipe (RGRCP) constructed perpendicular to the street. Submit engineered plans to Public Works Department, Engineering Services Division for review and approval and provide an encroachment covenant for all crossings, **if applicable**.
14. Backing onto a major street: Backing onto a major street is prohibited.
15. The first order of work shall include a minimum of two points of vehicular access to the major streets for any phase of this development.
16. Intersection Visibility: Maintain visibility at all intersections as described in the *Fresno Municipal Code Section 15-2018*.
17. Driveway Approaches: The throat of the driveway approaches shall be the same width as the driveway. Approach widths shall be built to *Public Works Standard P-6*.
18. Verify that the border is correct. Incorrect boundaries could result in extending timelines due to the need for separate processes, timelines and fees.
19. Provide cross sections on the map for all streets that are not proposed to a *Public Works Standard*.
20. Outlots: Any outlot for open space that is not accessible to the general public is not eligible for Park Impact Fee credits.

21. When permanent facilities are not available from the Fresno Metropolitan Flood Control District, the applicant shall identify a temporary onsite storm water basin per *Public Works Standard P-97* for review and approval from Public Works.
22. Identify all easements on the map.
  - Local Streets: If constructed **42'** or **50'**, a **1'** pedestrian easement is required on streets with driveway approaches.

### **Frontage Improvement Requirements:**

#### **Public Streets:**

##### **McKinley Avenue: 2-Lane Collector**

1. Dedication Requirements:
  - a. Dedicate **36'** property, from center line, for public street purposes, within the limits of this application, per *Public Works Standard P-54*.
  - b. Dedicate corner cuts for public street purposes at all intersections within the limits of this application.
  - c. Relinquish direct access rights to McKinley Avenue from all lots within this subdivision.
2. Construction Requirements:
  - a. Construct concrete curb, gutter and a **6'** sidewalk to *Public Works Standard P-5*. The curb shall be constructed to a **12'** residential pattern (**5.5'**– **6'** - **.5'**).
  - b. Planting and Irrigation of street trees shall conform to the minimum spacing, guidelines, and requirements as stated in the *Model Water Efficiency Landscape Ordinance, Public Works Standards and Specifications, Section 25 and 26*.
  - c. Construct standard curb ramps per *Public Works Standard* at all intersections, per **P-24** and **P-25** per **P-28** and **P-32**.
  - d. Construct **20'** of permanent paving per *Public Works Standard P-50* (measured from face of curb) within the limits of this subdivision and transition paving, as necessary.
  - e. Construct an underground street lighting system to *Public Works Standard E-1 and E-7A, E-7B*, within the limits of this subdivision. Streetlights installed on major streets shall be fed from a service pedestal with a master photo control as detailed in Section **3-3.17** of the *City Specifications and Standard Drawings E-15, E-17 and/or E-18* or as approved by the City Engineer.
  - f. Construct a concrete Emergency Vehicle Access (EVA) per *Public Works Standard P-67, if proposed or required*.

### Janice Avenue: Local

1. Dedication Requirements:
  - a. Dedicate **10'** of property, from section line, for public street purposes, within the limits of this application, per *Public Works Standard P-56*.
  - b. Dedicate a corner cut for public street purposes at the intersection of Janice and Normal Avenue.
2. Construction Requirements:
  - a. Construct concrete curb, gutter and a 5.5" sidewalk to *Public Works Standard P-5*, and **P-56A**. The curb shall be constructed to a 7' residential pattern (5.5" – 1.5"). Shall align with tract to the west.
  - b. Planting and Irrigation of street trees shall conform to the minimum spacing, guidelines, and requirements as stated in the *Model Water Efficiency Landscape Ordinance, Public Works Standards and Specifications, Section 25 and 26*.
  - c. Construct standard curb ramps per *Public Works Standards P-28 and P-32* at all intersections with a R=20'.
  - d. Where not existing construct up to 18' of permanent paving per *Public Works Standard P-50*, within the limits of this subdivision and transition paving, as necessary.

### Trail- Canal side:

1. Dedicate:
  - a. Dedicate a **25'** (minimum) Bike, Pedestrian and Landscape Easement (BPLE) purposes **only**. Additional right of way may be required for grading and drainage purposes.
2. Construct:
  - a. Construct a **12'** wide Bike and Pedestrian Class I Trail, complete with lighting, signing, striping and landscaping, per the *Fresno General Plan, the Public Works Standard P-58, P-60, P-61 and the Caltrans Highway Design Manual*. Identify route on the site plan complete with a cross section. Construct an expressway barrier fence per *Public Works Standard P-74 and P-75*, when required per the *Highway Design Manual*.

### **Interior Streets:**

1. Dedicate, design and construct all driveways, ramps, curb, gutter, sidewalk, permanent paving, cul-de-sacs, easements and underground street lighting systems on all interior local streets to *Public Works Standards P-4, P-5, P-6, P-18, P-28, P-50, P-56A, P-56B, E-1 and E-9A, E-9B and E-11*. Pedestrian easements are required behind driveways with sidewalk patterns less than **10'**.
2. All streets and pedestrian ways shall connect to other streets and pedestrian ways to form a continuous vehicular and pedestrian network with connections within the subdivision and to adjacent development. Pedestrian paths of travel must meet current accessibility regulations. Identify ramps within the proposed subdivision wherever sidewalks are provided.

3. Garages: Garage or carport setbacks shall be a minimum of **18'** from the back of walk or curb, whichever is greater.
4. Provide a **12'** visibility triangle at all driveways.
5. Design local streets with a minimum of **250'** radius.

#### **Interior Streets: Private**

1. Entry Gate: Provide a minimum of **50'** from the proposed gate to the back of walk/right-of-way/pedestrian easement, for vehicle stacking at the main gate. – **Or-** If multiple gates are provided, a total stacking can be split between the additional gates. If not existing, redesign the main entrance to provide for an onsite turnaround. Where the entry is divided, each side shall provide for a minimum opening of 16' each. Where it is not divided, the gate shall be a minimum of 20' wide. Coordinate gate requirements with fire and DPU.
2. All streets and pedestrian ways shall connect to other streets and pedestrian ways to form a continuous vehicular and pedestrian network with connections within the subdivision and to adjacent development. Pedestrian paths of travel must meet current accessibility regulations. Identify ramps within the proposed subdivision wherever sidewalks are provided.
3. Garages: Garage or carport are recommended to be a minimum of **18'** from the back of walk or curb, whichever is greater.
4. Provide a **12'** visibility triangle at all driveways.

#### **Specific Mitigation Requirements:**

A Traffic Impact Study is required for this subdivision. Comply with the most recent mitigation requirements of the Traffic Operations and Planning Manager for **TIS 25-0111**. A copy of the TIS comments can be found on the City of Fresno's web page, Planning and Development Department's "Citizen Portal".

#### **Within the subdivision border-**

1. Relinquish direct vehicular access rights to all lots abutting outlots.
2. Emergency Vehicle Access (EVA): Construct a concrete EVA per *Public Works Standard P-67, if proposed or required.*

**Traffic Signal Mitigation Impact (TSMI) Fee:** This project shall pay all applicable TSMI Fees **at the time of building permit**. Contact the Public Works Department, Frank Saburit at (559)621-8797. The fees are based on the Master Fee schedule. In some cases, traffic signals may be conditioned on multiple maps. If the signal is existing at the time of the final map, the applicant would not be required to construct the signal but would be required to pay the applicable fee.

TSMI fee is credited against traffic signal and Intelligent Transportation System (ITS) improvements, provided that the improvements are constructed at ultimate locations, contained within the build out of the *General Plan* circulation element and are included in the latest Nexus Analysis for TSMI fee. Project specific impacts that are not consistent with the *General Plan*, *Public Works Standard Drawings* or not incorporated in the TSMI fee infrastructure costs, are not reimbursable. Failure to pay this fee or construct improvements that are credited / reimbursable with this fee will result in a significant unmitigated impact as this fee is applied to all projects within the City Sphere of Influence. If the applicant is conditioned with improvements that are credited / reimbursable with this fee, they should work with the Department of Public Works and identify, with a Professional Engineer's estimate, the costs associated with the improvements, prior to paying the TSMI fee at time of building permit.

**Fresno Major Street Impact (FMSI) Fee:** This Map is in the **New Growth Area**; therefore, pay all applicable growth area fees and City-wide regional street impact fees. In some cases, center section improvements or bridges may be conditioned on multiple maps. If the improvements are existing at the time of the final map, the applicant would not be required to construct them, but would be required to pay the applicable fee.

#### **Fresno Major Street Impact (FMSI) Requirements:**

##### McKinley Avenue: 2-Lane Collector (New Growth Area)

1. Dedicate and construct the following **within the limits of this subdivision**. Details of said street shall be depicted on the approved tentative tract map. Dedication shall be sufficient to accommodate collector standard and any other grading or transitions as necessary based on a **45 MPH** design speed.
  - a. East bound: (1) **12'** center section travel lane and a **5'** shoulder.
  - b. West bound: (1) **12'** center section travel lane
  - c. West bound: 7' Bike lane.
  - d. Center section: a 12' center two-way continuous left turn lane. If applicable, stripe 200' left, turn pockets at all major intersections.
  - e. If not existing, an additional **8'** dedication is required beyond the edge of pavement, if applicable.

**Regional Transportation Mitigation Fee (RTMF):** Pay all applicable **RTMF** fees to the Joint Powers Agency located at 2035 Tulare Street, Suite 201, Fresno, CA 93721; (559) 233-4148 ext. 200; [www.fresnocog.org](http://www.fresnocog.org). Provide proof of payment or exemption **prior** to certificate of occupancy.



**DATE:** July 28, 2025

**TO:** Robert Holt, Supervising Planner  
Planning and Development Department

**FROM:** Adrian Gonzalez, Supervising Engineering Technician  
Public Works Department, Land Planning & Subdivision Inspection Section

**SUBJECT:** PUBLIC WORKS CONDITIONS OF APPROVAL FOR VESTING TENTATIVE TRACT  
MAP NO. 6502 REGARDING MAINTENANCE/SERVICE REQUIREMENTS (P24-04042)

**LOCATION:** 7270 East McKinley Avenue

**APN:** 310-052-27

The Public Works Department, Land Planning & Subdivision Inspection Section, has completed its review and the following requirements are to be placed on this tentative map as a condition of approval. These requirements are based on City of Fresno code, policy, standards and the public improvements depicted on the exhibits submitted for this development.

**ATTENTION:**

The item below requires a separate process with additional costs and timelines. In order to avoid delays with the final map approval, the following item shall be submitted for separate processing to the Public Works Department, Land Planning & Subdivision Inspection Section **prior** to final map approval.

X	<b>CFD Annexation Request Packages (CFD 11 and 18)</b>	Adrian Gonzalez	(559) 621-8693 <a href="mailto:Luis.Gonzalez@fresno.gov">Luis.Gonzalez@fresno.gov</a>
---	--------------------------------------------------------	-----------------	------------------------------------------------------------------------------------------

The Community Facilities District annexation process takes from three to four months and **SHALL** be completed prior to final map approval. **INCOMPLETE** Community Facilities District ("CFD") Annexation Request submittals may cause delays to the annexation process and final map approval.

All applicable construction plans for this development shall be submitted to the appropriate City Department for review and approval **prior** to the CFD process.

- a. Landscape and Irrigation Plans are required to be approved prior to the finalization of the CFD process and the approval of the final map.

b. Proposed park amenities shall be reviewed and approved by the Building & Safety Services Division or as approved in writing by the City Engineer at time of submittal for the CFD process and prior to final map approval.

Requirements not addressed due to omission or misrepresentation of information, on which this review process is dependent, will be imposed whenever such conditions are disclosed and shall require a revision of this letter.

Any change affecting the items in these conditions shall require a revision of this letter.

## **1. The Property Owner's Maintenance Requirements**

The long term maintenance and operating costs, including repair and replacement, of certain required public improvements ("Services") associated with all new Single-Family developments are the ultimate responsibility of the Developer. The Developer shall provide these Services either by a mechanism approved by the Public Works Department or by annexing to the City of Fresno's Community Facilities District No. 11 ("CFD No. 11").

The following public improvements (Existing and Proposed) are eligible for Services by CFD No. 11 as associated with this development:

- All landscaped areas, trees and irrigation systems, as approved by the Public Works Department, within the street rights-of-way and landscape easements; including without limitation, the median island (1/2, if fronting only one side of median), parkways, buffers, street entry medians and sides (**10' wide minimum landscaped areas allowed**) in **all Local and Major Streets**.
- All landscaping, trees, irrigation systems, hardscaping and amenities within Outlots having the purpose for open spaces and trails.
- Concrete curb and gutters, valley gutters, sidewalks, curb ramps, traffic calming structures, median island concrete maintenance band and cap (1/2, if fronting only one side of median), and streetlights in **all Major Streets**.
- Concrete curb and gutters, valley gutters, sidewalks, curb ramps, traffic calming structures, and street entry and interior median island curbing and hardscape, street paving, street name signage and streetlights in **all Local Streets**.

**\*All end lots, side yards, and front yards are the responsibility of the property owner and are not eligible for Services for maintenance by the CFD.**

## **2. The Property Owner's Services Requirements**

The recurring expenditures related to Public Safety Services, police and fire safety/protection/suppression ("Services"), provided by the City that are associated with all new Single-Family developments are the ultimate responsibility of the Developer. The Developer shall provide these Services either by a mechanism approved by the Public Works Department or by annexing to the City of Fresno's Community Facilities District No. 18 ("CFD No. 18").

The following public safety services will be furnished by CFD No. 18 as associated with this development:

- The services to be funded, in whole or in part, by the District include all direct and incidental costs related to providing for the funding of public safety services within the area of the District.
- The services shall include, but not be limited to, police and fire safety/protection/suppression services.
- The District may fund any of the following related to the services described in the preceding sentence: obtaining, constructing, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/ or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of personnel necessary or convenient to provide the services, payment of insurance costs and other related expenses and the provision of reserves for repairs and replacements and for the future provision of services.
- The administrative expenses to be funded by the District include the direct and indirect expenses incurred by the City in carrying out its duties with respect to the District (including, but not limited to, the levy and collection of the special taxes) including the fees and expenses of attorneys, any fees of the City related to the District or the collection of special taxes, an allocable share of the salaries of the City staff directly related thereto and a proportionate amount of the City's general administrative overhead related thereto, any amounts paid by the City from its general fund with respect to the District or the services authorized to be financed by the District, and expenses incurred by the City in undertaking action to foreclose on properties for which the payment of special taxes is delinquent, and all other costs and expenses of the City in any way related to the District.
- The incidental expenses that may be funded by the District include, in addition to the administrative expenses identified above, the payment or reimbursement to the City of all costs associated with the establishment and administration of the District.

**The Property Owner may choose to do one or both of the following:**

- a. The Property Owner may petition the City of Fresno to request annexation to CFD No. 11 by completing and submitting an Annexation Request Package to the Public Works Department, Land Planning & Subdivision Inspection Section for review and approval. The Annexation Request Form is available, along with current costs, on-line at the City's website at <http://www.fresno.gov>, under the Public Works Department, Land Development.
  - **Proceedings to annex the final map to CFD No. 11 SHALL NOT commence** unless the final map is within the City limits and all construction plans (this includes Street, Street Light, Signal, Landscape and Irrigation plans, and any other plans needed to complete the process) and the final map are considered technically correct.
  - The annexation process will be put on **HOLD** and the developer notified if all of the requirements for processing are not in compliance. **Technically Correct** shall mean that the facilities and quantities to be maintained by CFD No. 11 are not subject to change and after acceptance for processing.
  - Public improvements not listed above will require written approval by the Public Works Department Director or his designee.

- All areas not within the dedicated street rights-of-way and approved for Services by CFD No. 11 shall be dedicated as a public easement for maintenance purposes. Outlots purposed for required public open space or City trails shall be dedicated in fee to the City of Fresno or as approved by the Public Works Department City Engineer.
- b. The Property Owner may provide for Services privately for the above maintenance requirements. All City maintenance requirements not included for annexation to CFD No. 11 for Services **SHALL** be included in the DCC&Rs or some other City approved mechanism for the required Services associated with this development. Contact the Planner in the Development and Resource Management Department for more details.
- c. The Property Owner may petition the City of Fresno to request annexation to CFD No. 18 by completing and submitting an Annexation Request Package to the Public Works Department, Land Planning & Subdivision Inspection Section for review and approval. The Annexation Request Form is available, along with current costs, on-line at the City's website at <http://www.fresno.gov>, under the Public Works Department, Land Development.
  - **Proceedings to annex the final map to CFD No. 18 SHALL NOT commence** unless the final map is within the City limits and all construction plans (this includes Street, Street Light, Signal, Landscape and Irrigation plans, and any other plans needed to complete the process) and the final map are considered technically correct.
  - The annexation process will be put on **HOLD** and the developer notified if all of the requirements for processing are not in compliance. **Technically Correct shall mean that the facilities and quantities to be maintained by CFD No. 18 are not subject to change and after acceptance for processing.**

For questions regarding these conditions please contact Adrian Gonzalez at (559) 621-8693 or [Luis.Gonzalez@fresno.gov](mailto:Luis.Gonzalez@fresno.gov)

---

## DEPARTMENT OF PUBLIC WORKS

---

**TO:** Robert Holt, Supervising Planner  
Planning & Development Department

**FROM:** Adrian Gonzalez, Supervising Engineering Technician  
Public Works, Land Planning & Subdivision Inspection Section

**DATE:** July 28, 2025

**SUBJECT:** P24-04042; Tract 6502 (APN: 310-052-27) located on the north side of East McKinley Avenue, east of North Temperance Avenue. The Department of Public Works offers the following comments regarding the requirements for landscaping and irrigation in the street rights-of-way, landscape easements, outlots and median islands:

## GENERAL REQUIREMENTS

### **STREET TREE REQUIREMENTS**

1. The subdivider is required to provide street trees on all public street frontages per Fresno Municipal Code and for the dedication of planting and buffer landscaping easements as determined by the Planning Department. Street trees shall be planted at the minimum rate of one tree for each 40' of street frontage or one tree per home (whichever is greater) by the Developer. The subdivider is required to provide irrigation for all street trees. The irrigation system shall comply with AB 1881.
  - a. Street tree inspection fees shall be collected for each 40' of public street frontage or one tree per lot whichever is greater.
  - b. Street trees shall be planted in accordance with the City of Fresno, Department of Public Works "Standard Specifications."
  - c. Landscape plans for all public use areas, such as parkways, buffers, medians and trails, shall be reviewed and approved by the Department of Public Works, Engineering Services. A street tree planting permit shall be required for all residential street tree planting.
  - d. Performance and payment securities, paid with final map, will be released when all landscaping installed on public and/or city-controlled property is in conformance with the Specifications of the City of Fresno.

- e. Upon acceptance of the required work, warranty security shall be furnished to or retained by the city for guaranty and warranty of the work for a period of ninety days following acceptance.
- f. Choose appropriate trees from the list of Approved Street Trees.  
[Developer Doorway – City of Fresno](#)

### **BUFFER LANDSCAPING & MAINTENANCE REQUIREMENTS**

- 1. The subdivider shall provide long term maintenance for all proposed landscaped areas by either petitioning for annexation in the Community Facilities District or by forming a Homeowner's Association.
- 2. Maintenance Service Through Annexation into the Community Facilities District. Landscape and Irrigation plans are required and shall be submitted to the Department of Public Works for review and approval prior to Council approval of the final map. Plans shall be numbered to conform to and be included in the Department of Public Works Street construction plan set for the final map. Fees are applicable when the subdivider elects to have landscaping maintained by annexing into the City's Community Facilities District.
  - a. Landscaping shall comply with Landscape Buffer Development Standards approved by the City Council on October 2, 1990. Landscape and irrigation plans shall comply with AB1881, water efficient landscaping.
  - b. Should the proposed landscape buffers and/or parkway strips be located next to an existing buffer and/or parkway strip, the planting concept shall simulate the adjacent landscape design to present a more uniform appearance on the street. Variances in the landscape concept will be acceptable, but the design of the new landscape buffer and/or parkway strip shall strive to mimic the existing as much as possible.
  - c. Landscape plans shall indicate grades on a cross-section detail to include fencing or wall details. All fencing shall be placed outside the landscape easement. Maximum slopes shall not exceed 4:1 with 1 foot of level ground between the slope and the back of the sidewalk and/or face of fence. Erosion control measures shall be implemented on all slopes of 4:1, including the use of synthetic erosion control netting in combination with ground cover species approved by the Department of Public Works/Engineering Services Division.
  - d. The water meter(s) serving the buffer landscaping shall be sized for the anticipated service flows.
  - e. No private flags, signs or identification of any kind shall be permitted in the right-of-way, within the City - controlled easement or on the fence or wall facing the street.
  - f. Landscaping in the right-of-way and landscape setback adjacent to water well sites shall be the responsibility of the City of Fresno Water Division and may not be included in the CFD.

## **MEDIAN ISLAND LANDSCAPE REQUIREMENTS**

1. When median islands front onto the proposed development project, applicants shall submit Plans to the Public Works/Engineering Services showing the location and configuration of all median islands fronting the proposed project.
2. The Public Works Department will review and evaluate existing median island(s) for a determination of all required improvements prior to approval of Final Map.
3. Landscape and irrigation is required on all new construction of median islands and shall be applied in accordance with the City of Fresno, Public Works Department Standards & Specifications and AB 1881. The Public Works Department requires all proposed median islands to be constructed with a one-foot-wide colored concrete strips, flush along curb edge, in a 12 inch by 12 inch brick slate pattern.
4. Trees shall not be planted in sections which are less than eight (8) feet wide unless approved by the Public Works Department. Sections less than eight (8) feet shall be capped with concrete as an integral part of the off-site improvements, whether the median is landscaped or not.

## **OUTLOTS**

1. Outlots which are utilized for water well purposes ***will not*** be included in the CFD. The Water Division Department in Public Utilities will provide the maintenance of all plant material on the well site.

## **TRAIL REQUIREMENTS**

1. The trail shall be constructed in accordance with the "Master Trails Manual" and the Public Works Department standards. The subdivider is responsible for the trail construction. The subdivider is responsible for all landscape and irrigation improvements for and within the trail. Construction plans shall be submitted and shall include landscaping and automatic drip irrigation design. Trail cross-sections will be required with submittal of Street Plans and Landscaping/Irrigation Plans for review and approval. These plans shall be in compliance with current City standards and approved by the Department of Public Works. Landscaping within the regional/multipurpose trail shall include large, medium and low-growing shrubs planted from 3 to 6 feet apart depending on variety, and trees spaced approximately 25 to 45 feet apart to provide 50% shade coverage onto the planting area and pathway. Landscaping adjacent to walls or fences shall comply with "Landscaped Buffer Development Standards." All planting areas shall be irrigated with an automatic system.

Submit all landscape and irrigation plans, to the scale of 1" = 20', to [dpwplansubmittal@fresno.gov](mailto:dpwplansubmittal@fresno.gov) for plan review, prior to the installation of any landscaping within the right-of-way.



STREET CROSS SECTIONS

- PROVIDE SECTION FOR PUBLIC STREET WITH OUTLOT/TRAIL
- PROVIDE SECTION FOR MCKINLEY
- PROVIDE SECTION FOR LOCAN AVENUE

**BIKE  
DESTRIAN AND  
NDSCAPE  
RPOSES**

The figure is a detailed site plan of a residential area. The plan shows property boundaries, street names, and various annotations. Key features include:

- Annotations:**
  - DEDICATE 10' OF STREET RIGHT OF WAY AND IMPROVEMENTS REQUIRED** (in a red box) is located on the property line between lots 48 and 29.
  - OUTLOT FOR EVA  
EVA ACCESS ONLY?  
CONSTRUCT APPROACH  
PER PUBLIC WORKS  
STANDARD P-67** (in a red box) is located on the property line between lots 36 and 37.
  - N JANICE AVENUE** is labeled at the bottom.
  - N SCHNEIDER AVENUE** is labeled in the center.
  - N HORNET AVENUE** is labeled on the right.
  - N UNIVERSITY AVENUE** is labeled above the rightmost row of houses.
  - N NORMAL AVENUE** is labeled on the left.
  - PARK** is labeled in the top center.
  - VIA WAY** is labeled at the top right.
  - E PERALTA WAY** is labeled on the far right.
- Lot Numbers:** The plan shows numerous lot numbers, including 48, 29, 30, 31, 32, 33, 34, 35, 42, 43, 44, 23, 24, 25, 26, 27, 28, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 36, 37, 38, 40, 41, 39, 73, 74, 75, 76, 77, 78, 86, and 87.
- Coordinates:** Coordinates are provided for several points: N 00°19'58"E E 118°1'99", N 195'-0" N 195'-1", N 203'-0" N 203'-1", N 205'-1" N 205'-2", and N 205'-2" N 205'-3".
- Other Labels:** Labels include "FENCE", "4' THIN WIRE FENCE", and "5' FENCE".

AL PROPERTY IN THE CITY OF FRESNO, STATE OF CALIFORNIA, COUNTY OF FRESNO, UNINCORPORATED AREA, DESCRIBED AS FOLLOWS:  
TS 20 & 21 OF THE SUBDIVISION OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING  
THE OFFICIAL RECORDS ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

## PROPOSED SUMMARY TABLE

	NO. OF UNITS	GROSS ACRES	GROSS DENSITY (UNITS/ACRES)
60' x 100' LOTS AND PUBLIC STREETS:	37	8.57	4.32
50' x 90' LOTS AND PUBLIC STREETS:	30	5.48	5.47
50' x 85' LOTS AND PUBLIC STREETS:	24	5.83	4.12
<b>TOTAL:</b>	<b>91</b>	<b>19.88</b>	<b>13.91</b>
44' x 68' LOTS AND PRIVATE STREETS:	16	N/A	N/A
37' x 58' LOTS AND PRIVATE STREETS:	12	N/A	N/A
<b>TOTAL:</b>	<b>28</b>	<b>2.07</b>	<b>13.53</b>
HOA PARK/TRAIL (PRIVATE):	N/A	0.34	N/A
HOA STREET-OUTLOT (PRIVATE)	N/A	1.36	N/A
TRAIL/PARK (PUBLIC) - OUTLOTS A-J	N/A	1.01	N/A
HOA PARKING SPACES: 40			
TOTAL STREET FOR PROJECT SITE: 358,503.54 SQ.FT.			
<b>TOTALS:</b>	<b>119</b>	<b>24.66</b>	
<b>OUTLOT SCHEDULE</b>			
OUTLOTS A, B			
OUTLOTS C, D, E, F, G, H, I, J			TO BE CONVEYED TO AND MANAGED BY A HOME OWNERS ASSOCIATION
PARK & TRAIL			TO BE DEDICATED TO THE CITY OF FRESNO FOR OPEN SPACE, PEDESTRIAN, LANDSCAPE AND IRRIGATION PURPOSES

## GENERAL INFORMATION

## PROPOSED GENERAL PLAN LAND USE

**EXISTING GENERAL PLAN LAND USE:**  
Medium Low Density Residential  
General Plan

## EXISTING ZONING:

*AE20 (Exclusive Agriculture, 20-Acre Minimum)  
(Fresno County)*

OK

www.OKINC.com  
1-800-955-7599

SCALE: 1" = 80'

0

100

# BLOSSOM VIEW

## SITE PLAN - APN. 310-052-27

SITE PLAN - APN- 310-052-27  
B-0330M VIEW

City Hall  
 2600 Fresno Street, 4<sup>th</sup> Floor  
 Fresno, California 93721  
 Ph. (559) 621-8800  
[www.fresno.gov](http://www.fresno.gov)

Scott L. Mozier, P.E.  
 Public Works Director

July 3, 2025

Robert Holt Supervising Planner  
 Planning and Development Department  
 2600 Fresno Street, 3<sup>rd</sup> Floor  
 Fresno, CA 93721

**SUBJECT: REVIEW OF THE TRAFFIC IMPACT ANALYSIS (TIA) DATED MAY 28, 2025,  
 FOR THE PROPOSED TRACT 6502 LOCATED ON THE NORTHEAST  
 CORNER OF TEMPERANCE AND MCKINLEY AVENUES  
 TIS 25-011, P24-04042**

## PROJECT OVERVIEW

Traffic & Engineering Services staff has reviewed the Traffic Impact Analysis (TIA) prepared by JLB Traffic Engineering, Inc. for the proposed Tract 6502 (Project) on the northeast corner of Temperance and McKinley Avenues. The Project plans to develop a 120-lot subdivision. The approximately 23.56-acre site is currently vacant.

The TIA evaluated the trip generation characteristics for the proposed project. Vehicle trips projected to be generated by the project were calculated using the ITE Trip Generation Manual, 11<sup>th</sup> Edition. The table below includes the weekday (ADT), AM and PM peak hour trips projected to be generated by proposed project as shown in the TIA.

Land Use	Size	ADT	Weekday					
			AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Single-Family Detached Housing (ITE Code 210)	120 DU	1,132	22	62	84	71	42	113

DU = Dwelling Units

## GENERAL COMMENTS and CONDITIONS

1. This project shall pay its Traffic Signal Mitigation Impact (TSMI) Fee per the Master Fee Schedule at the time of building permit.

The TSMI fee facilitates project impact mitigation to the City of Fresno Traffic Signal infrastructure so that costs are applied to each new project/building based on the generated ADT. The TSMI fee is credited against traffic signal installation/modifications and/or Intelligent Transportation System (ITS) improvements (constructed at their ultimate location) that plan to build out the General Plan circulation element and are included in the Nexus Study for the TSMI fee. If the project is conditioned with traffic signal improvements in excess of their TSMI fee amount, the applicant may apply for fee credits (security/bonding and/or developer agreement required) and/or reimbursement for work in excess of their fee as long as the infrastructure is in place at the ultimate location. The applicant should work with the Public Works Department and identify, with a Professional Engineers estimate, the costs associated with the improvements prior to paying the TSMI fee to determine any applicable fee credits and/or reimbursements.

For project specific impacts that are not consistent with the General Plan, Public Works Standards, and/or are not incorporated into the TSMI fees, the infrastructure costs will not be eligible. Failure to pay this fee or construct improvements that are credited/reimbursable with this fee will result in a significant unmitigated impact as this fee is applied to all projects within the City Sphere of Influence.

2. This project shall pay its Fresno Major Street Impact (FMSI) Fee, which will be determined at the time of building permit. This FMSI fee is creditable towards major street roadway improvements included in the nexus study for the FMSI fee.
3. The project shall pay the Regional Transportation Mitigation Fee (RTMF). Pay the RTMF fee to the Joint Powers Agency located at 2035 Tulare Street, Suite 201, Fresno, CA 93721; (559) 233-4148, ext. 200; [www.fresnocog.org](http://www.fresnocog.org). Provide proof of payment or exemption, based on vesting rights, prior to issuance of building permits.
4. The proposed project shall pay the \$665 Traffic Impact Analysis review fee for review of the document per the City's Master Fee Schedule. Proof of payment shall be provided to the Traffic & Engineering Service Division, Traffic Planning Section.
5. All improvement plans (Street, Sewer, Water, Storm drain, etc.) shall be submitted and approved prior to recordation of the final map.
6. The proposed site plan shall be reviewed and approved by the City of Fresno Traffic & Engineering Services Division, Traffic Planning Section.
7. The proposed project shall make necessary improvements and right-of-way and public easement dedications along adjacent public street(s) and within the site boundaries per City of Fresno standards/requirements.

If you have any further questions regarding this matter, please contact me at (559) 621-8792 or [jill.gormley@fresno.gov](mailto:jill.gormley@fresno.gov).

Sincerely,

A handwritten signature in blue ink that reads "jill gormley".

Jill Gormley, TE  
Assistant Director  
Public Works Department, Traffic & Engineering Services Division

C: Copy filed with Traffic Impact Study  
Angela Reis, Chief Engineering Technician  
Scott Tyler, City Traffic Engineer/Licensed Engineer Manager  
Jason Camit, Chief Surveyor



## DEPARTMENT OF PUBLIC UTILITIES

### MEMORANDUM

**DATE:** July 29, 2025

**TO:** ROBERT HOLT – Supervising Planner  
Planning & Development Department – Current Planning

**FROM:** DENISE SORIA, MSCE, PE, Licensed Professional Engineer  
Department of Public Utilities – Utilities Planning & Engineering

**SUBJECT: UPDATED DPU CONDITIONS OF APPROVAL FOR P24-04042  
VESTING TENTATIVE TRACT MAP 6502 (BLOSSOM VIEW) – APN 310-052-27 (Cross-reference P24-03170)**

#### Background

The property is a vacant 24-acre parcel (APN 310-052-27) located on the north side of East McKinley Avenue, east of North Temperance Avenue, in unincorporated Fresno County, within the City of Fresno's Sphere of Influence.

Vesting Tentative Tract Map (VTTM) No. 6502 pertains to the subdivision of a property into 119-lot single-family residential development. Of these 91 lots (lots 1 through 91) will have public streets and 28 lots (lots 92 through 119) will be in a gated Homeowners Association (HOA) community with private streets, located on the southeast corner of the property.

The Planning and Development Department is requesting updated Conditions of Approval to reflect the following changes to the map that include removing one lot in the public portion of the Project at the southeast corner resulting in 119 lots instead of the original 120 lots and modifying the parking spaces in the HOA portion of the Project.

**This entitlement (DPU Conditions of Approval) is contingent upon the Project being annexed into the City of Fresno.**

#### General Requirements

1. Engineered improvement plans, prepared by a Registered Civil Engineer, if necessary, shall be submitted for DPU review and approval.
2. All DPU facilities shall be constructed in accordance with the Department of Public Works standards, specifications, and policies.
3. Street easements and/or deeds shall be recorded prior to the approval of improvement plans.

4. A street work permit is required for any work in the Right-of-Way. Contact the Department of Public works at [DPWPermits@fresno.gov](mailto:DPWPermits@fresno.gov) or (559) 621-8800 for an encroachment/street work permit.
5. All underground utilities shall be installed prior to permanent street paving.
6. **Attached to these DPU Conditions of Approval is a preliminary review of the VTTM 6502 for the Project (as such VTTM 6502 was available on Accela as of the date of these Conditions of Approval). Final VTTM 6502 review will be conducted after an update based on these and other conditions for the Project.**

### **Water Service Requirements**

The nearest water mains to serve the Project are a 16-inch water main located in East McKinley Avenue, an 8-inch water main located in East Peralta Way, an 8-inch water main located in East University Avenue, and an 8-inch water main located in East Normal Avenue. Water facilities are available to provide service to the Project subject to the following requirements:

1. Install a 16-inch water main (including the installation of City fire hydrants, if applicable) along the southern boundary of the Project from the existing 16-inch water main located on East McKinley Avenue (referenced above) to the southeast corner of the Project (entire Project frontage) if not previously installed by another party.
2. Install an 8-inch water main (including installation of City fire hydrants, if applicable) along the eastern boundary of the Project extending northward to provide service to the eastern section of the Project.
3. Install an 8-inch looped water main (including installation of City fire hydrants, if applicable) in all public and private streets within the Project (as depicted on VTTM 6502 uploaded to Accela on June 2, 2025) to provide service to each lot, connecting to the existing and future water mains described above.
4. On-site water utilities in private streets within the gated HOA shall be private to be operated and maintained by the applicant.
5. Water utilities in public streets shall be City of Fresno utilities to be operated and maintained by the City.
6. Installation of water service(s) and meter(s) to each lot shall be required.
7. The applicant shall be financially responsible for the abandonment of any unused water services previously installed at the property.
8. Destroy any existing on-site well(s) in compliance with the State of California Well Standards, Bulletins 74-81 and 74-90, or current revisions, issued by California

Department of Water Resources, and City of Fresno standards. The applicant shall comply with Fresno Municipal Code (FMC) Chapter 6, Article 4, as may be amended from time to time.

**Note:** There is an existing residence on the northern portion of APN 310-052-27. As shown on VTTM 6502 there are two wells near the existing residence. All wells on the property shall be destroyed in accordance with **Water Services Requirements, Item 7.**

9. Two independent sources of water, meeting Federal and State Drinking Water Act Standards, are required to serve the tract including any subsequent phases thereof. The two-source requirement may be accomplished through any combination of water main extensions, construction of supply wells, or other acceptable sources of water supply approved by the Department of Public Utilities Director or designee.

**Note:** The VTTM 6502, uploaded to Accela on June 2, 2025, does not show two independent sources of water for the gated HOA community. The applicant shall revise VTTM 6502 to show two sources of water in accordance with **Water Service Requirements, Item 8.**

### **Landscape Requirements**

1. Service, meter, and backflow prevention device are to be of the same size (inside diameter of pipe).
2. 1.5-inch and 2.0-inch meters to be installed per Public Works Standard Drawing **W-1.**
3. 1.0-inch meters to be installed per Public Works Standard Drawing **W-2.**
4. Backflow prevention device(s) to be installed per Public Works Standard Drawing **W-11.**
5. All Reduced Pressure Principle Backflow Prevention Assembly (i.e. RP devices) shall be tested and approved by a certified AWWA or ABPA tester within five days of installation. The property will not be given occupancy until all the RP devices are tested and documented with the City of Fresno Water Division. A list of certified testers can be obtained by calling (559) 621-5335.
6. DPU reserves the right to require an applicant to increase or decrease the size of a water meter for the Project to ensure that it is properly sized to accommodate water demands and to allow for accurate volumetric flow measurements at low- and high-flow conditions.

### **Water Supply Requirements**

The existing property is currently not served by a City water service.

UPDATED DPU CONDITIONS OF APPROVAL FOR P24-04042 VESTING TENTATIVE  
TRACT MAP 6502 – (BLOSSOM VIEW) – APN 310-052-27 (Cross-reference P24-03170)

July 29, 2025

Page 4 of 6

1. The applicant shall be required to pay Water Capacity Fee charges for the installation of new water services and meters to serve the Project.
  - a. The Water Capacity Fee charge assessed to the applicant shall be based on the number and size of service connections and water meters required to serve the Project.
  - b. The Water Capacity Fee charges by meter size are defined in the City's Master Fee Schedule (MFS)
  - c. The City reserves the right to require an applicant to increase or decrease the size of a water meter for the Project to ensure that it is properly sized to accommodate fire protection requirements, and to allow for accurate volumetric flow measurements at low- and high-flow conditions.
  - d. The Water Capacity Fee Charge for any new or expanded service connection shall be payable prior to the issuance of a building permit at the fee level in effect on the date such permit is issued.
2. The applicant shall be required to pay all other water-related fees and charges in accordance with the City's MFS and the FMC.

### **Sewer Service Requirements**

The nearest sanitary sewer mains to serve the Project are a 30-inch sewer main located in East McKinley Avenue, an 8-inch sewer main located in East Peralta Way, an 8-inch sewer main located in East University Avenue, and an 8-inch sewer main located in East Normal Avenue. Sanitary facilities are available to provide service to the Project subject to the following requirements:

1. A preliminary sewer design layout for subdivisions with public (City of Fresno) sewer shall be prepared by the applicant's engineer and submitted to the Department of Public Utilities for review and comments. The preliminary sewer design layout must be submitted to DPU **at least 45 days** prior to submitting the final map(s), engineered plan, and profile improvement drawing(s) for City review or acceptance of the final map(s), in accordance with these DPU Conditions of Approval.

Submit the preliminary sewer design layout and a filled-out Tract and Utility Improvement Intake Form, attached for your reference to [dpu.eng@fresno.gov](mailto:dpu.eng@fresno.gov).

**Note:** The Project as described in the Operational Statement uploaded to Accela on February 3, 2025, will consist of both public and private streets with public (City of Fresno) water and sewer. A preliminary sewer design layout is required for all subdivisions with public (City of Fresno) sewer.

2. Install a 30-inch sanitary sewer main along the southern boundary of the Project, from

UPDATED DPU CONDITIONS OF APPROVAL FOR P24-04042 VESTING TENTATIVE  
TRACT MAP 6502 – (BLOSSOM VIEW) – APN 310-052-27 (Cross-reference P24-03170)

July 29, 2025

Page 5 of 6

the existing 30-inch sewer main located on East McKinley Avenue (referenced above) to the southeast corner of the Project (entire Project frontage).

3. Install an 8-inch sewer main along the eastern boundary of the Project extending northward to provide service to the eastern section of the Project.
4. Install an 8-inch sewer main in all the public and private streets within the Project (as depicted on VTTM 6502 uploaded to Accela on June 2, 2025) to provide service to each lot, connecting to the existing and future sewer mains described above.
5. On-site sanitary sewer utilities in private streets within the gated HOA shall be private to be operated and maintained by the applicant.
6. Sanitary sewer utilities in public streets shall be City of Fresno utilities to be operated and maintained by the City.
7. Installation of separate sewer service branch(es) to each lot shall be required.
8. The applicant shall be financially responsible for the abandonment of any unused sewer services previously installed at the property.
9. All existing on-site private septic systems (including septic tanks) shall be destroyed and abandoned in compliance with the State of California standards, Fresno County standards, and City of Fresno standards, as may be amended from time to time. All sewer connections and sewer main extensions shall comply with FMC Section 6-303(a), as may be amended from time to time.

**Note:** There is an existing residence on the northern portion of APN 310-052-27. DPU's Utilities Planning & Engineering Division records do not indicate the existing residence is connected to the City's sewer system.

### **Sanitary Sewer Fees**

The following Sewer Connection Charges are due and shall be paid for the Project:

1. Lateral Sewer Charge.
2. Oversize Sewer Charge.
3. Wastewater Facility Sewer Charge (Residential).
4. Sewer Trunk Area: Fowler.
5. Whereas, the necessary and appropriate fees for future replacement of Clovis' Fowler Avenue Trunk Sewer capacity have not been established and adopted by the City Council; the Developer in-lieu of constructing separate sanitary sewer facilities that

would otherwise be required of this project (to provide for collection and conveyance of sanitary sewage discharged from the project to an approved point of discharge to the Sewer System located south of Tulare Avenue) shall provide payment of an "Interim Fee Surety" based on the current dollars and the present value of money per living unit or living unit equivalent for the impending fees.

Said "Interim Fee Surety" may be deferred through a Fee Deferral Agreement to the issuance of a building permit or occupancy. Following adoption of a fee established for replacement of Clovis' capacity in the Fowler Avenue Trunk Sewer by the City Council, "Interim Fee Sureties" provided by the Developer shall be applied to the established fee and any amounts in excess shall be refunded.

### **Solid Waste Service Requirements**

This Project will be serviced as a Single-Family Residential property with Basic Container Service. Each unit will receive 3 containers to be used as follows: 1 (one) Gray container for solid waste, 1 (one) Green container for green waste, and 1 (one) Blue container for recyclable material.

**Note:** On September 18, 2024, the applicant confirmed that both the gated and non-gated portions of the Project will be serviced with (single-family) Basic Container Service.

1. Provide a 44-foot (centerline) turning radius at all corners and a T-turnaround (or hammerhead) area where the solid waste vehicle is to turn around, in accordance with Public Works Standard Drawing **P-34**.
2. Ingress and egress of the location shall have an unobstructed overhead clearance of 16 feet and shall not be less than 18 feet wide per Public Works Standard Drawing **P-34**.
3. The safe back up limit for a solid waste vehicle shall not exceed 45 feet, in accordance with Public Works Standard Drawing **P-34**.
4. On solid waste service collection days provide access to gates by 5:30 AM. Alternatively, provide a lock box with key, remote control access, or access code (same as for the Fire Department).

Attachments: DPU1 Redlines dated June 24, 2025  
Tract and Utility Improvement Intake Form

# VESTING TENTATIVE TRACT MAP No. 6502

---

CITY OF FRESNO, COUNTY OF FRESNO  
STATE OF CALIFORNIA

APPL. NO. T-6502 EXHIBIT A DATE 06/02/2025  
PLANNING REVIEW BY \_\_\_\_\_ DATE \_\_\_\_\_  
TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

## **LEGAL DESCRIPTION**

REAL PROPERTY IN THE CITY OF FRESNO, STATE OF CALIFORNIA, COUNTY OF FRESNO, UNINCORPORATED AREA  
LOTS 20 & 21 OF THE SUBDIVISION OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO  
TO THE OFFICIAL RECORDS ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION OF SAID LOT 21 AS DEEDED TO FRESNO METROPOLITAN FLOOD CONTR  
FEBRUARY 16, 1990, AS DOCUMENT No. 90018737, OFFICIAL RECORDS, DESCRIBED AS FOLLOWS: \_\_\_\_\_

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF SAID LOT 21 WITH A LINE WHICH IS PARALLEL WITH AND 351.00 FEET NORTH OF, MEASURED AT RIGHT ANGLES THERETO, THE SOUTH LINE OF SAID SECTION 26, WHICH POINT BEARS NORTH 0°01'01" EAST A DISTANCE OF 350.01 FEET FROM THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE NORTH 89°35'29" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 661.76 FEET TO THE POINT OF INTERSECTION OF SAID PARALLEL LINE WITH THE WEST LINE OF THE EAST HALF OF SAID LOT 21; THENCE NORTH 0°00'35" EAST ALONG THE WEST LINE OF THE EAST HALF OF SAID LOT 21 A DISTANCE OF 886.94 FEET; THENCE SOUTH 89°26'58" WEST A DISTANCE OF 306.91 FEET; THENCE SOUTH 57°15'00" WEST A DISTANCE OF 216.62 FEET; THENCE NORTH 35°49'38" WEST A DISTANCE OF 20 FEET; THENCE SOUTH 79°18'49" WEST A DISTANCE OF 72.66 FEET TO A POINT ON THE WEST LINE OF SAID LOT 20; THENCE NORTH 0°00'10" EAST ALONG THE WEST LINE OF SAID LOT 20, A DISTANCE OF 141.69 FEET TO THE NORTHWEST CORNER OF SAID LOT 20; THENCE SOUTH 89°38'57" EAST ALONG THE NORTH LINE OF SAID LOTS 20 AND 21 A DISTANCE OF 1323.77 FEET; THENCE SOUTH 0°01'01" WEST ALONG THE EAST LINE OF SAID LOT 21 A DISTANCE OF 973.97 FEET TO THE POINT OF BEGINNING.

APN: 310-052-27

## NOTES

1. ADDRESS: 7298 EAST MCKINLEY AVENUE, FRESNO CA 93737
2. EXISTING ZONING, LAND USE: AE20 (EXCLUSIVE AGRICULTURE, 20-ACRE MINIMUM) (FRESNO COUNTY)  
MEDIUM LOW DENSITY RESIDENTIAL PER CITY OF FRESNO GENERAL PLAN
3. PROPOSED ZONING, LAND USE: RS-4, MEDIUM LOW DENSITY RESIDENTIAL
4. SITE AREA: 24.66 (GROSS) / 23.56 ACRES (NET)
5. NO GRADE DIFFERENTIALS MORE THAN 6" IS FORESEEN. ANY GRADE DIFFERENTIALS ACROSS EXISTING AND PROPOSED PROPERTY LINES WILL BE MITIGATED PER CITY OF FRESNO REQUIREMENTS.
6. PROPOSED SEWER, WATER, CONCRETE CURBS, GUTTERS, SIDEWALKS, STREETLIGHTS, AND STREET PAVEMENT TO BE INSTALLED PER CITY OF FRESNO STANDARD SPECIFICATIONS.
7. ALL STREETS WITHIN THIS SUBDIVISION TO BE OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES.
8. ALL EXISTING WATER LINES, SEWERS, AND STORM DRAINS WILL REMAIN UNLESS OTHERWISE NOTED.
9. ALL EXISTING STRUCTURES ARE TO BE REMOVED. WELLS AND SEPTIC SYSTEMS ARE TO BE ABANDONED PER CITY AND COUNTY STANDARDS.
10. THERE ARE NO KNOWN UNDERGROUND FEATURES SUCH AS WELLS OR CESSPOOLS WITHIN THE PROPOSED SUBDIVISION.
11. THIS SUBDIVISION DESIGN PROVIDES, TO THE EXTENT FEASIBLE, FOR PASSIVE NATURAL HEATING OR COOLING OPPORTUNITIES AND OTHER MEASURES THAT CONSERVE NON-RENEWABLE ENERGY RESOURCES (35% OF THE TOTAL LOT COUNT WILL HAVE NORTH-SOUTH ORIENTATION).
12. THERE ARE NO DUMP SITES ON THIS PROPERTY.
13. WATER SUPPLY AND SEWER SERVICES ARE FROM THE CITY OF FRESNO.
14. EXISTING SERVICE POLES ALONG MCKINLEY AVENUE ARE TO REMAIN.
15. APPROXIMATELY 111 EXISTING TREES TO BE REMOVED WITHIN THE BOUNDARY OF THE SUBDIVISION.
16. EXISTING BUILDINGS (BUILD) ARE TO BE REMOVED.

## OUTLOT SCHEDULE

<u>SEWER AND WATER:</u> CITY OF FRESNO 2600 FRESNO STREET FRESNO, CA 93721	<u>STORM DRAIN:</u> FRESNO METROPOLITAN FLOOD CONTROL DISTRICT 5469 EAST OLIVE AVENUE	<u>TELEPHONE:</u> AT&T CALIFORNIA 5555 EAST OLIVE AVENUE, RM. E-100-DE	<u>CABLE TELEVISION:</u> COMCAST 2441 NORTH GROVE INDUSTRIAL DRIVE	<u>GAS AND ELECTRIC:</u> PACIFIC GAS AND ELECTRIC COMPANY 650 'O' STREET
-------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------	-----------------------------------------------------------------------------	-----------------------------------------------------------------------------------

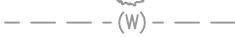
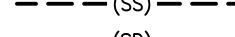
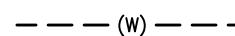
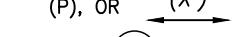
#### RECORD OWNED

RECORD OWNER	SUBDIVER	LAND SURVEYOR
VINCENT G. ZANINOVICH, JR. ET AL 7298 EAST MCKINLEY AVENUE FRESNO, CA 93737	DE YOUNG PROPERTIES 677 WEST PALMDON AVE SUITE 208 FRESNO, CA 93704 (559) 435-0900	ANTONIO S. WESTERLUND, PLS, CFedS 601 POLLASKY AVE SUITE 301 CLOVIS, CA 93612 (559)449-2400

# LAND SURVEYOR

ANTONIO S. WESTERLUND, PLS, CfEds  
601 POLLASKY AVE  
SUITE 301  
CLOVIS, CA 93612  
(559)449-2400

## LEGEND

— — — — —	ADJACENT PROPERTY LINES
— — — — —	CENTERLINE
— — — — —	SECTION LINE
— — — — —	MAP BOUNDARY
— — — — —	— SHEET INDEX LINE
EX, (E), OR	EXISTING
	EXISTING BUILDING
	EXISTING CHAIN LINK FENCE
	EXISTING CONTOUR
	EXISTING CULVERT
— — — — —	EXISTING CURB AND GUTTER
— — — — —	EXISTING EDGE OF PAVEMENT
— — — (OE) — — —	EXISTING OVERHEAD ELECTRIC LINE
— — — (OT) — — —	EXISTING OVERHEAD TELEPHONE LINE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING SERVICE POLE
— — — (SS) — — —	EXISTING SEWER LINE, APPROXIMATE LOCATION BASED ON CITY OF FRESNO GIS
	EXISTING STORM DRAIN DROP INLET
— — — — —	EXISTING TOE OF SLOPE
— — — — —	EXISTING TOP OF SLOPE
	EXISTING TREE
— — — (W) — — —	EXISTING WATER LINE, APPROXIMATE LOCATION BASED ON CITY OF FRESNO GIS
	EXISTING WATER VALVE
	EXISTING WELL
— — — x — — —	EXISTING WIRE FENCE
— — — □ — — —	EXISTING WOOD FENCE
— — — — —	PROPOSED CURB AND CUTTER
— — — — —	PROPOSED FLOW LINE
	PROPOSED DRAINAGE DIRECTION
— — — — —	PROPOSED LOT LINES
— — — — —	PROPOSED RIGHT-OF-WAY
— — — — —	PROPOSED PUBLIC UTILITY EASEMENT
— — — — —	PROPOSED PEDESTRIAN EASEMENT
— — — — —	PROPOSED 6FT TALL BLOCK WALL
	PROPOSED MANHOLE, SEWER
	PROPOSED DRAINAGE INLET
	PROPOSED FIRE HYDRANT
	PROPOSED MANHOLE, STORM DRAIN
— — — (SS) — — —	PROPOSED SEWER MAIN, SIZE AS NOTED
— — — (SD) — — —	PROPOSED STORM DRAIN MAIN, SIZE AS NOTED
— — — (W) — — —	PROPOSED WATER MAIN, SIZE AS NOTED
	PROPOSED CITY RIGHT OF WAY DEDICATION
	PROPOSED
EX, (E), OR	PROPOSED TRAFFIC CIRCLE PER COF STANDARD P-
(P), OR	RELINQUISHMENT OF DIRECT ACCESS RIGHTS



# **VESTING TENTATIVE TRACT MAP No. 6502**

---

**CITY OF FRESNO, COUNTY OF FRESNO**

**TY OF FRESNO, COUNTY OF FRESNO,  
STATE OF CALIFORNIA**

MAY 2025  
SHEET 2 OF 3

APPL. NO. T-6502

EXHIBIT

DA 00/2  
OS

## PLANNING REVIEW BY

DA

## TRAFFIC ENG

DATE

## APPROVED BY

DATE

# CITY OF FRESNO DARM DEPT

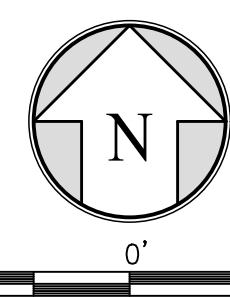
For details see the attached DPU Conditions of Approval, including '**Solid Waste Service Requirements**'

- Provide a 44-foot (centerline) turning radius at all corners and a T-turnaround (or hammerhead) area where the solid waste vehicle is to turn around, in accordance with Public Works Standard Drawing P-34.
- Ingress and egress of the location shall have an unobstructed overhead clearance of 16 feet and shall not be less than 18 feet wide, in accordance with Public Works Standard Drawing P-34.
- The safe back up limit for a solid waste vehicle shall not exceed 45 feet, in accordance with Public Works Standard Drawing P-34.

## LEGEND

— — — — —	ADJACENT PROPERTY LINES
— — — — —	CENTERLINE
— — — — —	SECTION LINE
— — — — —	MAP BOUNDARY
EX, (E), OR (X')	EXISTING
	EXISTING BUILDING
○	EXISTING CHAIN LINK FENCE
— (344')	EXISTING CONTOUR
— — — — —	EXISTING CULVERT
— — — — —	EXISTING CURB AND GUTTER
— — — — —	EXISTING EDGE OF PAVEMENT
— — — (OE) — — —	EXISTING OVERHEAD ELECTRIC LINE
— — — (OT) — — —	EXISTING OVERHEAD TELEPHONE LINE
●	EXISTING SANITARY SEWER MANHOLE
○	EXISTING SERVICE POLE
— — — (SS) — — —	EXISTING SEWER LINE, APPROXIMATE LOCATION BASED ON CITY OF FRESNO GIS
— — — — —	EXISTING STORM DRAIN DROP INLET
— — — — —	EXISTING TOE OF SLOPE
— — — — —	EXISTING TOP OF SLOPE
	EXISTING TREE
— — — (W) — — —	EXISTING WATER LINE, APPROXIMATE LOCATION BASED ON CITY OF FRESNO GIS
■	EXISTING WATER VALVE
■	EXISTING WELL
— — — x — — —	EXISTING WIRE FENCE
— — — □ — — —	EXISTING WOOD FENCE
— — — — —	PROPOSED CURB AND GUTTER
— — — — —	PROPOSED FLOW LINE
← — — — —	PROPOSED DRAINAGE DIRECTION
— — — — —	PROPOSED LOT LINES
— — — — —	PROPOSED RIGHT-OF-WAY
— — — — —	PROPOSED PUBLIC UTILITY EASEMENT
— — — — —	PROPOSED PEDESTRIAN EASEMENT
— — — — —	PROPOSED 6FT TALL BLOCK WALL
●	PROPOSED MANHOLE, SEWER
	PROPOSED DRAINAGE INLET
○	PROPOSED FIRE HYDRANT
●	PROPOSED MANHOLE, STORM DRAIN
— — — (SS) — — —	PROPOSED SEWER MAIN, SIZE AS NOTED
— — — (SD) — — —	PROPOSED STORM DRAIN MAIN, SIZE AS NOTED
— — — (W) — — —	PROPOSED WATER MAIN, SIZE AS NOTED
* (P), OR X'	PROPOSED CITY RIGHT OF WAY DEDICATION
○	PROPOSED
▲▲▲▲▲▲▲▲	PROPOSED TRAFFIC CIRCLE PER COF STANDARD P-85 RELINQUISHMENT OF DIRECT ACCESS RIGHTS

SEMINARIO VIA -g- SISTEMA 2



SCALE: 1" = 50'

For additional information, see the attached DPU Conditions of Approval, including 'Water Service Requirements'

- Gated/private subdivisions shall provide **private onsite utilities** (water, sewer, and solid waste) to be operated and maintained by the applicant. Water and sewer easements are not required in private streets for private onsite water and sewer.
- Please provide number, size, and locations of **proposed water services** and meters located in right-of-way
- Please provide number, size, and locations of **proposed sewer service branches** from main to property line.

Two independent sources of water, meeting Federal and State Drinking Water Act Standards, are required to serve the tract including any subsequent phases thereof. The two-source requirement may be accomplished through any combination of water main extensions, construction of supply wells, or other acceptable sources of water supply approved by the Department of Public Utilities Director or designee.

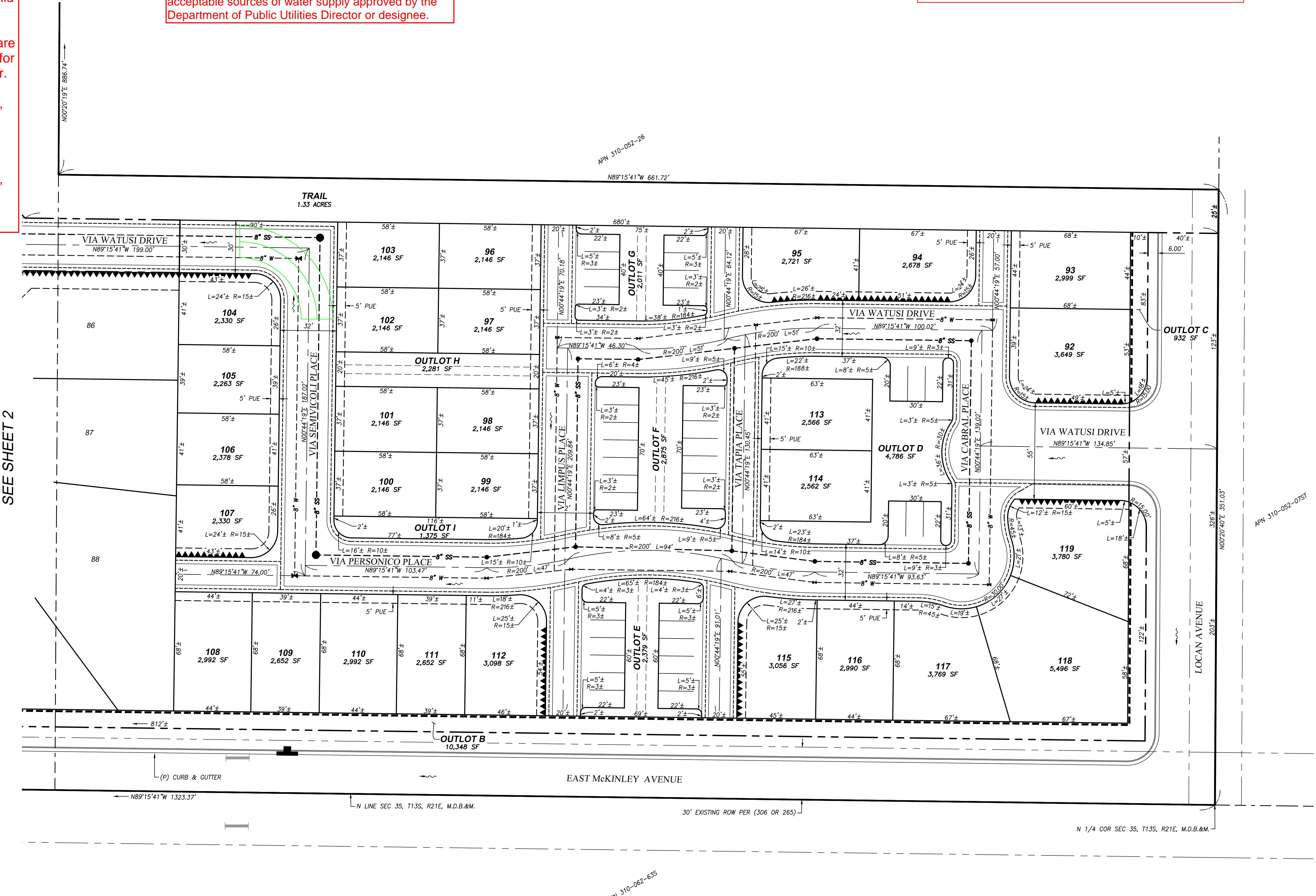
## VESTING TENTATIVE TRACT MAP No. 6502

CITY OF FRESNO, COUNTY OF FRESNO  
STATE OF CALIFORNIA

MAY 2025  
SHEET 3 OF 3

APPL. NO. T-6502 EXHIBIT A DATE 06/02/2025  
PLANNING REVIEW BY \_\_\_\_\_ DATE \_\_\_\_\_  
TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

CITY OF FRESNO DARM DEPT





---

2600 Fresno Street  
Fresno, California 93721-3604  
[www.fresno.gov](http://www.fresno.gov)

## **Fire Department**

June 5, 2025  
Carl Torrence

### **Comments**

1. This is a 120-lot proposed subdivision with new streets. There are no relevant COF Public Works Standards for these streets shown on the documents. All proposed street shall meet applicable public works standards prior to any formal approval of this plan. FFD staff are unable to determine if there will be any on street parking restrictions.
2. This proposed tract is outside of the 3-mile response distance from existing permanent Fire Station 10. As specified in the UGM ordinance, up to 5,000 homes may be constructed up to a 5-mile response distance when provided with fire mitigations which include the installation of fire sprinklers.
3. All lots are outside the fire 4-minute response time.
4. The parcel proposed for development is currently in the County and will have to be annexed to the City of Fresno. Payment of a fire service transition fee to the Fresno County Fire Protection District is required.
5. All lots in the subdivision are subject to the city-wide fire service delivery impact fee.
6. UGM Fee Requirements & Development restrictions related to fire services can be found in the Fresno Municipal Code.
7. Provide a detail on the tract map of the proposed EVA to provide emergency vehicular access only between the public and private street intersection along the proposed Via Watusi Drive of Vesting Tentative Tract Map No. 6502 dated June 2, 2025. This detail shall include:
  - a. AP-67 approach on each side if curbs are being installed. The transition between approaches must be paved.
  - b. A sign on both sides of the gate in accordance with FFD Policy 403.005 that states:  
“FIRE LANE” (in 6-inch letters)

“VEHICLES REMOVED AT OWNER’S EXPENSE”) (in 2-inch letters)  
“FRESNO POLICE DEPARTMENT @ (559) 621-7000” (in 1-inch letters)

The lettering shall be in red letters on a reflective white background.

8. Provide approved police/fire bypass lock (“Best” padlock model 21B700 series or electric cylinder switch model 1W7B2) on drive access gate(s). All electrified gates shall be equipped with the Best electric cylinder lock 1W7B2. A Knox padlock may not be used in place of the Best padlock model 21B700. These locks can be purchased only through Sierra Lock & Glass, 1560 N. Palm Avenue, Fresno, CA 93728.
9. All gated residential developments require a “Click to Enter” system. Install a “Click to Enter” system at all electrified gates and provide an approved visual recognition/feature sign at the “click to Enter” gate locations.
10. Electric gates shall be provided with battery back-up.
11. Click-2-Enter installation requires a separate permit from the Fire Department issued to the gate installation contractor.
12. All weather fire access must be provided, inspected and in service (approved) prior to the delivery of combustible material to the location. All weather fire access must be maintained throughout the project without interruption. FFD Policy #403.002.
13. No phasing of construction has been proposed by developer.
14. Fire hydrants must be inspected and in service (approved) prior to the delivery of combustible material to the location.
15. Install 8-inch minimum public water mains throughout the development per Public Utilities and Fire Department requirements for local residential streets.
16. Relocate the fire hydrant at the corner of lot 62 to the corner of lot 85.
17. No private fire hydrants are shown on plans in the gated community. Provide fire hydrants per Public Works and Public Utilities requirements for residential subdivisions with a minimum fire flow of 1500 gpm at a residual pressure of 20 psi with fire hydrants spaced no more than 600 feet apart with two points of connection.
18. It is the permit applicant’s obligation to confirm and comply with all fire & life safety provisions per '22 CFC §106.2.3



---

2600 Fresno Street  
Fresno, California 93721-3604  
[www.fresno.gov](http://www.fresno.gov)

## **Fresno County Environmental Health Division**

February 24, 2025

### **Comments**

1. Construction permits for the proposed development should be subject to assurance of sewer capacity of the Regional Wastewater Treatment Facility. Concurrence should be obtained from the California Regional Water Quality Control Board (RWQCB). For more information, contact staff at (559) 445-5116.
2. Construction permits for the proposed development should be subject to assurance that the City of Fresno community water system has the capacity and quality to serve this project. Concurrence should be obtained from the State Water Resources Control Board, Division of Drinking Water-Southern Branch. For more information call (559) 447-3300.
3. Due to the location, the proposed project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to your City of Fresno municipal code and Fresno County Ordinance Code.
4. As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by an appropriately licensed contractor.
5. Should any underground storage tank(s) be found during the project, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.

File No. 210.45

**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT**  
**NOTICE OF REQUIREMENTS**

Page 1 of 6

**PUBLIC AGENCY**

ROBERT HOLT  
DEVELOPMENT SERVICES/PLANNING  
CITY OF FRESNO  
2600 FRESNO STREET, THIRD FLOOR  
FRESNO, CA 93721-3604

**DEVELOPER**

ERNIE ESCOBEDO, QK INC  
601 POLLASKY AVE.  
CLOVIS, CA 93612

**PROJECT NO: 6502**

**ADDRESS: 7270 E. MCKINLEY AVE.**

**APN: 310-052-27**

**SENT: February 28, 2025**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)
BS	\$376,954.00	NOR Review	\$1,035.00 To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	\$2,890.00 Amount to be submitted with first grading plan submittal.
		Storm Drain Plan Review	For amount of fee, refer to <a href="http://www.fresnofloodcontrol.org">www.fresnofloodcontrol.org</a> for form to fill out and submit with first storm drain plan submittal (blank copy attached).
<b>Total Drainage Fee: \$376,954.00</b>		<b>Total Service Charge: \$3,925.00</b>	

The proposed development will generate storm runoff which produces potentially significant environmental impacts and which must be properly discharged and mitigated pursuant to the California Environmental Quality Act and the National Environmental Policy Act. The District in cooperation with the City and County has developed and adopted the Storm Drainage and Flood Control Master Plan. Compliance with and implementation of this Master Plan by this development project will satisfy the drainage related CEQA/NEPA impact of the project mitigation requirements.

Pursuant to the District's Development Review Fee Policy, the subject project shall pay review fees for issuance of this Notice of Requirements (NOR) and any plan submittals requiring the District's reviews. The NOR fee shall be paid to the District by Developer before the Notice of Requirement will be submitted to the City. The Grading Plan fee shall be paid upon first submittal. The Storm Drain Plan fee shall be paid prior to return/pick up of first submittal.

The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance prior to issuance of a building permit at the rates in effect at the time of such issuance. The fee indicated above is valid through 2/28/25 based on the site plan submitted to the District on 2/03/25 Contact FMFCD for a revised fee in cases where changes are made in the proposed site plan which materially alter the proposed impervious area.

Considerations which may affect the fee obligation(s) or the timing or form of fee payment:

- a.) Fees related to undeveloped or phased portions of the project may be deferrable.
- b.) Fees may be calculated based on the actual percentage of runoff if different than that typical for the zone district under which the development is being undertaken and if permanent provisions are made to assure that the site remains in that configuration.
- c.) Creditable storm drainage facilities may be constructed, or required to be constructed in lieu of paying fees.
- d.) The actual cost incurred in constructing Creditable drainage system facilities is credited against the drainage fee obligation.
- e.) When the actual costs incurred in constructing Creditable facilities exceeds the drainage fee obligation, reimbursement will be made for the excess costs from future fees collected by the District from other development.
- f.) Any request for a drainage fee refund requires the entitlement cancellation and a written request addressed to the General Manager of the District within 60 days from payment of the fee. A non refundable \$300 Administration fee or 5% of the refund whichever is less will be retained without fee credit.

FR  
TRACT  
No. 6502

**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT**  
**NOTICE OF REQUIREMENTS**

Page 2 of 6

**Approval of this development shall be conditioned upon compliance with these District Requirements.**

1.
  - a. Drainage from the site shall
  - b. Grading and drainage patterns shall be as identified on Exhibit No. 1.
  - c. The grading and drainage patterns shown on the site plan conform to the adopted Storm Drainage and Flood Control Master Plan.
2. The proposed development shall construct and/or dedicate Storm Drainage and Flood Control Master Plan facilities located within the development or necessitated by any off-site improvements required by the approving agency:
  - Developer shall construct facilities as shown on Exhibit No. 1 as MASTER PLAN FACILITIES TO BE CONSTRUCTED BY DEVELOPER.
  - None required.
3. The following final improvement plans and information shall be submitted to the District for review prior to final development approval:
  - Grading Plan
  - Street Plan
  - Storm Drain Plan
  - Water & Sewer Plan
  - Final Map
  - Drainage Report (to be submitted with tentative map)
  - Other
  - None Required
4. Availability of drainage facilities:
  - a. Permanent drainage service is available provided the developer can verify to the satisfaction of the City that runoff can be safely conveyed to the Master Plan inlet(s).
  - b. The construction of facilities required by Paragraph No. 2 hereof will provide permanent drainage service.
  - c. Permanent drainage service will not be available. The District recommends temporary facilities until permanent service is available.
  - d. See Exhibit No. 2.
5. The proposed development:
  - Appears to be located within a 100 year flood prone area as designated on the latest Flood Insurance Rate Maps available to the District, necessitating appropriate floodplain management action. (See attached Floodplain Policy.)
  - Does not appear to be located within a flood prone area.
6.
  - The subject site contains a portion of a canal or pipeline that is used to manage recharge, storm water, and/or flood flows. The existing capacity must be preserved as part of site development. Additionally, site development may not interfere with the ability to operate and maintain the canal or pipeline.

**FR  
TRACT  
No. 6502**

**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT**  
**NOTICE OF REQUIREMENTS**

Page 3 of 6

7. The Federal Clean Water Act and the State General Permits for Storm Water Discharges Associated with Construction and Industrial Activities (State General Permits) require developers of construction projects disturbing one or more acres, and discharges associated with industrial activity not otherwise exempt from National Pollutant Discharge Elimination System (NPDES) permitting, to implement controls to reduce pollutants, prohibit the discharge of waters other than storm water to the municipal storm drain system, and meet water quality standards. These requirements apply both to pollutants generated during construction, and to those which may be generated by operations at the development after construction.

a. State General Permit for Storm Water Discharges Associated with Construction Activities, effective July 1, 2010, as amended. A State General Construction Permit is required for all clearing, grading, and disturbances to the ground that result in soil disturbance of at least one acre (or less than one acre) if part of a larger common plan of development or sale). Permittees are required to: submit a Notice of Intent and Permit Registration Documents to be covered and must pay a permit fee to the State Water Resources Control Board (State Board), develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, and complete an annual certification of compliance.

b. State General Permit for Storm Water Discharges Associated with Industrial Activities, April, 2014 (available at the District Office). A State General Industrial Permit is required for specific types of industries described in the NPDES regulations or by Standard Industrial Classification (SIC) code. The following categories of industries are generally required to secure an industrial permit: manufacturing; trucking; recycling; and waste and hazardous waste management. Specific exemptions exist for manufacturing activities which occur entirely indoors. Permittees are required to: submit a Notice of Intent to be covered and must pay a permit fee to the State Water Resources Control Board, develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, sample storm water runoff and test it for pollutant indicators, and annually submit a report to the State Board.

c. The proposed development is encouraged to select and implement storm water quality controls recommended in the Fresno-Clovis Storm Water Quality Management Construction and Post-Construction Guidelines (available at the District Office) to meet the requirements of the State General Permits, eliminate the potential for non-storm water to enter the municipal storm drain system, and where possible minimize contact with materials which may contaminate storm water runoff.

8. A requirement of the District may be appealed by filing a written notice of appeal with the Secretary of the District within ten days of the date of this Notice of Requirements.

9. The District reserves the right to modify, reduce or add to these requirements, or revise fees, as necessary to accommodate changes made in the proposed development by the developer or requirements made by other agencies.

10. **X** See Exhibit No. 2 for additional comments, recommendations and requirements.



Brent Sunamoto  
District Engineer, RCE

Digitally signed by Brent Sunamoto Date: 2/28/2025 8:06:22 AM



Gary W. Chapman  
Engineering Tech III

Digitally signed by Gary W. Chapman Date: 2/26/2025 2:47:47 PM

FR  
TRACT  
No. 6502

**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT  
NOTICE OF REQUIREMENTS**

Page 4 of 6

CC:

BRANDON DE YOUNG, TEAM 5 PROPERTIES INC  
677 W PALMDON DR. #208  
FRESNO, CA 93704

JULI KUTKA, DE YOUNG PROPERTIES  
677 W. PALMDON DR., SUITE 208  
FRESNO, CA 93704

GILBERT TAPIA  
677 W. PALMDON DR.  
FRESNO, CA 93704

**FR TRACT No. 6502**

**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT  
NOTICE OF REQUIREMENTS**

Pursuant to the District's Development Review Fee Policy, the subject project shall pay review fees in the amount identified below for Storm Drain Review. The fee shall be paid to the District by Developer with first plan submittal. Checks shall be made out to Fresno Metropolitan Flood Control District.

**Application No. FR TRACT 6502**

Name / Business ERNIE ESCOBEDO, QK INC

Project Address **7270 E. MCKINLEY AVE.**

Project APN(s) **310-052-27**

Project Acres (gross) **24.08**

Please fill in the table below of proposed storm drain facilities to be constructed with this development and return completed form with first plan submittal. If you have any questions or concerns regarding the construction of facilities list, you can contact the Fresno Metropolitan Flood Control District at 559-456-3292.

#### Estimated Construction Cost

Fee equals lesser of

Total (\$300.00 gross per acre) **\$7,224.00**

### Amount Due

<b>Storm Drain Facilities Cost Sheet</b>	
15" Concrete Pipes	\$148.00 LF
18" Concrete Pipes	\$158.00 LF
24" Concrete Pipes	\$178.00 LF
30" Concrete Pipes	\$211.00 LF
36" Concrete Pipes	\$261.00 LF
42" Concrete Pipes	\$303.00 LF
48" Concrete Pipes	\$353.00 LF
54" Concrete Pipes	\$430.00 LF
60" Concrete Pipes	\$507.00 LF
66" Concrete Pipes	\$599.00 LF
72" Concrete Pipes	\$691.00 LF
84" Concrete Pipes	\$773.00 LF
96" Concrete Pipes	\$837.00 LF
15" Jacked Pipes	\$1,648.00 LF
18" Jacked Pipes	\$1,754.00 LF
24" Jacked Pipes	\$2,089.00 LF
30" Jacked Pipes	\$2,430.00 LF
36" Jacked Pipes	\$3,383.00 LF
42" Jacked Pipes	\$4,090.00 LF
48" Jacked Pipes	\$4,275.00 LF
54" Jacked Pipes	\$4,529.00 LF
60" Jacked Pipes	\$4,633.00 LF
66" Jacked Pipes	\$4,872.00 LF
72" Jacked Pipes	\$5,051.00 LF
84" Jacked Pipes	\$5,322.00 LF
Manholes	\$8,200.00 EA
Inlets & Laterals	\$5,900.00 EA
Outfalls	\$17,200.00 EA
Canal Turnout	\$44,300.00 EA
Basin Excavation	\$1.50 CY
<b>IMPROVEMENTS ADJACENT TO BASIN</b>	
Fence, Pad, and Gate	\$40.00 LF
Mowstrip	\$27.00 LF
Arterial Paving	\$121.00 LF
Local Paving	\$55.00 LF
Curb and Gutter	\$52.00 LF
Sidewalk	\$109.00 LF
Sewer Line	\$30.00 LF
Water Line	\$31.00 LF
Street Lights	\$149.00 LF
Pump Station/Intake	\$700,000.00 EA

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT  
NOTICE OF REQUIREMENTS

Page 6 of 6

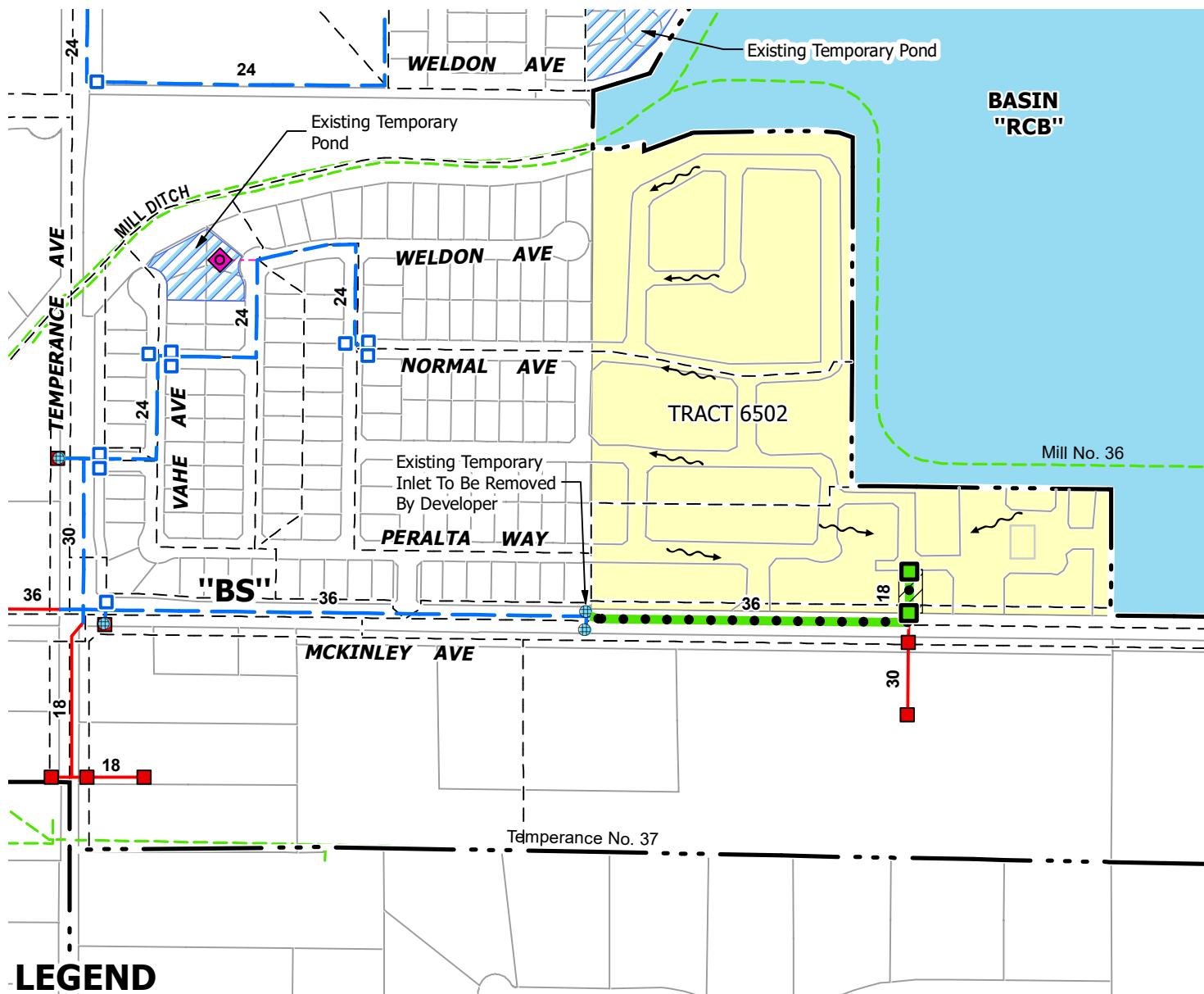
<b>POLICY MANUAL</b>	Date Adopted: September 11, 1981
Classification: FLOOD PLAIN MANAGEMENT	Date Last Amended: August 10, 2005
Subject: Flood Plain Policy	Approved By: 

Because of the relatively high velocities and volumes of flood flow associated with primary flood plains, and because the primary flood plain is responsible for passing the greatest percentage of the flood event, development located in such flood plains is subject to substantial risk, both to itself and to others as a result of the potential for blockage and diversion of flood waters. In view of these factors:

**Policy:**

- (1) All proposed development activity shall reference the Flood Insurance Rate Map to determine if it is located in a 100-year flood plain (special flood hazard areas inundated by a 100-year flood) "Primary Flood Plain". Any project not located within a FIRM or located in any area where the FIRM is determined to be inaccurate shall be the subject of a detailed hydrological flood hazard investigation to determine the relationship of the proposed development to the primary flood plain; and, further, to identify the calculated water surface elevation of the 100-year flood event.
- (2) The development must be properly flood proofed below the calculated water surface elevation of the 100-year flood event.
- (3) All development and/or permanent improvement activity which, if located within the primary floodway, may unduly impede, retard or change the direction of flow of water either, by itself, or by the catching or collecting of other debris or is placed where the flow of water would carry such obstruction downstream to the damage or detriment of either life or property, should not be permitted.
- (4) The development shall not cause displacement of any and all floodwaters from that portion of the flood plain to be developed.

NOTE: THIS MAP IS SCHEMATIC.  
DISTANCES, AMOUNT OF CREDITABLE  
FACILITIES, AND LOCATION OF INLET  
BOUNDARIES ARE APPROXIMATE.



## LEGEND

- Creditable Facilities (Master Plan Facilities To Be Constructed By Developer) - Pipeline (Size Shown) & Inlet
- Existing Master Plan Facilities
- Future Master Plan Facilities
- Private Facilities
- Inlet Boundary
- Drainage Area Boundary
- Direction Of Drainage
- Existing Temporary Inlet
- Existing FID Facilities
- Minimum 15' Wide Storm Drain Easement To Be Dedicated To District By Developer
- Limits Of TRACT 6502



1 " = 400 '

**TRACT 6502**  
**DRAINAGE AREA "BS"**



**EXHIBIT NO. 1**

**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT**

## **OTHER REQUIREMENTS**

### **EXHIBIT NO. 2**

The cost of construction of Master Plan facilities, excluding dedication of storm drainage easements, is eligible for credit against the drainage fee of the drainage area served by the facilities. A Development Agreement shall be executed with the District to effect such credit. Reimbursement provisions, in accordance with the Drainage Fee Ordinance, will be included to the extent that developer's Master Plan costs for an individual drainage area exceed the fee of said area. Should the facilities cost for such individual area total less than the fee of said area, the difference shall be paid upon demand to the City or District.

The Master Plan system has been designed such that during a two-year event flow will not exceed the height of the 6-inch curb. Should wedge curb (4.5 inches height) be used the same criteria shall apply whereby flow remains below the top of curb. Any extensions or pipe size increases due to meeting the requirement listed above shall be at the developer's expense.

Lot coverage must be provided to the District prior to submittal of improvement plans. The final drainage fee will be calculated commensurate with the lot coverage provided by the developer. If the lot coverage indicates a density higher than Master Planned, mitigation may be required. The lot coverage calculated by the District includes the front yard walkway, sidewalk walkway and the rear yard patio equaling an additional 6% of impervious area in addition to the City's typical lot coverage calculation.

A minimum fifteen foot (15') wide storm drain easement will be required whenever storm drain facilities are located on private property. No encroachments into the easement will be permitted including, but not limited to, foundations, roof overhangs, swimming pools, and trees.

The easement may be slightly realigned to accommodate future development, provided the property owner accepts the responsibility to grade the property such that the drainage from the property will reach inlets on the alternate pipeline alignment, and accepts any additional costs for the construction of additional storm drain facilities that may be required. Any proposed storm drain alignments must be reviewed and approved by the District.

No surface runoff shall be directed towards the District basin.

The District recommends a single fence between the site and the District's basin. The developer should contact the District so that alternatives to a dual fence can be reviewed. If a fence other than the existing chain link fence is proposed, District review and approval of the proposed fence is required.



# Fresno Metropolitan Flood Control District

*Capturing Stormwater since 1956*

File 170.251  
310. "BS"

February 28, 2025

Mr. Robert Holt, Supervising Planning  
City of Fresno  
Development and Resource Management Department  
2600 Fresno Street, Third Floor  
Fresno, CA 93721-3604

Dear Mr. Holt,

**Annexation Application No. P24-04526  
McKinley-Temperance Reorganization No. 1b  
Drainage Area "BS"**

The proposed annexation area encompasses lands within the Fresno Metropolitan Flood Control District and will be served by the District's Storm Drainage and Flood Control Master Plan. Drainage service by the Master Plan is not available for the annexation area at this time.

It is our understanding there will be no change in the District's share of the property tax base, nor future property tax increments for the impacted Tax Rate areas.

The District further requests its historic growth increment tax be applied to this area.

If you have any questions or require further information, please do not hesitate to contact us.

Sincerely,

Gary Chapman  
Engineering Technician III

GC/lrl

c: Peter Sanchez, Fresno Metropolitan Flood Control District



# Fresno Metropolitan Flood Control District

*Capturing Stormwater since 1956*

File 210.45 "6502"  
310. "BS"  
400.21

February 28, 2025

Mr. Robert Holt, Supervising Planning  
City of Fresno  
Development and Resource Management Department  
2600 Fresno Street, Third Floor  
Fresno, CA 93721-3604

Dear Mr. Holt,

**Prezone Application No. P24-04527  
Tract 6502  
Drainage Area "BS"**

The District has reviewed the land use changes proposed through the subject prezone. The proposed prezone lies within the District's Drainage Area "BS". The District's system can accommodate the proposed prezone.

Should you have any questions concerning this matter, please feel free to contact the District.

Sincerely,

  
Gary Chapman  
Engineering Technician III

GC/lrl



2907 S. Maple Avenue  
Fresno, California 93725-2208  
Telephone: (559) 233-7161  
Fax: (559) 233-8227

## CONVEYANCE. COMMITMENT. CUSTOMER SERVICE.

June 2, 2025

Robert Holt  
Development & Resource Management  
City of Fresno  
2600 Fresno Street, Third Floor  
Fresno, CA 93721

RE: Revised Comments for Tentative Tract Map No. 6502, Planning Application No. P24-04042  
N/E McKinley and Temperance avenues  
Impact: FID's Mill No. 36

Dear Mr. Holt:

The Fresno Irrigation District (FID) has reviewed the City of Fresno request to revise comments for Tentative Tract Map No. 6502, Planning Application No. P24-04042 for which the applicant proposes 119 lots by the removal of one lot in the public street portion at the southeast corner of the original 120-lot single-family residential development subdivision and updated the parking spaces within the gated HOA area, APN: 310-052-27. FID has the following comments:

1. FID previously reviewed and commented on the subject property on February 21, 2025, as Tentative Tract Map No. 6502, Planning Application P24-04042, and on September 24, 2024, as Annex, Tentative Map, and Prezone, Accela Application No. P24-03170. Those comments and conditions still apply and a copy has been attached for your review.

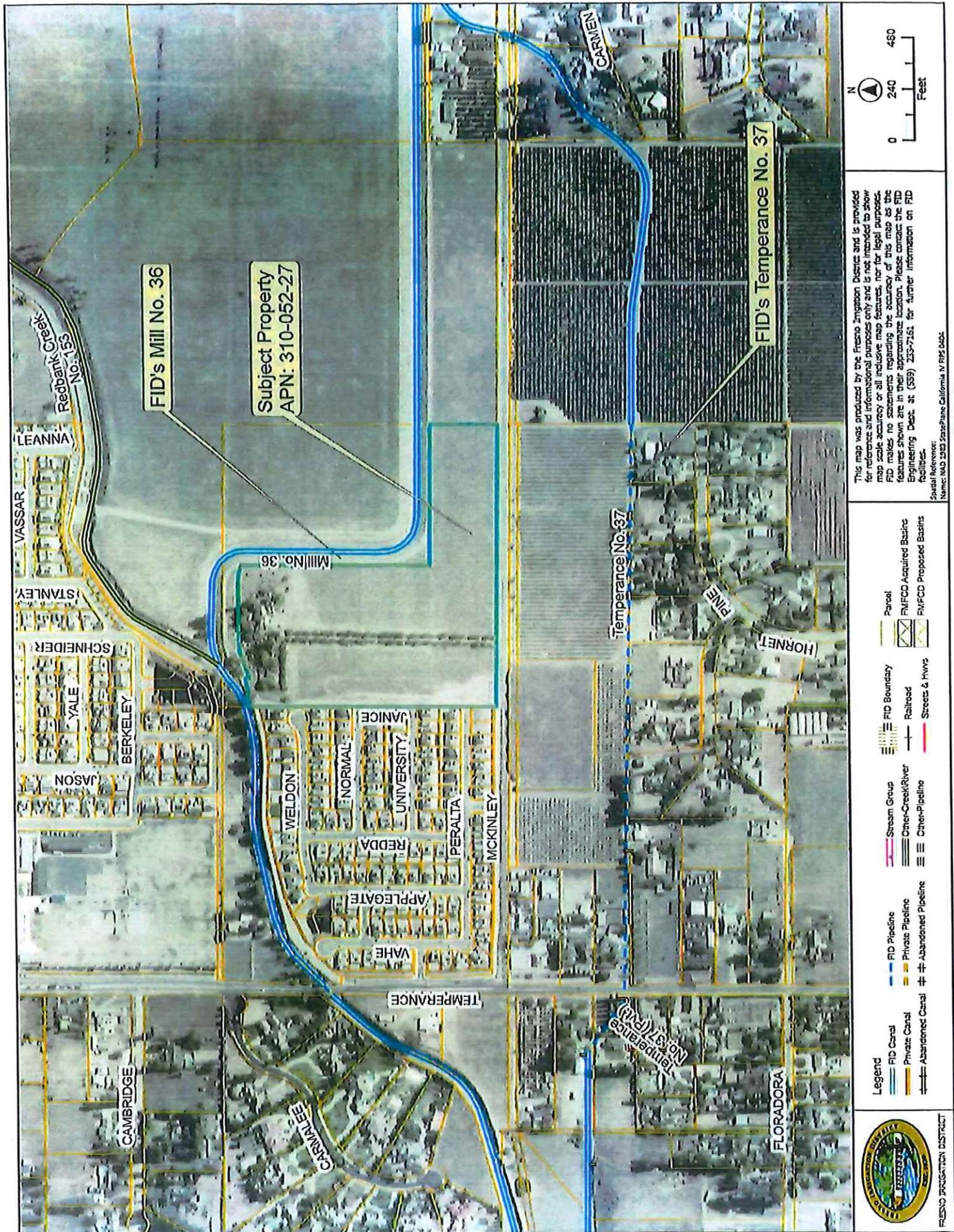
Thank you for submitting this for our review. We appreciate the opportunity to review and comment on the subject documents for the proposed project. If you have any questions, please feel free to contact Jeremy Landrith at (559) 233-7161 extension 7407 or [jlandrith@fresnoirrigation.com](mailto:jlandrith@fresnoirrigation.com).

Sincerely,

Laurence Kimura, P.E.  
Chief Engineer

Attachment

G:\Agencies\FresnoCity\Tract Map\P24-04042 - TM6502\P24-04042 Revised 20250602 FID Comments.doc





2907 S. Maple Avenue  
Fresno, California 93725-2208  
Telephone: (559) 233-7161  
Fax: (559) 233-8227

## CONVEYANCE. COMMITMENT. CUSTOMER SERVICE.

February 21, 2025

Robert Holt  
Development & Resource Management  
City of Fresno  
2600 Fresno Street, Third Floor  
Fresno, CA 93721

RE: Tentative Tract Map No. 6502, Planning Application No. P24-04042  
N/E McKinley and Temperance avenues  
Impact: FID's Mill No. 36

Dear Mr. Holt:

The Fresno Irrigation District (FID) has reviewed the Tentative Tract Map No. 6502, Planning Application No. P24-04042 for which the applicant proposes a 120-lot single-family residential development, APN: 310-052-27. FID has the following comments:

1. FID previously reviewed and commented on the subject property on September 24, 2024, as Annex, Tentative Map, and Prezone, Accela Application No. P24-03170. Those comments and conditions still apply and a copy has been attached for your review.

Thank you for submitting this for our review. We appreciate the opportunity to review and comment on the subject documents for the proposed project. If you have any questions, please feel free to contact Chris Lundein at (559) 233-7161 extension 7410 or [clundein@fresnoirrigation.com](mailto:clundein@fresnoirrigation.com).

Sincerely,

Laurence Kimura, P.E.  
Chief Engineer

Attachment

G:\Agencies\FresnoCity\Tract Map\TM6502\P24-04042 FID Comments.doc

BOARD OF DIRECTORS

President RYAN JACOBSEN Vice-President JERRY PRIETO, JR. CHRISTOPHER WOOLF  
GEORGE PORTER GREGORY BEBERIAN General Manager BILL STRETCH



2907 S. Maple Avenue  
Fresno, California 93725-2208  
Telephone: (559) 233-7161  
Fax: (559) 233-8227

**CONVEYANCE. COMMITMENT. CUSTOMER SERVICE.**

September 24, 2024

Mindi Mariboho  
Development & Resource Management  
City of Fresno  
2600 Fresno Street, Third Floor  
Fresno, CA 93721

RE: Annex, Tentative Map, and Prezone, Accela Application No. P24-03170  
N/E McKinley and Temperance avenues

Dear Mr. Siegrist:

The Fresno Irrigation District (FID) has reviewed the Annex, Tentative Map, and Prezone Application No. P24-03170 for which the applicant proposes to annex property into the City of Fresno and Prezone to RS-4, for a Planned Development and Tentative Tract Map for 124 single-family lots. The General Plan designation is Residential - Medium Low Density, APN: 310-052-27. FID has the following comments:

**Summary of Requirements:**

- Varying Width Grant of Easement.
- Canal Bank Improvements.
- Channel Improvements.
- Drive Approach/Access
- Existing Encroachments removed and/or relocated.
- Review and Approval of all Plans.
- Execute Agreement(s), as necessary.
- Project Fees.
- No Encroachments (i.e. trees, monuments, fences, PUE, etc.).

**Area of Concern**

1. FID's Mill No. 36 Canal runs westerly, traverses through the eastern and northern portion of the subject property, and crosses Temperance Avenue approximately 1,300 feet west of the subject property, as shown on the attached FID exhibit map, and will be impacted by the proposed development. Records show a recorded easement, not to exceed 200 feet in overall width, recorded August 13, 1873, in Book J of Deeds, Page 36. Should this project include any street and/or utility improvements along McKinley Avenue, Temperance Avenue, or in the vicinity of this Canal, FID requires it review and approve all plans.

2. FID requires that, within the limits of the proposed project [and its remainder], the landowner grant an exclusive easement for the land underlying the canal and associated area along the canal required for maintenance pursuant to Water Code Section 22425 and FID policy. FID's District Canal Right-of-Way Requirements sheet is enclosed for your reference. The proposed easement (width) will depend on several factors including: 1) Width of canal, 2) height of canal banks, 3) final alignment of canal, 4) additional space needed where roads/avenues intersect canal, etc.
3. Canal Access – FID will need to access the Mill No. 36 Canal from the subject property. In order to access the maintenance road with our larger equipment, FID requires a drive approach wide enough to accommodate WB-67 truck turning for its equipment. Every road and canal intersection is different and therefore each access will be different. The major factors affecting the proposed width will be the angle of the road intersecting the Canal, grade of canal bank vs. City road, median vs. no median, etc. FID will not allow shared access.
4. FID requires that the Engineer/Land Surveyor use the inside top hinge of the canal to define the edge of FID's right-of-way such that FID has a minimum of 20-feet wide right-of-way along the top of the drive bank to be built out full-width, clear of obstructions, structures, vegetation, etc. to provide clear passage and full width at all points along the canal bank. There are no minimum or suggested numbers of survey shots to take, but there must be enough survey points such that the top inside hinge of the canal bank is properly identified. Before finalizing plans, the Engineer/Land Surveyor will need to stake both the inside top hinge and the right-of-way/property for FID Staff to field evaluate an adequate width. FID staff must field verify the right-of-way/property boundary and the hinge line edge before signing plans to ensure that there are enough survey points to properly define the canal. The canal right-of-way line should be consistent with adjacent properties so long as the 20 feet minimum width, clear opening, and right-of-way requirements are met.
5. FID requires the applicant and/or the applicant's engineer meet with FID at their earliest convenience to discuss specific requirements, e.g. easement width and alignment, right-of-way width and alignment, depth and size, fees, etc.
6. Typically, for any type of development that impacts a large open canal or is adjacent to one such as the Mill No. 36, FID requires the developer to improve the canal with either concrete lining, encasing the canal in a box culvert, or other approved means to protect the canal's integrity for an urban setting. FID does not have sufficient information to determine what kind of improvements will ultimately be required as part of the development. The engineers working on the project and FID's engineering staff must meet to discuss specific requirements as discussed below. In order to meet the "urban" standards for the canal, FID will require the following minimum conditions:
  - a. Channel Stabilization: The proposed plan does not indicate any improvements to the Canal. If the Developer is not willing to concrete line portions of the Canal or place it underground within a box culvert, they must come up with another means acceptable to and approved by FID to protect the Canal's integrity. On similar projects, Developers typically propose the following:

- i. Surrounding Development – All proposed building pad elevations must be a minimum of 12-inches above the canal's high water.
- ii. Freeboard – FID typically requires between 1.0 to 1.5 feet of freeboard. Because the Canal is used to route stormwaters, and is one of the larger canals used to convey the stormwater, FID will require a minimum of 1.5 feet of freeboard and a maximum of 2.0 feet. The Developer will be required to either import or export material to meet FID's standards and specifications.
- iii. Maintenance – this reach of Canal does have a history of high loads of sediment deposits and/or debris which requires periodic dredging. FID will typically dredge the Canal and deposit the spoils on top of the banks to dry out. Once the spoil has dried, FID will flatten or remove the spoil as time permits. The hauling off of this material may occur several weeks after being placed on the side of the canal, and may be considered a nuisance (sight and smell). If the Developer and/or City require a different level of maintenance effort, they will need to enter into an agreement for that purpose. The Developer and/or City will be responsible to fund the "higher level" of maintenance.

b. Drive banks/maintenance roads and encroachments (both banks):

- i. All drive banks must be sloped a minimum of 2%, maximum of 4% away from the canal with provisions made for rainfall. Drainage will not be accepted into the Canal and must be routed away from FID property/drive banks. Runoff must be conveyed to nearby public streets or drainage system by concrete drainage swales or other FID acceptable alternatives.
- ii. Any drainage systems or swales proposed must be located outside FID's property/easement.
- iii. Drive banks shall be built out to the required freeboard and elevation for the full width of the required Canal right-of-way width.
- iv. All drive banks shall be overlaid with 3 inches of Class II aggregate base for all-weather access and for dust suppression.
- v. Encroachments - All existing trees, bushes, debris, fencing, and other structures must be removed within FID's property/easement.

7. Trail - It is FID's understanding that a trail is master planned along portions of the Mill No. 36 canal bank. As with the adjacent development, any trails proposed along the canal will need to be located outside FID's right-of-way and easement. FID will not allow the trail to encroach/overlap FID's canal easement. Any right-of-way needed for the trail must be reserved outside FID's right-of-way as a part of the proposed project. The following requirements are intended for trail projects adjacent to FID-owned properties and right-of-ways for open canals:

- a. FID will not allow the trail easement to be in common use with FID-owned property or easements.
- b. FID requires all trail improvements be placed outside of FID-owned properties, right-of-ways, and easements.
- c. FID requires that a minimum of 4 feet tall wrought iron fence be installed for public safety, between the trail and adjacent open canal right-of-way. Wood fencing will not be accepted for trail fencing.
- d. FID will not allow any portion of a tree canopy to encroach within its properties or easements.
- e. FID's canals will not accept any drainage from the trail or the canal bank.
- f. FID may require other improvements be made to the canal depending on the existing canal condition, the proposed trail, and the adjacent development.

8. Fencing has been proposed to be installed between the development and open canal. A block/masonry wall shall be required. Chain-link and wood fencing will not be accepted for urban developments.

#### **General Comments**

1. FID requires the Developer to submit for FID's approval a grading and drainage plan which shows that the proposed development will not endanger the structural integrity of the Canal, or result in drainage patterns that could adversely affect FID.
2. FID requires its review and approval of all improvement plans which affect its property/easements and canal/pipeline facilities including but not limited to Sewer, Water, Fresno Metropolitan Flood Control District (FMFCD), Street, Landscaping, Dry Utilities, and all other utilities.
3. FID requires all exposed facilities (standpipes, air vents, covers, etc.) within the subject property or directly adjacent to the subject property must be adapted with additional features in order to transition from a rural setting to an urban setting, to mitigate for the effects of new development and increased population, and provide for public safety within FID's property/easement and the development.
4. FID requires its easements be shown on all maps/plans with proper recording information, and that FID be made a party to signing the final map.
5. Footings of retaining walls shall not encroach onto FID property/easement areas.
6. FID is experiencing an increase in non-permitted heavy vehicle traffic on FID owned property/right-of-way canals due to developer construction activities. FID requires Owner/Contractor install a temporary access gate or signage on one or both drive banks to stop/limit access to developments for construction activities.

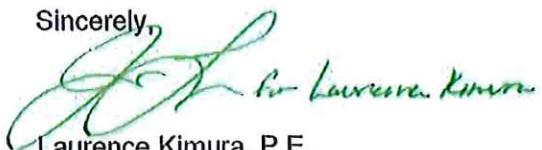
7. FID is concerned that the proposed development may negatively impact local groundwater supplies. The area was historically agricultural land and a significant portion of its water supply was imported surface water, supplemented by groundwater pumping. Under current circumstances the project area is experiencing a modest but continuing groundwater overdraft. Should the proposed development result in a conversion from imported surface water to groundwater, this deficit will increase. FID recommends the City of Fresno require the proposed development balance anticipated groundwater use with sufficient recharge of imported surface water in order to preclude increasing the area's existing groundwater overdraft problem.
8. California enacted landmark legislation in 2014 known as the Sustainable Groundwater Management Act (SGMA). The act requires the formation of local groundwater sustainability agencies (GSAs) that must assess conditions in their local water basins and adopt locally-based management plans. FID and the City of Clovis are members of the North Kings Groundwater Sustainability Agency which will manage the groundwater basin within the FID service area. This area is completely reliant on groundwater pumping and SGMA will impact all users of groundwater and those who rely on it. The City of Clovis should consider the impacts of the development on the City's ability to comply with requirements of SGMA.
9. It should be noted that without the use of surface water, continued dependence on solely a groundwater supply will do nothing to reverse or correct the existing overdraft of the groundwater supply beneath the City of Fresno and FID service area. As this project will "harden" or make firmer the need for water, the long-term correction of the groundwater overdraft should be considered as a requirement of the project.
10. FID is experiencing an increase in non-permitted heavy vehicle traffic on FID owned property/right-of-way canals due to developer construction activities. FID requires Owner/Contractor install a temporary access gate or signage on one or both drive banks to stop/limit access to developments for construction activities.
11. For informational purposes, FID's Temperance No. 37 runs westerly, crosses McKinley Avenue approximately 1,800 feet southeast of the subject property, and crosses Temperance Avenue approximately 1,400 feet southwest of the subject property, as shown on the attached FID exhibit map. Should this project include any street and/or utility improvements along DeWolf Avenue, McKinley Avenue, Temperance Avenue or in the vicinity of this canal, FID requires it review and approve all plans.
12. For informational purposes, Fresno Metropolitan Flood Control District's RCB basin is in close proximity to the subject property as shown on the attached FID exhibit map. Should any improvements be necessary in the vicinity of the basin, the applicant will be required to contact FMFCD to discuss any necessary improvements to their facility.
13. As with most developer projects, there will be considerable time and effort required of FID's staff to plan, coordinate, engineer, review plans, prepare agreements, and inspect the project. FID's cost for the associated plan review will vary and will be determined at the time of the plan review.

Mindi Mariboho  
Re: P24-03170  
September 24, 2024  
Page 6 of 6

14. The above comments are not to be construed as the only requests FID will have regarding this project. FID will make additional comments and requests as necessary as the project progresses and more detail becomes available.

Thank you for submitting this for our review. We appreciate the opportunity to review and comment on the subject documents for the proposed project. If you have any questions please feel free to contact Jeremy Landrith at (559) 233-7161 extension 7407 or [JLandrith@fresnoirrigation.com](mailto:JLandrith@fresnoirrigation.com).

Sincerely,

A handwritten signature in black ink, appearing to read "JL" followed by "Laurence Kimura".

Laurence Kimura, P.E.  
Chief Engineer

Attachment

February 14, 2025

Robert Holt  
City of Fresno  
Planning and Development Department  
2600 Fresno Street  
Fresno, CA 93721

**Project: P24-04042, Vesting Tentative Tract Map No. 6502**

**District CEQA Reference No: 20250115**

Dear Mr. Holt:

The San Joaquin Valley Air Pollution Control District (District) has reviewed the Vesting Tentative Tract Map (TTM) from the City of Fresno (City) for the project described above. Per the TTM, the project consists of the construction of a 119 lot single family residential subdivision with an associated trail and park as well as the pre-zoning and annexation of approximately 24 acres to RS-4 (Single Family Residential, Medium Low Density) (Project). The Project is located on the north side of East McKinley Avenue, east of north Temperance Avenue in Fresno County, CA.

The District offers the following comments at this time regarding the Project:

**1) Project Related Emissions**

At the federal level under the National Ambient Air Quality Standards (NAAQS), the District is designated as extreme nonattainment for the 8-hour ozone standards and serious nonattainment for the particulate matter less than 2.5 microns in size (PM2.5) standards. At the state level under California Ambient Air Quality Standards (CAAQS), the District is designated as nonattainment for the 8-hour ozone, PM10, and PM2.5 standards.

Based on information provided to the District, Project specific annual criteria pollutant emissions from construction and operation are not expected to exceed any of the significance thresholds as identified in the District's Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI):

<https://ww2.valleyair.org/media/g4nl3p0g/gamagi.pdf>.

**Samir Sheikh**  
Executive Director/Air Pollution Control Officer

---

**Northern Region**  
4800 Enterprise Way  
Modesto, CA 95356-8718  
Tel: (209) 557-6400 FAX: (209) 557-6475

**Central Region (Main Office)**  
1990 E. Gettysburg Avenue  
Fresno, CA 93726-0244  
Tel: (559) 230-6000 FAX: (559) 230-6061

**Southern Region**  
34946 Flyover Court  
Bakersfield, CA 93308-9725  
Tel: (661) 392-5500 FAX: (661) 392-5585

### **1a) Construction Emissions**

The District recommends, to reduce impacts from construction-related diesel exhaust emissions, the Project should utilize the cleanest available off-road construction equipment.

### **2) Health Risk Screening/Assessment**

The City should evaluate the risk associated with the Project for sensitive receptors (residences, businesses, hospitals, day-care facilities, health care facilities, etc.) in the area and mitigate any potentially significant risk to help limit exposure of sensitive receptors to emissions.

To determine potential health impacts on surrounding receptors (residences, businesses, hospitals, day-care facilities, health care facilities, etc.) a Prioritization and/or a Health Risk Assessment (HRA) should be performed for the Project. These health risk determinations should quantify and characterize potential Toxic Air Contaminants (TACs) identified by the Office of Environmental Health Hazard Assessment/California Air Resources Board (OEHHA/CARB) that pose a present or potential hazard to human health.

Health risk analyses should include all potential air emissions from the project, which include emissions from construction of the project, including multi-year construction, as well as ongoing operational activities of the project. Note, two common sources of TACs can be attributed to diesel exhaust emitted from heavy-duty off-road earth moving equipment during construction, and from ongoing operation of heavy-duty on-road trucks.

#### Prioritization (Screening Health Risk Assessment):

A “Prioritization” is the recommended method for a conservative screening-level health risk assessment. The Prioritization should be performed using the California Air Pollution Control Officers Association’s (CAPCOA) methodology. Please contact the District for assistance with performing a Prioritization analysis.

The District recommends that a more refined analysis, in the form of an HRA, be performed for any project resulting in a Prioritization score of 10 or greater. This is because the prioritization results are a conservative health risk representation, while the detailed HRA provides a more accurate health risk evaluation.

#### Health Risk Assessment:

Prior to performing an HRA, it is strongly recommended that land use agencies/ project proponents develop and submit for District review a health risk modeling protocol that outlines the sources and methodologies that will be used to perform the HRA.

A development project would be considered to have a potentially significant health risk if the HRA demonstrates that the health impacts would exceed the District's established risk thresholds, which can be found here:  
<https://ww2.valleyair.org/permitting/ceqa/>.

A project with a significant health risk would trigger all feasible mitigation measures. The District strongly recommends that development projects that result in a significant health risk not be approved by the land use agency.

The District is available to review HRA protocols and analyses. For HRA submittals please provide the following information electronically to the District for review:

- HRA (AERMOD) modeling files
- HARP2 files
- Summary of emissions source locations, emissions rates, and emission factor calculations and methodologies.

For assistance, please contact the District's Technical Services Department by:

- E-Mailing inquiries to: [hramodeler@valleyair.org](mailto:hramodeler@valleyair.org)
- Calling (559) 230-5900

*Recommended Measure:* Development projects resulting in TAC emissions should be located an adequate distance from residential areas and other sensitive receptors to prevent the creation of a significant health risk in accordance to CARB's Air Quality and Land Use Handbook: A Community Health Perspective located at <https://ww2.arb.ca.gov/our-work/programs/resource-center/strategy-development/land-use-resources>.

### **3) Vegetative Barriers and Urban Greening**

There are residential units located west and north of the Project. The District suggests the City consider the feasibility of incorporating vegetative barriers and urban greening as a measure to further reduce air pollution exposure on sensitive receptors (e.g., residential units).

While various emission control techniques and programs exist to reduce air quality emissions from mobile and stationary sources, vegetative barriers have been shown to be an additional measure to potentially reduce a population's exposure to air pollution through the interception of airborne particles and the update of gaseous pollutants. Examples of vegetative barriers include, but are not limited to the following: trees, bushes, shrubs, or a mix of these. Generally, a higher and thicker vegetative barrier with full coverage will result in greater reductions in downwind pollutant concentrations. In the same manner, urban greening is also a way to help

improve air quality and public health in addition to enhancing the overall beautification of a community with drought tolerant, low-maintenance greenery.

#### **4) Clean Lawn and Garden Equipment in the Community**

Since the Project consists of residential development, gas-powered lawn and garden equipment have the potential to result in an increase of NOx and PM2.5 emissions. Utilizing electric lawn care equipment can provide residents with immediate economic, environmental, and health benefits. The District recommends the Project proponent consider the District's Clean Green Yard Machines (CGYM) program which provides incentive funding for replacement of existing gas powered lawn and garden equipment. More information on the District CGYM program and funding can be found at: <https://ww2.valleyair.org/grants/clean-green-yard-machines-residential/> and <https://ww2.valleyair.org/grants/zero-emission-landscaping-equipment-voucher-program/>.

#### **5) District Rules and Regulations**

The District issues permits for many types of air pollution sources, and regulates some activities that do not require permits. A project subject to District rules and regulations would reduce its impacts on air quality through compliance with the District's regulatory framework. In general, a regulation is a collection of individual rules, each of which deals with a specific topic. As an example, Regulation II (Permits) includes District Rule 2010 (Permits Required), Rule 2201 (New and Modified Stationary Source Review), Rule 2520 (Federally Mandated Operating Permits), and several other rules pertaining to District permitting requirements and processes.

The list of rules below is neither exhaustive nor exclusive. Current District rules can be found online at: <https://ww2.valleyair.org/rules-and-planning/current-district-rules-and-regulations>. To identify other District rules or regulations that apply to future projects, or to obtain information about District permit requirements, the project proponents are strongly encouraged to contact the District's Small Business Assistance (SBA) Office at (559) 230-5888.

**5a) District Rules 2010 and 2201 - Air Quality Permitting for Stationary Sources**

Stationary Source emissions include any building, structure, facility, or installation which emits or may emit any affected pollutant directly or as a fugitive emission. District Rule 2010 (Permits Required) requires operators of emission sources to obtain an Authority to Construct (ATC) and Permit to Operate (PTO) from the District. District Rule 2201 (New and Modified Stationary Source Review) requires that new and modified stationary sources of emissions mitigate their emissions using Best Available Control Technology (BACT).

This Project may be subject to District Rule 2010 (Permits Required) and Rule 2201 (New and Modified Stationary Source Review) and may require District permits. Prior to construction, the Project proponent should submit to the District an application for an ATC. For further information or assistance, the project proponent may contact the District's SBA Office at (559) 230-5888.

**5b) District Rule 9510 - Indirect Source Review (ISR)**

The Project is subject to District Rule 9510 because it will receive a project-level discretionary approval from a public agency and will equal or exceed 50 dwelling units of residential development.

The purpose of District Rule 9510 is to reduce the growth in both NOx and PM emissions associated with development and transportation projects from mobile and area sources; specifically, the emissions associated with the construction and subsequent operation of development projects. The ISR Rule requires developers to mitigate their NOx and PM emissions by incorporating clean air design elements into their projects. Should the proposed development project clean air design elements be insufficient to meet the required emission reductions, developers must pay a fee that ultimately funds incentive projects to achieve off-site emissions reductions.

Per Section 5.0 of the ISR Rule, an Air Impact Assessment (AIA) application is required to be submitted no later than applying for project-level approval from a public agency. As of the date of this letter, the District has not received an AIA application for this Project. Please inform the project proponent to immediately submit an AIA application to the District to comply with District Rule 9510 so that proper mitigation and clean air design under ISR can be incorporated into the Project's design. One AIA application should be submitted for the entire Project.

Information about how to comply with District Rule 9510 can be found online at: <https://ww2.valleyair.org/permitting/indirect-source-review-rule-overview>

The AIA application form can be found online at:

<https://ww2.valleyair.org/permitting/indirect-source-review-rule-overview/forms-and-applications/>

District staff is available to provide assistance and can be reached by phone at (559) 230-5900 or by email at [ISR@valleyair.org](mailto:ISR@valleyair.org).

**5c) District Rule 4002 (National Emissions Standards for Hazardous Air Pollutants)**

In the event an existing building will be renovated, partially demolished or removed, the Project may be subject to District Rule 4002. This rule requires a thorough inspection for asbestos to be conducted before any regulated facility is demolished or renovated. Information on how to comply with District Rule 4002 can be found online at: <https://ww2.valleyair.org/compliance/demolition-renovation/>

**5d) District Rule 4601 (Architectural Coatings)**

The Project will be subject to District Rule 4601 since it is expected to utilize architectural coatings. Architectural coatings are paints, varnishes, sealers, or stains that are applied to structures, portable buildings, pavements or curbs. The purpose of this rule is to limit VOC emissions from architectural coatings. In addition, this rule specifies architectural coatings storage, cleanup and labeling requirements. Additional information on how to comply with District Rule 4601 requirements can be found online at:

<https://ww2.valleyair.org/media/tkgjeusd/rule-4601.pdf>

**5e) District Regulation VIII (Fugitive PM10 Prohibitions)**

The project proponent may be required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to commencing any earthmoving activities as described in Regulation VIII, specifically Rule 8021 – *Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities*.

Should the project result in at least 1-acre in size, the project proponent shall provide written notification to the District at least 48 hours prior to the project proponents intent to commence any earthmoving activities pursuant to District Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities). Also, should the project result in the disturbance of 5-acres or more, or will include moving, depositing, or relocating more than 2,500 cubic yards per day of bulk materials, the project proponent shall submit to the District a Dust Control Plan pursuant to District Rule 8021 (Construction,

Demolition, Excavation, Extraction, and Other Earthmoving Activities). For additional information regarding the written notification or Dust Control Plan requirements, please contact District Compliance staff at (559) 230-5950.

The application for both the Construction Notification and Dust Control Plan can be found online at: <https://ww2.valleyair.org/media/fm3jrbsq/dcp-form.docx>

Information about District Regulation VIII can be found online at:  
<https://ww2.valleyair.org/dustcontrol>

**5f) District Rule 4901 - Wood Burning Fireplaces and Heaters**

The purpose of this rule is to limit emissions of carbon monoxide and particulate matter from wood burning fireplaces, wood burning heaters, and outdoor wood burning devices. This rule establishes limitations on the installation of new wood burning fireplaces and wood burning heaters. Specifically, at elevations below 3,000 feet in areas with natural gas service, no person shall install a wood burning fireplace, low mass fireplace, masonry heater, or wood burning heater.

Information about District Rule 4901 can be found online at:  
<https://ww2.valleyair.org/compliance/residential-wood-smoke-reduction-program/>

**5g) Other District Rules and Regulations**

The Project may also be subject to the following District rules: Rule 4102 (Nuisance) and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations).

**6) District Comment Letter**

The District recommends that a copy of the District's comments be provided to the Project proponent.

If you have any questions or require further information, please contact Matt Crow by e-mail at [Matt.Crow@valleyair.org](mailto:Matt.Crow@valleyair.org) or by phone at (559) 230-5931.

Sincerely,

Tom Jordan  
Director of Policy and Government Affairs



For: Mark Montelongo  
Program Manager



June 6, 2025

Robert Holt  
DARM – Development Services Division  
2600 Fresno Street  
Fresno, CA 93721

**Governing Board**  
Hugh Awtry  
Deena L. Combs-Flores  
Steven G. Fogg, M.D.  
Yolanda Moore  
Clinton Olivier  
Tiffany Stoker Madsen  
Wilma Tom Hashimoto

SUBJECT: P24-04042; T-6502  
119-lot single family residential subdivision  
North of E. McKinley Avenue, between N. Temperance and N. De Wolf  
Avenues  
APN: 310-052-27

**Administration**  
Corrine Folmer, Ed.D.  
*Superintendent*  
  
Norm Anderson  
*Deputy Superintendent*  
  
Marc Hammack, Ed.D.  
*Associate Superintendent*  
  
Barry S. Jager, Jr.  
*Associate Superintendent*  
  
Michael Johnston  
*Associate Superintendent*

Dear Robert Holt:

The purpose of this letter is to provide school district information relative to the above-referenced development and to comply with Business and Professions Code section 11010, subdivision (b)(11)(A) regarding the provision of school-related information to the developer/owner and the State Department of Real Estate.

1. Elementary School Information:

(a) The subject land is presently within the attendance area of the elementary school (grades TK-6) listed below:

School Name: *Hirayama Elementary*  
Address: *2150 N Fowler Ave Fresno CA 93727*  
Telephone: *(559) 327-0100*  
Capacity: *844*  
Enrollment: *442 (CBEDS enrollment 2023-24 school year)*

(b) Because of projected growth in the District and the District's plans for construction of new school facilities, it is possible that (1) adjustment of school attendance areas could occur in the future such that students residing in the project area may be required to attend an elementary school other than the school listed above, and (2) students residing in the project area may attend more than one elementary school within the District during their elementary school years.

2. Intermediate School Information:

School Name: *Reyburn Intermediate*  
Address: *2901 Dewolf Ave Clovis CA 93619-5226*  
Telephone: *(559) 327-4500*  
Capacity: *1485*  
Enrollment: *1695 (CBEDS enrollment 2023-24 school year)*

(a) A new attendance map for Clovis Unified was adopted by the Governing Board at their April 17, 2024 meeting. This new map will go into effect for the 2025-26 school year. Students residing in the project area at that time will be within the following attendance area for grades 7-8:

School Name: *Sanchez Intermediate*  
Address: *2501 N. Highland Ave. Fresno, CA 93727*  
Telephone: *(559) 327-45009000*  
Capacity: *1500*  
Enrollment: *0 (Opening August 2025)*

3. High School Information:

School Name: *Clovis East High School*  
Address: *2940 Leonard Ave Clovis CA 93619-8446*  
Telephone: *(559) 327-4000*  
Capacity: *2862*  
Enrollment: *2923 (CBEDS enrollment 2023-24 school year)*

(a) A new attendance map for Clovis Unified was adopted by the Governing Board at their April 17, 2024 meeting. This new map will go into effect for the 2025-26 school year. Students residing in the project area at that time will be within the following attendance area for students in grade 9:

School Name: *Clovis South High School*  
Address: *2501 N. Highland Ave. Fresno, CA 93727*  
Telephone: *(559) 327-4000*  
Capacity: *1500*  
Enrollment: *0 (Opening August 2025)*

4. Bus transportation is currently provided for grades TK-6 students residing further than one mile from school and for grades 7-12 students residing further than two and one-half miles from school. Transportation will be available for students attending the above-identified elementary, intermediate and high schools in accordance with District standards in effect at the time of enrollment.

Robert Holt  
June 2, 2025  
Page 3

5. The District currently levies a school facilities fee of \$5.86 per square foot (as of July 1, 2024) for residential development. The fee is adjusted periodically in accordance with law. New development on the subject property will be subject to the fee in place at the time fee certificates are obtained.

The District hereby requests that the information in this letter be provided by the owner/subdivider to all prospective purchasers of property within the project.

Thank you for the opportunity to comment on the project. Please contact me if you have any questions regarding this letter.

Sincerely,



Michael Johnston  
Associate Superintendent  
Administrative Services

February 24, 2025

City of Fresno  
Planning Department  
2600 Fresno St  
Fresno, CA 93721

Re: T-6502 McKinley & Temperance (Blossom View)  
7270 E McKinley Avenue, Fresno, CA 93737

Dear Angel Anguiano,

Thank you for giving us the opportunity to review the proposed T-6502 McKinley & Temperance (Blossom View) Tentative Map. The installation of new gas and electric facilities and/or relocation of existing PG&E facilities will be performed in accordance with common law or Rules and Tariffs as authorized by the California Public Utilities Commission.

Following our review, PG&E recommends the following language be expressly stated for the offer to dedicate Public Utility Easements (PUE):

I/We the undersigned, as Owner(s) of the land shown hereon, do hereby state that I/we am/are the only person(s) whose consent is necessary to pass clear title to said land and do hereby consent to the preparation and recordation of this map and offer for dedication and do hereby dedicate for public uses the Public Utility Easements (PUEs) shown on this map for public utility purposes including electric, gas, communication facilities and all other public utility purposes; together with any and all appurtenances thereto, including the right from time to time to trim and to cut down and clear away or otherwise control any trees or brush. The PUEs hereby offered for dedication are to be kept open and free of buildings, structures and wells of any kind.

The final map must contain a statement setting forth dedications and offers to dedicate interests in real property for public utility purposes. If the offer of dedication has terminated, or the local agency declines to accept it, the applicant maybe required to provide an easement in gross satisfactory to PG&E. Please note that this is our preliminary review and PG&E reserves the right for future review as needed. Please work with PG&E's Service Planning department at [www.pge.com/cco](http://www.pge.com/cco) for additional services you may require, or for any modification and/or relocation requests.

If you have any questions regarding our response, please contact me at alexa.boyd@pge.com.

Sincerely,



*Pacific Gas and  
Electric Company®*

*Alexa Boyd*

Alexa Boyd  
Land Management