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Title: Hearing to consider Vesting Tentative Tract Map No. 6397 and related Environmental Assessment No. T-6397 for approximately 4.72 acres of property located on the east side of North Cornelia Avenue, between West McKinley and West Hedges Avenues (Council District 3) - Planning and Development Department.

- ADOPT Environmental Assessment No. T-6397 dated February 5, 2025, a determination that the proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332/Class 32 (In-fill Development Projects) of CEQA Guidelines.
- APPROVE Vesting Tentative Tract Map No. 6397 proposing to subdivide approximately 4.72 acres of property into a 26-lot single-family residential development, subject to compliance with the Conditions of Approval dated February 5, 2025.

Sponsors: Planning and Development Department

Indexes:

Code sections:

Attachments: 1. Exhibit A – Vesting Tentative Tract Map No. 6397 [11-8-2024], 2. Exhibit B – Operational Statement [10-7-2024], 3. Exhibit C – Aerial Map, 4. Exhibit D – Vicinity Map, 5. Exhibit E – Fresno General Plan Land Use & Zoning Map, 6. Exhibit F – Fresno Municipal Code Findings, 7. Exhibit G – Public Hearing Notice Radius Map, 8. Exhibit H – Conditions of Approval for Vesting Tentative Tract Map No. 6397 [02-05-2025], 9. Exhibit I Comments and Requirements from Responsible Agencies, 10. Exhibit J – Environmental Assessment No. T-6397 P23-01677 [01-04-2025]

Date	Ver.	Action By	Action	Result
2/5/2025	1	Planning Commission	APPROVED	Pass

REPORT TO THE PLANNING COMMISSION

February 5, 2025

FROM: ASHLEY ATKINSON, Assistant Director
Planning and Development Department

THROUGH: ISRAEL TREJO, Planning Manager
Planning and Development Department

BY: SAUL PEREZ, Planner II
Planning and Development Department

SUBJECT

Hearing to consider Vesting Tentative Tract Map No. 6397 and related Environmental Assessment

No. T-6397 for approximately 4.72 acres of property located on the east side of North Cornelia Avenue, between West McKinley and West Hedges Avenues (Council District 3) - Planning and Development Department.

1. **ADOPT** Environmental Assessment No. T-6397 dated February 5, 2025, a determination that the proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332/Class 32 (In-fill Development Projects) of CEQA Guidelines.
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EXECUTIVE SUMMARY

Dale G. Mell & Associates, on behalf of Manreet Ladhar Singh, has filed Vesting Tentative Tract Map No. 6397, pertaining to approximately 4.72 acres of property located on the east side of North Cornelia Avenue, between West McKinley and West Hedges Avenues.

The subject property is located within the boundaries of the Fresno General Plan and West Fresno Community Plan, and both plans designate the subject property for Medium Low Density Residential (3.5 to 6 dwelling units per acre (du/ac)). The proposed density of the subdivision is 5.5 du/ac. Based upon the submitted subdivision design, and conditions of approval, the proposed subdivision can be found consistent with the Medium Low Density Residential planned land use for the subject property.

BACKGROUND

The subject property is an existing rural residential property located on the east side of North Cornelia Avenue, between West McKinley and West Hedges Avenues. The general vicinity surrounding the subject property are primarily single-family residential neighborhoods and rural residences. There are county properties adjacent south and west of the subject property.

Minor Deviation

Minor Deviation Permit Application No. P25-00221 requests authorization to reduce the minimum lot size from 5,000 square feet to 4,600 square feet for lots 14 through 19 and reduce the minimum lot width from 50 feet to 46 feet for lots 14 through 26 of Vesting Tentative Tract Map No. 6397 (**Exhibit A**).

Landscaping/Walls/Open Space

The subject property is located within the West Area Community Plan and along a collector street (North Cornelia Avenue). Pursuant to West Area Community Plan Policy W-3-c, a minimum 15-foot landscaped setback is required. The project is conditioned to require a minimum 15-foot-wide outlot for public landscape purposes adjacent to property frontages along North Cornelia Avenue.

The developer is required to provide street trees on all public street frontages per Fresno Municipal Code (FMC) Section 15-4108. Street trees shall be planted at the minimum rate of one tree for each 60' of street frontage or one tree per home (whichever is greater) by the Developer. Furthermore, the

developer is required to provide irrigation for all street trees.

The long-term maintenance and operating costs, including repair and replacement, of certain required public improvements (“Services”) associated with all new single-family developments (e.g., landscaped areas, concrete curb and gutters, sidewalks, curb ramps, median islands, etc.) 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 into the applicable Community Facilities District (CFD). Per the Public Works Department memorandum dated January 29, 2025, the site may be required to annex into CFD No. 11. The public improvements eligible for service by the CFD include landscaping, irrigation, outlots for open space, curbs, gutters, and sidewalks.

Pursuant to FMC Section 12-4.705, residential subdivisions with tentative maps containing 50 parcels or less are required to pay in-lieu fees for open space/park facility purposes; no on-site open space is required due to the limited number of proposed lots.

Walls

Abutting the rear of outlots along North Cornelia Avenue, installation of a 6-foot decorative solid masonry wall (at finished grade of proposed site) is required pursuant to the solid wall requirements of Section 15-2006. Interior end-blocks will incorporate a minimum 5-foot landscape strip with six-foot high concrete/masonry wall for lots 8 and 13 of Vesting Tentative Tract Map No. 6397 in accordance with FMC Section 15-4105-G-2-b.

Public Services

Public Utilities

The Department of Public Utilities (DPU) has determined that adequate sanitary sewer and water services are available to serve the project site subject to implementation of the Fresno General Plan policies, and the construction and installation of public facilities and infrastructure in accordance with Department of Public Works standards, specifications, and policies.

For sanitary sewer service, these infrastructure improvements and facilities include typical requirements including the installation of an 8-inch sanitary sewer main in North Cornelia Avenue from the existing 15-inch sanitary sewer main located in West McKinley Avenue to the southwest corner of the project and installation of 8-inch sanitary sewer mains in West Pine and North Lodi Avenues within the project to provide service to each lot. The proposed project will also be required to provide payment of sewer connection charges.

For water service, required infrastructure improvements and facilities include installation of an 8-inch water main in North Cornelia Avenue from the existing 14-inch water main located in West McKinley Avenue to the southwest corner of the project and installation of 8-inch water mains in West Pine and North Lodi Avenues within the project to provide service to each lot. Additionally, the proposed project will provide adequate, reliable, and sustainable water supply for the project’s urban domestic and public safety consumptive purposes.

Fresno Metropolitan Flood Control District

According to the Fresno Metropolitan Flood Control District (FMFCD), the subject site is not located within a flood prone or hazard area. The eastern half of the subdivision will need to drain stormwater east towards the existing subdivision along West Pine Avenue, and the western half of the subdivision will need to drain stormwater west towards North Cornelia Avenue. Permanent drainage

service is available to that portion of the subdivision that drains to the east. The portion of the subdivision that drains to the west to Cornelia Avenue will not have permanent service and the District recommends temporary facilities for the western portion until permanent service is available. Drainage from the site shall be directed to the existing subdivision adjacent east of the subject property along West Pine Avenue for the eastern half of Tract 6397 and to North Cornelia Avenue for the western half of Tract 6397.

Fire Department

The subject property is located within the boundaries of the Fire Station 16 Service Area. Additional Fire service requirements for development of the proposed project will include installation of public fire hydrants and the provision of adequate fire flows per Public Works Standards, with two sources of water. Internal access to the tract is acceptable, and compliance with the provision of two means of emergency access during all phases of construction is required. The project applicant shall comply with the Fresno Fire Department requirements dated October 10, 2024.

Central Unified School District

Related to the comments provided in the Central Unified School District letter dated October 28, 2024, the Public Works Department memorandum dated January 29, 2025, requires construction of concrete curb, gutter, and sidewalk along North Cornelia Avenue. Additionally, the project requires dedication and construction of the following on North Cornelia Avenue within the limits of the subdivision.

Streets and Access Points

The Fresno General Plan designates North Cornelia Avenue as a collector street. The proposed project will extend the existing West Pine Avenue from North Belvedere Avenue (east) to North Cornelia Avenue (west) and provide a street stub for future development to the north, providing two points of immediate access and one future point of access.

The project will require dedications and/or acquisitions for public street rights-of-way and utility easements as well as incorporation of existing easements for construction and/or retention of public facilities and infrastructure in accordance with all applicable standards, specifications and policies of the City of Fresno and responsible agencies to facilitate the future proposed development of the subject property.

The Public Works Department, Traffic Engineering Division has reviewed the proposed project and potential traffic related impacts for the proposed application and has determined that the streets adjacent to and near the subject site will be able to accommodate the quantity and kind of traffic which may be potentially generated subject to the requirements stipulated within the memoranda from the Traffic Engineering Division dated January 29, 2025. These requirements include: (1) Street dedications and improvements, (including, but not limited to, construction of concrete curbs, gutters, pavement, underground street lighting systems); and (2) Payment of applicable impact fees (including, but not limited to, the Traffic Signal Mitigation Impact (TSMI) Fee, and the Fresno Major Street Impact (FMSI) Fee.

Council District Project Review Committee

The Council District 3 Project Review Committee reviewed the proposed project at their regular meeting on October 22, 2024. The Committee did not provide any recommendations.

Notice of Planning Commission Hearing

The Planning and Development Department mailed notices of this Planning Commission hearing to all surrounding property owners within 1,000 feet of the subject property, pursuant to FMC Section 15-5007 (**Exhibit G**) and posted it in the Fresno Bee pursuant to FMC Section 15-3308.B.4.a.

ENVIRONMENTAL FINDINGS

The California Environmental Quality Act (CEQA), Public Resource Code Section 2100 et seq., permits a public agency to determine whether a particular project is exempt from CEQA. A determination of a Categorical Exemption from Section 15332/Class 32 was made and Environmental Assessment T-6397 was completed for this project on February 5, 2025 (**Exhibit J**).

FRESNO MUNICIPAL CODE FINDINGS

Based upon analysis of the applications, staff concludes that the required findings contained within FMC Sections 15-3309 and 15-5607.B et seq. can be made. These findings are attached as **Exhibit F**.

GROUNDINGS FOR DENIAL OF TENTATIVE MAP

Section 66474 of the Subdivision Map Act (SMA) (California Government Code §§ 66410, *et seq.*) provides that approval of a proposed subdivision map shall be denied if any of the following findings are made.

1. That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451 of the SMA.
2. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
3. That the site is not physically suitable for the type of development.
4. That the site is not physically suitable for the proposed density of development.
5. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
6. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
7. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate

easements, for access of or use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

Staff has reviewed the vesting tentative tract map and has determined that none of the findings above apply to the project, pursuant to the Findings (**Exhibit F**) and Conditions of Approval (**Exhibit H**) and, therefore, has recommended approval subject to the conditions of approval.

CONCLUSION

The appropriateness of the proposed project has been examined with respect to its consistency with goals and policies of the Fresno General Plan and the West Fresno Community Plan; compliance with the provisions of the FMC; its compatibility with surrounding existing or proposed uses; and its avoidance or mitigation of potentially significant adverse environmental impacts. These factors have been evaluated as described above and by the accompanying environmental assessment and exhibits. The proposed project does not meet the findings for denial per the SMA and Staff concludes that the required findings contained within Sections 15-3309 and 15-5607.B of the FMC can be made. Based upon this evaluation, it can be concluded that the proposed projects are appropriate for the project site.

ATTACHMENTS:

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