

Exhibit J



DATE: 4/19/2024

TO: Luke Risner, Planner II  
Planning and Development Department

THROUGH: Harmanjit Dhaliwal, PE, Licensed Engineer Manager,  
Public Works Department  
Land Planning & Subdivision Inspection Section

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

SUBJECT: Public Works Conditions of Approval  
**T-6468 / P23-03663 and P23-04061 an 84-lot** single family subdivision /  
private unit development  
1604 Crystal Ave  
Kearney and Crystal LLC / YCG Civil 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.

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**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.
4. 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.
5. 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, if applicable.

6. Street widening and transitions shall also include utility relocations and necessary dedications if applicable.
7. Overhead Utilities: Underground all existing overhead utilities with the limits of this map in accordance with *Fresno Municipal Code Section 15-4114, if applicable*.
8. 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.
9. Intersection Visibility: Maintain visibility at all intersections as described in the *Fresno Municipal Code Section 15-2018*.
10. 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*.
11. 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, if applicable.

## **Frontage Improvement Requirements:**

### **Public Streets:**

#### Crystal Avenue: Local

1. Dedication/Vacation Requirements:
  - a. If required, dedicate a **10'** pedestrian easement at the main entrance per *Public Works Standards*.
  - a. Relinquish direct access rights to Crystal Avenue from all residential lots within this subdivision.
2. Construction Requirements:
  - a. Construct concrete curb, gutter and a 4' sidewalk to *Public Works Standard P-5*. The curb shall be constructed to a 12' residential pattern.
  - 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 **18'** of permanent paving per *Public Works Standard P-50*, within the limits of this subdivision and transition paving, as necessary.
  - d. Construct an underground street lighting system to *Public Works Standard E-1 and E-9A*, within the limits of this subdivision.
  - e. Site Plan approval of a street type approach per *Public Works Standard P-77* is a tentative approval until such time that a qualified Civil Engineer prepares

street plans that provide the sufficient cross drainage approved by the City Engineer in accordance with *Public Works Standard P-10*. If grades are not sufficient, construct to *Public Works Standard P-2* and *P-6*.

- f. Construct a concrete Emergency Vehicle Access (EVA) per *Public Works Standard P-67*.

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

1. Entry Gate: Provide a minimum of **75'** from the proposed gate to the back of walk, for vehicle stacking at both entrances and shall have an onsite turn around.
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. Sidewalks are recommended on both sides of the street. Identify ramps within the proposed subdivision wherever sidewalks are provided.
3. Garages: Garage or carport setbacks 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:**

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

1. Relinquish direct vehicular access rights to:
  - a. the east property line of lots 24, 25, 66 and 67
  - b. The east property line of the Private streets outlot, except for the main entrance and the emergency vehicle access.
2. Emergency Vehicle Access (EVA): Construct a concrete EVA per *Public Works Standard P-67*.

**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.

**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.

**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.

## DEPARTMENT OF PUBLIC WORKS

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**TO:** Luke Risner, Planner II  
Planning & Development Department

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

**DATE:** April 19, 2024

**SUBJECT:** P23-03663; Tract 6468 (APN: 464-070-05) located on the west side of South Crystal Avenue and West Strother 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.
2. Street Tree Planting by Developer: For those lots having internal street tree frontage available for street tree planting, the developer shall plant one tree for each 40' of street frontage, or one tree per lot having street frontage, whichever is greater. Tree planting shall be within a 10' Public Planting and Utility Easement.
  - 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. <https://www.fresno.gov/publicworks/developer-doorway/#tab-5>

## **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.

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.



**DATE:** April 19, 2024

**TO:** Luke Risner, Planner II  
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. 6468 REGARDING MAINTENANCE REQUIREMENTS (P23-03663)

**LOCATION:** 1604 South Crystal Avenue  
**APN:** 464-070-05

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.

<b>ATTENTION:</b>			
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 Section <b>prior</b> to final map approval.			
<b>X</b>	<b>CFD Annexation Request Package</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.



## **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 street lights 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 street lights 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.**

### **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 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 Planning and Development Department for more details.

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

APPL. NO. T-6468	EXHIBIT A	DATE
PLANNING REVIEW BY		DATE
TRAFFIC ENG.		DATE
APPROVED BY		DATE

CITY OF FRESNO DARM DEPT

# KEARNEY AND CRYSTAL SUBDIVISION

## TENTATIVE TRACT MAP T- 6468

### GENERAL NOTES

- ASSESSOR'S PARCEL NUMBER 464-070-05 / 464-070-13
- TOTAL EXISTING PARCELS 2
- PROPOSED PARCELS 84 RESIDENTIAL LOTS  
3 OPEN SPACE LOTS
- EXISTING GENERAL PLAN LAND USE DESIGNATION VACANT PARCEL
- PROPOSED GENERAL PLAN LAND USE DESIGNATION RESIDENTIAL SINGLE FAMILY, MEDIUM DENSITY
- EXISTING ZONING CLASSIFICATION RS-5 RESIDENTIAL SINGLE-FAMILY MEDIUM DENSITY
- PROPOSED ZONING CLASSIFICATION RS-5 RESIDENTIAL SINGLE-FAMILY MEDIUM DENSITY
- EXISTING LAND USE VACANT PARCEL
- PROPOSED LAND USE SINGLE-FAMILY RESIDENTIAL
- BUILDING TABULATION:  
RESIDENTIAL LOTS (RS-5) 5.28± AC  
ROAD/HARDSCAPE 2.13± AC  
PARK OUTLOT-C 0.14± AC  
OPEN SPACE A OUTLOT-A 0.12± AC  
OPEN SPACE B OUTLOT-B 0.10± AC  
LANDSCAPE 0.05± AC  
TOTAL SITE ACREAGE 7.82± AC
- UTILITIES:  
WATER CITY OF FRESNO  
GAS & ELECTRIC PG&E  
SANITARY SEWER CITY OF FRESNO  
STORM DRAIN FRESNO METROPOLITAN FLOOD CONTROL DISTRICT  
TELEPHONE TBD
- PROPOSED GRADES AS SHOWN ARE PRELIMINARY. FINISH GRADING IS SUBJECT TO FINAL DESIGN.
- MULTIPLE FINAL MAPS MAY BE FILED ON THE LANDS SHOWN ON THIS TENTATIVE MAP.
- PLACEHOLDER STREET NAMES FOR THIS PROJECT ARE SHOWN ON THIS TENTATIVE MAP.
- GRADING, SURFACE IMPROVEMENTS, AND UTILITIES ARE CONCEPTUAL AND ARE SUBJECT TO REVISION AND CITY APPROVAL DURING FINAL DESIGN.
- BASE TOPOGRAPHIC INFORMATION WAS CREATED BY BASE CONSULTING GROUP, DATED 01/21/22.
- DOMESTIC WATER WILL BE PROVIDED BY CITY OF FRESNO.
- PROJECT WASTEWATER WILL BE TREATED BY UTILIZING THE FRESNO-CLOVIS REGIONAL WASTEWATER RECLAMATION FACILITY.
- NO EXISTING UNDERGROUND FEATURES SUCH AS PRIVATE WELLS, CESSPOOLS, SEPTIC SYSTEMS, DUMP SITES, ARE PRESENT ON THE PROJECT SITE.
- NO GRADE DIFFERENTIALS OF SIX INCHES OR MORE WILL EXIST AFTER THE SUBDIVISION.
- NO EXISTING TREES ARE TO BE REMOVED AS PART OF THIS PROJECT.
- THE PROJECT SITE IS LOCATED IN ZONE X (SEE FLOOD ZONE NOTE).
- THE DESIGN OF THE PROPOSED SUBDIVISION SHALL PROVIDE TO THE EXTENT FEASIBLE FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES AND OTHER MEASURES THAT CONSERVE NON-RENEWABLE ENERGY SOURCES.
- OUTLOT A AND OUTLOT B ARE INTENDED TO BE LANDSCAPED AS PART OF THE ENTRANCE TO THE PRIVATE DEVELOPMENT. OUTLOT C IS INTENDED TO FUNCTION AS A PARK WITH LANDSCAPING FOR RESIDENTS. ALL OUTLOT LANDSCAPING WILL BE MAINTAINED BY THE DEVELOPMENT HOMEOWNER'S ASSOCIATION.

### FLOOD ZONE NOTE

THIS PROJECT IS IN FLOOD ZONE X - 0.2% ANNUAL CHANCE FLOOD HAZARD. AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE, PER FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) IN THE CITY OF FRESNO.

PANEL NO: 06019C2105H  
EFFECTIVE DATE: 02/18/09

### LEGAL DESCRIPTION

LOT 7 OF WEST VILLA TRACT, AS PER MAP RECORDED FEBRUARY 16, 1888, IN PLAT BOOK 2 AT PAGE 49, OFFICIAL RECORDS OF FRESNO COUNTY.

LOTS 1 AND 2 OF WEST VILLA TRACT, AS SHOWN ON MAP FILED IN BOOK 2, PAGE 49 OF PLATS, IN THE OFFICE OF THE COUNTY RECORDER OF FRESNO COUNTY, EXCEPTING THEREFROM THE NORTH 398 FEET.

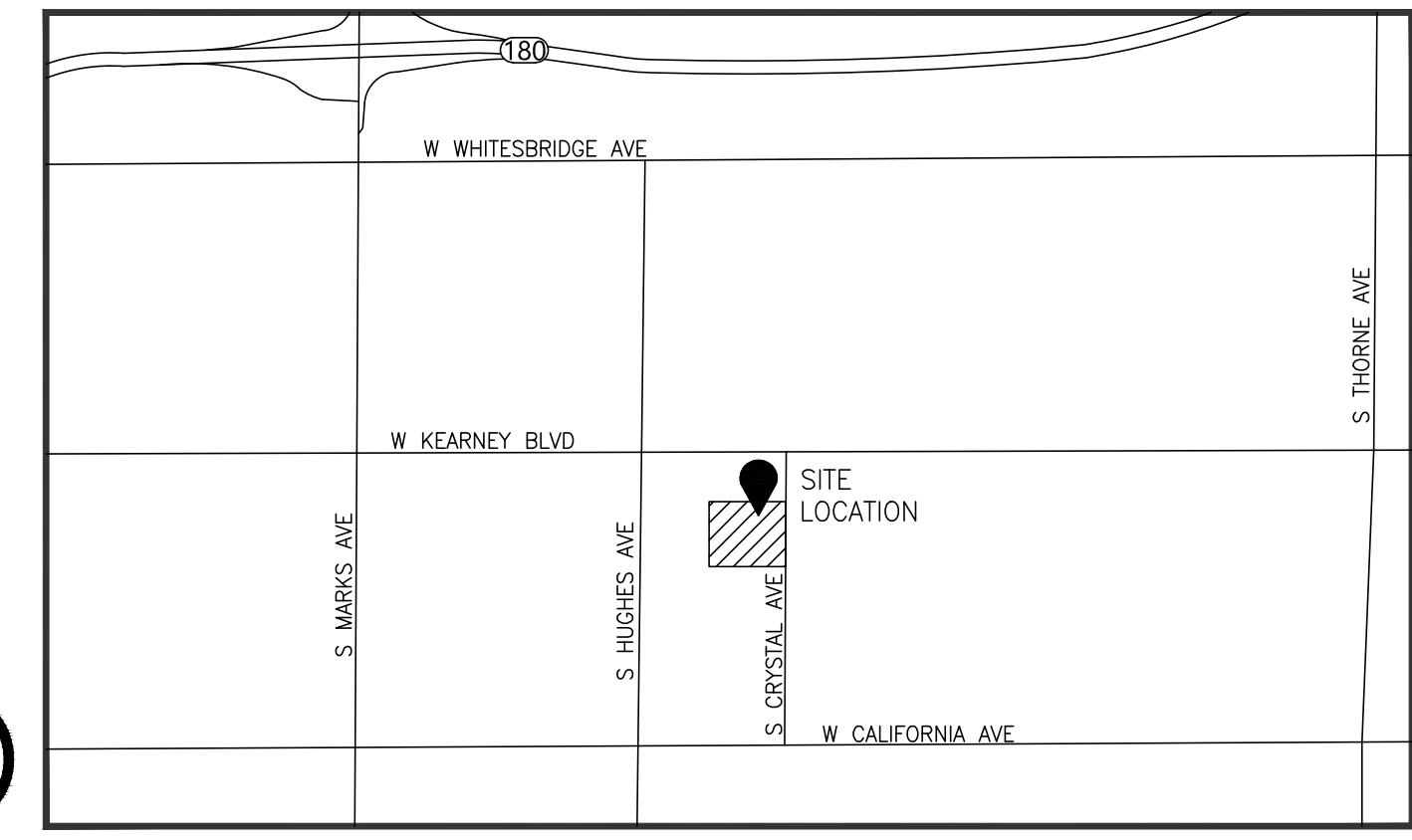
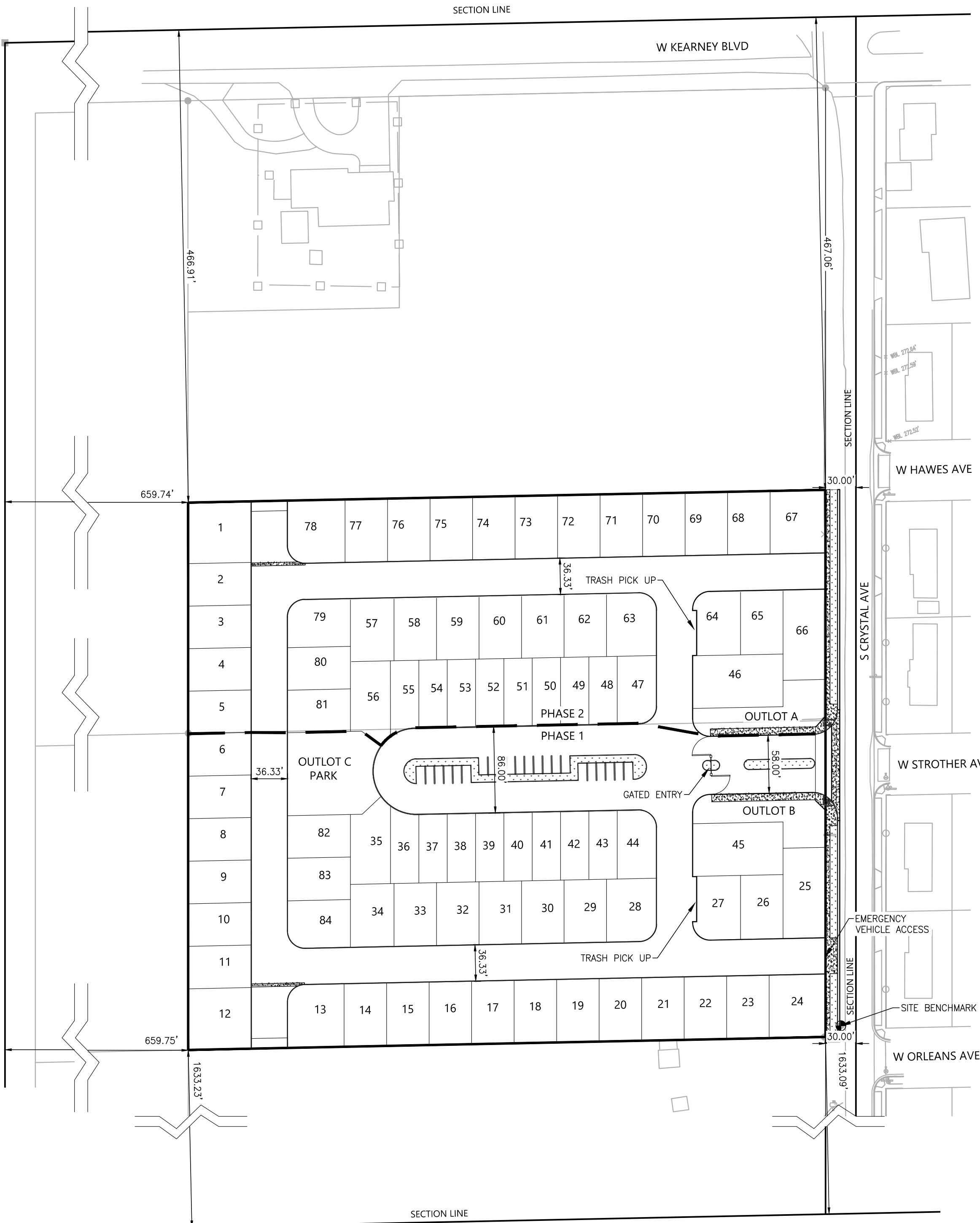
### DEVIATIONS FROM CODE

THE FOLLOWING ARE REQUESTED DEVIATIONS FROM CITY OF FRESNO MUNICIPAL CODE AND CONSTRUCTION STANDARDS FOR THIS PROJECT:

CODE SEC. 15-903 - THE MINIMUM LOT SIZE FOR THIS PROJECT IS 1,866 SF (REQ'D: 2,500 SF). MINIMUM LOT FRONTAGE IS 28' (REQ'D: 35'). MINIMUM CURVED LOT FRONTAGE IS 13' (REQ'D: 30'). MINIMUM LOT DEPTH IS 62' (REQ'D 70').

STD. P-568 - THE PUE HAS BEEN MODIFIED TO 5' AND RIGHT-OF-WAY IS PLACED AT BACK OF CURB TO OBTAIN MINIMUM BUILDING SETBACK REQUIREMENTS.

STD. E-91 - NEW STREET LIGHTS ARE NOT PROPOSED ON THE WEST SIDE OF CRYSTAL AVENUE DUE TO THE EXISTING LIGHTS ON THE EAST SIDE.



VICINITY MAP  
N.T.S.

### BENCHMARK:

DATUM: FRESNO CITY DATUM (NAVD88)  
NAME: BASE CONTROL POINT NUMBER 2  
ELEVATION: 272.05'  
LOCATION: COTTON SPINDLE SET AT EDGE OF ASPHALT AT THE SE CORNER OF SITE.

### SHEET INDEX

- C1.0 COVER SHEET
- C2.0 TOPOGRAPHIC PLAN
- C3.0 SITE PLAN
- C4.0 GRADING PLAN
- C5.0 UTILITY PLAN
- C6.0 NOTES
- A1.1 HOUSING PLAN 1 FLOOR PLAN
- A1.2 HOUSING PLAN 1 OPTIONS
- A1.3 HOUSING PLAN 1 EXTERIOR ELEVATION
- A1.4 HOUSING PLAN 1 EXTERIOR ELEVATION COLOR
- A2.1 HOUSING PLAN 2 FLOOR PLAN
- A2.2 HOUSING PLAN 2 OPTIONS
- A2.3 HOUSING PLAN 2 EXTERIOR ELEVATION
- A2.4 HOUSING PLAN 2 EXTERIOR ELEVATION COLOR
- A3.1 HOUSING PLAN 3 FLOOR PLAN
- A3.2 HOUSING PLAN 3 OPTIONS
- A3.3 HOUSING PLAN 3 EXTERIOR ELEVATION
- A3.4 HOUSING PLAN 3 EXTERIOR ELEVATION COLOR
- D1 TOWNHOUSE FLOOR PLAN FLOOR 1
- D2 TOWNHOUSE FLOOR PLAN FLOOR 2
- D3 TOWNHOUSE ROOF PLAN
- D4 SINGLE-UNIT DWELLING, ATTACHED UNIT EXTERIOR ELEVATION
- D5 SINGLE-UNIT DWELLING, ATTACHED EXTERIOR ELEVATION COLOR
- D6 COLOR COMBINATION OPTIONS

### CONTACT INFORMATION

PROPERTY OWNER/  
APPLICANT: KEARNEY AND CRYSTAL, LLC  
2141 TUOLUMNE ST. SUITE M  
FRESNO, CA 93721  
CONTACT: TERANCE FRAIZER  
(559) 349-6965

CIVIL ENGINEER: YCG CIVIL ENGINEERING  
WWW.YCG.IO  
CONTACT: YUSHIN IMURA  
(510) 228-6961  
YUSHIN@YCG.IO



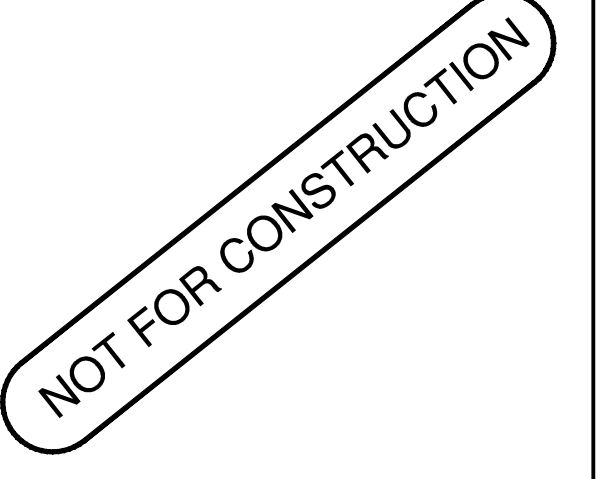
0 40 80 120 160  
SCALE: 1" = 80'



REVISIONS		
NO.	DESCRIPTION	DATE

TENTATIVE TRACT MAP  
 TRACT NO. 6468  
 KEARNEY AND CRYSTAL PHASED SUBDIVISION  
 1604 S CRYSTAL AVE & 1705 W KEARNEY BLVD  
 A PLANNED DEVELOPMENT  
 CALIFORNIA  
 FRESNO

PROFESSIONAL SEAL



SHEET TITLE:

COVER SHEET

SCALE: AS SHOWN

DRAWN BY: VB

CHECKED BY: AUS

PROJECT #

22103

DATE:

2/21/2024

SHEET #

C1.0



TITLE TENTATIVE MAP NO. 6448 INFORMATION SHOULD GO HERE

REVISIONS		
NO.	DESCRIPTION	DATE

TENTATIVE TRACT MAP  
TRACT NO. 6468  
KEARNEY AND CRYSTAL PHASED SUBDIVISION  
1604 S CRYSTAL AVE & 1705 W KEARNEY BLVD  
A PLANNED DEVELOPMENT  
CALIFORNIA  
FRESNO

PROFESSIONAL SEAL  
**NOT FOR CONSTRUCTION**

SHEET TITLE:  
**SITE PLAN**

SCALE: 1" = 40'

DRAWN BY: VB  
CHECKED BY: AUS

PROJECT # 22103  
DATE: 2/21/2024

SHEET # **C3.0**

**LEGEND:**

- PROPOSED FIRE HYDRANT
- PROPOSED FIRE LANE
- PROPOSED VEHICLE PATH
- PROPOSED FENCE OR WALL
- L** LENGTH
- R** RADIUS
- S/W** SIDEWALK
- L/S** LANDSCAPE
- C/G** CURB & GUTTER
- SF** SQUARE FEET
- EVA** EMERGENCY VEHICLE ACCESS
- TYP** TYPICAL
- R.O.W** RIGHT-OF-WAY

**NOTES:**

- 1. ALL IMPROVEMENTS WITHIN CITY RIGHT-OF-WAY SHALL BE PER CITY STANDARDS UNLESS OTHERWISE REQUIRED BY THE CITY. ON-SITE IMPROVEMENTS SHALL BE PER ALTERNATE DESIGNS.
- 2. EVA ONLY ENTRANCE SHALL BE GATED PER CITY OF FRESNO STANDARDS.
- 3. FIRE LANDS SHALL BE MARKED WITH RED CURB AND "NO PARKING FIRE LANE" IN 3" RED LETTERS EVERY 50 FEET ON CENTER.
- 4. SIGNS, OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT.
- 5. IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, RADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
- 6. IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER ARCHAEOLOGICAL MATERIAL IS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (PHONE: (916) 653-4082) SHALL BE IMMEDIATELY CONTACTED, AND THE CALIFORNIA ARCHAEOLOGICAL INVENTORY/SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (PHONE: (805) 644-2289) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHAEOLOGISTS. AN ARCHEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT, THE SITE SHALL BE FORMALLY RECORDED, AND RECOMMENDATIONS MADE TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION.
- 7. IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGISTS. AN ASSESSMENT SHALL BE CONDUCTED BY A PALEONTOLOGIST AND, IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
- 8. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
- 9. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS, AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY.
- 10. 2 WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA), CALL 1-800-642-2444
- 11. THE PERFORMANCE OF ANY WORK WITHIN THE PUBLIC STREET RIGHT-OF-WAY REQUIRES A STREET WORK PERMIT PRIOR TO COMMENCEMENT OF WORK. ALL REQUIRED STREET IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED BY THE CITY PRIOR TO OCCUPANCY.
- 12. CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING AT (559) 621-8800, 10 WORKING DAYS PRIOR TO ANY OFFSITE CONCRETE CONSTRUCTION.
- 13. FOR STANDARD DRAWINGS VISIT [HTTPS://WWW.FRESNO.GOV/PUBLICWORKS/WP-CONTENT/UPLOADS/SITES/17/2016/09/CITYOFFRESNOSTANDARDDRAWINGS2016FEB.PDF](https://www.fresno.gov/publicworks/wp-content/uploads/sites/17/2016/09/CITYOFFRESNOSTANDARDDRAWINGS2016FEB.PDF)
- 14. FOR TRAFFIC PLANNING'S WEBSITE WITH USEFUL LINKS, ADDITIONAL NOTES, SAMPLE OF LEGEND, PARKING MANUAL AND TRAFFIC STUDY CHECKLIST VISIT [HTTPS://WWW.FRESNO.GOV/PUBLICWORKS/TRAFFIC-ENGINEERING/#TAB-2](https://www.fresno.gov/publicworks/traffic-engineering/#TAB-2)
- 15. TRAFFIC PLANNING CHECKLIST LINK: [HTTPS://WWW.FRESNO.GOV/PUBLICWORKS/WP-CONTENT/UPLOADS/SITES/17/2019/04/TRAFFIC-PLANNING-CHECKLIST-04-19.PDF](https://www.fresno.gov/publicworks/wp-content/uploads/sites/17/2019/04/TRAFFIC-PLANNING-CHECKLIST-04-19.PDF)
- 16. FOR TRAFFIC STUDY QUESTIONS PLEASE CONTACT JILL GORMLEY AT (559) 621-8792 OR VIA EMAIL AT [JILL.GORMLEY@FRESNO.GOV](mailto:JILL.GORMLEY@FRESNO.GOV).

OFFSITE IMPROVEMENTS SHALL BE SHOWN ON THE SITE PLAN P23-04061

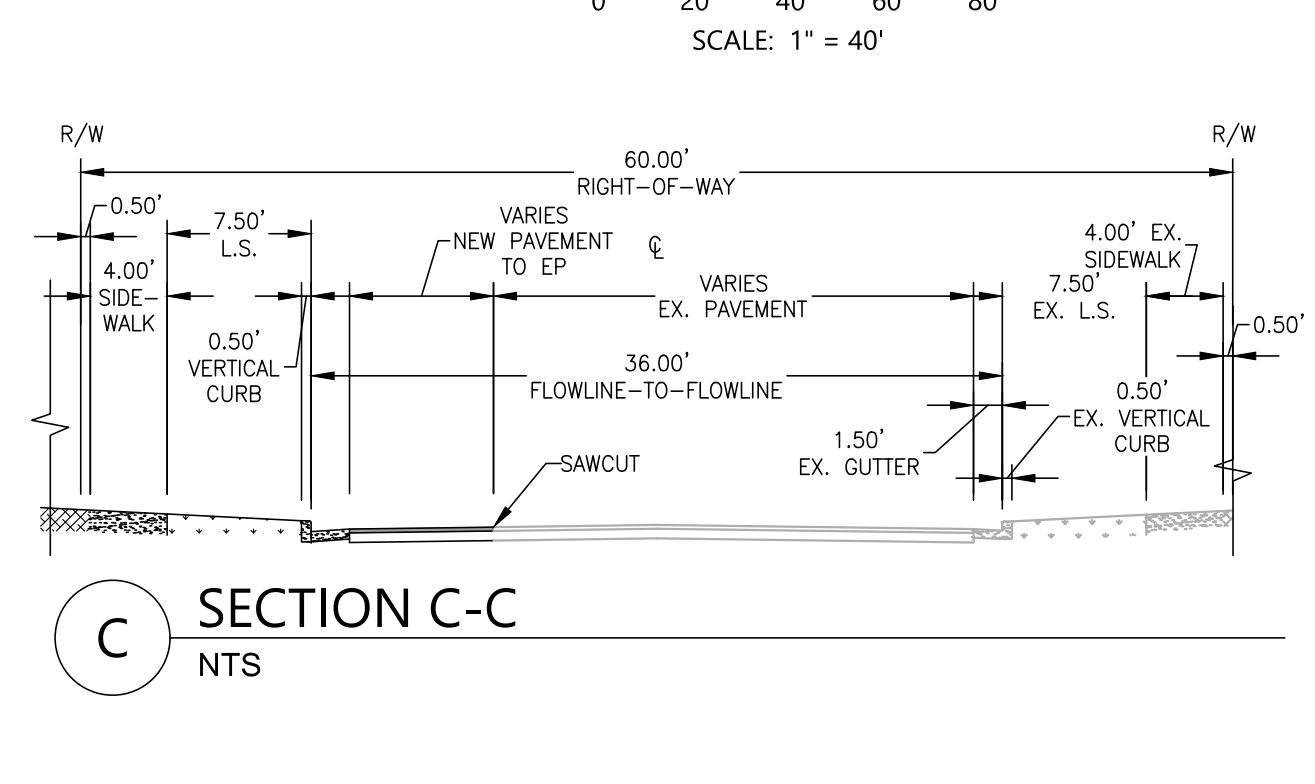
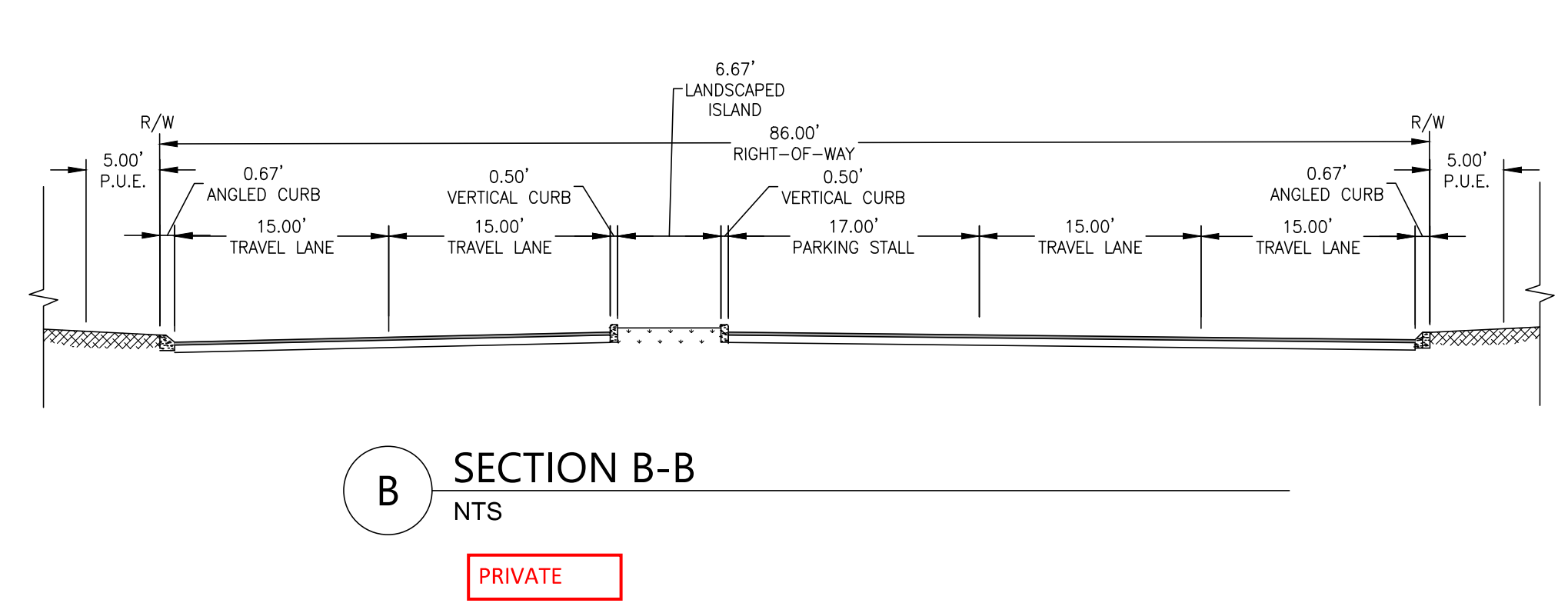
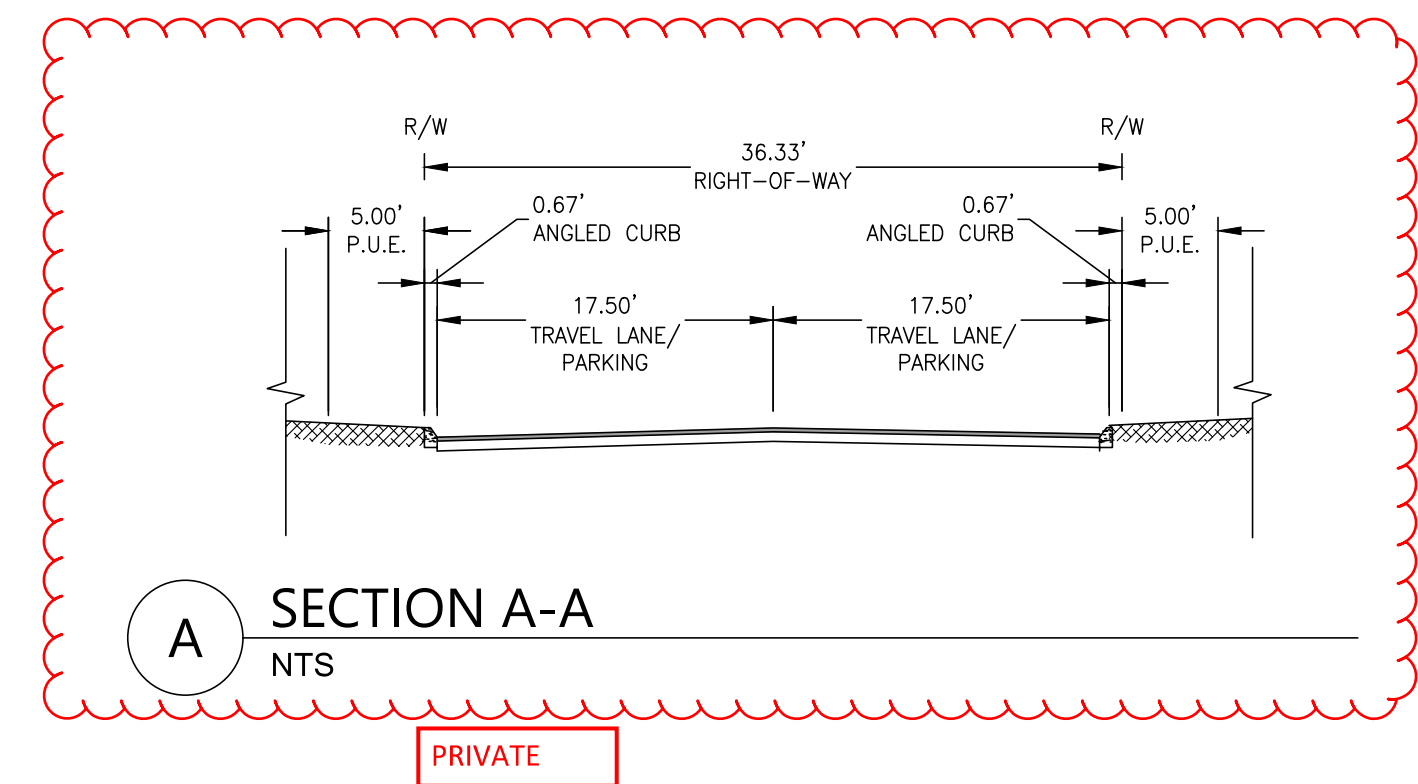
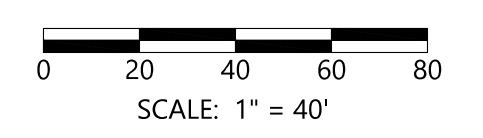
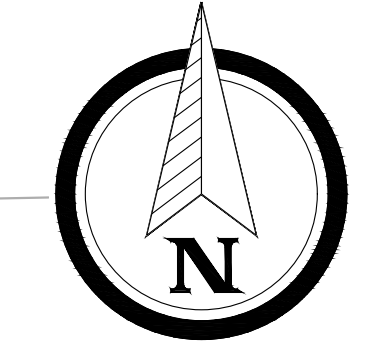
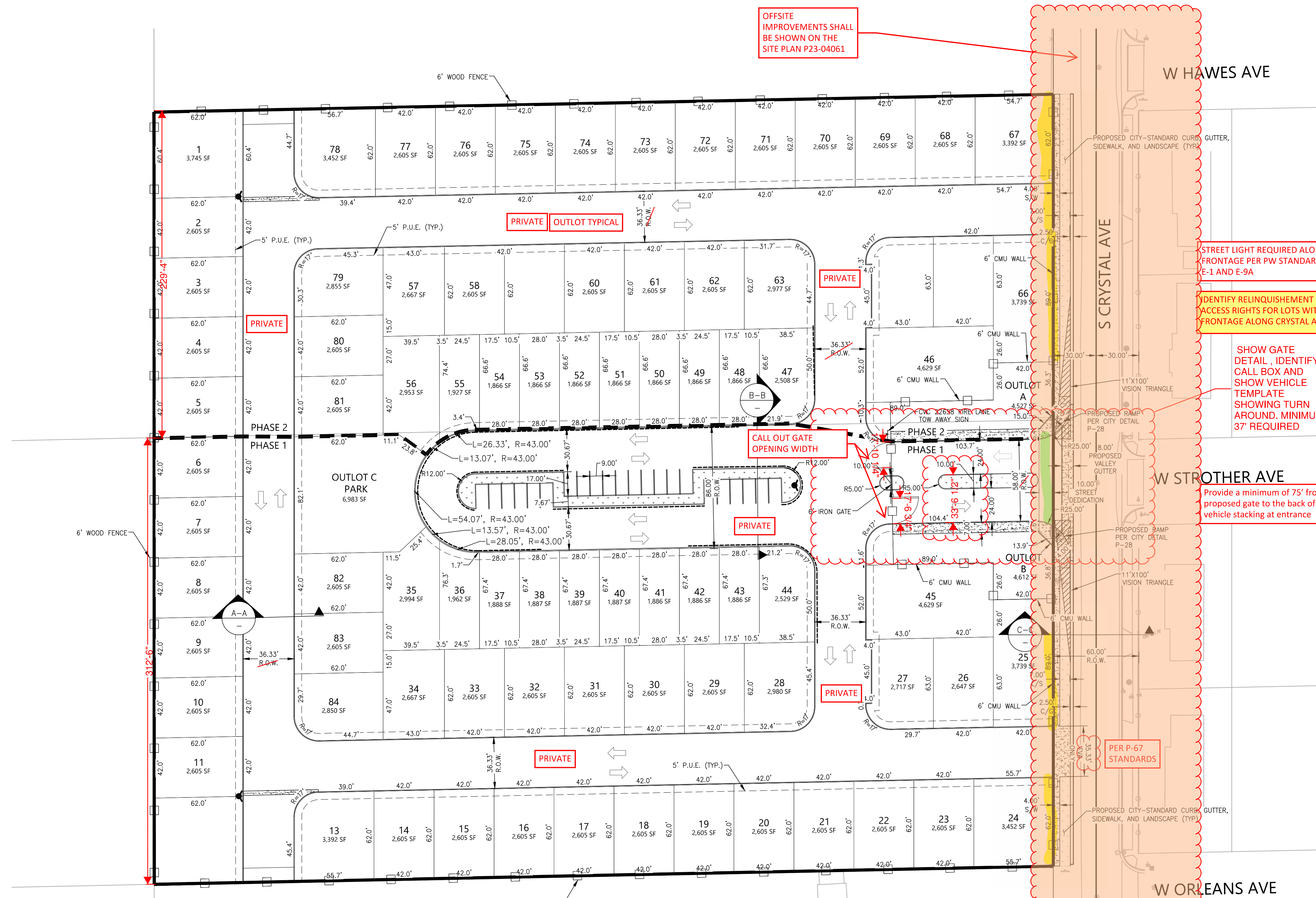
STREET LIGHT REQUIRED ALONG FRONTAGE PER PW STANDARDS E-1 AND E-9A

IDENTIFY RELINQUISHMENT OF ACCESS RIGHTS FOR LOTS WITH FRONTAGE ALONG CRYSTAL AVE

SHOW GATE DETAIL, IDENTIFY CALL BOX AND SHOW VEHICLE TEMPLATE SHOWING TURN AROUND. MINIMUM 37' REQUIRED

Provide a minimum of 75' from the proposed gate to the back of walk, for vehicle stacking at entrance

PER P-67 STANDARDS



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## DEPARTMENT OF PUBLIC UTILITIES

### MEMORANDUM

**DATE:** July 18, 2024

**TO:** LUKE RISNER – Planner II  
Planning & Development Department – Current Planning

**FROM:** DEJAN PAVIC, PE, Projects Administrator  
Department of Public Utilities – Utilities Planning & Engineering

**SUBJECT: UPDATED DPU CONDITIONS OF APPROVAL FOR P23-03663  
TENTATIVE TRACT MAP 6468 – APNs 464-070-05 and 464-070-13  
(Cross-reference P23-04061)**

#### General Requirements

1. Engineered improvement plans, prepared by a Registered Civil Engineer, if necessary, shall be submitted for Department of Public Utilities review and approval.
2. All Department of Public Utilities 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 approval of improvement plans.
4. Street work permit is required for any work in the Right-of-Way.
5. All underground utilities shall be installed prior to permanent street paving.
6. Dedicate to City of Fresno a 30-foot public utility easement parallel and centered about the entire proposed new public sewer main (described below).
  - a. All public utility easements shall be clear and unobstructed by buildings or other structures. No fencing or wall shall either enclose or be located above the water and sewer mains. The planting plan, for any proposed landscape within the easement, shall be approved by the Director of the Department of Public Utilities or designee. No trees shall be located within 8 feet of the water and sewer mains. All water and sewer mains within an easement shall be clearly marked with signage above indicating the exact location and type of facility.
  - b. In the event City damages any street, sidewalk, landscaping, or other improvements in exercising reasonable care, use and enjoyment of the public utility easement, City shall not be obligated to restore any street, sidewalk, landscaping or other improvements so damaged. City shall have the right, without notice and at the property owner's expense, to remove from the public

utility easement any building, fence, tree, or other encroachment not approved by the Director of Public Utilities or designee. The public utility easement shall be maintained by the property owner free of any surface obstructions, except for those that may be approved by the Director of Public Utilities or designee, so that City may have vehicular access to and through the public utility easement at all times.

- c. Relocate all private facilities to the outside of the proposed public utility easement.

7. **Note:** If the Applicant chooses to have private water and/or sewer in the proposed private streets within the gated subdivision, these Conditions of Approval (as stated below) will need to be modified.

### **Water Service Requirements**

The nearest water main to serve the Project is an 8-inch water main located in South Crystal Avenue. Water facilities are available to provide service to the Project subject to the following requirements:

1. Water mains (including installation of City fire hydrants) shall be extended within the Project to provide service to each lot.
2. Installation of water service(s) and meter boxes(es) shall be required.
3. The applicant shall be financially responsible for abandonment of any unused water services previously installed to the property.
4. 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, Fresno County standards, and City of Fresno standards. The applicant shall comply with Fresno Municipal Code (FMC) Section 6-518, as may be amended from time to time.
5. 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.
6. **Note:** easement requirements are listed under the General Requirements.
7. **Note:** final requirements/conditions may be modified and will be determined upon submittal of final development plan for the Project

### **Water Supply Requirements**

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 FMC.

### **Sewer Service Requirements**

The nearest sanitary sewer main to serve the Project is an 8-inch sewer main located in South Crystal Ave. Sanitary sewer facilities are available to provide service to the Project subject to the following requirements:

1. A preliminary sewer design layout shall be prepared by the applicant's engineer and submitted to the Department of Public Utilities for review and conceptual approval prior to submittal for City review or acceptance of the final map(s) and engineered plan and profile improvement drawing(s).
2. All sanitary sewer mains shall be extended within the Project to provide service to each lot.
3. Installation of separate sewer service branch(es) to each lot shall be required.
4. 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.
5. The applicant shall be financially responsible for abandonment of any unused sewer services previously installed to the property.

6. **Note:** easement requirements are listed under the General Requirements.
7. **Note:** final requirements/conditions may be modified and will be determined upon submittal of final development plan for the Project.

### **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: Area #29.
3. Wastewater Facility Sewer Charge (Residential).

### **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 (unless the Applicant chooses to have communal trash enclosure(s)).

1. On solid waste service collection days provide access to gates by 5:30 AM. Or provide a lock box with key, remote control access, or access code (same as for the Fire Department).
2. 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. The safe back up limit per a solid waste vehicle shall not exceed 45-feet.
3. The safe back up limit per a solid waste vehicle shall not exceed 45-feet.
4. Provide a minimum width of 18 feet for service truck path.
5. **Note:** Solid Waste fees and final requirements/conditions may be modified and will be determined upon submittal of final development plan for the Project.



## **Fire Department**

December 30, 2024  
Justin Beal

### **Comments**

1. This is an 84-lot proposed subdivision with 36-foot streets. There are no relevant Public Works Standards for these streets shown on the map and these should be required to be placed on the map prior to any final map approval. Assuming the curb-to-curb street width will be 36 feet, there are no on-street parking restrictions.
2. This proposed tract is within the extended service area (between 2 – 3 miles) and the 4-minute response area of Fire Station 3. There are no development restrictions related to fire department emergency services response.
3. Each proposed lot is subject to the citywide fire protection impact fee paid to the Planning and Development Department. UGM Fee Requirements related to fire services can be found in the Fresno Municipal Code.
4. 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.
5. Areas used as emergency vehicle access only (EVA's) must have approved signage installed identifying the area as an EVA.
6. EVA's must have drive approaches installed per Public Works Standard P-67 on each side, and approved locking devices on the gate or bollards proposed per FFD policy #403.002.
7. The Phase I and Phase II EVA's are addressed with note 17, on sheet C3.0 and were approved by Dep. Chief / Fire Marshal T. Semonious on 12/30/24.
8. Provide a graphic address directory at each driveway per Development Policy G-002.
9. Since this location is equipped with electric gates, Click-2-Enter and Fire X1 bypass hardware, etc. will be required. Electric gates must also be equipped with a battery backup.

10. Click-2-Enter installation requires a separate permit from the Fire Department issued to the gate installation contractor.
11. This project is shown in phases. Fire department access requirements must be adhered to during the entire project.
12. Hydrant spacing is not compliant as noted on this plan and should be updated prior to any final approval of this map. Hydrant locations will be reviewed upon review of the water plans submitted to Public Utilities.
13. Install 8-inch minimum public water mains throughout the development per Public Utilities and Fire Department requirements for local residential streets.
14. Provide public 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.
15. Fire hydrants must be inspected and in service (approved) prior to the delivery of combustible material to the location.
16. There is an existing COF 8 inch main in Crystal.
17. 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

## **Building and Safety Services Department**

April 15, 2024  
Christian Mendez

### **Comments**

The items below require a separate process with additional fees and timelines, in addition to the Planned Tentative Tract Map Application process. Be advised the following are preliminary comments based on the drawings submitted to the Planning and Development Division.

1. Construction documents are required to be submitted to the Building and Safety Services Department for approval and permits for the proposed gate on the project.
  - a. All construction documents shall be designed, stamped and signed by a licensed architect/engineer.
  - b. Include all electrical and structural drawings for the proposed gates.



&  
2600 Fresno Street  
Fresno, California 93721-3604  
www.fresno.gov

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## **Fresno County Environmental Health Division**

April 19, 2024

### **Comments**

Recommended Conditions of Approval:

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. Facilities that use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Your proposed business will handle hazardous materials and/or hazardous waste and will be required to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95 (<http://cers.calepa.ca.gov/>). Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.
5. 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.
6. 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.

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

**PUBLIC AGENCY**

LUKE RISNER  
PLANNING & DEVELOPMENT DEPARTMENT  
CITY OF FRESNO  
2600 FRESNO STREET, THIRD FLOOR  
FRESNO, CA 93721-3604

**DEVELOPER**

YUSHIN IMURA, YCG CIVIL ENGINEERING  
1839 N. TEMPERANCE AVE.  
FRESNO, CA 93727

PROJECT NO: **6468**

ADDRESS: **1604 S. CRYSTAL AVE.**

APN: **464-070-05, 464-070-09**

SENT: **May 30, 2024**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
NN	\$131,045.00	NOR Review *	\$354.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review *	\$988.00	Amount to be submitted with first grading plan submittal.
<b>Total Drainage Fee: \$131,045.00</b>		<b>Total Service Charge: \$1,342.00</b>		

\* The Development Review Service Charge shown above is associated with FR DPA 2023-04061 and is currently proposed to develop in conjunction with this permit. Payment for this entitlement shall satisfy the amount due on the associated permits.

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 3/22/24 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. 6468**

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT  
NOTICE OF REQUIREMENTS

Page 2 of 3

FR TRACT No. 6468

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  
 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.

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT  
NOTICE OF REQUIREMENTS

Page 3 of 3

FR  
TRACT  
No. 6468

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.



Debbie Campbell  
Design Engineer, RCE

Digitally signed by Debbie Campbell Date: 5/30/2024 2:15:59 PM



Gary W. Chapman  
Engineering Tech III

Digitally signed by Gary W. Chapman Date: 5/30/2024 2:14:52 PM

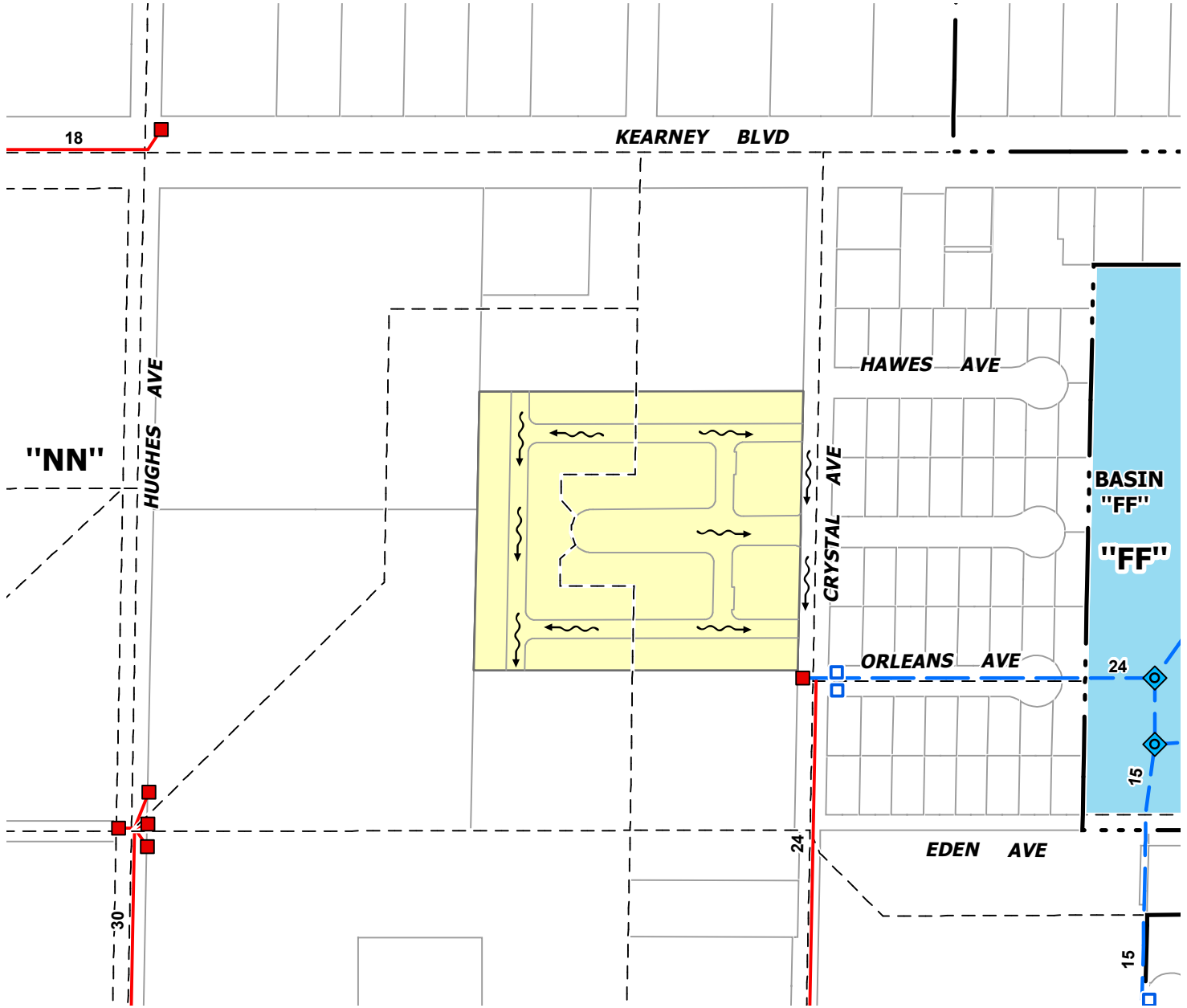
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TERANCE FRAZIER, KEARNEY AND CRYSTAL LLC



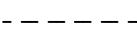

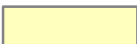
2141 TUOLUMNE ST., SUITE M

FRESNO, CA 93721

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



## LEGEND

-  Existing Master Plan Facilities
-  Future Master Plan Facilities
-  Inlet Boundary
-  Direction Of Drainage
-  Limits Of TRACT 6468



1" = 300'

## TRACT 6468

### DRAINAGE AREA "NN"



## EXHIBIT NO. 1

# FRESNO METROPOLITAN FLOOD CONTROL DISTRICT



## **OTHER REQUIREMENTS**

### **EXHIBIT NO. 2**

The District's proposed Master Plan drainage system for the area of Tract 6468 was designed to serve medium density residential uses. The District's proposed Master Plan storm drainage facilities do not have adequate capacity to accommodate the increased runoff generated from the development. However, as the downstream facilities have not been constructed, the District could amend the Master Plan drainage system to accommodate the proposed higher density development. The developer will be required to mitigate the increased runoff in the form of a contribution towards any additional system costs brought about as a result of the Master Plan amendment.

Historical drainage patterns must be maintained such that grading of this project shall continue to permit runoff from the north to drain through the project and south to future Master Plan facilities located to the southwest.

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.



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

**CONVEYANCE. COMMITMENT. CUSTOMER SERVICE.**

April 22, 2024

Luke Risner  
Development and Resource Management  
City of Fresno  
2600 Fresno Street, Third Floor  
Fresno, CA 93721

RE: Tentative Tract Map Application P23-03663, Tract 6468  
S/W Kearney and West avenues

Dear Mr. Risner

The Fresno Irrigation District (FID) has reviewed the Tentative Tract Map Application P23-03663, Tract 6468 for which the applicant requests authorization to subdivide the subject property into an 84-lot single-family private subdivision, APNs: 464-070-05 and 06. This project is being reviewed concurrently with Planned Development Application P23-04061 to modify FMC standards for the RS-5 zone district. FID has the following comments:

1. FID does not own, operate or maintain any facilities located on the subject property, as shown on the attached FID exhibit map.
2. For informational purposes, FID's Lower Dry Creek No. 77 runs southwesterly, crosses Hughes Avenue approximately 1,600 feet northwest of the subject property, crosses Kearney boulevard approximately 1,700 feet northwest of the subject property, and crosses the intersection of California and Marks avenues approximately 3,400 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 Hughes Avenue, Kearney Boulevard, California Avenue, Marks Avenue, or in the vicinity of this facility, FID requires it review and approve all plans.
3. FID is concerned that the proposed development may negatively impact local groundwater supplies. The area is currently open land with minimal to no water use, 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.

G:\Agencies\FresnoCity\Tract Map\P23-03663\P23-03663 FID Comments.doc

**BOARD OF DIRECTORS**

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GEORGE PORTER GREGORY BEBERIAN General Manager BILL STRETCH

Luke Risner  
RE: P23-03663  
April 22, 2024  
Page 2 of 2

4. 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 Fresno 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 Fresno should consider the impacts of the development on the City's ability to comply with the requirements of SGMA.

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).

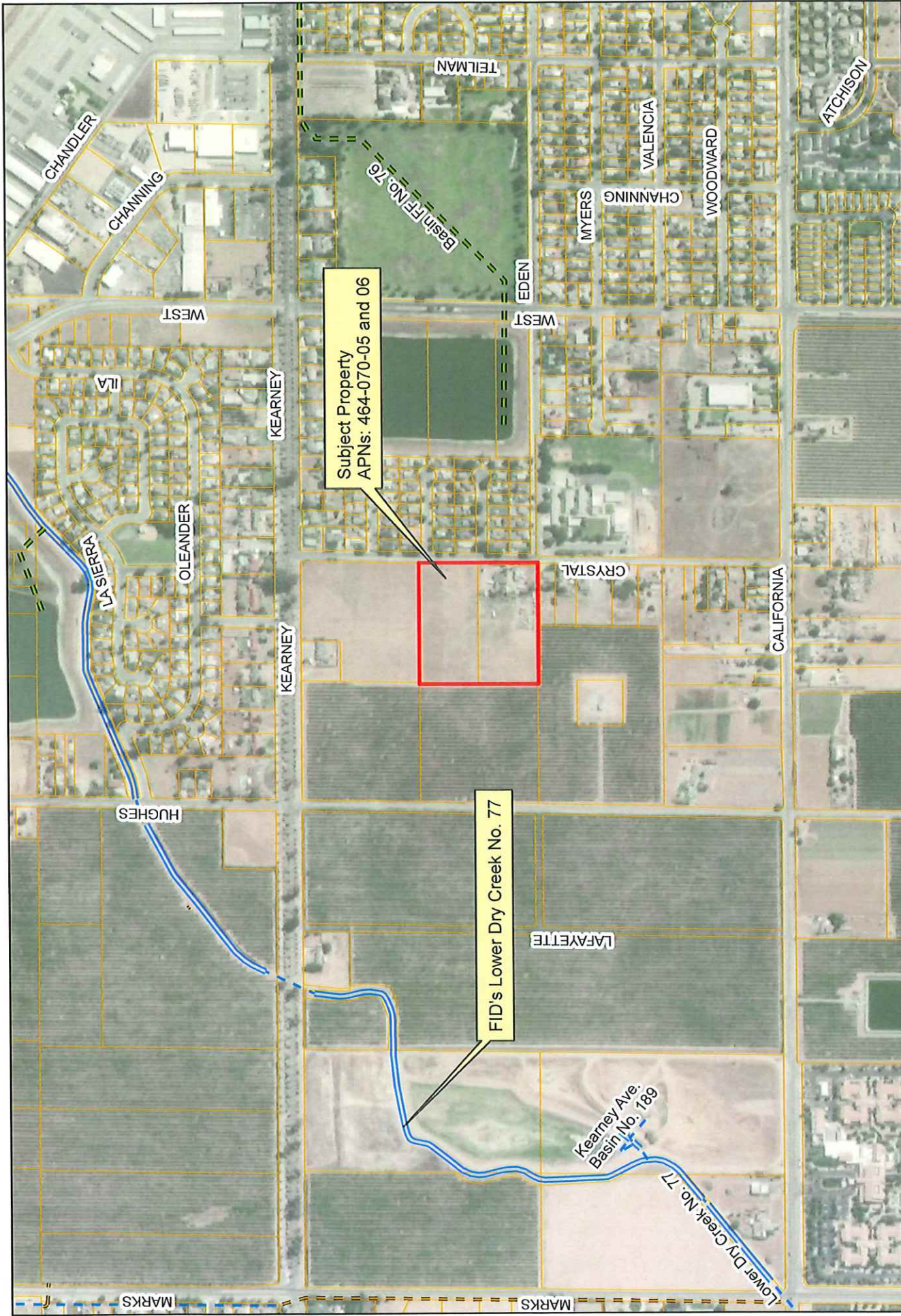
Sincerely,



Laurence Kimura, P.E.  
Chief Engineer

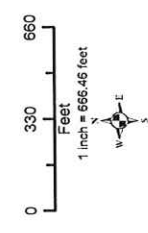
Attachment





Subject Property  
 APNs: 464-070-05 and 06

FID's Lower Dry Creek No. 77



This map was produced by the Fresno Irrigation District and is provided for reference and informational purposes only and is not intended to show map scale accuracy or all inclusive map features, nor for legal purposes. FID makes no statements regarding the accuracy of this map as the features shown are in their approximate location. Please contact the FID Engineering Dept. at (559) 233-7161 for further information on FID facilities.

Path: G:\Figs\2024\0220 FID Master.mxd  
 Spatial Reference  
 Name: NAD 1983 StatePlane California IV FIPS 5004

- Legend**
- FID Canal
  - Private Canal
  - Abandoned Canal
  - Stream Group
  - Other-Creek/River
  - Other-Pipeline
  - FID Pipeline
  - Private Pipeline
  - Abandoned Pipeline
  - Parcel
  - FMFCD Acquired Basins
  - FMFCD Proposed Basins
  - FID Boundary
  - Railroad
  - Streets & Hwys



FRESNO IRRIGATION DISTRICT



April 11, 2024

Luke Risner  
City of Fresno  
Development and Resource Management Department  
2600 Fresno Street, Room 3043  
Fresno, CA 93721

**Project: Tentative Tract Map No. 6468 (P23-03663)**

**District CEQA Reference No: 20240374**

Dear Mr. Risner,

The San Joaquin Valley Air Pollution Control District (District) has reviewed the Tentative Tract Map (TTM) from the City of Fresno (City) for the above project. Per the TTM, the project consists of the subdivision of property into 84-lot single-family lots on 7.82 acres (Project). The Project is located at 1604 South Crystal Avenue in Fresno, CA (APN: 464-070-05). The Project lies within one of the communities in the state selected by the California Air Resources Board (CARB) for investment of additional air quality resources and attention under Assembly Bill (AB) 617 (Garcia) in an effort to reduce air pollution exposure in impacted disadvantaged communities.

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

**1) Assembly Bill 617**

AB 617 requires CARB and air districts to develop and implement Community Emission Reduction Programs (CERPs) in an effort to reduce air pollution exposure in impacted disadvantaged communities, like those in which the Project is located. The South Central Fresno AB 617 community is one of the statewide communities selected by CARB for development and implementation of a CERP.

Following extensive community engagement and collaboration with the Community Steering Committee, the CERP for the South Central Fresno Community was adopted by the District's Governing Board in September 2019 and by CARB in February 2020.

During the development of the CERP, the Community Steering Committee expressed concerns regarding the proximity of emission sources to nearby sensitive receptors like schools, homes, day care centers, and hospitals, and the potential

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

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**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

future industrial development within the community that may exacerbate the cumulative exposure burden for community residents. The Community Steering Committee also expressed the desire for more meaningful avenues of engagement surrounding the land-use decisions in the area. As these issues can most effectively be addressed through strong partnerships between community members and local land-use agencies. Furthermore, the District recommends the City assess the emission reductions measures and strategies included in the CERP and address them in the environmental assessment, as appropriate, to align the City's work with the air pollution and exposure reduction strategies and measures outlined in the CERP.

For more information regarding the CERP approved for South Central Fresno, please visit the District's website at:

<http://community.valleyair.org/selected-communities/south-central-fresno>

## **2) 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/gamaqi.pdf>.

### **2a) 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.

## **3) 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>.

#### **4) Ambient Air Quality Analysis**

An Ambient Air Quality Analysis (AAQA) uses air dispersion modeling to determine if emissions increases from a project will cause or contribute to a violation of State or National Ambient Air Quality Standards. The District recommends an AAQA be performed for the Project if emissions exceed 100 pounds per day of any pollutant.

An AAQA uses air dispersion modeling to determine if emission increase from a project will cause or contribute to a violation of State or National Ambient Air Quality Standards. An acceptable analysis would include emissions from both project-specific permitted and non-permitted equipment and activities. The District recommends consultation with District staff to determine the appropriate model and input data to use in the analysis.

Specific information for assessing significance, including screening tools and modeling guidance, is available online at the District's website: <https://ww2.valleyair.org/permitting/ceqa/>.

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

There are single-family residential units located east and south of the Project, along with the Sunset Elementary School located south 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, schools).

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 uptake 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.

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

Since the Project consists of residential development, gas-powered residential 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/>.

## **7) On-Site Solar Deployment**

It is the policy of the State of California that renewable energy resources and zero-carbon resources supply 100% of retail sales of electricity to California end-use customers by December 31, 2045. While various emission control techniques and programs exist to reduce air quality emissions from mobile and stationary sources, the production of solar energy is contributing to improving air quality and public health. The District suggests that the City consider incorporating solar power systems as an emission reduction strategy for the Project.

## **8) 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.

#### **8a) 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.

#### **8b) 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.

The purpose of District Rule 9510 is to reduce the growth in both NO<sub>x</sub> 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 NO<sub>x</sub> 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.

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).

#### **8c) 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/>

#### **8d) District Rule 4601 (Architectural Coatings)**

The Project may be subject to District Rule 4601 since it may 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>

#### **8e) 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>

#### **8f) 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/>

#### **8g) 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).

**9) 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 Dylan Casares by e-mail at [Dylan.Casares@valleyair.org](mailto:Dylan.Casares@valleyair.org) or by phone at (559) 230-6574.

Sincerely,

Tom Jordan  
Director of Policy and Government Affairs



For: Mark Montelongo  
Program Manager



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**SUPERINTENDENT**

Robert G. Nelson, Ed.D.

March 22, 2024

Luke Risner  
Development and Resource Management  
City of Fresno  
2600 Fresno Street, Third Floor  
Fresno, CA 93721-3604

**SUBJECT: APPLICATION NO. P23-03663  
PROPOSED 84-UNIT DETACHED AND ATTACHED UNIT COMPLEX  
1604 S. CRYSTAL AVE. AND 1705 W. KEARNEY BLVD.**

Dear Mr. Risner,

Fresno Unified School District submits the following response to your request for review and comment on the above referenced planning application. The applicant proposes the construction of a community centered around an 84-unit single-family complex to be located at the addresses 1604 South Crystal Avenue and 1705 West Kearney Boulevard.

Any urban residential development occurring as a result of project approval will have an impact on the District's student housing capacity. The District, through local funding, is in a position to partially mitigate its shortage of classrooms to accommodate planned population growth for the foreseeable future. However, the District recognizes that the legislature, as a matter of law, has deemed, under Government Code Section 65996, that all school facilities impacts are mitigated as a consequence of SB 50's Level 1, 2 and 3 developer fee legislative provisions.

New development on the above referenced property is subject to development fee rates in effect at the time of payment, and are currently \$4.79 per square foot for residential development. Fees will be calculated pursuant to rates effective at the time of payment and new development on the property will be subject to the development fee prior to issuance of a building permit.

The project is presently within the attendance areas of the schools identified below.

Elementary School: Columbia  
Middle School: Gaston  
High School: Edison

This project could potentially generate 53 TK-12 students, including approximately 33 elementary school students. If the assigned neighborhood schools cannot accommodate the increased number of students, current school assignments may be evaluated for potential adjustments.

The district appreciates the opportunity to comment on the proposed project. Please contact our office at 457-3066 if you have any questions or require additional information regarding our comments.

Sincerely,

Alex Belanger, Chief Executive  
Facilities Management and Planning

AB:sdr

DWC



April 15, 2024

Re: P23-03663  
Tentative Tract Map No. 6468

Dear City of Fresno,

Thank you for providing PG&E the opportunity to review the proposed plans for P23-03663 dated 3/22/2024. Our review indicates the proposed improvements do not appear to directly interfere with existing PG&E facilities or impact our easement rights.

Please note this is our preliminary review and PG&E reserves the right for additional future review as needed. This letter shall not in any way alter, modify, or terminate any provision of any existing easement rights. If there are subsequent modifications made to the design, we ask that you resubmit the plans to the email address listed below.

If the project requires PG&E gas or electrical service in the future, please continue to work with PG&E's Service Planning department: <https://www.pge.com/cco/>.

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding our response, please contact the PG&E Plan Review Team at [pgeplanreview@pge.com](mailto:pgeplanreview@pge.com).

Sincerely,

PG&E Plan Review Team  
Land Management