<u>ITEM 6D</u>
Vesting Tentative Tract Map No. 6391 (P21-06457)

City of FRESNO

Development & Resource Management Department
Development Services Division
2600 Fresno Street, Third Floor
Fresno, CA 93721-3604

Project Name: Tract 6391 **Exhibit O** **Date:** 03/29/2022

Operational Statement

Please respond to all questions below and provide all documentation requested as part of your application submittal. Failure to answer all questions and provide all required documents and studies will result in your application being deemed incomplete and cancelled.

Project Description

Please provide a narrative project description that summarizes the project and its purpose. You can use this operational statement checklist as a reference as to what should be included in your operational statement, in addition to items required in the Application Submittal Checklist specific to the proposed project type. Please list any special authorizations or changes to the Development Code, General Plan, Community Plan, Specific Plan, or Zoning Maps if applicable. **Attach operational statement as a separate document if more space is needed.**

The project pertains to approximately 20 acres of land located is the West Creek Village Master Plan Community on the west side of Martin Luther King Blvd, the east side of the 10-acre park currently in design by the City of Fresno, and south of Church Avenue. The site is made up of Parcel B and portions of Parcel A and Parcel D of Parcel Map No. 2019-02. Assessor Parcel Numbers have not been assigned based upon the recently recorded Parcel Map. The property is in the City of Fresno and will not require annexation. The existing planned land use and zoning for the area is coordinated with the original master plan and contains a mix of medium density residential (RS-5), medium-high density residential (RM-1) and Community Commercial (CC). The master plan has been modified based upon this application, however the project is subject to a development agreement that allows for density and use transfers throughout the project area. The planned use is medium density residential (RS-5). This application is requesting approval of a Vesting Tentative Tract Map containing 136 lots that vary in width from 45 to 55 feet and vary in depth from 95 to 105 feet. The existing site consists of two existing buildings requiring demolition of structures along with domestic wells. The project is designed for walkability and traffic calming with the use of bulb outs and park strips.

APPL. NO. T-6391 EXHIBIT O DATE 03/29/2022

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

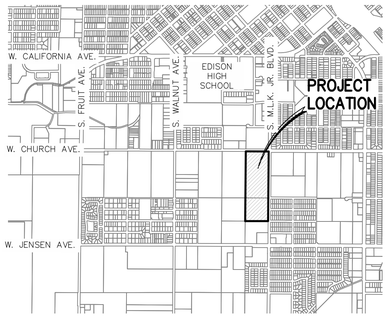
APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

TENTATIVE SUBDIVISION MAP OF
TRACT MAP NO. 6391

A VESTING MAP
IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA
PREPARED AND PLATTED IN OCTOBER, 2021
CONSISTING OF TWO SHEETS
SHEET ONE OF TWO

APPL. NO. T-6391 EXHIBIT A-1 DATE 03/29/2022
PLANNING REVIEW BY_____ DATE_____
TRAFFIC ENG._____ DATE_____
APPROVED BY_____ DATE_____
CITY OF FRESNO DARM DEPT



VICINITY MAP
SCALE: 1" = 2,000'

SITE NOTES:

1. SITE ADDRESS: 2480 S. MARTIN LUTHER KING JR. BLVD., FRESNO, CA
   APN: 479-050-12 (PORTION OF); 479-060-09 (PORTION OF); & 479-060-03
2. ZONING: EXISTING PLANNED LAND USE – MEDIUM DENSITY RESIDENTIAL, MEDIUM HIGH, DENSITY RESIDENTIAL, COMMUNITY – COMMERCIAL, AND COMMERCIAL – REGIONAL
   EXISTING ZONING – RS-5/RM-1/CC/CR
   PROPOSED – RS-5/RM-1/CC/CR
3. USE: EXISTING USE: OPEN AREA – AGRICULTURE
   PROPOSED USE: MEDIUM DENSITY RESIDENTIAL
4. PARCEL SIZE: GROSS: 20.17± ACRES, NET: 19.75± ACRES
5. THERE ARE NO ABOVE GROUND USES OR STRUCTURES SUCH AS POWER LINES AND TOWERS WITHIN THE PROPOSED SUBDIVISION.
6. THERE ARE EXISTING UNDERGROUND FEATURES SUCH AS STORM DRAIN AND SEWER PIPELINES THAT RUNS THROUGH THE SOUTHERN PORTION OF THE PROPOSED SUBDIVISION. PIPELINES SHALL BE PROTECTED IN PLACE.
7. ALL IMPROVEMENTS SHALL BE AS REQUIRED BY THE CITY OF FRESNO, AND SHALL INCLUDE SANITARY SEWER, DOMESTIC WATER, UNDERGROUND POWER, TELEPHONE, GAS, CONCRETE CURBS, GUTTERS, SIDEWALKS, PERMANENT STREET PAVEMENT, STREET LIGHTS, ETC.
8. ALL STREETS ADJACENT TO THE BOUNDARIES OF THIS SUBDIVISION HAVE BEEN PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES AND ALL ARE TO REMAIN.
9. THE SUBDIVISION HAS BEEN DESIGNED TO THE EXTENT FEASIBLE TO TAKE ADVANTAGE OF NATURAL HEATING AND COOLING OPPORTUNITIES BY PROVIDING THAT 30% OF HOMES IN THIS TRACT HAVE A NORTHERN OR SOUTHERN ORIENTATION.
10. PROPOSED IMPROVEMENTS, INCLUDING SEWER, WATER, STORM SEWER, STREETLIGHTS, GUTTER, CURB, SIDEWALK, AND PERMANENT PAVEMENT SHALL BE INSTALLED PER CITY OF FRESNO STANDARD DRAWINGS.
11. THERE ARE NO EXISTING CANALS OR DITCHES LOCATED WITHIN THE PROPOSED SUBDIVISION.
12. THERE WILL BE NO GRADE DIFFERENTIALS OF SIX (6) INCHES OR MORE AFTER THE SUBDIVISION.
13. ALL TREES WITHIN THE BOUNDARY OF SUBDIVISION HAVE BEEN REMOVED.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF FRESNO, THE COUNTY OF FRESNO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: APN: 479-050-12 (PORTION OF)

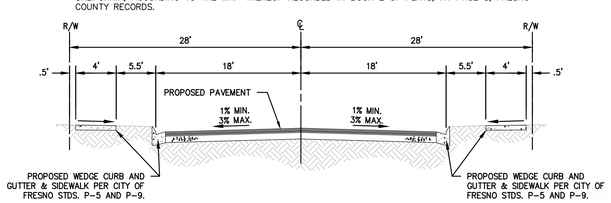
LOT 37 OF FRESNO COLONY TRACT, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP RECORDED IN BOOK 2 OF PLATS, AT PAGE 8, FRESNO COUNTY RECORDS, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 14 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE MAP THEREOF.

PARCEL 2: APN: 479-060-03

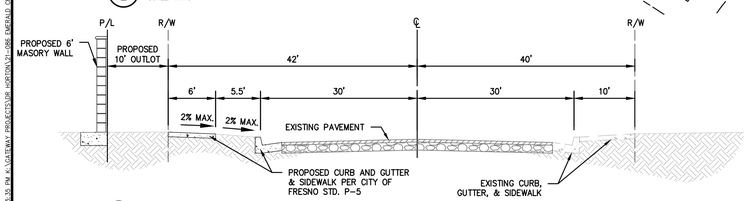
THE NORTH HALF OF LOT 52 OF FRESNO COLONY TRACT, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2 OF PLATS, AT PAGE 8, FRESNO COUNTY RECORDS.

PARCEL 3: APN: 479-060-09 (PORTION OF)

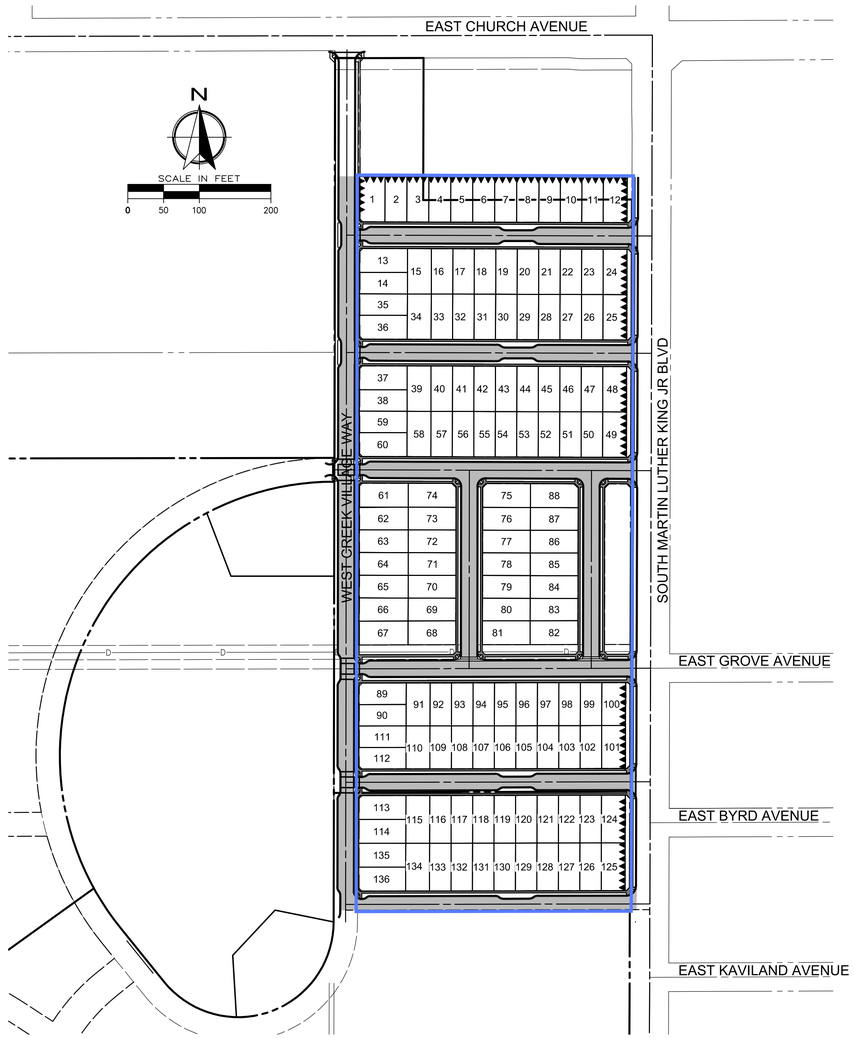
THE SOUTH HALF OF LOT 52 OF FRESNO COLONY TRACT, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2 OF PLATS, AT PAGE 8, FRESNO COUNTY RECORDS.

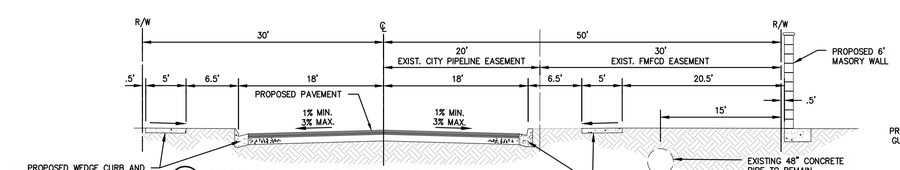


AA – SECTION A-A PROPOSED INTERIOR STREETS (TYP.)
SCALE: N.T.S

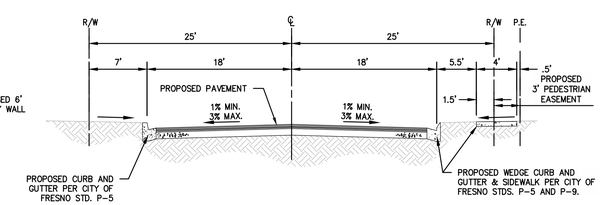


BB – SECTION B-B SOUTH MARTIN LUTHER KING, JR. BLVD.
SCALE: N.T.S





CC – SECTION C-C EAST GROVE AVENUE
SCALE: N.T.S



DD – SECTION D-D WEST CREEK PARK DRIVE
SCALE: N.T.S

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING CONTOUR LINE
- EXISTING 48" CONCRETE PIPE
- PROPOSED CENTERLINE
- PROPOSED CURB & GUTTER
- MONUMENT FOUND AND ACCEPTED AS NOTED
- PROPOSED A.C. PAVEMENT
- PROPOSED CONCRETE
- RELINQUISHMENT OF DIRECT VEHICULAR ACCESS RIGHTS
- INDICATES LIMITS OF THIS SUBDIVISION
- (...) RECORD DATA PER RECORD OF SURVEY FILED IN BOOK 55, PAGE 28, OF RECORD OF SURVEYS, F.C.R.
- ((...)) RECORD DATA PER RECORD OF SURVEY FILED IN BOOK 47, PAGE 99, OF RECORD OF SURVEYS, F.C.R.
- [...] RECORD DATA PER TRACT MAP NO. 1150 FILED IN BOOK 15, PAGE 03, OF PLATS, F.C.R.
- INDICATES DIRECTION OF DRAINAGE FLOW
- (A) INDICATES AREA TO BE DEDICATED TO THE CITY OF FRESNO FOR PUBLIC STREET & UTILITY PURPOSES
- (◇) EXISTING 30'-WIDE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT EASEMENT FOR PIPELINE RECORDED AS DOCUMENT NO. 2001-0149854
- EXISTING 20'-WIDE CITY OF FRESNO EASEMENT FOR CONSTRUCTING, RECONSTRUCTING, ENLARGING, OPERATING, OR REPAIRING PIPELINE RECORDED IN BOOK 7108, PAGE 890 OF OFFICIAL RECORDS
- (▫) INDICATES AREA PREVIOUSLY DEDICATED TO CITY OF FRESNO FOR PUBLIC STREET PURPOSES PER PARCEL MAP NO. 2019-02 RECORDED IN BOOK __ OF PARCEL MAPS, AT PAGES __ THROUGH __, OFFICIAL RECORDS

PROJECT INFO:

RECORD OWNER:	2500 MLK, LLC JIM SHEHADEY 405 N. PALM AVE. FRESNO, CA 93701 PHONE: (559) 486-0220
APPLICANT/DEVELOPER:	DR HORTON 419 W. MURRAY AVE. VISALIA, CA 93291 PHONE: (559) 636-9850
CIVIL ENGINEER / SURVEYOR:	GATEWAY ENGINEERING, INC. 405 PARK CREEK DRIVE CLOVIS, CA 93611 PHONE: (559) 320-0344

UTILITY INFO:

SOLID WASTE & RECYCLING:	CITY OF FRESNO 2600 FRESNO STREET FRESNO, CA 93721 PHONE: (559) 621-8600
SEWER AND WATER:	CITY OF FRESNO 2600 FRESNO STREET FRESNO, CA 93721 PHONE: (559) 621-8650
GAS AND ELECTRICITY:	PACIFIC GAS AND ELECTRIC 650 'O' STREET, 3RD FLOOR FRESNO, CA 93760 PHONE: (559) 463-5636
CABLE:	COMCAST 2441 NORTH GROVE INDUSTRIAL DR. FRESNO, CA 93727 PHONE: (559) 252-8210 EXTENSION 4222
STORM DRAIN:	FRESNO METROPOLITAN FLOOD CONTROL DISTRICT 5469 E. OLIVE AVE. FRESNO, CA 93727 PHONE: (559) 456-3292
TELEPHONE:	AT&T 5555 E. OLIVE AVE. FRESNO, CA 93727 PHONE: (559) 454-3778

OUTLOT DESIGNATIONS:

OUTLOT "A" – PUBLIC . . . . . OPEN SPACE / PARK
OUTLOT "B" – PUBLIC . . . . . LANDSCAPE
OUTLOT "C" – PUBLIC . . . . . LANDSCAPE
OUTLOT "D" – PUBLIC . . . . . LANDSCAPE
OUTLOT "E" – PUBLIC . . . . . LANDSCAPE
OUTLOT "F" – PUBLIC . . . . . LANDSCAPE

ABBREVIATIONS LEGEND:

ACP	AC PAVEMENT
CCG	CONCRETE CURB AND GUTTER
CCM	CONCRETE CURBED MEDIAN
CL	CENTERLINE
CSW	CONCRETE SIDEWALK
DCR	DIAGONAL CURB RAMP
EOP	EDGE OF PAVEMENT
EX.	EXISTING
EPTT	ELECTRICAL POWER TRANSMISSION TOWER
EV	ELECTRICAL VAULT
F.C.R.	FRESNO COUNTY RECORDS
FH	FIRE HYDRANT
GUY	GUY WIRE
N.T.S.	NOT TO SCALE
OH	OVERHEAD UTILITY LINE
O.R.F.C.	OFFICIAL RECORDS OF FRESNO COUNTY
PE	PEDESTRIAN EASEMENT
PP	POWER POLE
PUE	PUBLIC UTILITY EASEMENT
PL	PROPERTY LINE
R/W	RIGHT OF WAY
S	SEWER MAIN/LATERAL U/G
SDI	STORM DRAIN INLET
SDMH	STORM DRAIN MANHOLE
SL	STREET LIGHT
SLB	STREET LIGHT BOX
SSMH	SANITARY SEWER MANHOLE
TMI	TREE-MISCELLANEOUS
WM	WATER METER
WV	WATER VALVE
" ... "	TRAFFIC SIGN (TEXT IN QUOTES DENOTES THE SIGN NAME, E.G. "STOP")

GATEWAY ENGINEERING, INC.
CIVIL ENGINEERS I LAND SURVEYORS
P. 559-320-0344 I F. 559-320-0345 I WWW.GATEWAYENG.COM
405 PARK CREEK DRIVE, CLOVIS, CA 93611-4435

DATE: 03/24/2022

TRACT 6391
EMERALD CREEK SUBDIVISION
D.R. HORTON
SW COR OF EAST CHURCH AVE & MLK JR BLVD
FRESNO, CA
TENTATIVE SUBDIVISION MAP

REV No.	DESCRIPTION	DATE

ENGINEER: DAN BOND
LICENSE NO: 57,133
DRAWN BY: V.Y.T.
CHECKED BY: D.K.B.
SCALE: AS SHOWN
PROJECT NO: 21-086
SHEET 1 2

3/24/2022 4:33:55 PM K:\GATEWAY PROJECTS\DR HORTON\21-086 EMERALD CREEK VILLAGE\DRAWINGS\21-086 TENTATIVE SUBDIVISION MAP.DWG-DAN BOND
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TENTATIVE SUBDIVISION MAP OF
TRACT MAP NO. 6391

A VESTING MAP
IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA
PREPARED AND PLATTED IN OCTOBER, 2021
CONSISTING OF TWO SHEETS
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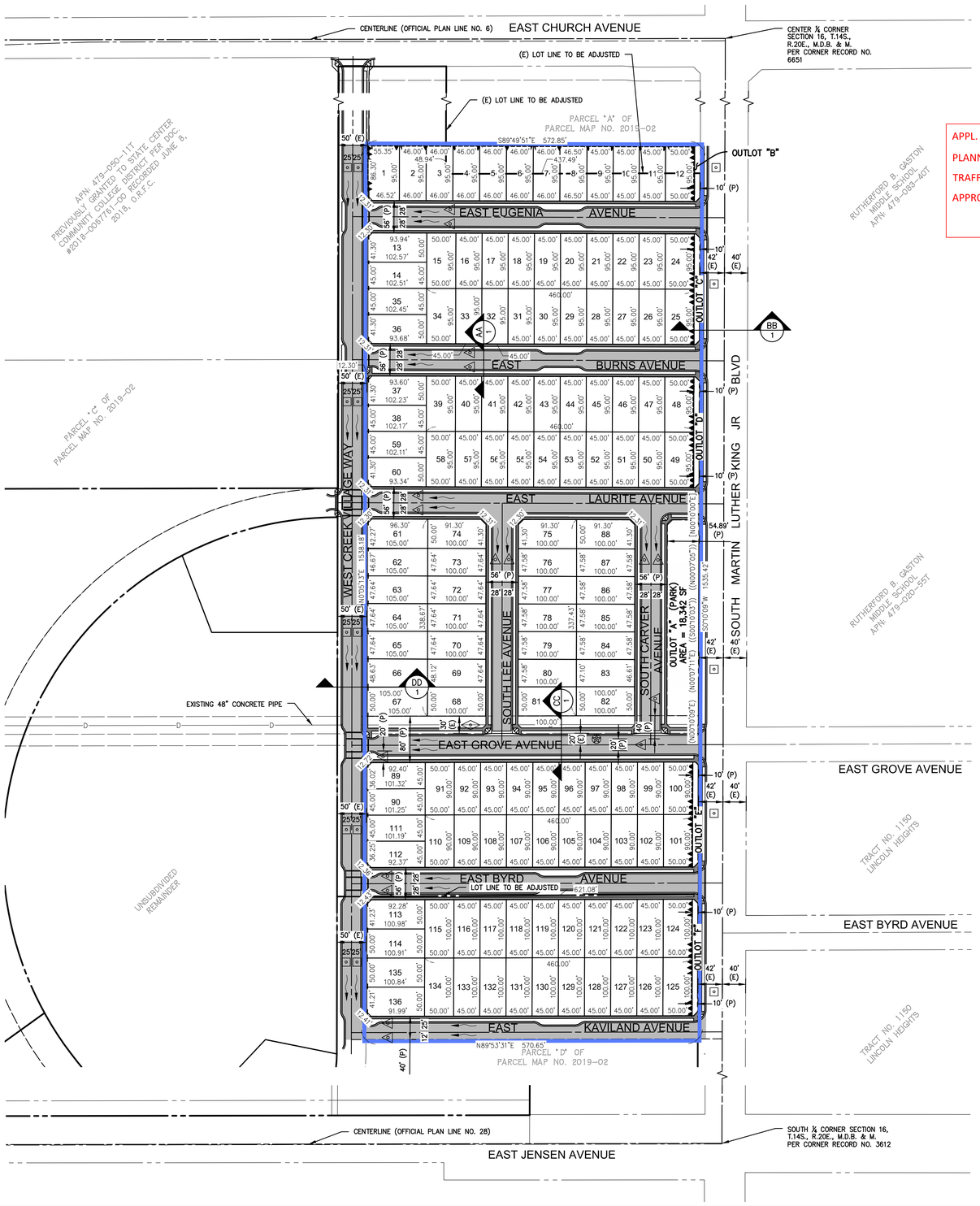

APPL. NO. T-6391	EXHIBIT A-2	DATE 03/29/2022
PLANNING REVIEW BY		DATE
TRAFFIC ENG.		DATE
APPROVED BY		DATE

CITY OF FRESNO DARM DEPT

PARCEL TABLE

PARCEL #	AREA (SQ. FT.)
1	5215
2	4370
3	4370
4	4370
5	4370
6	4370
7	4370
8	4418
9	4275
10	4275
11	4275
12	4750
13	5093
14	4614
15	4750
16	4275
17	4275
18	4275
19	4275
20	4275

PARCEL #	AREA (SQ. FT.)
21	4275
22	4275
23	4275
24	4750
25	4750
26	4275
27	4275
28	4275
29	4275
30	4275
31	4275
32	4275
33	4275
34	4750
35	4612
36	5083
37	5076
38	4599
39	4750
40	4275

PARCEL #	AREA (SQ. FT.)
41	4275
42	4275
43	4275
44	4275
45	4275
46	4275
47	4275
48	4750
49	4750
50	4275
51	4275
52	4275
53	4275
54	4275
55	4275
56	4275
57	4275
58	4750
59	4596
60	5066

PARCEL #	AREA (SQ. FT.)
61	5263
62	4951
63	5002
64	5002
65	5002
66	5079
67	5250
68	5000
69	4788
70	4764
71	4764
72	4764
73	4764
74	4962
75	4962
76	4758
77	4758
78	4758
79	4758
80	4734

PARCEL #	AREA (SQ. FT.)
81	5000
82	5000
83	4686
84	4758
85	4758
86	4758
87	4758
88	4962
89	4520
90	4558
91	4500
92	4050
93	4050
94	4050
95	4050
96	4050
97	4050
98	4050
99	4050
100	4500

PARCEL #	AREA (SQ. FT.)
101	4500
102	4050
103	4050
104	4050
105	4050
106	4050
107	4050
108	4050
109	4050
110	4500
111	4555
112	4514
113	5012
114	5047
115	5000
116	4500
117	4500
118	4500
119	4500
120	4500

PARCEL #	AREA (SQ. FT.)
121	4500
122	4500
123	4500
124	5000
125	5000
126	4500
127	4500
128	4500
129	4500
130	4500
131	4500
132	4500
133	4500
134	5000
135	5044
136	5002

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