



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

DATE: October 23, 2024

TO: Department of Public Works and Planning, Attn: Steven E. White, Director
Department of Public Works and Planning, Attn: Bernard Jimenez,
Planning and Resource Management Officer
Development Services and Capital Projects, Attn: William M. Kettler,
Deputy Director of Planning
Development Services and Capital Projects, Attn: Chris Motta,
Division Manager
Development Services and Capital Projects, Attn: Tawanda Mtunga
Principal Planner
Development Services and Capital Projects, Site Plan Review, Attn:
James Anders, Principal Planner
Development Services and Capital Projects, Current Planning, Attn: David Randall,
Senior Planner
Development Services and Capital Projects, Policy Planning, ALCC, Attn:
Mohammad Khorsand, Senior Planner
Development Services and Capital Projects, Zoning & Permit Review, Attn:
Daniel Gutierrez, Senior Planner
Development Services and Capital Projects, Building & Safety/Plan Check, Attn:
Arnold Valdivia, Supervising Building Inspector
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping
Road Maintenance and Operations, Attn: Wendy Nakagawa
Design Division, Transportation Planning Unit, Attn: Hector Luna
Water and Natural Resources Division, Attn: Roy Jimenez
Department of Public Health, Environmental Health Division, Attn:
Deep Sidhu/Kevin Tsuda
U.S. Fish and Wildlife Service, San Joaquin Valley Division, Attn: Justin Sloan
CA Department of Fish and Wildlife, Attn: R4CEQA@wildlife.ca.gov
CA Regional Water Quality Control Board, Attn:
centralvalleyfresno@waterboards.ca.gov
Fresno Metropolitan Flood Control District, Attn:
developmentreview@fresnofloodcontrol.org
Fresno Irrigation District, Attn: Engr-Review@fresnoirrigation.com
North Kings GSA, Attn: Kassy D. Chauhan
Pacific Gas & Electric Company (PG&E), Attn: pgeplanreview@pge.com
Clovis Unified School District, Attn: michaeljohnston@cusd.com

State Water Resources Control Board, Division of Drinking Water, Fresno District,
Attn: Cinthia Reyes
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division),
Attn: PIC Supervisor
Fresno County Fire Protection District, Attn: FKU.Prevention.Planning@fire.ca.gov

FROM: Ejaz Ahmad, Planner 
Development Services and Capital Projects Division

SUBJECT: Initial Study Application No. 8626, Tentative Tract Map Application No. 6489

APPLICANT: Belmont Almonds

DUE DATE: November 6, 2024

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject applications proposing to allow a tentative tract map for the creation of twenty (20) single-family residential lot each two (2) acre (net) in size on a 46.77-acre parcel in RR (Rural Residential; two-acre minimum parcel) Zone District located on the east side of N. Locan Avenue, approximately 635 feet north of its intersection with E. Tulare Avenue and 2,640 feet east of the City of Fresno (7760 E. Tulare Avenue, Fresno) (APN 313-072-23).

The Department is also reviewing for environmental effects, as mandated by the California Environmental Quality Act (CEQA) and for conformity with plans and policies of the County.

Based upon this review, a determination will be made regarding conditions to be imposed on the project, including necessary on-site and off-site improvements.

We must have your comments by **November 6, 2024**. Any comments received after this date may not be used.

NOTE - THIS WILL BE OUR ONLY REQUEST FOR WRITTEN COMMENTS. If you do not have comments, please provide a "NO COMMENT" response to our office by the above deadline (e-mail is also acceptable; see email address below).

Please address any correspondence or questions related to environmental and/or policy/design issues to me, Ejaz Ahmad, Planner, Development Services and Capital Projects Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-4204, or email eahmad@fresnocountyca.gov

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Activity Code (Internal Review):2432

Enclosures



Fresno County Department of Public Works and Planning

Date Received: 10-15-24

TTM 6489
IS 8626

(Application No.)

MAILING ADDRESS:

Department of Public Works and Planning
Development Services Division
2220 Tulare St., 6th Floor
Fresno, Ca. 93721

LOCATION:

Southwest corner of Tulare & "M" Streets, Suite A
Street Level
Fresno Phone: (559) 600-4497
Toll Free: 1-800-742-1011 Ext. 0-4497

APPLICATION FOR:

- Pre-Application (Type) No. 24-005825
Amendment Application
Amendment to Text
Conditional Use Permit
Variance (Class)/Minor Variance
Site Plan Review/Occupancy Permit
No Shoot/Dog Leash Law Boundary
General Plan Amendment/Specific Plan/SP Amendment
Director Review and Approval
for 2nd Residence
Determination of Merger
Agreements
ALCC/RLCC
Other

DESCRIPTION OF PROPOSED USE OR REQUEST:

Single Family Residential Subdivision

CEQA DOCUMENTATION: Initial Study PER N/A

PLEASE USE FILL-IN FORM OR PRINT IN BLACK INK. Answer all questions completely. Attach required site plans, forms, statements, and deeds as specified on the Pre-Application Review. Attach Copy of Deed, including Legal Description.

LOCATION OF PROPERTY: North side of E. Tulare
between N. De Wolf Avenue and N. Locan Avenue
Street address: 7760 E Tulare Ave, Fresno, CA 93737-9413

APN: 313-072-23 Parcel size: 46.77 acres Section(s)-Twp/Rg: S 2 - T 14 S/R 21 E

ADDITIONAL APN(s):

I, [Signature] (signature), declare that I am the owner, or authorized representative of the owner, of the above described property and that the application and attached documents are in all respects true and correct to the best of my knowledge. The foregoing declaration is made under penalty of perjury.

Table with 4 columns: Name, Address, City, Zip, Phone. Rows include Belmont Almonds, LLC; Applicant; and Stanley Kjar/Nadav Ichaki.

CONTACT EMAIL:

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

UTILITIES AVAILABLE:

Application Type / No.: TTM 6489 Fee: \$ 14,460.00
Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
PER/Initial Study No.: IS 8626 Fee: \$ 4,138.57
Ag Department Review: Fee: \$
Health Department Review: Fee: \$ 1,430.00
Received By: [Signature] Invoice No.: TOTAL: \$ 19,781.57

WATER: Yes [X] / No []
Agency: County of Fresno
SEWER: Yes [] / No [X]
Agency:

STAFF DETERMINATION: This permit is sought under Ordinance Section:

Sect-Twp/Rg: - T S/R E

Related Application(s): N/A
Zone District: RR
Parcel Size: 46.77 acres

APN # - - -
APN # - - -
APN # - - -
APN # - - -



Development
Services and
Capital Projects
Division

Contact Person:
NATHAN ROBERTS
2985 N. BURL AVE.
FRESNO, CA 93727
JPROCTOR@YHMAIL.COM

Pre-Application Review

Department of Public Works and Planning

NUMBER: 24-005825
APPLICANT: NATHAN ROBERTS
PHONE: (559) 244-3123

PROPERTY LOCATION: 7760 E TULARE AVE FRESNO, California, 93727, USA
APN(s): 313-072-23 ALCC: No Yes # VIOLATION NO. N/A
CNEL: No Yes (level) LOW WATER: No Yes WITHIN 1/2 MILE OF CITY: No Yes
ZONE DISTRICT: R-R; SRA: No Yes HOMESITE DECLARATION REQ'D.: No Yes
LOT STATUS:

Zoning: Conforms; () Legal Non-Conforming lot; () Deed Review Req'd (see Form #236)
Merger: May be subject to merger: No Yes ZM# Initiated In process
Map Act: () Lot of Recorded Map; On '72 rolls; () Other ; () Deeds Req'd (see Form #236)

SCHOOL FEES: No Yes DISTRICT: Clovis Unified Trustee Area 7 PERMIT JACKET: No Yes
FMFCD FEE AREA: Outside () District No.: FLOOD PRONE: No Yes
PROPOSAL TENTATIVE TRACT MAP TO ALLOW A TWENTY-LOT SUBDIVISION ON A 46.77-ACRE PARCEL
LOCATED WITHIN THE R-R (RURAL RESIDENTIAL, TWO-ACRE MINIMUM PARCEL SIZE) ZONE DISTRICT.

COMMENTS: AN APPROVED VARIANCE IS REQUIRED IF THE PROPOSED ROAD DOES NOT MEET COUNTY STANDARDS.
ORD. SECTION(S): CHAPTER 810.2 - RESIDENTIAL ZONES / TABLE 2-5 / Pg. 2-35 BY: O. RAMIREZ DATE: 05/08/2024

GENERAL PLAN POLICIES:		PROCEDURES AND FEES:
LAND USE DESIGNATION: <u>Rural Residential</u>	() GPA: <u> </u>	() MINOR VA: <u> </u>
COMMUNITY PLAN: <u>-</u>	() AA: <u> </u>	<input checked="" type="checkbox"/> HD: <u>\$4,430.00</u>
REGIONAL PLAN: <u>-</u>	() CUP: <u> </u>	() AG COMM: <u> </u>
SPECIFIC PLAN: <u>-</u>	() DRA: <u> </u>	() ALCC: <u> </u>
SPECIAL POLICIES: <u>-</u>	() VA: <u> </u>	<input checked="" type="checkbox"/> IS/PER*: <u>\$4,138.57</u>
SPHERE OF INFLUENCE: <u>-</u>	() AT: <u> </u>	() Viol. (35%): <u> </u>
ANNEX REFERRAL (LU-G17/MOU): <u>-</u>	<input checked="" type="checkbox"/> TT: <u>\$14,460.00</u>	() Other: <u> </u>
COMMENTS: <u>-</u>	Filing Fee: \$ <u> </u>	Pre-Application Fee: <u>- \$247.00</u>
		Total County Filing Fee: <u>\$ 19,781.57</u>

FILING REQUIREMENTS:	OTHER FILING FEES:
<input checked="" type="checkbox"/> Land Use Applications and Fees	() Archaeological Inventory Fee: <u>\$75 at time of filing</u>
<input checked="" type="checkbox"/> This Pre-Application Review form	(Separate check to Southern San Joaquin Valley Info. Center)
<input checked="" type="checkbox"/> Copy of Deed / Legal Description	() CA Dept. of Fish & Wildlife (CDFW): <u>(\$50+\$2,764)</u>
<input checked="" type="checkbox"/> Photographs	(Separate check to Fresno County Clerk for pass-thru to CDFW.
() Letter Verifying Deed Review	Must be paid prior to IS closure and prior to setting hearing date.)
<input checked="" type="checkbox"/> IS Application and Fees* * Upon review of project materials, an Initial Study (IS) with fees may be required.	
<input checked="" type="checkbox"/> Site Plans - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction	
() Floor Plan & Elevations - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction	
<input checked="" type="checkbox"/> Project Description / Operational Statement (Typed)	
() Statement of Variance Findings	
() Statement of Intended Use (ALCC)	
() Dependency Relationship Statement	
() Resolution/Letter of Release from City of <u> </u>	
() Nitrogen Loading Analysis or RWQCB supplemental treatment	

BY: [Signature] EJAZ AHMAD DATE: 5/22/24
PHONE NUMBER: (559) 620-4204

NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:

() COVENANT	() SITE PLAN REVIEW
() MAP CERTIFICATE	() BUILDING PLANS
() PARCEL MAP	() BUILDING PERMITS
() FINAL MAP	() WASTE FACILITIES PERMIT
() FMFCD FEES	() SCHOOL FEES
() ALUC or ALCC	() OTHER (see reverse side)

PLU # 113 Fee: \$247.00
Note: This fee will apply to the application fee if the application is submitted within six (6) months of the date on this receipt.

OVER.....



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

AGENT AUTHORIZATION

AUTHORIZATION OF AGENT TO ACT ON BEHALF OF PROPERTY OWNER

The Agent Authorization form is required whenever a property owner grants authority to an individual to submit and/or pursue a land use entitlement application on their behalf. This form must be completed by the property owner and submitted with the land use entitlement application to confirm that the property owner has granted authority to a representative to sign application forms on their behalf and represent them in matters related to a land use entitlement application.

The below named person is hereby authorized to act on my behalf as agent in matters related to land use entitlement applications associated with the property listed below.

Nathan Roberts
Agent Name (Print or Type)

2985 N Burl Ave Ste 101
Mailing Address

559.244.3123
Phone Number

313-072-23
Project APN

Yamabe & Horn Engineering, Inc.
Company Name (Print or Type)

Fresno, CA 93727
City / State / Zip Code

nroberts@yhmail.com
Email Address


7760 E Tulare Ave, Fresno, CA 93737
Project Street Address

A list consisting of ____ additional properties is attached (include the APN for each property).

Project Description (Print or Type):

Tract No 6489, 20 lot single family residential development on 46.8 acres.

The undersigned declares under penalty of perjury that they own, possess, control or manage the property referenced in this authorization and that they have the authority to designate an agent to act on behalf of all the owners of said property. The undersigned acknowledges delegation of authority to the designated agent and retains full responsibility for any and all actions this agent makes on behalf of the owner.

DocuSigned by:
 Stanley Kjar REALTOR
Owner Signature

9/20/2024
Date

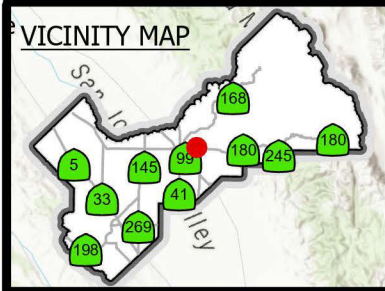
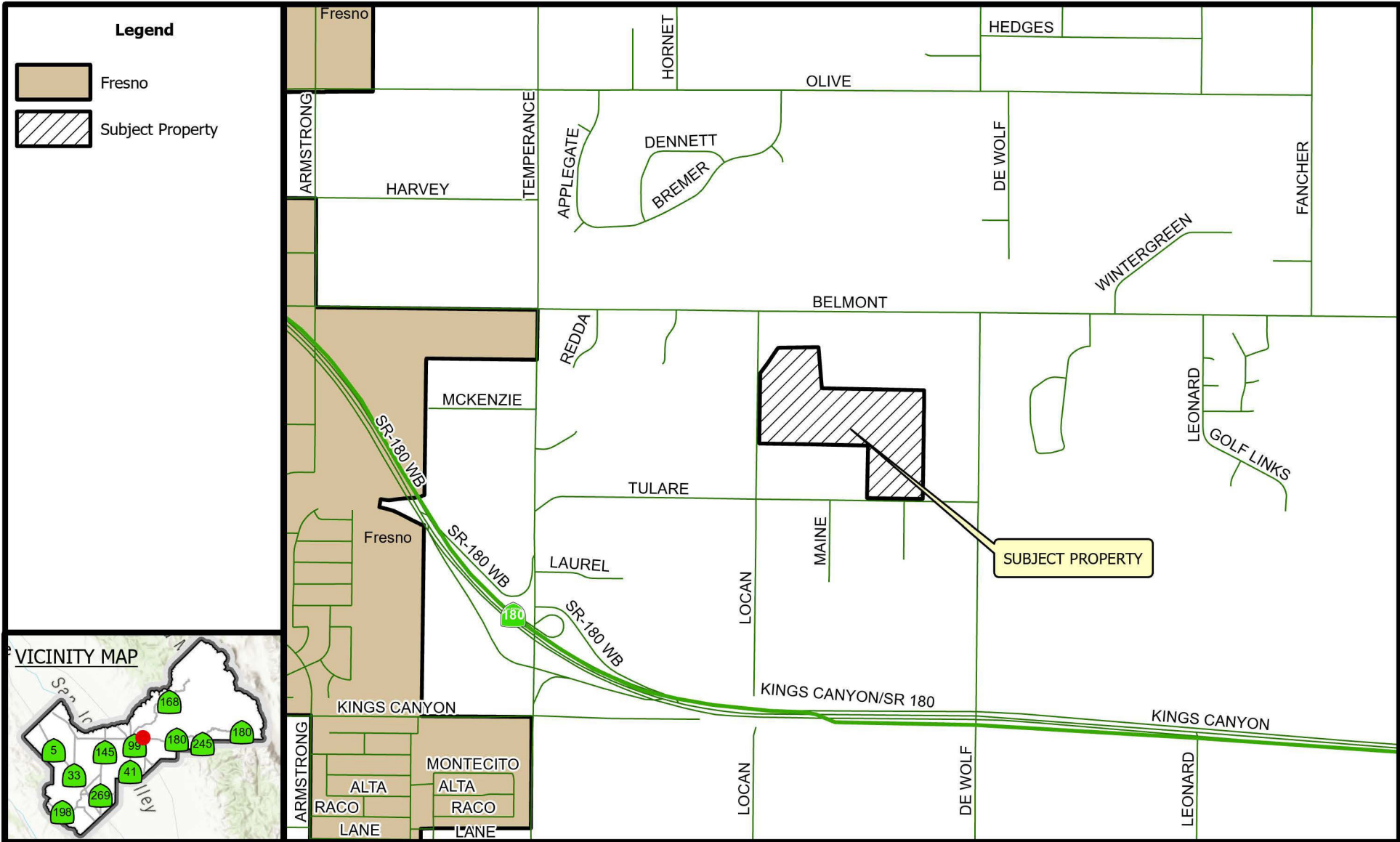
Stanley Kjar
Owner Name (Print or Type)

559.260.2622
Phone Number

skjar@pearsonrealty.com
Email Address

** If the legal owner of the property is a corporation, company, partnership or LLC, provide a copy of a legal document with this authorization form showing that the individual signing this authorization form is a duly authorized partner, officer or owner of said corporation, company, partnership or LLC.*

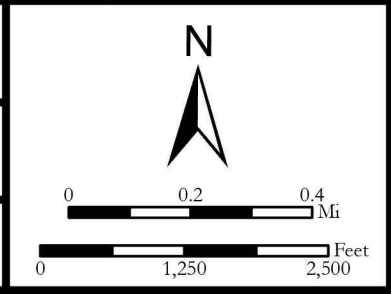
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LOCATION MAP

TT 6489 | **2024**

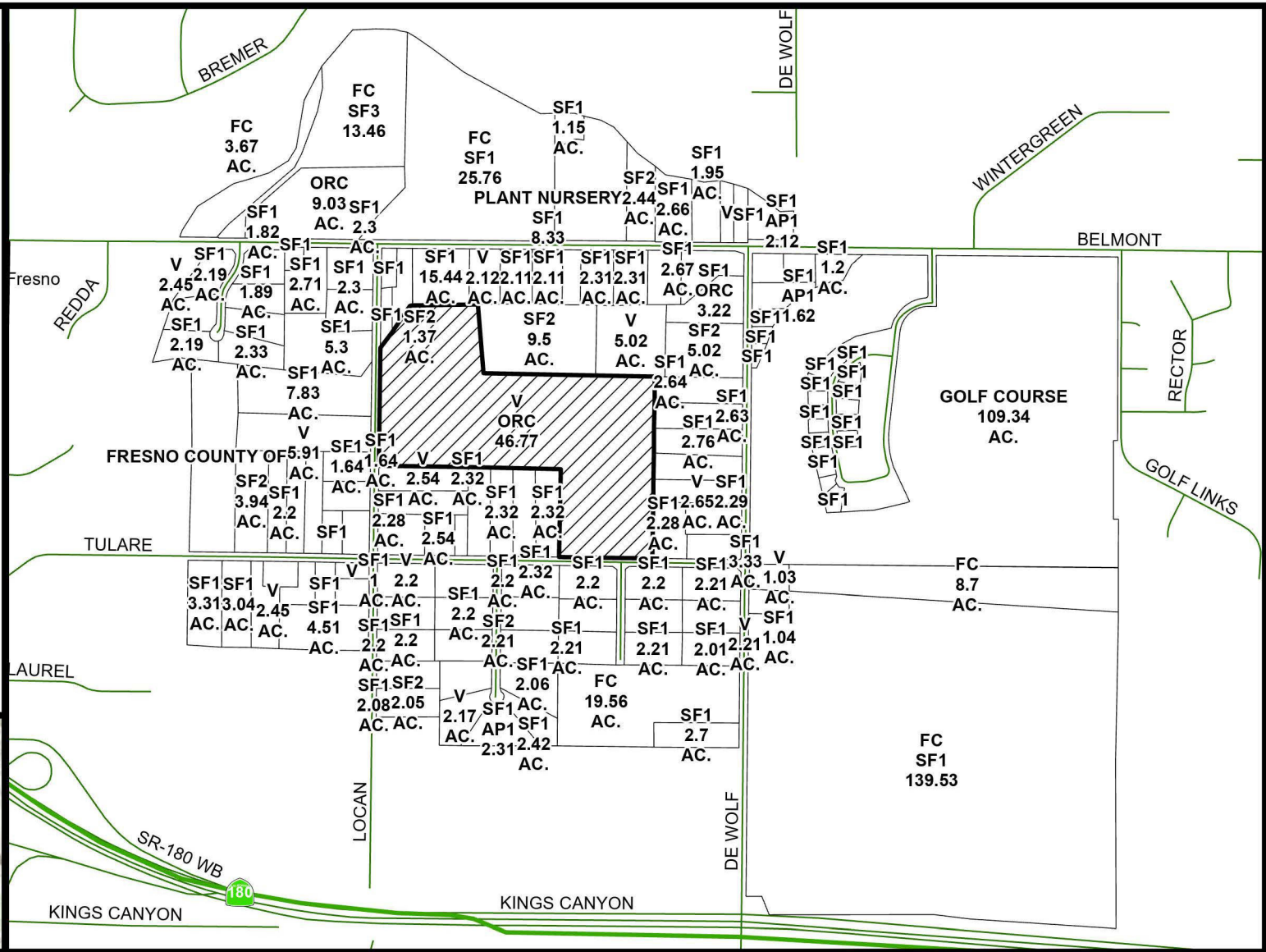
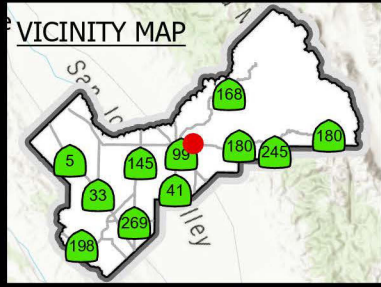
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : chuang
 On Date : 10/14/2024



LEGEND:

-  Subject Property
-  Ag Contract Land

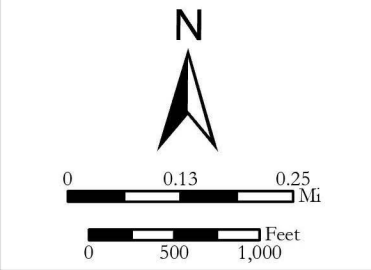
LEGEND	
AP1	- APARTMENT
FC	- FIELD CROP
ORC	- ORCHARD
SF#	- SINGLE FAMILY RESIDENCE
V	- VACANT

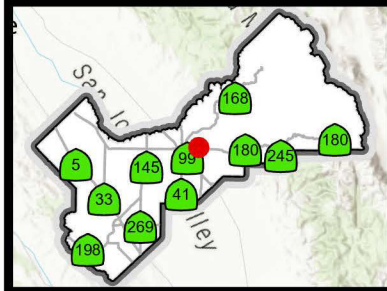
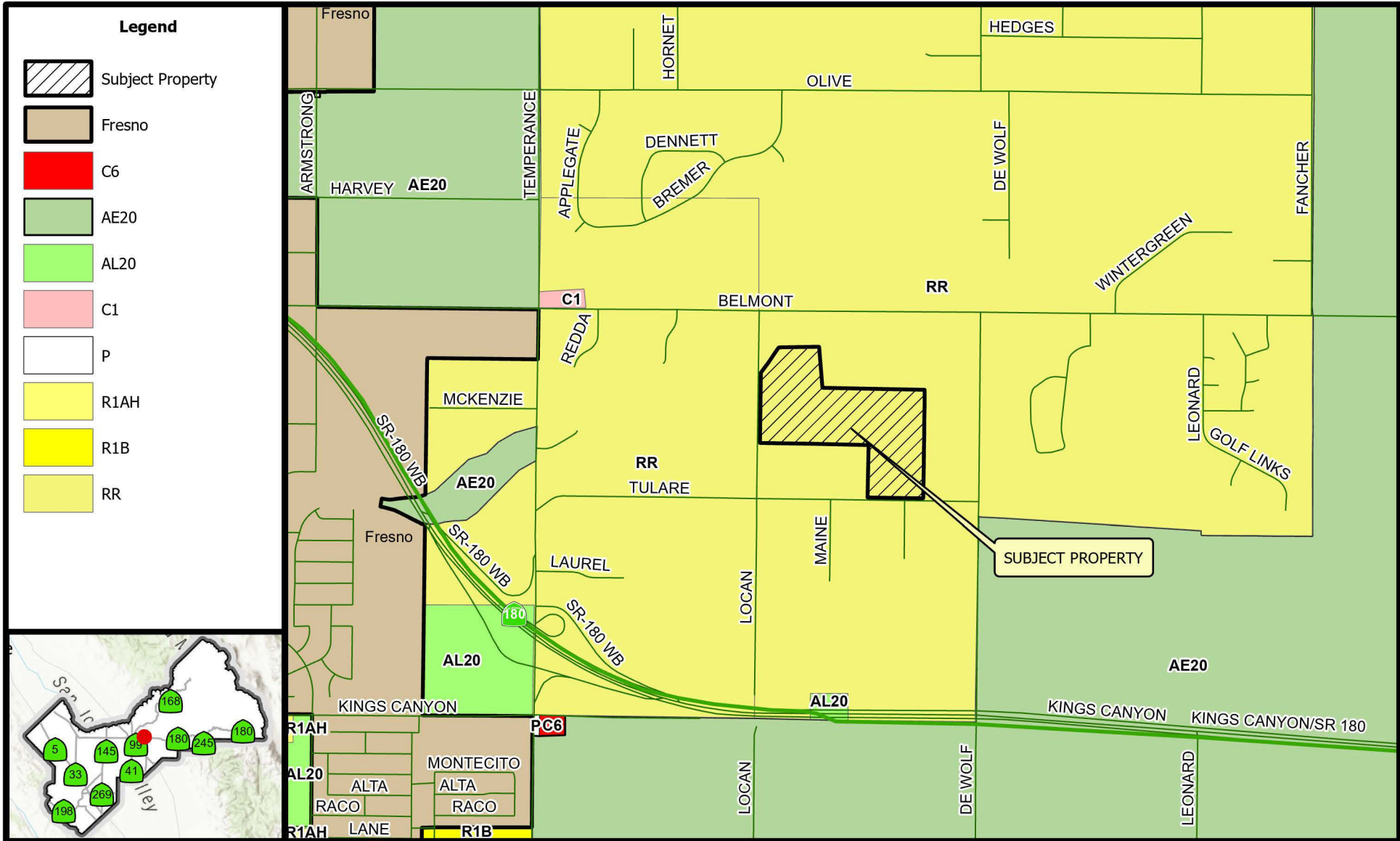


Existing Land Use Map

TT 6489 **2024**

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : chuang
 On Date : 10/8/2024



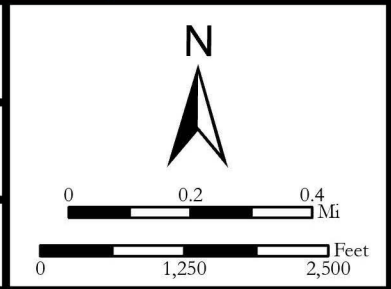


Existing Zoning Map

TT 6489
STR 2 - 14S / 21E

2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : chuang
 On Date : 10/14/2024





County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

INITIAL STUDY APPLICATION

INSTRUCTIONS

Answer all questions completely. An incomplete form may delay processing of your application. Use additional paper if necessary and attach any supplemental information to this form. Attach an operational statement if appropriate. This application will be distributed to several agencies and persons to determine the potential environmental effects of your proposal. Please complete the form in a legible and reproducible manner (i.e., USE BLACK INK OR TYPE).

OFFICE USE ONLY

IS No. _____

Project No(s). _____

Application Rec'd.: _____

GENERAL INFORMATION

1. **Property Owner :** Belmont Almonds, LLC **Phone/Fax** 559.260.2622

Mailing

Address: 1100 S Robertson Blvd, #2, Los Angeles, CA 90035
Street City State/Zip

2. **Applicant :** Belmont Almonds, LLC **Phone/Fax:** 559.260.2622

Mailing

Address: 1100 S Robertson Blvd, #2, Los Angeles, CA 90035
Street City State/Zip

3. **Representative:** Stanley Kjar 559.260.2622 / Nadav Ichaki **Phone/Fax:** 310.602.9551

Mailing

Address: 1100 S Robertson Blvd, #2, Los Angeles, CA 90035
Street City State/Zip

4. **Proposed Project:** Single Family Residential

5. **Project Location:** North side of E. Tulare, between N. De Wolf Avenue and N. Locan Avenue

6. **Project Address:** 7760 E Tulare Ave, Fresno, CA 93737-9413

7. **Section/Township/Range:** S2 / T.14.S / R.21E. 8. **Parcel Size:** 46.8 Acres

9. **Assessor's Parcel No.** 313-072-23 **OVER.....**

10. Land Conservation Contract No. (If applicable): N/A

11. What other agencies will you need to get permits or authorization from:

- | | |
|---|---|
| <u> </u> LAFCo (annexation or extension of services) | <u> </u> SJVUAPCD (Air Pollution Control District) |
| <u> </u> CALTRANS | <u> </u> Reclamation Board |
| <u> </u> Division of Aeronautics | <u> </u> Department of Energy |
| <u> </u> Water Quality Control Board | <u> </u> Airport Land Use Commission |
| <u> </u> Other _____ | |

12. Will the project utilize Federal funds or require other Federal authorization subject to the provisions of the National Environmental Policy Act (NEPA) of 1969? Yes X No

If so, please provide a copy of all related grant and/or funding documents, related information and environmental review requirements.

13. Existing Zone District¹: Rural Residential

14. Existing General Plan Land Use Designation¹: Open Lot / Agriculture

ENVIRONMENTAL INFORMATION

15. Present land use: Orchards / Agriculture
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:

Existing above ground uses or structures such as building, water wells, power lines, towers, etc., within the proposed subdivision to be removed.

Describe the major vegetative cover: _____

Any perennial or intermittent water courses? If so, show on map: _____

Is property in a flood-prone area? Describe:

This area is not subject to flood inundation.

16. Describe surrounding land uses (e.g., commercial, agricultural, residential, school, etc.):

North: Rural Residential

South: Rural Residential

East: Rural Residential

West: Rural Residential

17. What land use(s) in the area may be impacted by your Project?: None

18. What land use(s) in the area may impact your project?: None

19. Transportation:

NOTE: The information below will be used in determining traffic impacts from this project. The data may also show the need for a Traffic Impact Study (TIS) for the project.

A. Will additional driveways from the proposed project site be necessary to access public roads?
 _____ Yes No

B. Daily traffic generation:

I.	Residential - Number of Units	<u>20</u>
	Lot Size	<u>2 acres</u>
	Single Family	<u>X</u>
	Apartments	<u>-</u>

II.	Commercial - Number of Employees	<u>-</u>
	Number of Salesmen	<u>-</u>
	Number of Delivery Trucks	<u>-</u>
	Total Square Footage of Building	<u>-</u>

III. Describe and quantify other traffic generation activities: None

20. Describe any source(s) of noise from your project that may affect the surrounding area: _____
None, Vehicle

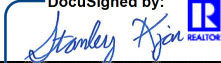
21. Describe any source(s) of noise in the area that may affect your project: _____
None, Vehicle

22. Describe the probable source(s) of air pollution from your project: None

23. Proposed source of water:
 private well
 community system³--name: _____ *OVER.....*

- 24. *Anticipated volume of water to be used (gallons per day)*²: 427.5 gallons/day (Assuming 2.5 Residents)
- 25. *Proposed method of liquid waste disposal:*
 septic system/individual
 *community system*³-name _____
- 26. *Estimated volume of liquid waste (gallons per day)*²: 142.5 gallons/day (Assuming 2.5 Residents)
- 27. *Anticipated type(s) of liquid waste:* Septic & Grey Water
- 28. *Anticipated type(s) of hazardous wastes*²: None
- 29. *Anticipated volume of hazardous wastes*²: 30 pounds
- 30. *Proposed method of hazardous waste disposal*²: Community Collection Days/ Local Business Disposals
- 31. *Anticipated type(s) of solid waste:* Residential Waste
- 32. *Anticipated amount of solid waste (tons or cubic yards per day):* 1-4 cubic yards per week
- 33. *Anticipated amount of waste that will be recycled (tons or cubic yards per day):* 1-4 cubic yards per week
- 34. *Proposed method of solid waste disposal:* Septic Tank (s)
- 35. *Fire protection district(s) serving this area:* Fresno County Fire Protection District
- 36. *Has a previous application been processed on this site? If so, list title and date:* _____
- 37. *Do you have any underground storage tanks (except septic tanks)?* Yes _____ No X
- 38. *If yes, are they currently in use?* Yes _____ No _____

TO THE BEST OF MY KNOWLEDGE, THE FOREGOING INFORMATION IS TRUE.

DocuSigned by:

 SIGNATURE

9/20/2024
 DATE

¹Refer to Development Services and Capital Projects Conference Checklist

²For assistance, contact Environmental Health System, (559) 600-3357

³For County Service Areas or Waterworks Districts, contact the Resources Division, (559) 600-4259

NOTICE AND ACKNOWLEDGMENT

INDEMNIFICATION AND DEFENSE

The Board of Supervisors has adopted a policy that applicants should be made aware that they may be responsible for participating in the defense of the County in the event a lawsuit is filed resulting from the County’s action on your project. You may be required to enter into an agreement to indemnify and defend the County if it appears likely that litigation could result from the County’s action. The agreement would require that you deposit an appropriate security upon notice that a lawsuit has been filed. In the event that you fail to comply with the provisions of the agreement, the County may rescind its approval of the project.

STATE FISH AND WILDLIFE FEE

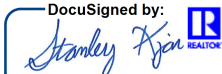

State law requires that specified fees (effective January 1, 2023: \$3,839.25 for an EIR; \$2,764.00 for a Mitigated/Negative Declaration) be paid to the California Department of Fish and Wildlife (CDFW) for projects which must be reviewed for potential adverse effect on wildlife resources. The County is required to collect the fees on behalf of CDFW. A \$50.00 handling fee will also be charged, as provided for in the legislation, to defray a portion of the County's costs for collecting the fees.

The following projects are exempt from the fees:

- 1. All projects statutorily exempt from the provisions of CEQA (California Environmental Quality Act).*
- 2. All projects categorically exempt by regulations of the Secretary of Resources (State of California) from the requirement to prepare environmental documents.*

A fee exemption may be issued by CDFW for eligible projects determined by that agency to have “no effect on wildlife.” That determination must be provided in advance from CDFW to the County at the request of the applicant. You may wish to call the local office of CDFW at (559) 222-3761 if you need more information.

Upon completion of the Initial Study you will be notified of the applicable fee. Payment of the fee will be required before your project will be forwarded to the project analyst for scheduling of any required hearings and final processing. The fee will be refunded if the project should be denied by the County.

DocuSigned by:



Applicant's Signature

9/20/2024

Date



October 10, 2024

To the County of Fresno
Public works and Planning Department
2220 Tulare Street, Ste. A
Fresno, CA 93721

RE: Operational Statement for the Pre-Application Submittal
Of Tentative Tract Map (TTM) for E. Tulare Ave. & N. Locan Ave.
Application No.:

Project Description:

The proposed TTM is being submitted by Yamabe & Horn Engineering, Inc. on behalf of Belmont Almonds LLC, and pertains to 46.77 acres of property located at the Northeast corner of East Tulare Avenue and North Locan Avenue. The existing zoning for the property is Rual Residential (RR), and future planned land use for the property complies with the current zoning and the County of Fresno general plan.

The Tentative Tract Map proposes to split up APN: 313-072-23 into twenty parcels, each with a square footage greater than 2 acres. All lots are to be used for single-family residential houses, which should improve upon the current appearance of the property. There will be no equipment usage or material storage once the homes are constructed. No unsightly appearance of dust, noise, glare, or odor will be generated. Also, it will not produce any customers, employees, delivery vehicles, or goods to be sold on site.

The water usage and waste produced will be consistent with those of single-family residential houses. Fresno County will source the estimated volume of water usage of 427.5 gallons per day per proposed single-family residential house. Each house is estimated to produce a volume of 142.5 gallons per day of liquid waste that consists of septic and grey water. Both liquid and solid waste will be disposed of by individual septic systems per household.

All houses will be accessed from a 50-foot street that is designed to branch off Tulare Avenue and Locan Avenue. All lots will have a minimum 165 feet of frontage on this street, except for those on the cul-de-sac. Each lot also has a minimum depth of 170 feet. Each lot will have one single-family residence house constructed on it which will include a garage/parking space for the resident as well as fencing to enclose the yard on each lot. There is no advertising proposed for this project.

If you have any questions regarding our work, please feel free to call.

Sincerely,

Nathan Roberts, Project Manager

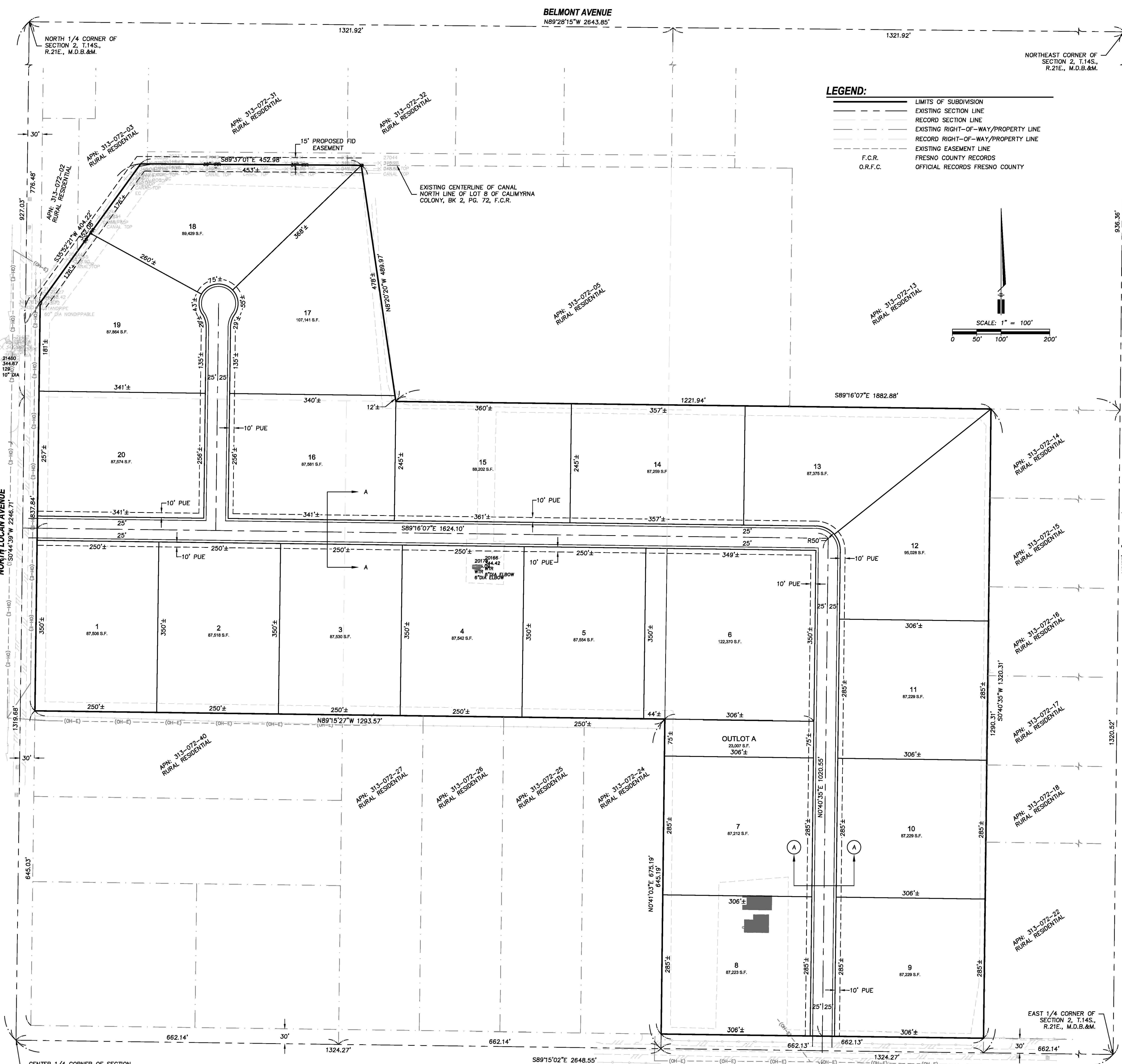
VESTING
TENTATIVE SUBDIVISION MAP
OF
TRACT NO. 6489
(A PLANNED DEVELOPMENT)
IN FRESNO COUNTY, CALIFORNIA
SHEET 1 OF 1

Yamabe & Horn Engineering, Inc.
CIVIL ENGINEERS • LAND SURVEYORS
2985 N. BURL AVENUE SUITE 101 FRESNO, CA 93727
TEL: (559) 244-5123 WEBSITE: YAMABEHO.COM



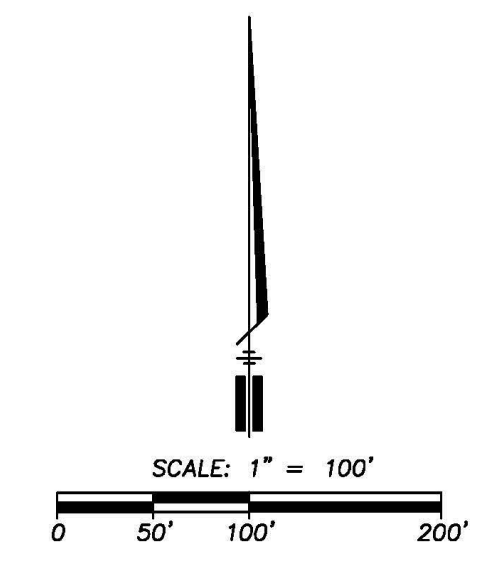
TENTATIVE TRACT MAP
NEC NORTH LOCAN AVENUE AND EAST TULARE AVENUE

PROJECT TITLE
SHEET DESCRIPTION
Dr. By: JA
Ch. By: NR
Date: 07/31/2024
Scale: As Noted
YH Job No. 24-166
Sheet No. 1
of 2 Sheets



LEGEND:

- LIMITS OF SUBDIVISION
- - - EXISTING SECTION LINE
- - - RECORD SECTION LINE
- - - EXISTING RIGHT-OF-WAY/PROPERTY LINE
- - - RECORD RIGHT-OF-WAY/PROPERTY LINE
- - - EXISTING EASEMENT LINE
- - - FRESNO COUNTY RECORDS
- - - OFFICIAL RECORDS FRESNO COUNTY
- F.C.R.
- O.F.F.C.



PARCEL INFORMATION:

- EXISTING TREES
- EXISTING BUILDINGS
- EXISTING USE
- EXISTING GENERAL PLAN LAND USE
- EXISTING ZONING
- PROPOSED USE
- PROPOSED GENERAL PLAN LAND USE
- PROPOSED ZONING
- SOURCE OF WATER
- SOURCE OF SEWAGE DISPOSAL
- SOURCE OF ELECTRICITY
- SOURCE OF GAS
- SOURCE OF CABLE T.V.
- SOURCE OF TELEPHONE
- ASSESSOR'S PARCEL NUMBER
- SITE AREA
- SITE ADDRESS

LOT INFO:

TOTAL 105
MIN. WIDTH 250 FT.
MIN. DEPTH 245 FT.
RR AREA = 45.77 AC (NET)
DENSITY = 20/45.77 DU/AC

PREPARED BY:

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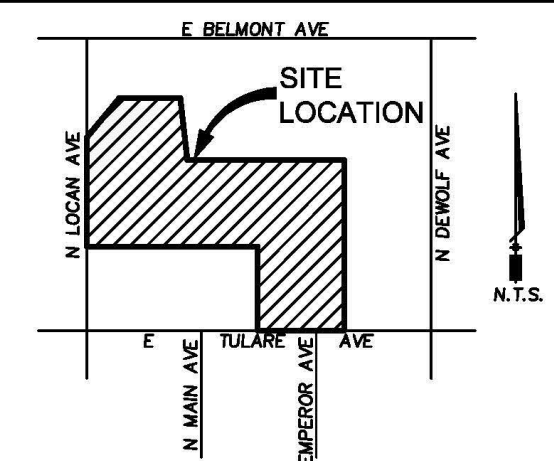
SUBDIVIDER:

YAMABE & HORN ENGINEERING, INC.
2985 N. BURL AVE, SUITE 101
FRESNO, CALIFORNIA 93727
PH. (559) 244-5123

OWNER:

BELMONT ALMONDS LLC, A CALIFORNIA
LIMITED LIABILITY COMPANY
12121 WILSHIRE BLVD STE. 555
LOS ANGELES, CA 90025

VICINITY MAP:

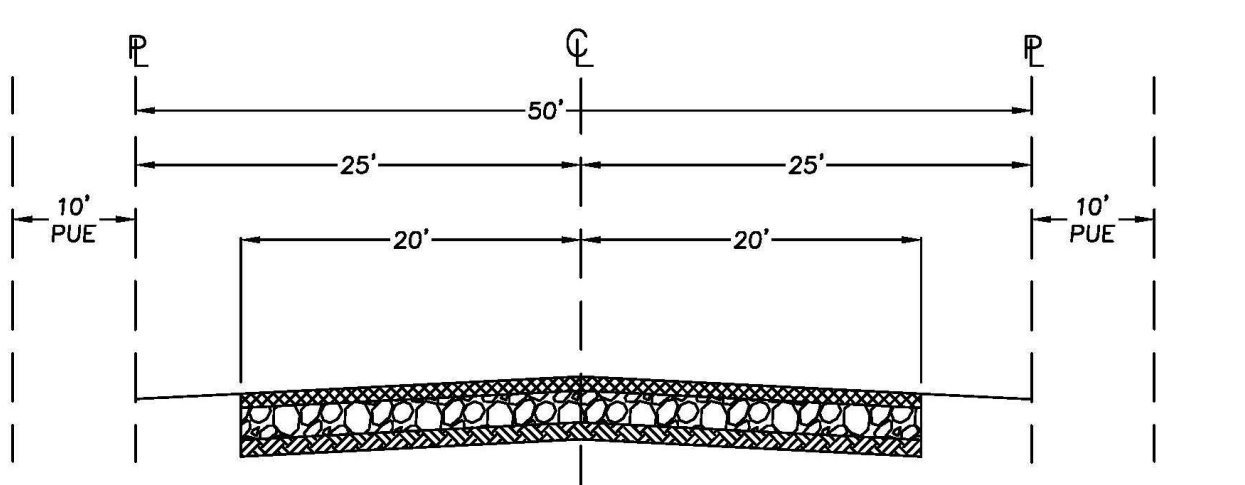


LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED UNINCORPORATED AREA, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
PARCEL 1: NORTH HALF OF LOT 9 AND 10 OF CALUMYRNA COLONY, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, AS PER MAP RECORDED NOVEMBER 4, 1903, IN BOOK 2, PAGE 72 OF RECORD OF SURVEYS, FRESNO COUNTY RECORDS.
PARCEL 2: LOT 13 OF CALUMYRNA COLONY IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, AS PER MAP RECORDED NOVEMBER 4, 1903, IN BOOK 2, PAGE 72 OF RECORD OF SURVEYS, FRESNO COUNTY RECORDS.
PARCEL 3: ALL THAT PORTION OF LOT 8 OF CALUMYRNA COLONY, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, AS PER MAP RECORDED NOVEMBER 4, 1903, IN BOOK 2, PAGE 72 OF RECORD OF SURVEYS, FRESNO COUNTY RECORDS, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 8; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT, 783 FEET TO THE POINT OF INTERSECTION OF THE SOUTH LINE OF SAID LOT WITH THE MIDDLE LINE OF AN IRRIGATION DITCH; THENCE NORTH 9° 07' WEST, ALONG THE MIDDLE LINE OF SAID DITCH, 489.2 FEET TO THE POINT OF INTERSECTION MIDDLE LINE OF SAID DITCH WITH EAST SIDE DITCH; THENCE ALONG THE MIDDLE LINE OF SAID EAST SIDE DITCH, SOUTH 89° 33' WEST, 453 FEET; THENCE SOUTH 35° 22' WEST, 401.4 FEET TO THE POINT OF INTERSECTION OF THE MIDDLE LINE OF SAID EAST SIDE DITCH WITH THE WEST LINE OF SAID LOT 8; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT, 152.3 FEET TO POINT OF COMMENCEMENT.

NOTES:

1. EXISTING ABOVE GROUND USES OR STRUCTURES SUCH AS BUILDING, WATER WELLS, POWER LINES, TOWERS, ETC., WITHIN THE PROPOSED SUBDIVISION TO BE REMOVED.
2. THIS AREA IS NOT SUBJECT TO FLOOD INUNDATION.
3. THIS SITE IS IN FLOOD ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP NUMBER 06019C2135H DATED FEBRUARY 18, 2009 PANEL 2135 OF 3525 FOR COMMUNITY NUMBER 065029, COUNTY OF FRESNO, STATE OF CALIFORNIA.
4. EXISTING UNDERGROUND FEATURES SUCH AS WELLS, CESSPOOLS, SEWERS, CULTVERTS, STORM DRAIN, AND OTHER UNDERGROUND STRUCTURES WITHIN THE PROPOSED SUBDIVISION TO BE REMOVED.
5. 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 NONRENEWABLE ENERGY RESOURCES. THIS SUBDIVISION HAS BEEN DESIGNATED WITH 9 OF THE LOTS ORIENTED IN A NORTH TO SOUTH ORIENTATION TO TAKE ADVANTAGE OF NATURAL HEATING AND COOLING OPPORTUNITIES.
6. ALL STREETS ADJACENT TO THE BOUNDARIES OF THIS SUBDIVISION HAVE BEEN PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES AND ALL ARE TO REMAIN.
7. THERE IS AN EXISTING CANAL LOCATED NORTH OF THE PROPOSED SUBDIVISION ADJACENT TO LOT 18.
8. GRADE DIFFERENTIALS WILL BE ADDRESSED BY RETAINING WALLS OR SLOPE EASEMENTS AND MAY EXCEED 6".
9. SURROUNDING LAND USES:
NORTH - RURAL RESIDENTIAL
EAST - RURAL RESIDENTIAL
SOUTH - RURAL RESIDENTIAL
WEST - RURAL RESIDENTIAL



50' LOCAL STREET SECTION
NOT TO SCALE

CENTER 1/4 CORNER OF SECTION 2, T.14S., R.21E., M.D.B.&M.

S89°15'02"E 2648.55'
EAST TULARE AVENUE

EAST 1/4 CORNER OF SECTION 2, T.14S., R.21E., M.D.B.&M.