



# County of Fresno

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

DATE: March 10, 2023

TO: Development Services and Capital Projects, Attn: Chris Motta, 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  
County Counsel, Attn: Alison Samarin, Deputy County Counsel  
Development Services and Capital Projects, Zoning & Permit Review, Attn: Daniel  
Gutierrez, James Anders  
Development Services and Capital Projects, Site Plan Review, Attn: Tawanda Mtunga,  
Principal Planner/Keyomi Jones/Daniel Mendez  
Development Services and Capital Projects, Building & Safety/Plan Check, CASp,  
Attn: Arnulfo Valdivia  
Resources Division, Solid Waste, Attn: Anniemarie Shelton, Principal Staff Analyst  
Resources Division, Special Districts, Attn: Chris Bump  
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping  
Road Maintenance and Operations, Attn: Wendy  
Nakagawa/rdmaint@fresnocountyca.gov  
Transportation Planning Unit, Attn: Hector Luna, Senior Planner/ Brody Hines  
Water and Natural Resources Division, Attn: Augustine Ramirez, Roy Jimenez  
Department of Public Health, Environmental Health Division, Attn: Kevin Tsuda/Deep  
Sidhu  
Regional Water Quality Control Board, Central Valley Region, Attn:  
[centralvalleyfresno@waterboards.ca.gov](mailto:centralvalleyfresno@waterboards.ca.gov)  
Sheriff's Office, Attn: Captain Ryan Hushaw, Lt. Adam Esmay, Lt. Kevin Lokus, Lt.  
Brandon Purcell  
U.S. Fish and Wildlife Service, San Joaquin Valley Division, Attn: Matthew Nelson,  
CA Department of Fish and Wildlife, Attn: [R4CEQA@wildlife.ca.gov](mailto:R4CEQA@wildlife.ca.gov)  
Dumna Wo Wah Tribal Government, Attn: Robert Ledger, Tribal Chairman/Chris  
Acree, Cultural Resources Analyst  
Picayune Rancheria of the Chukchansi Indians, Attn: Heather Airey/Cultural  
Resources Director  
Santa Rosa Rancheria Tachi Yokut Tribe, Attn: Ruben Barrios, Tribal Chairman  
Hector Franco, Director/Shana Powers, Cultural Director  
Table Mountain Rancheria, Attn: Robert Pennell, Cultural Resources Director  
State Water Resources Control Board, Division of Drinking Water, Attn: Caitlin  
Juarez, Jose Robledo  
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](mailto:FKU.Prevention-Planning@fire.ca.gov)  
North Kings GSA, Attn: Kassy D. Chauhan, P.E., Executive Officer  
Sanger Unified School District, Attn: Adela Jones, Superintendent/ Ryan Kilby, Chief  
Operations Officer  
Fresno Irrigation District, Attn: [Engr-Review@fresnoirrigation.com](mailto:Engr-Review@fresnoirrigation.com)

Fresno Metropolitan Flood Control District, Attn:  
[developmentreview@fresnofloodcontrol.org](mailto:developmentreview@fresnofloodcontrol.org)  
Pacific Gas and Electric, Centralized Review Team, Attn: [PGEPlanReview@pge.com](mailto:PGEPlanReview@pge.com)

---

FROM: Jeremy Shaw, Planner  
Development Services and Capital Projects Division

SUBJECT: Tentative Tract Map Application No. 6436 & Initial Study No. 8373

APPLICANT: Pensco Trust Company, LLC

DUE DATE: March 23, 2023

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to allow the division of a 39.39-acre parcel into seventeen (17) parcels, where each parcel must contain a minimum area of two (2) net-acres, exclusive of all road and canal rights-of-way, recreation easements, permanent water bodies and public or quasi-public common use areas, in the R-R (Rural Residential, two-acre minimum parcel size) Zone District.

The project site is located on the east side of N. Indianola Avenue, approximately one-quarter mile north of its intersection with E. Shields Avenue, and approximately 1.8 miles east south-east of the nearest city limits of the City of Clovis (APN 309-260-21S) (3352 N. Indianola Avenue) (SUP. DIST. 5).

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 **March 23, 2023**. Any comments received after this date may not be used.

**If you do not have comments, please provide a “NO COMMENT” response to our office by the above deadline .**

Please address any correspondence or questions related to environmental and/or policy/design issues to me, Jeremy Shaw, 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) 600-4207 or email [jshaw@fresnocountyca.gov](mailto:jshaw@fresnocountyca.gov).

JS  
G:\4360Devs&PIn\PROJSEC\PROJDOCS\TT\6400-6499\6436\Routing\TTM 6436 Routing Ltr.docx

*Activity Code (Internal Review): 2361*

Enclosures





Fresno County Department of Public Works and Planning

Date Received: 3/6/23

TT  
6436

(Application No.)

MAILING ADDRESS:  
Department of Public Works and Planning  
Development Services Division  
2220 Tulare St., 6<sup>th</sup> 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) \_\_\_\_\_
- Amendment Application  Director Review and Approval
- Amendment to Text  for 2<sup>nd</sup> Residence
- Conditional Use Permit  Determination of Merger
- Variance (Class )/Minor Variance  Agreements
- Site Plan Review/Occupancy Permit  ALCC/RLCC
- No Shoot/Dog Leash Law Boundary  Other Tentative Tract Map
- General Plan Amendment/Specific Plan/SP Amendment
- Time Extension for \_\_\_\_\_

DESCRIPTION OF PROPOSED USE OR REQUEST:

The applicant proposes a tentative tract map to subdivide a 39.39-acre parcel into 17 residential lots in the RR zone.

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: east side of North Indianola Avenue  
between Ashlan Avenue and East Shields Avenue  
Street address: 3352 N Indianola Avenue, Sanger, CA 93657

APN: 309-260-215 Parcel size: 39.39 acres Section(s)-Twp/Rg: S 21 - T 13 S/R 22 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.

<u>Pensco Trust Company LLC</u>	<u>8395 Lakeshore Drive, Chowchilla, CA 93610</u>			
Owner (Print or Type)	Address	City	Zip	Phone
<u>Pensco Trust Company LLC</u>	<u>8395 Lakeshore Drive, Chowchilla, CA 93610</u>			
Applicant (Print or Type)	Address	City	Zip	Phone
<u>Precision Civil Engineering, Inc.</u>	<u>1234 O Street, Fresno, CA 93721</u>			<u>(559) 449-4500</u>
Representative (Print or Type)	Address	City	Zip	Phone

CONTACT EMAIL: stu@precisioneng.net

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

UTILITIES AVAILABLE:

Application Type / No.: TT 6436 (17 lots) Fee: \$12,259.00  
 Application Type / No.: \_\_\_\_\_ Fee: \$  
 Application Type / No.: \_\_\_\_\_ Fee: \$  
 Application Type / No.: \_\_\_\_\_ Fee: \$  
 PER/Initial Study No.: 8373 Fee: \$3,901.00  
 Ag Department Review: \_\_\_\_\_ Fee: \$  
 Health Department Review: \_\_\_\_\_ Fee: \$1,430.00  
 Received By: J.S. Invoice No.: 257993 TOTAL: \$17,343.00

WATER: Yes  / No   
 Agency: Well  
 SEWER: Yes  / No   
 Agency: Septic

STAFF DETERMINATION: This permit is sought under Ordinance Section:

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

Related Application(s): \_\_\_\_\_

APN # \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Zone District: \_\_\_\_\_

APN # \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Parcel Size: \_\_\_\_\_

APN # \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

APN # \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_





**Development Services  
and  
Capital Projects  
Division**

*Mail To:*  
PRECISION CIVIL  
ENGINEERING, INC  
Attn: Jenna Chilingierian  
1234 O Street  
Fresno, CA 93721

*EMAIL TO:*  
jchilingierian@precisioneng.  
net

**Pre-Application Review**

**Department of Public Works and Planning**

NUMBER: 22-013601  
APPLICANT: PRECISION CIVIL ENGINEERING, INC  
PHONE: (559) 449-4500 ext. 117

PROPERTY LOCATION: 3352 N INDIANOLA SANGER, California, 93657, USA  
APN(s): 309-260-21S 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 Rec. Map;  On '72 rolls ( ) Other           ; ( ) Deeds Req'd (see Form #236)

SCHOOL FEES: No  Yes            DISTRICT: Sanger Unified PERMIT JACKET: No  Yes           

FMFCD FEE AREA:  Outside ( ) District No.:            FLOOD PRONE: No  Yes           

PROPOSAL TENTATIVE TRACT MAP TO ALLOW A 17 LOT SUBDIVISION ON A 39.39 ACRE PARCEL IN THE RR ZONE DISTRICT.

**COMMENTS:**

ORD. SECTION(S): 820.5 BY: O. RAMIREZ DATE: 09/14/2022

**GENERAL PLAN POLICIES:**

LAND USE DESIGNATION: Northwest Rural Residential ( ) GPA:            ( ) MINOR VA:           

COMMUNITY PLAN:            ( ) JAA:            (  ) JHD: \$ 1,430.00

REGIONAL PLAN:            ( ) JUCP:            ( ) JAG COMM:           

SPECIFIC PLAN:            ( ) JRA:            ( ) ALCC:           

SPECIAL POLICIES:            ( ) JVA:            (  ) IS/PER\*: \$ 3,901.00

SPHERE OF INFLUENCE:            ( ) JAT:            ( ) Viol. (35%):           

ANNEX REFERRAL (LU-G17/MOU):            (  ) TT: 4,490.00 + ( ) Other:           

7,769.00 Filing Fee: \$ 17,590.00

Pre-Application Fee:            - \$247.00

Total County Filing Fee: \$ 17,343.00

**COMMENTS:**

**FILING REQUIREMENTS:**

- Land Use Applications and Fees
- This Pre-Application Review form
- Copy of Deed / Legal Description
- Photographs
- Letter Verifying Deed Review
- IS Application and Fees\* \* Upon review of project materials, an Initial Study (IS) with fees may be required.
- 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
- Project Description / Operational Statement (Typed)
- Statement of Variance Findings
- Statement of Intended Use (ALCC)
- Dependency Relationship Statement
- Resolution/Letter of Release from City of
- Nitrogen Loading Analysis or RWQCB supplemental treatment

**OTHER FILING FEES:**

- Archaeological Inventory Fee: \$75 at time of filing \* If needed  
(Separate check to Southern San Joaquin Valley Info. Center)
- CA Dept. of Fish & Wildlife (CDFW): (\$50+\$2,548)  
(Separate check to Fresno County Clerk for pass-thru to CDFW.  
Must be paid prior to IS closure and prior to setting hearing date.)

BY: JEREMY SHAW DATE: 11/14/22  
PHONE NUMBER: (559) 600-4207

**NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:**

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

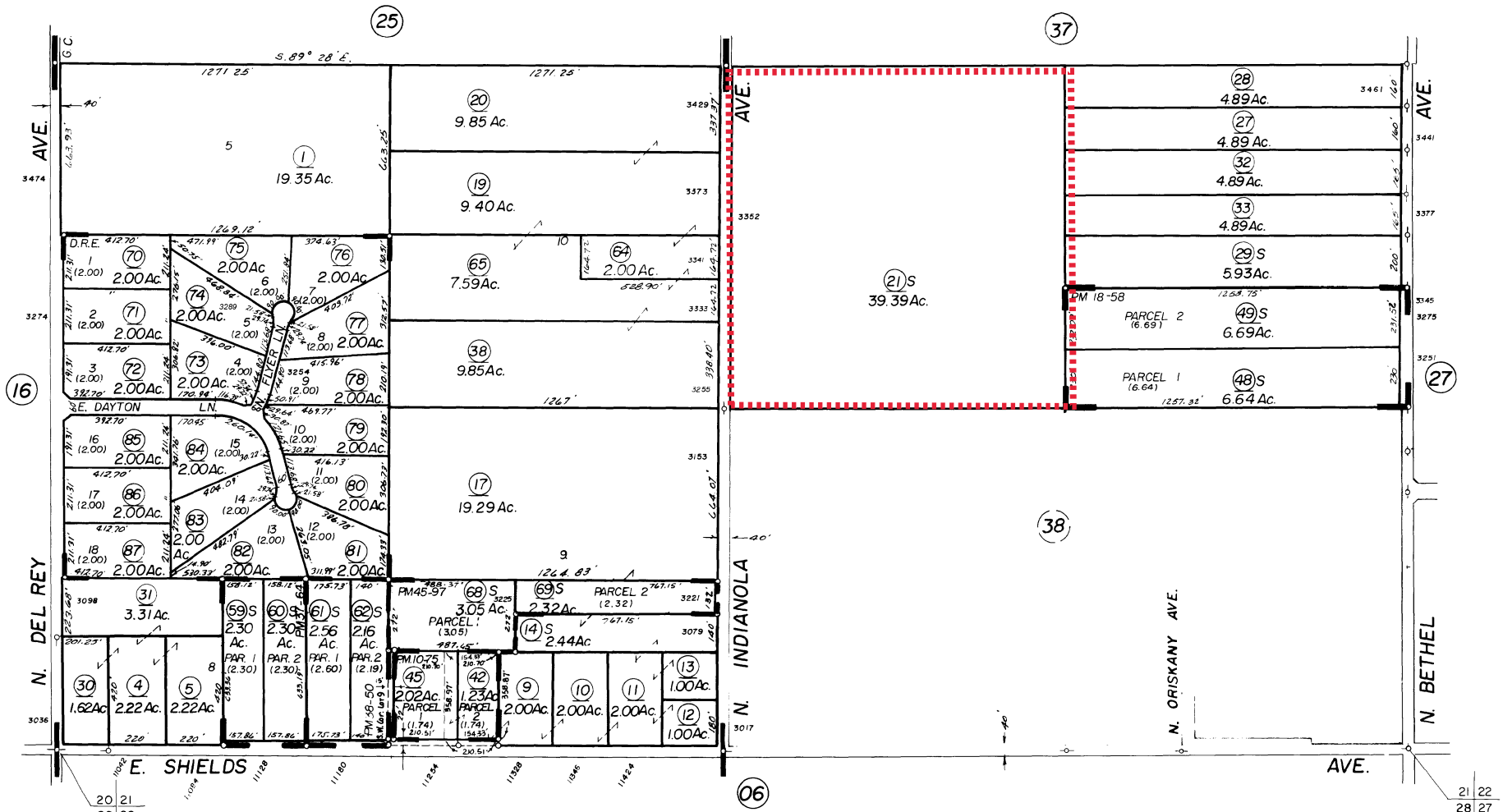
OVER.....

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.

— NOTE —

This map is for Assessment purposes only.  
It is not to be construed as portraying legal  
ownership or divisions of land for purposes  
of zoning or subdivision law.



Agricultural Preserve  
Gray Colony No. 1 - R. S. Bk. 2, Pg. 54  
Parcel Map No. 1792 - Bk. 10, Pg. 75  
Parcel Map No. 2644 - Bk. 18, Pg. 58

Parcel Map No. 4734-Bk. 37, Pg. 64

Parcel Map No. 6036 - Bk. 38, Pg. 50  
Parcel Map No. 6802-Bk. 45, Pg. 97

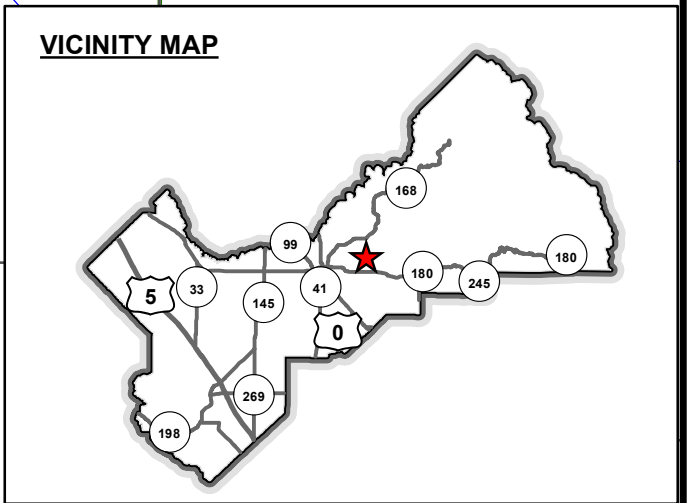
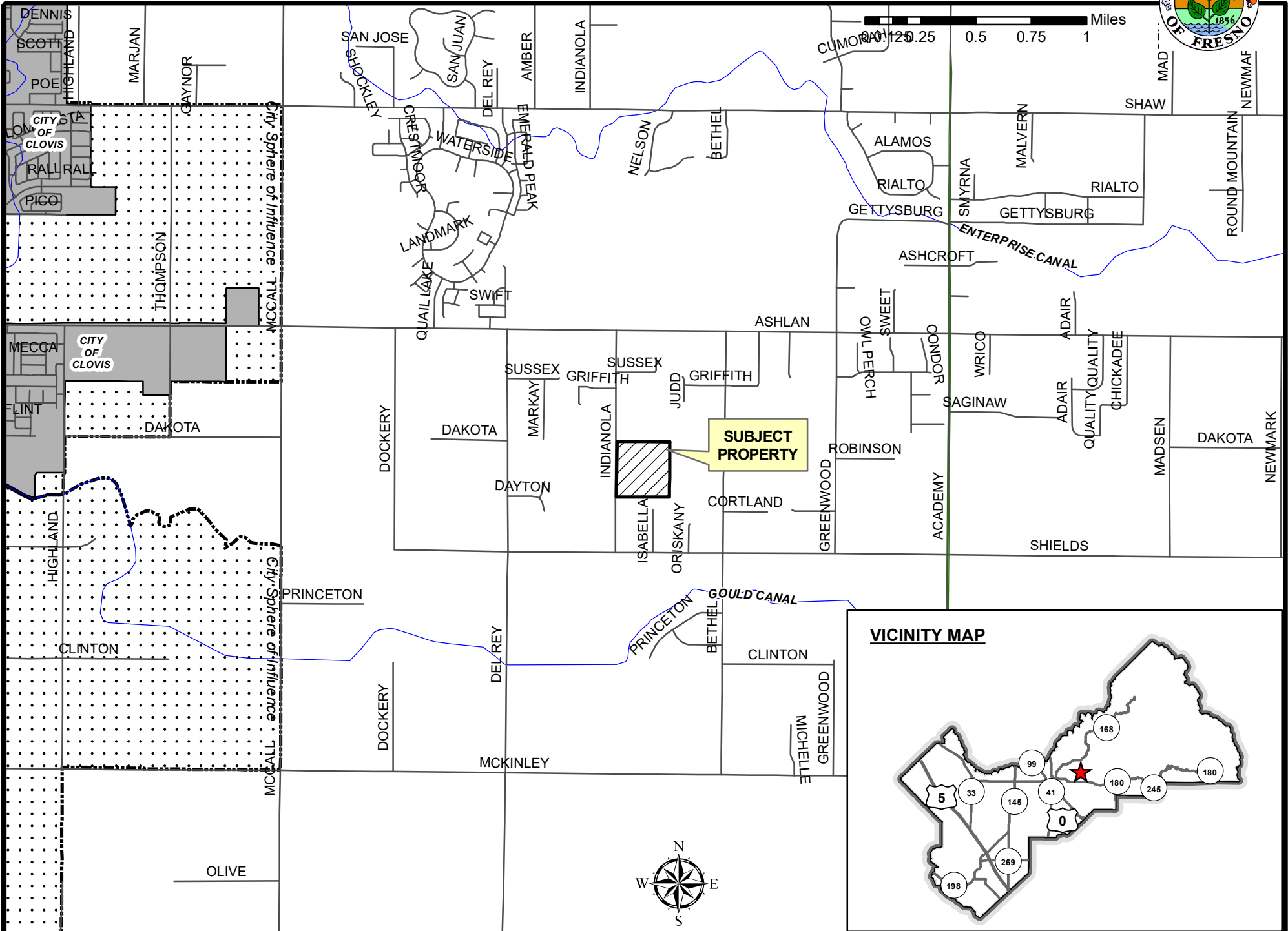
Del Rey Estates - Tr. No. 4180-Plat Bk. 52, Pgs. 56 & 57

Assessor's Map Bk. 309 - Pg. 26

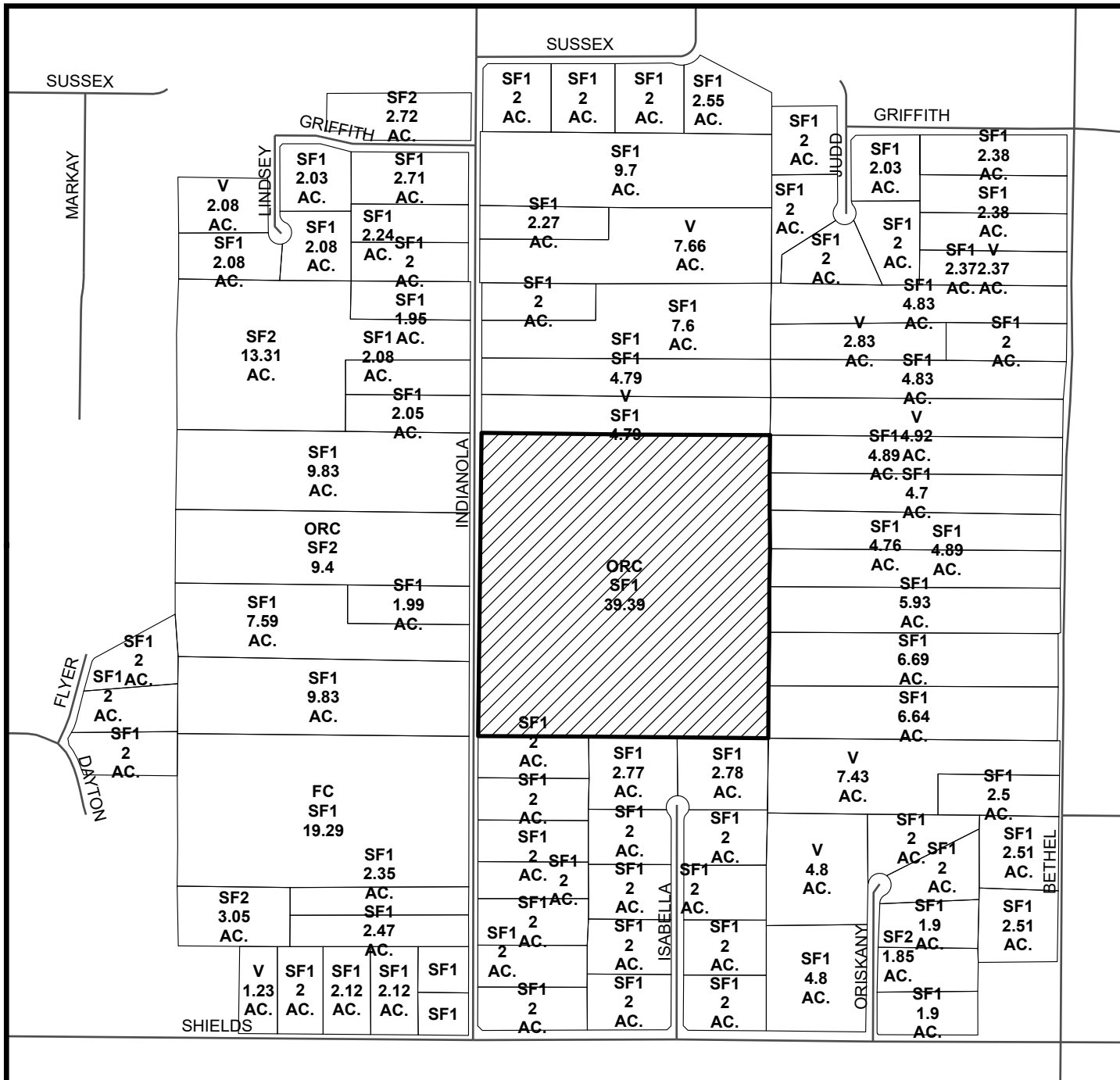
County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles.

# LOCATION MAP



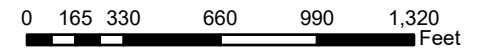
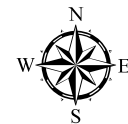
# EXISTING LAND USE MAP



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

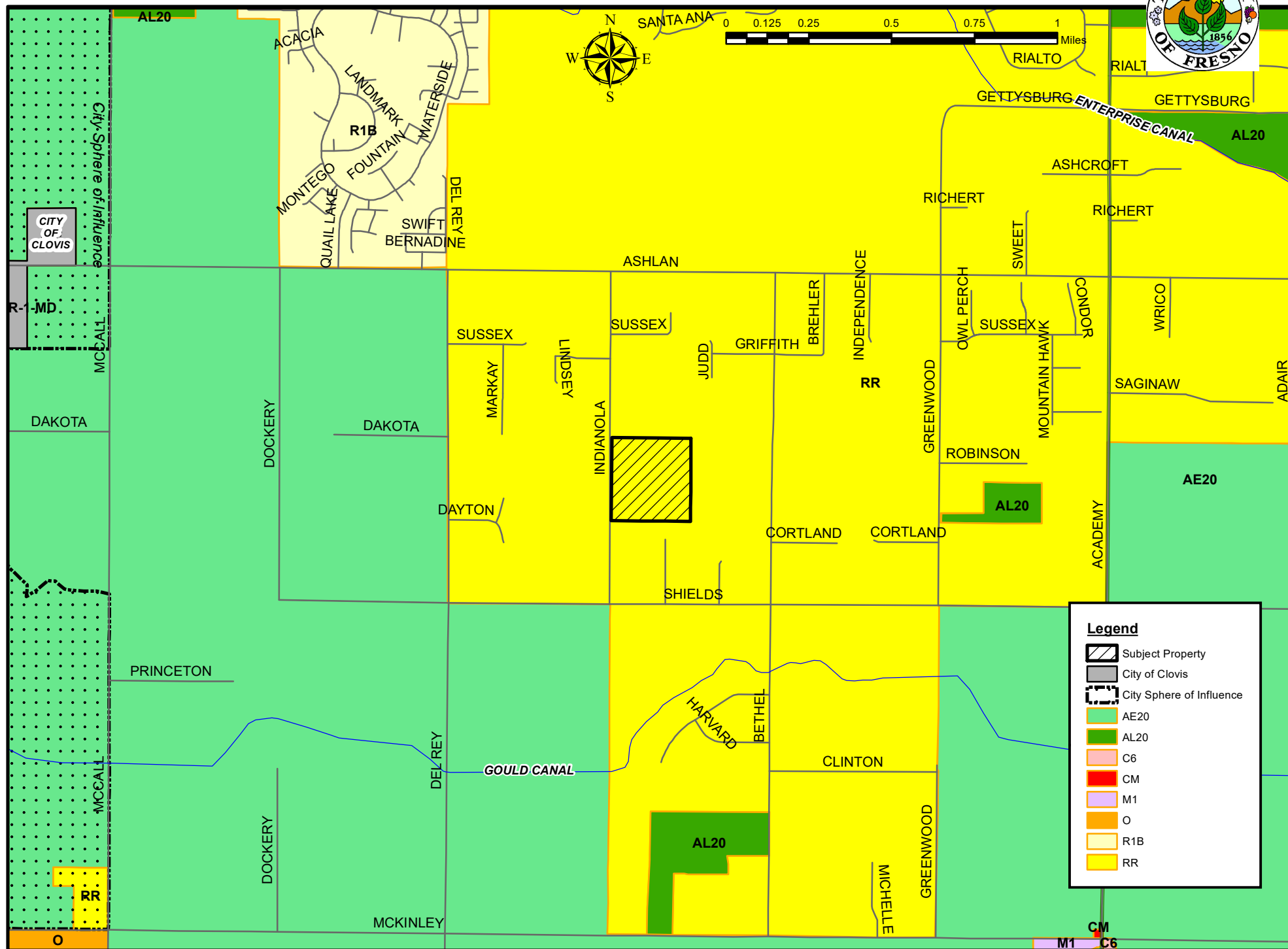
## LEGEND:

Subject Property



Department of Public Works and Planning  
Development Services Division

# EXISTING ZONING MAP

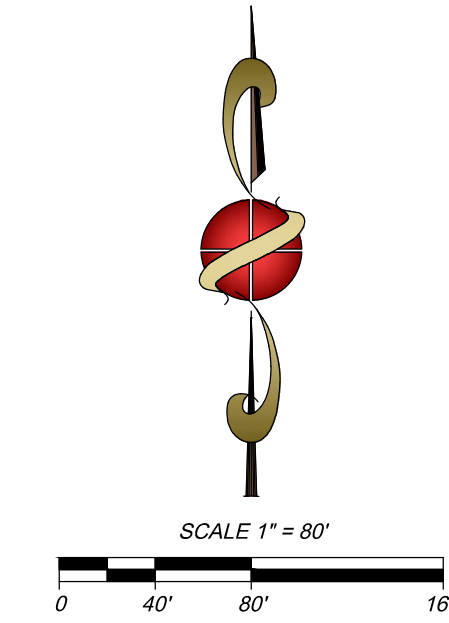




# VESTING TENTATIVE SUBDIVISION MAP FOR TRACT NO. 6436

IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA

SUBDIVIDER'S STATEMENT  
DATE: TRACT NO. 6436



### LEGEND

	WIRE FENCE
	BARRED WIRE FENCE
	CHAIN LINK FENCE
	WOOD FENCE
	OVERHEAD WIRES
	PERIMETER OF ORCHARD
	DRAINAGE DIRECTION ARROW
	EXISTING PAVED ROAD
	SECTION LINE
	RIGHT-OF-WAY
	EXISTING LOT LINE
	PROPOSED LOT LINE
	CENTERLINE
	BOUNDARY OF SUBJECT PROPERTY

### GENERAL NOTES:

- OUTLOT A TO BE DEDICATED FOR STORM WATER BASIN PURPOSES.
- THE PROPERTY LIES WITHIN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 06019C1615H, REVISED FEBRUARY 18, 2009.
- ALL EXISTING TREES AND STRUCTURES SHALL BE REMOVED.
- ALL EXISTING ABOVE-GROUND ELECTRICAL UTILITIES TO BE UNDERGROUND AND POLES TO BE REMOVED.
- ABANDON ALL WELL AND SEPTIC TANKS TO COUNTY STANDARDS.
- 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 RESOURCES.
- ALL PUBLIC UTILITIES (POLE, SBC, COMPOST, WATER AND SEWER) SHALL BE INSTALLED.
- ALL IMPROVEMENTS PROPOSED (SEWER, WATER, STORM DRAIN, CURB, GUTTER, STREETLIGHTS, SIDEWALK AND PERMANENT PAVEMENT) SHALL BE CONSTRUCTED TO COUNTY STANDARDS.
- THIS TRACT IS NOT WITHIN 200 FEET OF ANY RAILROAD, FREEWAY OR EXPRESSWAY.
- NO CANALS OR PRIVATE DITCHES PRESENT ON SITE.

TO: FRESNO COUNTY PLANNING COMMISSION  
2220 TULARE STREET, 6TH FLOOR  
FRESNO, CALIFORNIA 93721

I HEREBY APPLY FOR APPROVAL OF THE ATTACHED TENTATIVE TRACT MAP. THE ACREAGE OF THIS TRACT IS 39.21 ACRES. THERE WILL BE 17 LOTS IN THIS TRACT WITH A MINIMUM SIZE OF 2.00 ACRES OR 87,120 SQUARE FEET. THE EXISTING USE OF THIS PROPERTY IS RURAL RESIDENTIAL. THE PROPOSED USE OF THIS PROPERTY IS RURAL RESIDENTIAL. THE EXISTING ZONING ON THIS PROPERTY IS RURAL RESIDENTIAL. THE EXISTING STRUCTURES ON THIS PROPERTY INCLUDE 2-SINGLE FAMILY RESIDENCES AND A SHED. THESE STRUCTURES ARE TO BE REMOVED.

THE EXISTING EASEMENTS ON THIS PROPERTY INCLUDE:  
1. A 20-FOOT EASEMENT FOR ROAD PURPOSES ALONG NORTH INDIANOLA AVENUE.  
2. AN IRRIGATION DITCH, THE LOCATION OF WHICH IS NOT DISCLOSED OF RECORD.

ALL IMPROVEMENTS WILL CONFORM TO COUNTY STANDARDS WITH THE FOLLOWING EXCEPTIONS:  
1. THERE ARE NO EXCEPTIONS REQUESTED.

TYPE OF TREES TO BE PLANTED ARE TO BE PLANTED BY THE INDIVIDUAL LOT OWNERS. THE PROPOSED DRAINAGE, FLOOD CONTROL, MEASURES AND METHOD OF STORM WATER DISPOSAL IS A STORM WATER BASIN LOCATED IN THE SOUTHEAST CORNER OF THE PROPERTY.

THE PROPOSED FIRE HYDRANTS/FIRE PROTECTION SHALL BE APPROVED AND INSTALLED PER FRESNO COUNTY FIRE PROTECTION DISTRICT REQUIREMENTS PRIOR TO LOT DEVELOPMENT. FIRE HYDRANTS WILL BE INSTALLED AT INTERVALS OF NOT MORE THAN 500 FEET.

THE PROPOSED SOURCE OF WATER SUPPLY WILL BE INDIVIDUAL PRIVATE WELL PER LOT. THE PROPOSED METHOD OF SEWAGE DISPOSAL WILL BE INDIVIDUAL SEWER SEPTIC SYSTEM PER LOT.

THE FOLLOWING UTILITIES ARE TO BE PROVIDED: ELECTRICAL AND TELEPHONE. ARRANGEMENTS (HAVE/HAVE NOT) BEEN MADE WITH UTILITY COMPANIES SERVING THIS AREA.

SIGNATURE OF SUBDIVIDER  
NAME: CHEUKUEN KWAN  
ADDRESS: 8385 LAKESHORE DRIVE  
CITY: CHOWCHILLA, CALIFORNIA 93610  
PHONE: (559) 722-0628

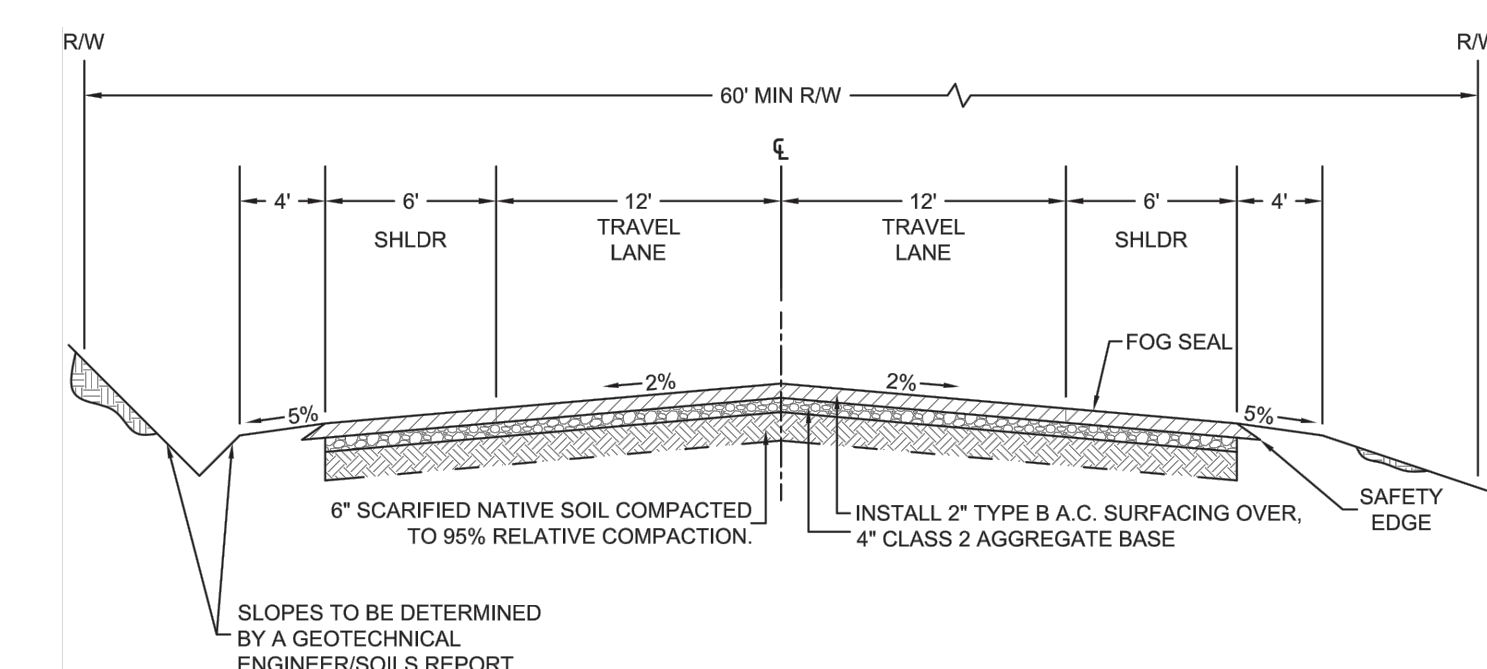
SIGNATURE OF ENGINEER  
NAME: PRECISION CIVIL ENGINEERING, INC.  
ADDRESS: 1234 O STREET  
CITY: FRESNO, CALIFORNIA 93721  
PHONE: (559) 449-4500

I, CHEUKUEN KWAN, HEREBY CERTIFY THAT I AM THE RECORD OWNER OF THE PROPERTY SHOWN ON THE TENTATIVE MAP OF TRACT NO. 6436, THAT I HAVE EXAMINED THE MAP AND CONSENT TO ITS SUBMISSION TO THE FRESNO COUNTY PLANNING COMMISSION FOR CONSIDERATION.

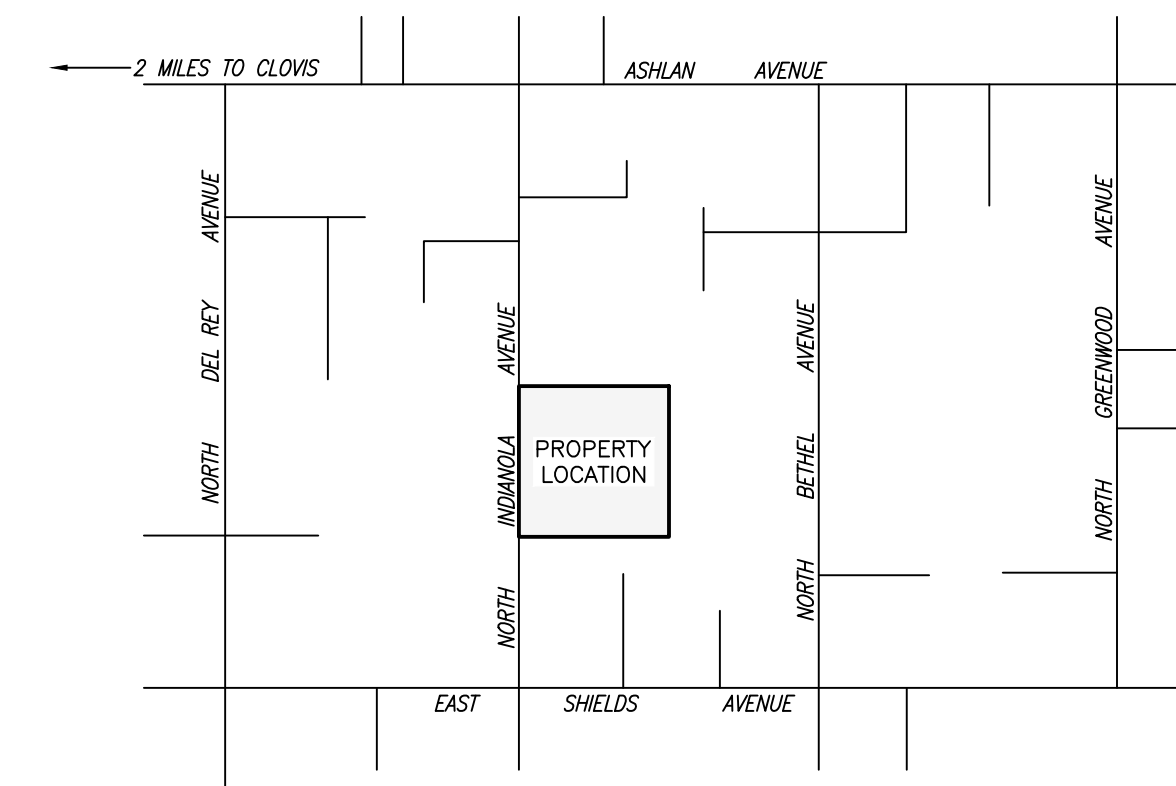
SIGNATURE OF OWNER  
NAME: CHEUKUEN KWAN  
ADDRESS: 8385 LAKESHORE DRIVE  
CITY: CHOWCHILLA, CALIFORNIA 93610  
PHONE: (559) 722-0628

### LEGAL DESCRIPTION

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 13 SOUTH, RANGE 22 EAST, MOUNT Diablo Base and Meridian, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.



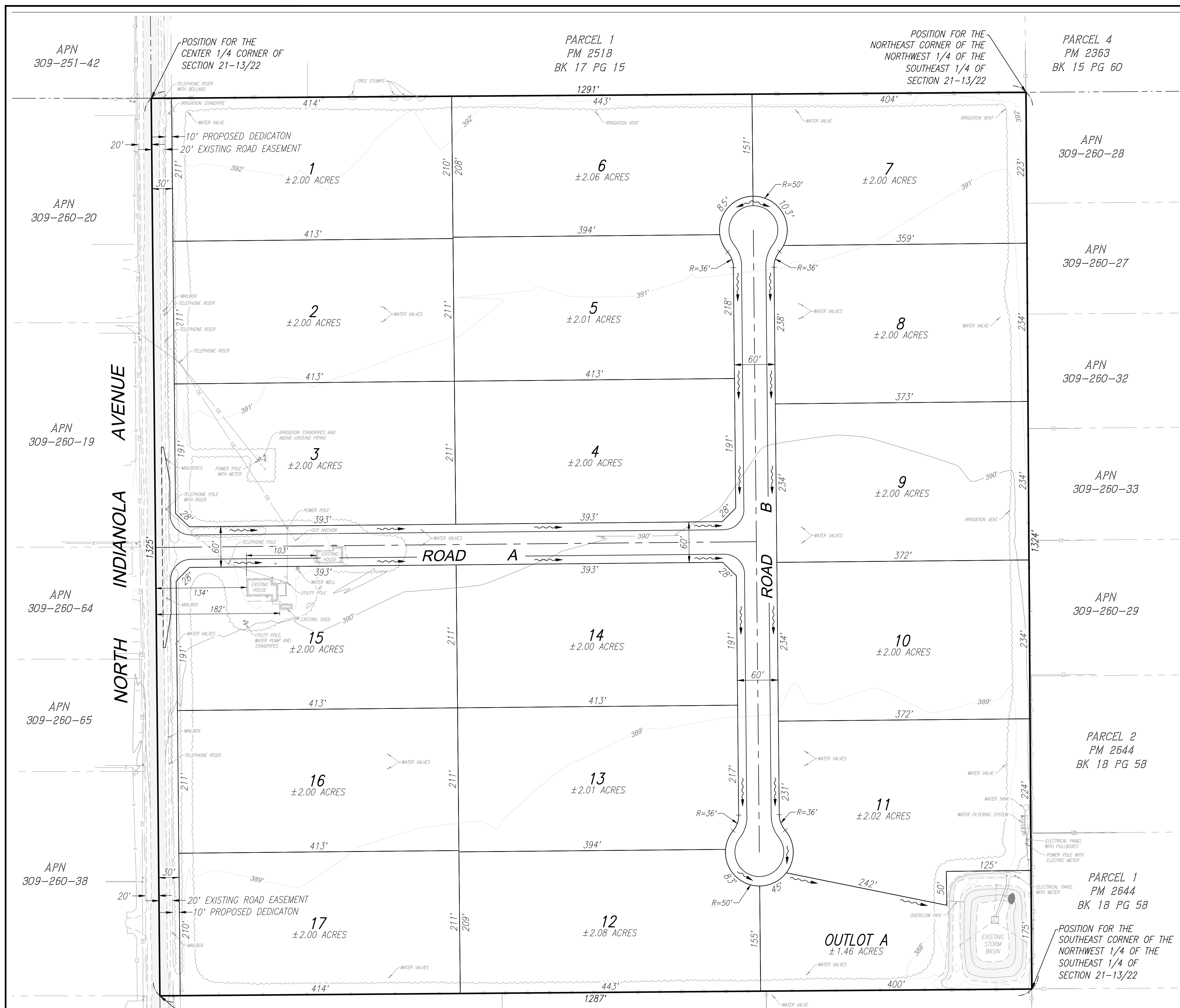
- NOTES:
- ROADWAY STRUCTURAL SECTIONS SHOWN ARE MINIMUMS. ACTUAL STRUCTURAL COMPONENT VALUES SHALL BE DETERMINED BY SOIL/TRAFFIC ANALYSIS FOR "R" VALUE AND TRAFFIC INDEX (TI). IN NO CASE SHALL THE ACTUAL STRUCTURAL SECTION BE LESS THAN THE MINIMUM SHOWN.
  - FOG SEAL SHALL BE APPLIED.
  - APPLY TACK COAT TO GUTTER PAN FACE PRIOR TO PAVING.
  - ALL WORK SHALL COMPLY WITH SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT RULES AND REGULATIONS.



PREPARED BY:  
**PRECISION**  
CIVIL ENGINEERING, INC.

1234 O STREET, FRESNO, CA 93721  
(559) 449-4500 FAX: (559) 449-4515

PREPARED ON:  
FEBRUARY 03, 2023  
PCE JOB NO. 22-160



POSITION FOR THE CENTER 1/4 CORNER OF SECTION 21-13/22

PARCEL 1  
PM 2518  
BK 17 PG 15

POSITION FOR THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21-13/22

PARCEL 4  
PM 2363  
BK 15 PG 60

APN 309-260-28

APN 309-260-27

APN 309-260-32

APN 309-260-33

APN 309-260-29

PARCEL 2  
PM 2644  
BK 18 PG 58

PARCEL 1  
PM 2644  
BK 18 PG 58

POSITION FOR THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21-13/22

POSITION FOR THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21-13/22

LOT 7  
TRACT 5256  
VOL 70 PGS 96,97

LOT 8  
TRACT 5256  
VOL 70 PGS 96,97

LOT 17  
TRACT 5256  
VOL 70 PGS 96,97

APN 309-251-42

APN 309-260-20

APN 309-260-19

APN 309-260-64

APN 309-260-65

APN 309-260-38

APN 309-260-17

NORTH INDIANOLA AVENUE

VICINITY MAP  
NOT TO SCALE

**Operational Statement**  
***Tentative Tract Map***

<b>Applicant:</b>	Pensco Trust Company LLC 8395 Lakeshore Drive Chowchilla, CA 93610
<b>Representative</b>	Precision Civil Engineering 1234 O Street Fresno, CA 93721
<b>APN</b>	309-260-21S
<b>Location</b>	3342 N Indianola Avenue, Sanger, CA 93657
<b>Zoning</b>	R-R
<b>Existing Land Use</b>	Orchard with single-family dwelling
<b>Planned Land Use</b>	Rural Residential
<b>Proposed Use</b>	17 single-family residential lots
<b>Project Description</b>	The Tentative Tract Map application is filed by Precision Civil Engineering on behalf of Pensco Trust Company LLC (Applicant) and pertain to approximately 39.39 acres of property located on the east side of North Indianola Avenue between Ashlan Avenue and East Shields Avenue (APN 309-260-21S) at 3342 N Indianola Avenue, Sanger, CA 93657. The site is zoned R-R with a planned land use of Rural Residential. The Applicant requests to subdivide the parcel into 17 residential lots that are each approximately 2 acres. One (1) east-west local road is proposed for all residential lots to access North Armstrong Avenue. A stormwater basin is proposed on the southeast corner of the site ("Outlet A"). No development is proposed at this time.
<b>Project Operations</b>	<p><i>Hours of Operation /Employment</i> N/A, the project proposes residential development.</p> <p><i>Truck Traffic</i> No truck traffic is anticipated. However, future residential development could generate solid waste collection trucks.</p> <p><i>Supplies and Materials</i> Supplies and materials include household products and will be stored individually by residents.</p> <p><i>Products</i> No goods or products will be produced or sold on site.</p>

	<p><i>Equipment</i> Equipment will include household electronic such as refrigerator, lawn-mower, HVAC systems, etc., and will mostly be contained within the enclosed storage structures or residences.</p> <p><i>Operations</i> Operations include typical residential uses.</p>
<p><b>Project Components</b></p>	<p><i>Demolition</i> The site has three (3) existing structures on site, including a single-family residence, shed, and storage space, which would be demolished in the future before/after final map recording.</p> <p><i>Site Layout and Elevations</i> N/A, no development is proposed at this time.</p> <p><i>Site Circulation and Parking</i> The site would be accessible by automobiles via the proposed local road connecting to North Indianola Avenue. North Indianola Avenue is an existing and paved public road with direct access to the site. Frontage improvements will be required to be constructed along North Indianola Avenue. Parking spaces are not proposed and will be on individual lots.</p> <p><i>Landscaping and Fencing</i> No landscaping or fencing is proposed for the tentative map.</p>
<p><b>Environmental Impacts</b></p>	<p><i>Noise/Glare/Dust/Odor</i></p> <p><u>Noise</u> The project would be subject to the Fresno County Noise Ordinance. Future development of residential uses is not anticipated to create any outdoor sound amplification systems. The main source of noise expected to be produced by the project operations are the vehicle trips associated with the project. Compliance with the Noise Ordinance, Zoning Ordinance, and other relevant regulations related to noise generation would ensure less than significant impacts.</p> <p><u>Glare</u></p>



No physical development, including lighting, is proposed at this time. However, all future lightings will be required to comply with Title 24 regulations for mounted luminaires (i.e., high efficacy, motion sensor controlled, time clocks, energy management control systems, etc.) in addition to other relevant County regulations related to light and glare. Compliance with such regulations would ensure less than significant impacts.

#### Dust

No physical development is proposed at this time. However, the project would be subject to SJVAPCD Regulations for construction-related activities that may produce dust when construction takes place in the future. Compliance with such regulations would ensure less than significant impacts.

#### Odor

No goods or products would be produced on site and the Project would not consist of odor-producing uses.

#### *Solid Waste*

No solid waste will result from the project since no development is proposed. However, at project buildout, it is estimated that 0.36 cubic yards of solid waste will be generated. It is anticipated that solid waste will be hauled by the contracted solid waste collection provider for disposal.

#### *Water*

It is estimated that water demand will be a total of 5,440 gpd of potable water. Source of water will be provided by private wells.