

## Jenna Chilingirian

---

**From:** Jesus Orozco <jorozco@cityofkerman.org>  
**Sent:** Tuesday, July 11, 2023 10:37 AM  
**To:** Jenna Chilingirian  
**Subject:** [EXTERNAL] FW: City of Kerman Project Distribution Crown|Schaad at Kearney A Tentative Subdivision Map #2023-02

FYI

**Jesus R. Orozco | Community Development Director**

City of Kerman | Community Development Department  
p. (559) 846.9386 | f. (559) 846.6199



850 S. Madera Ave. Kerman, CA 93630

[jorozco@cityofkerman.org](mailto:jorozco@cityofkerman.org)

[cityofkerman.net](http://cityofkerman.net)

---

**From:** Jones, Keyomi L@DOT [mailto:Keyomi.Jones@dot.ca.gov]

**Sent:** Tuesday, July 11, 2023 9:05 AM

**To:** Jesus Orozco <jorozco@cityofkerman.org>

**Cc:** Padilla, Dave@DOT <dave.padilla@dot.ca.gov>

**Subject:** City of Kerman Project Distribution Crown|Schaad at Kearney A Tentative Subdivision Map #2023-02

Good morning Jesus,

Our office has reviewed City of Kerman Project Distribution Crown|Schaad at Kearney A Tentative Subdivision Map #2023-02 project and has no comment.

Thank you,



**Keyomi Jones, Transportation Planner**

Caltrans District 6|Transportation Planning  
Local Development Review and Regional Planning

Mobile 559-981-7284

Web [www.dot.ca.gov](http://www.dot.ca.gov) | Email [keyomi.jones@dot.ca.gov](mailto:keyomi.jones@dot.ca.gov)

1352 W. Olive Avenue|Fresno, CA 93728



---

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.



# County of Fresno

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

July 21, 2023

Jesus R. Orozco  
Community Development Director  
City of Kerman Community Development Department  
850 S. Madera Ave.  
Kerman, CA 93630  
[jorozco@cityofkerman.org](mailto:jorozco@cityofkerman.org)  
cityofkerman.net

SUBJECT: City of Kerman, Crown Schaad at Kearney Project

Dear Mr. Orozco,

The County of Fresno appreciates the opportunity to review and comment on the subject project, Crown Schaad at Kearney Project, proposing the development of approximately 29.34-acres on two parcels located on the north side of Kearney Blvd, approximately 1,000 feet west of the intersection of Siskiyou Ave and Kearney Blvd. The documents received for this review were circulated to our various Fresno County Public Works and Planning divisions. Based on the County's initial review, we offer the following comments from our various divisions:

The Environmental Health Specialist offers the following comments:

Recommended Conditions of Approval:

- Construction permits for the proposed development should be subject to assurance that the City of Kerman 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.
- 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.
- 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.

- Future construction projects have the potential to expose nearby residents to elevated noise levels. Consideration should be given to the City of Kerman Municipal Code and the Fresno County Noise Ordinance Code.
- 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.
- 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.

If you have any questions, please contact Kevin Tsuda, [ktsuda@fresnocountyca.gov](mailto:ktsuda@fresnocountyca.gov), (559) 600-3271.

If you have any questions regarding the information described in this letter, please contact me at [rmartin@fresnocountyca.gov](mailto:rmartin@fresnocountyca.gov) or (559) 600-4305.

Sincerely,



Raymond Martin, Staff Analyst  
Development Services and Capital Projects Division

G:\4360Devs&Pln\PROJSEC\PROJDOCS\Environmental\OAR\City of Kerman\Crown Schaad at Kearney\Crown Schaad at Kearney OAR Comment Response Letter.docx



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

**CONVEYANCE. COMMITMENT. CUSTOMER SERVICE.**

August 1, 2023

Jesus Orozco  
City of Kerman  
Planning & Development Department  
850 S. Madera Avenue  
Kerman, CA 93630

RE: Tentative Subdivision Map Application No. TSM 2023-02  
N/E Kearney Boulevard and Modoc Avenue  
FID's Siskiyou No. 146

Dear Mr. Orozco:

The Fresno Irrigation District (FID) has reviewed the proposed Development Application for Crown/Schaad Development Application northeast of Kearney Boulevard and Modoc Avenue in the City of Kerman proposing to develop a 29-acre parcel into 163 single-family residential units, APNs: 020-160-22S and 23S. This is being reviewed concurrently with Annexation Application No. ANX 2023-02, Pre-zone Application No. REZ 2023-02, Ordinance Text Amendment Application No. OTA 023-05, Development Plan Application No. DPL 2023-03, and CEQA Application No. ENV 2023-02. FID has the following comments:

1. FID has a canal within the Project Area as shown on the attached FID exhibit map. The facility includes FID's Siskiyou No. 146. FID will impose the same conditions on future projects as it would with any other project located within the common boundary of the City of Kerman and FID. FID will require that it review and approve all maps and plans which impact FID canals and easements.
2. The City of Kerman has a Surface Water supply agreement with FID, entered into on June 7, 2022. A portion of the proposed area is outside the sphere of influence at the time of execution of the agreement and will therefore not be eligible for any additional surface water supplies.

**Summary of Requirements:**

- Existing Encroachments removed and/or relocated.
- Review and Approval of all Plans.
- Grant an additional 20 feet easement.
- Execute Agreement(s), as necessary.
- Project Fees.
- No Encroachments (i.e. trees, monuments, fences, PUE, etc.).

G:\Agencies\Kerman\Tract Map\Crown\_Schaad\TM2023-02.doc

**BOARD OF DIRECTORS**

President RYAN JACOBSEN Vice-President JERRY PRIETO, JR. CHRISTOPHER WOOLF  
GEORGE PORTER GREGORY BEBERIAN General Manager BILL STRETCH



### **Area of Concern**

1. FID's Siskiyou Lateral No.146 runs southwesterly, traversing the southerly portion of the subject property, and crossing Kearney Boulevard approximately 15 feet south of the subject property, as shown on the attached FID exhibit map, and will be impacted by future development. FID records indicate a 20 feet easement recorded on November 4, 2005, as Document. No. 2005-0262346 Official Records of Fresno County.
2. FID's records indicate this section of the Siskiyou Lateral pipeline was installed in 2007 (16 years old) as a 42-inch inside diameter Reinforced Concrete Pip w/Rubber Gasket Joint which meets FID's minimum standards for developed (residential, industrial, commercial) parcels or urban areas.
3. FID requests the applicant grant a 20 feet wide exclusive easement, where FID only has an existing 20 feet-wide exclusive easement, such that FID has a total of 40 feet-wide exclusive easement to meet current FID standards.
4. This pipeline was installed without a product known as MacWrap, which is a root barrier. In recent years, the most significant issue with pipelines has been caused by tree root intrusion into pipe joints. The roots enter through the rubber gasket joint, thus creating a non-watertight joint causing leaks. If the roots continue to grow, the roots will eventually clog the pipe and reduce the flow capacity of the pipeline. This problem causes disruption to FID's customers and increases the risk of flooding in upstream open channel sections. Subsequent pipeline repairs can be very disruptive to public infrastructure, as well as to FID's operations. The leaking pipelines and pipeline repairs also increase the liability of all parties involved. All trees will need to be located a minimum of 15 feet from the outside edge of the pipeline to limit possible disruptions or FID will require external wrap be installed at all pipeline joints within the subject property or any areas where root intrusion may be a future concern based on the proposed improvement at the time of review. This method involves using mastic material that can be externally applied to pipe joints to provide a permanent seal against root intrusion. The product that has been approved is known as MacWrap from Mar Mac. FID is open to other products, but they would need to be reviewed and approved by FID.
5. FID requires the applicant and/or the applicant's engineer meet with FID at their earliest convenience to discuss specific requirements, e.g. easement width and alignment, right-of-way width and alignment, pipeline alignment, depth and size, fees, etc.
6. FID requires all exposed facilities (standpipes, air vents, covers, etc.) within the subject property or directly adjacent to the subject property must be adapted with additional features in order to transition from a rural setting to an urban setting, to mitigate for the effects of new development and increased population, and provide for public safety within FID's property/easement and the development.

### **General Comments**

1. FID requires its review and approval of all improvement plans which affect its property/easements and canal/pipeline facilities including but not limited to Sewer, Water, Storm drain, Street, Landscaping, Dry Utilities, and all other utilities.

2. FID requires the Applicant/Developer to submit for FID's approval a grading and drainage plan which shows that the proposed development will not endanger the structural integrity of the Pipeline or result in drainage patterns that could adversely affect FID.
3. All existing trees, bushes, debris, old canal structures, pumps, canal gates, and other non- or in-active FID and private structures must be removed within FID's property/easement and the development project limits.
4. FID does not allow FID owned property or easements to be in common use with public utility and/or road easements and right-of-ways but will in certain instances allow for its property to be in common use with landscape easements if the City of Kerman enters into the appropriate agreement.
5. FID requires its easements be shown on all maps/plans with proper recording information, and that FID be made a party to signing all final maps/plans.
6. Footings of retaining walls shall not encroach onto FID property/easement areas.
7. Trees will not be permitted within FID's property/easement areas.
8. FID requires its easements be shown on all plans with proper recording information.
9. No large earthmoving equipment (paddle wheel scrapers, graders, excavators, etc.) will be allowed within FID's easement and the grading contractor will be responsible for the repair of all damage to the pipeline caused by contractors grading activities.
10. FID is concerned about the potential vibrations caused by construction efforts near existing District facilities as it may cause damage to FID's canals, pipelines and culverts. The developer and contractor(s) must keep all large equipment, construction material, and soil stockpile outside of FID's easement and a minimum of 30 feet away from existing cast-in-place concrete pipe. The developer and/or its contractor(s) will be responsible for all damages caused by construction activities.
11. FID is concerned that the proposed development may negatively impact local groundwater supplies. The area was historically agricultural land and a significant portion of its water supply was imported surface water, 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 Kerman 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.
12. 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 Kerman 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 Kerman should consider the impacts of the development on the City's ability to comply with requirements of SGMA.

13. As with most developer projects, there will be considerable time and effort required of FID's staff to plan, coordinate, engineer, review plans, prepare agreements, and inspect the project. FID's cost for associated plan review will vary and will be determined at the time of the plan review.

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).

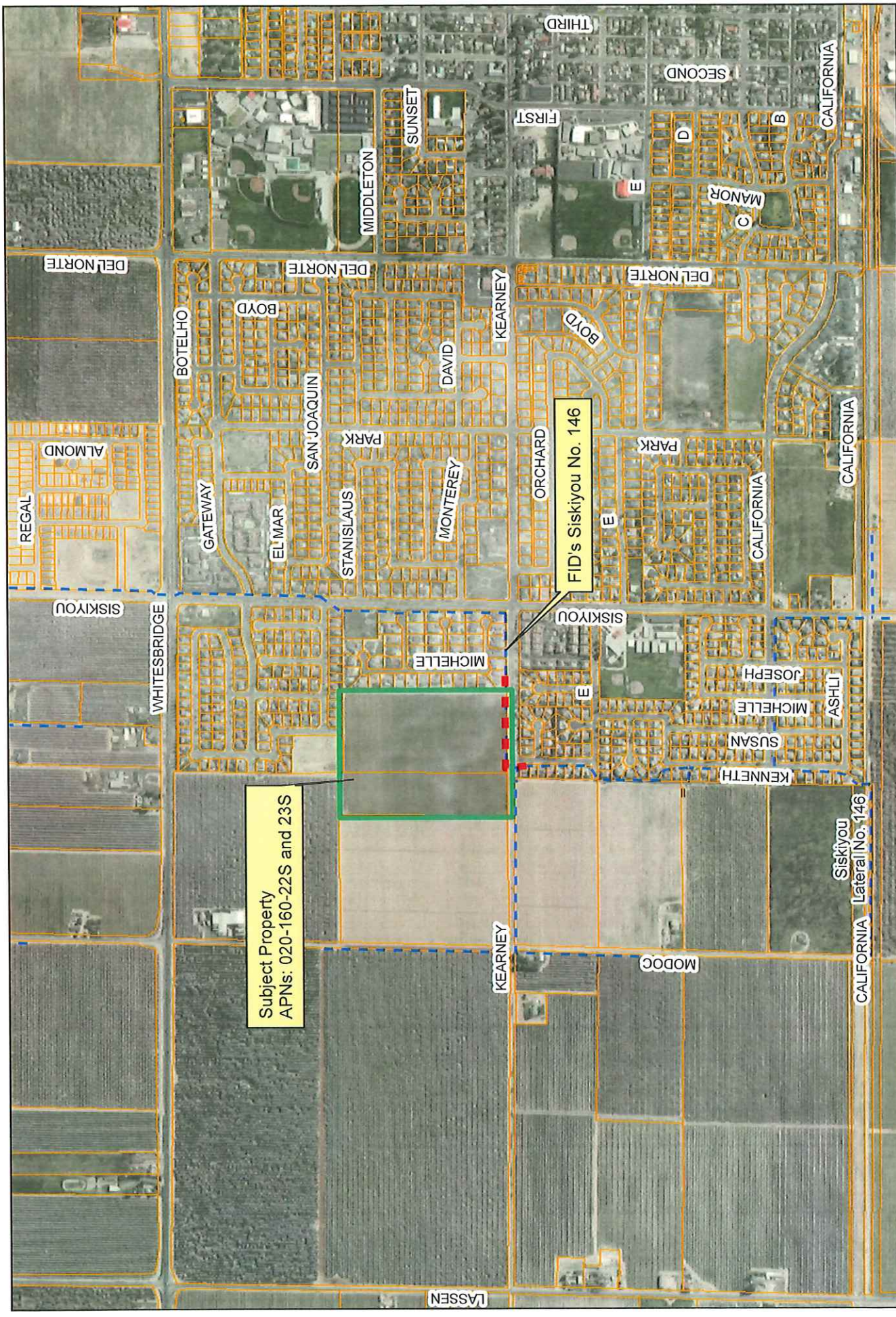
Sincerely,




Laurence Kimura, P.E.  
Chief Engineer

Attachment







FRESNO IRRIGATION DISTRICT


**Legend**

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

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\130330727 FID Master.mxd  
Spatial Reference  
Name: NAD 1983 StatePlane California IV FIPS 0404

0 490 980 Feet  
1 inch = 966.1 feet





## Jeremy Landrith

---

**From:** Jesus Orozco <jorozco@cityofkerman.org>  
**Sent:** Friday, June 23, 2023 4:51 PM  
**Subject:** City of Kerman Project Distribution Crown|Schaad at Kearney ANX 2023-02 & TSM 2023-02  
**Attachments:** TSM 2023-02 - Crown Schaad at Kearney Distribution.pdf; Attachment A\_TSM\_2023-06-13.pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Stakeholder,

Please find attached a summary of a Development Application for a project referred to as Crown | Schaad at Kearney located approximately 1,000 feet west of the northwest intersection of S Siskiyou Ave. and W Kearney Ave., in Kerman, CA 93630

Please provide comments or questions on or before **July 31, 2023.**

An Initial Study compliant with CEQA guidelines will be distributed for public review and comments separately.

### Stakeholders List

- City of Kerman (internal depts.)
- North Central Fire Prevention District
- Kerman Unified School District
- Mid Valley Disposal
- Fresno Irrigation District
- Fresno County Public Works/Planning
- Fresno LAFCo
- Sebastian Corp
- Caltrans District 6
- SJVAPCD
- PG&E

Respectfully,

**Jesus R. Orozco | Community Development Director**  
City of Kerman | Community Development Department  
p. (559) 846.9386 | f. (559) 846.6199

850 S. Madera Ave. Kerman, CA 93630

[jorozco@cityofkerman.org](mailto:jorozco@cityofkerman.org)

[cityofkerman.net](http://cityofkerman.net)







# City of Kerman

## Community Development Department

Building · Engineering · Planning · Code Compliance & Enforcement

850 S. Madera Avenue, Kerman, CA 93630

Office: (559) 846-9386 Fax: (559) 846-9348

[cityofkerman.net](http://cityofkerman.net)

June 23, 2023

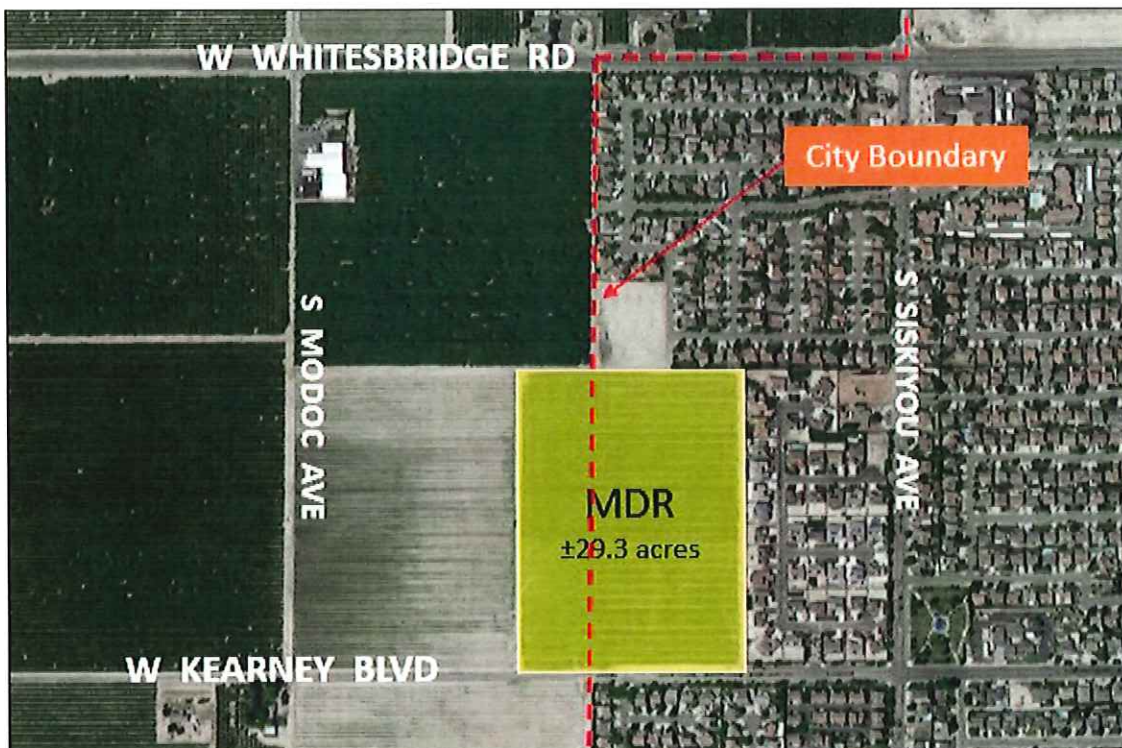
RE: Project Distribution and Request for Comments for a Development Application related to the development of a project referred to as the Crown | Schaad at Kearney Project

Dear Stakeholder:

Please accept this project distribution as a formal invitation to provide comments related to a project proposal referred to as Crown | Schaad at Kearney located approximately 1,000 feet west of the northwest intersection of S Siskiyou Ave. and W Kearney Ave., in Kerman, CA 93630. Below are details of the project proposal.

### A. Site Information

Site Address	N/A, Kerman CA 93630
APN	020-140-22S and 020-140-23S
Size	29.34 acres (gross)
General Plan Land Use Designation	MDR – Medium Density Residential (City)
Zone District	AE-20 – Exclusive Agricultural (Fresno County)



**B. Annexation (ANX 2023-02)**

The project proposal entails the development of an approximate gross total of 29.34 acres. One of the proposed project parcels is not within City limits. Annexation of APN:020-140-022S encompassing approximately 9.69 acres is being considered. This annexation request is consistent with the 2040 General Plan goals and policies (LU-3), and the City/County MOU agreed to and entered into in 2021. Development of the project entails the review and processing of entitlements listed C through G below.

**C. Pre-zone (REZ 2023-02)**

The proposed pre-zoning is consistent with the underlying General Plan land use designations. Currently, both parcels have an AE-20 – Exclusive Agricultural County zoning. The project will be pre-zoned to an SD-R-5 (Single-Fam) City zone consistent with the Medium Density Residential (MDR).

**D. Tentative Subdivision Map (TSM 2023-02)**

A tentative subdivision map encompassing 163 single-family residential units will be considered. Access to the site will be via S Kenneth Ave and W Kearney Blvd. Interior streets will be developed to current City standards to be publically maintained. See *Attachment 'A'*

**E. Ordinance Text Amendment (OTA 2023-05)**

A zoning Ordinance Text Amendment amending the City's official zoning map will be processed concurrently with the Pre-zone and Annexation process.

**F. Development Plan (DPL 2023-03)**

Physical elements associated with the development (e.g. architecture, floor plans, landscaping, parking, setbacks etc.) of TSM 2023-02 will be considered. Development Plan for the project will be considered separately. Physical construction will be subject to the California Building Code and zoning Development Standards in effect at the time of approval and/or construction.

**G. CEQA (ENV 2023-02)**

An initial study for the project will be prepared consistent with CEQA guidelines to be distributed for public comment at a later date. Tentatively the following technical studies will be conducted:

- Air Quality/GHG/HRA Analysis to quantify emissions and evaluate compared to the SJVAPCD GAMAQI significance thresholds.
- Biological Resources Assessment because the project would be located on land where no urban development has occurred.
- Cultural Resources Assessment (may not be required – will utilize CHRIS record search, SLF results, and tribal consultation).
- Phase I ESA because the project would be located on a site that is currently or previously developed with agricultural uses.

- Noise Study to measure and quantify noise sources compared to established Noise Compatibility Standards identified in the General Plan.
- Traffic Study to estimate trip generation, identify roadway improvements, and ensure maintenance of LOS standards in compliance with the General Plan.
- VMT It is assumed that the Project will screen out from further VMT analysis based on Fresno COG VMT Guidelines, map, and calculator.

Your cooperation in this matter is greatly appreciated. Should you have any questions, please feel free to contact me at (559) 846-9386 or email at [jorozco@cityofkerman.org](mailto:jorozco@cityofkerman.org).

Sincerely,



Jesus R. Orozco  
Community Development Director



**A VESTING MAP  
A SINGLE-FAMILY RESIDENTIAL SUBDIVISION  
IN THE CITY OF KERMAN.**

[illegible]

1. STREETS - CITY OF KERNAN STANDARDS
2. WATER - CITY OF KERNAN STANDARDS
3. SEWER - CITY OF KERNAN STANDARDS
4. GAS - CITY OF KERNAN STANDARDS
5. CABLE & SUTTER - CITY OF KERNAN STANDARDS
6. GARDEN BLOCK - CITY OF KERNAN STANDARDS
7. FOOD TOWER - CITY OF KERNAN STANDARDS
8. CLOTHES - CITY OF KERNAN STANDARDS
9. DRAINAGE - CITY OF KERNAN STANDARDS
10. STREET LIGHTS - CITY OF KERNAN STANDARDS
11. GAS & ELECTRIC - PACIFIC GAS & ELECTRIC

APR: 020-140-235 & 020-140-235  
FARNACEY BOULDER, KIDMAN, CA

----- EXISTING PROPERTY LINE

## City Limits

EXISTING STORM DRAIN

PROPOSED SANITARY SEWER  
PROPOSED WATER MAIN

- PROPOSED STORM DRAIN MANHOLE
- PROPOSED SANITARY SEWER MANHOLE

•

APM: 020-140-235 & 020-140-229  
KIRKLAND, KIRKMAN, CA.

	CONSTRUCTION DATE (YYYYMMDD)	AUGUST 2024
	CONSTRUCTION DATE (END)	AUGUST 2027
	OPERATIONAL DATE (START)	AUGUST 2026

NUMBER OF LOTS - 55  
CONSTRUCTION DATE (START) - AUGUST 1995

OPTIONAL DATE (UNO) - AUGUST 2027

ADJACENT PROPERTY ZONING:  
SOUTH: G / B-1=7

ADVANCING PROPERTY AND URBAN  
RENTAL HOUSING FINANCING  
+

## WEST. AGRICULTURE (COUNTRY)

SCALE 1"=60'

SCALE IN FEET

--	--

7' 5"



## 515

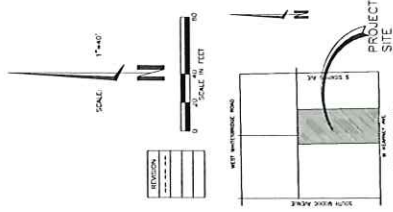
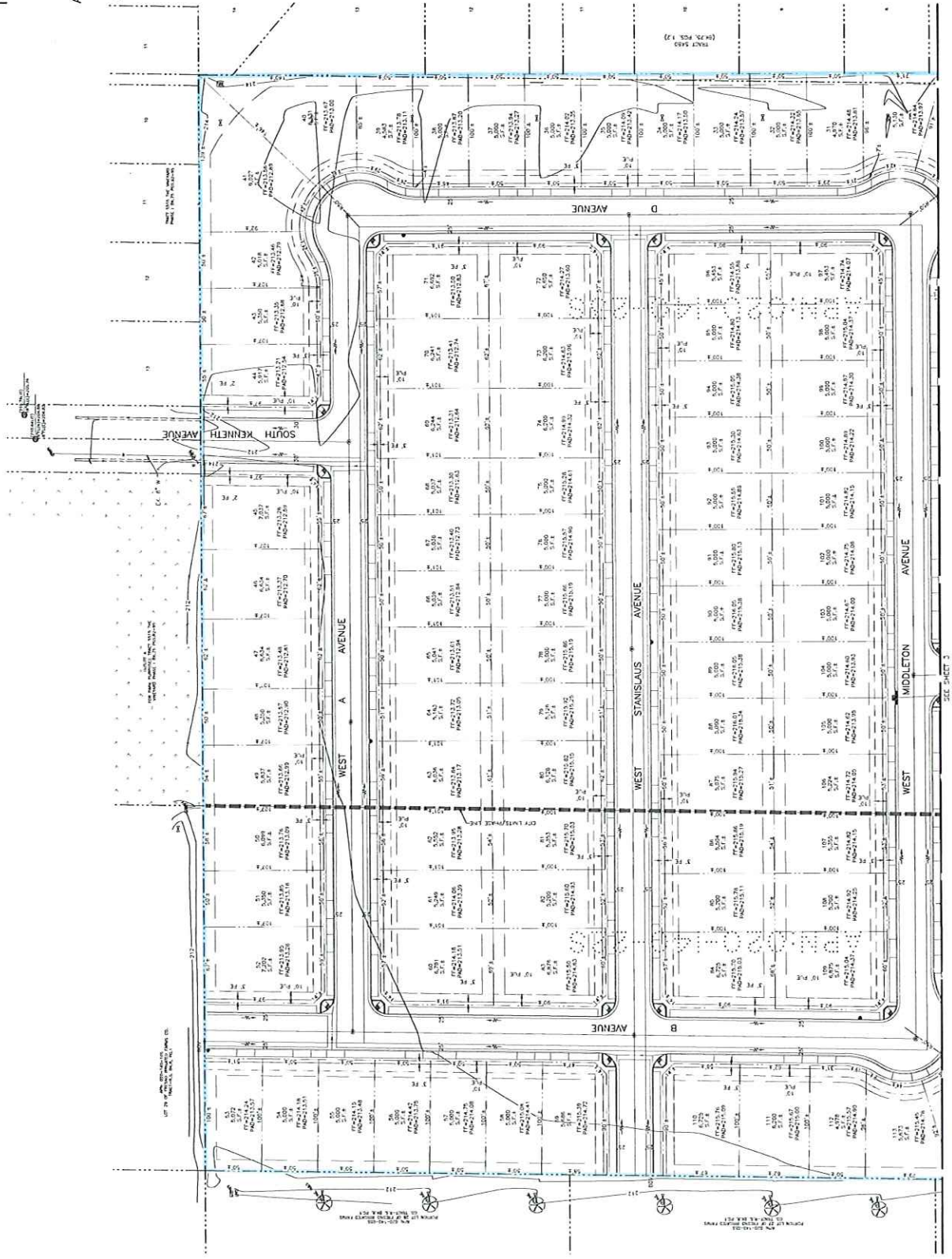
[illegible]



# TENTATIVE SUBDIVISION MAP TRACT 6447

A VESTING MAP  
A SINGLE-FAMILY RESIDENTIAL SUBDIVISION  
IN THE CITY OF KERMAN  
FRESNO COUNTY, CALIFORNIA

APN: 020-140-225 & 020-140-235  
GROSS AREA: 29.85 ACRES MORE OR LESS  
NET AREA: ACRES MORE LESS

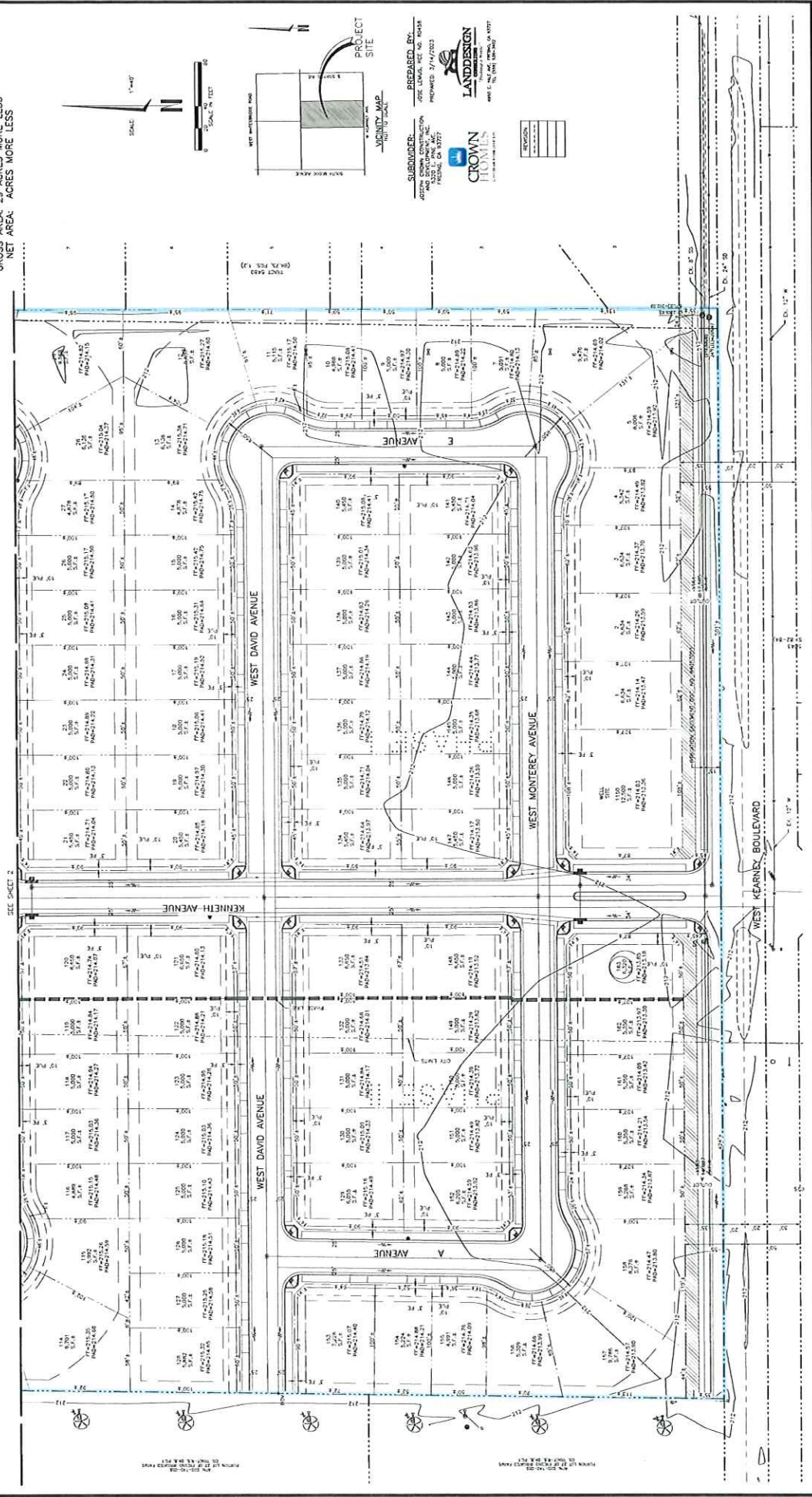


PREPARED BY:  
JOSEPH CROWN CONSULTING  
FRESNO, CA 93702  
DATE: 3/14/2023  
PROJECT: 3/14/2023  
LAND DESIGN  
CROWN HOMES  
FRESNO, CA 93702  
PHONE: (559) 438-2842  
FAX: (559) 438-2842



TENTATIVE SUBDIVISION MAP  
TRACT 6447

**A VESTING MAP**  
**A SINGLE-FAMILY RESIDENTIAL SUBDIVISION**  
**IN THE CITY OF KERMAN,**  
**FRESNO COUNTY, CALIFORNIA**  
 APN: 020-140-225 & 020-140-233  
 GROSS AREA: 29 ACRES MORE LESS  
 NET AREA: ACRES MORE LESS



7

FRESNO County Recorder  
Robert C. Werner  
DOC- 2005-0262346  
Friday, NOV 04, 2005 10:22:49  
Ttl Pd \$0.00 Nbr-0002007524  
DJG/R6/1-7

Documentary Transfer Tax -- \$0.00

For the Benefit of:

FRESNO IRRIGATION DISTRICT  
2907 SOUTH MAPLE AVENUE  
FRESNO CA 93725-2218

Recording Information

## GRANT OF EASEMENT

LOCATION: N/W KEARNY AND SISKIYOU AVENUES  
APN: 020-140-11S

THIS INDENTURE, made and entered into this 28 day of October, 2005, by and between STEVE D. SCHAAD AND BARBARA L. SCHAAD, HUSBAND AND WIFE AS COMMUNITY PROPERTY, hereinafter referred to as "GRANTOR", and the FRESNO IRRIGATION DISTRICT, a public corporation in the County of Fresno, State of California, hereinafter referred to as "DISTRICT";

### WITNESSETH:

For a valuable consideration, receipt of which is hereby acknowledged, GRANTOR does hereby grant unto DISTRICT, its successors and assigns, a perpetual and exclusive easement and right-of-way to construct, install, operate, use, maintain, alter, repair, improve, reconstruct, enlarge and supplement pipes, pipelines and conduits, and to flow and conduct water through said pipes, pipelines and conduits, across, over, through and under that certain real property owned by GRANTOR in the County of Fresno, State of California, more particularly described as follows:

Lots 5, 6, 7 and 8 and the East quarter of Lots 25, 26, 27 and 28 in Section 11, Township 14 South, Range 17 East, Mount Diablo Base and Meridian, in the County of Fresno.



State of California, according to the Map of Part of Fresno Irrigated Farms Company Tract, recorded June 24, 1912, in Book 8 Page 1 of Record of Surveys, Fresno County Records;

Excepting therefrom the East 630.00 feet of said Lots 5, 6, 7 and 8;

And Except all oil, gas and other hydrocarbons substances in and under said land, as previously reserved of record.

APN: 020-140-11S

Said easement and right-of-way is shown on EXHIBIT "A" attached hereto and described as follows:

A portion of Lot 8 of the Fresno Irrigated Farms Company Tract, recorded in Book 8, Page 1 of Record of Surveys, Fresno County Records, within the Northeast Quarter of Section 11, Township 14 South, Range 17 East, Mount Diablo Base and Meridian, described as follows:

Beginning at a the East Quarter corner of said Section 11; thence South 89°54'32" West, along the South line of said Northeast Quarter, a distance of 659.55 feet; thence North 0°05'28" West, a distance of 35.00 feet to the TRUE POINT OF BEGINNING; thence South 89°54'32" West, parallel with and 35.00 feet North of the South line of said Northeast Quarter, a distance of 561.31 feet; thence South 0°05'28" East, a distance of 15.00 feet to the intersection with the South line of said Lot 8; thence South 89°54'32" West, along the South line of said Lot 8, being also parallel with and 20.00 feet North of the South line of said Northeast Quarter, a distance of 26.00 feet; thence North 0°05'28" West, a distance of 35.00 feet; thence North 89°54'32" East, parallel with and 55.00 feet North of the South line of said Northeast Quarter, a distance of 587.61 feet to the intersection with the West line of the East 630.00 feet of said Lot 8; thence South 0°45'19" West, along said West line, a distance of 20.00 feet to the TRUE POINT OF BEGINNING.

Said easement and right-of-way shall include all rights convenient or incidental to the use thereof including the right of ingress to and egress from said easement and right-of-way so described over and across said real property owned by GRANTOR.

All pipes, pipelines, conduits and other facilities constructed by or for DISTRICT upon and within said easement shall become and remain the property of DISTRICT and shall be maintained by DISTRICT at DISTRICT'S expense and GRANTOR shall have no right, title or interest therein.

When said pipes, pipelines and other structures or facilities shall be constructed and maintained, the manner in which they shall be constructed and maintained and the time and manner for conducting and discharging water through the same shall be in the sole and absolute control of DISTRICT. If DISTRICT fails to construct said pipeline and determines that the easement is not needed, DISTRICT will abandon the easement by recorded document. Said easement shall not be deemed abandoned by DISTRICT until and unless such document is recorded.

This Indenture shall apply to and be binding upon the heirs, executors, administrators, successors and assigns of the respective Parties hereto.

3

IN WITNESS WHEREOF, the undersigned have caused this Grant of Easement to be executed the date hereinabove written.



Steve D. Schaad



Barbara L. Schaad

“GRANTOR”

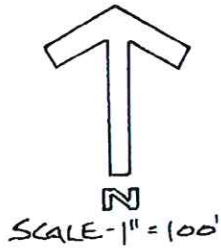
*This is to certify that the interest in real property conveyed by the deed or grant dated October 28<sup>TH</sup>, 2005 from STEVE D. SCHAAD AND BARBARA L. SCHAAD, HUSBAND AND WIFE AS COMMUNITY PROPERTY, A California Corporation, to Fresno Irrigation District, a public corporation, is hereby accepted by the undersigned officer or agent on behalf of the Board Of Directors pursuant to authority conferred by resolution of the Board Of Directors adopted on January 27, 2004, and the grantee consents to recordation thereof by its duly authorized officer.*

Dated 11-3-2005

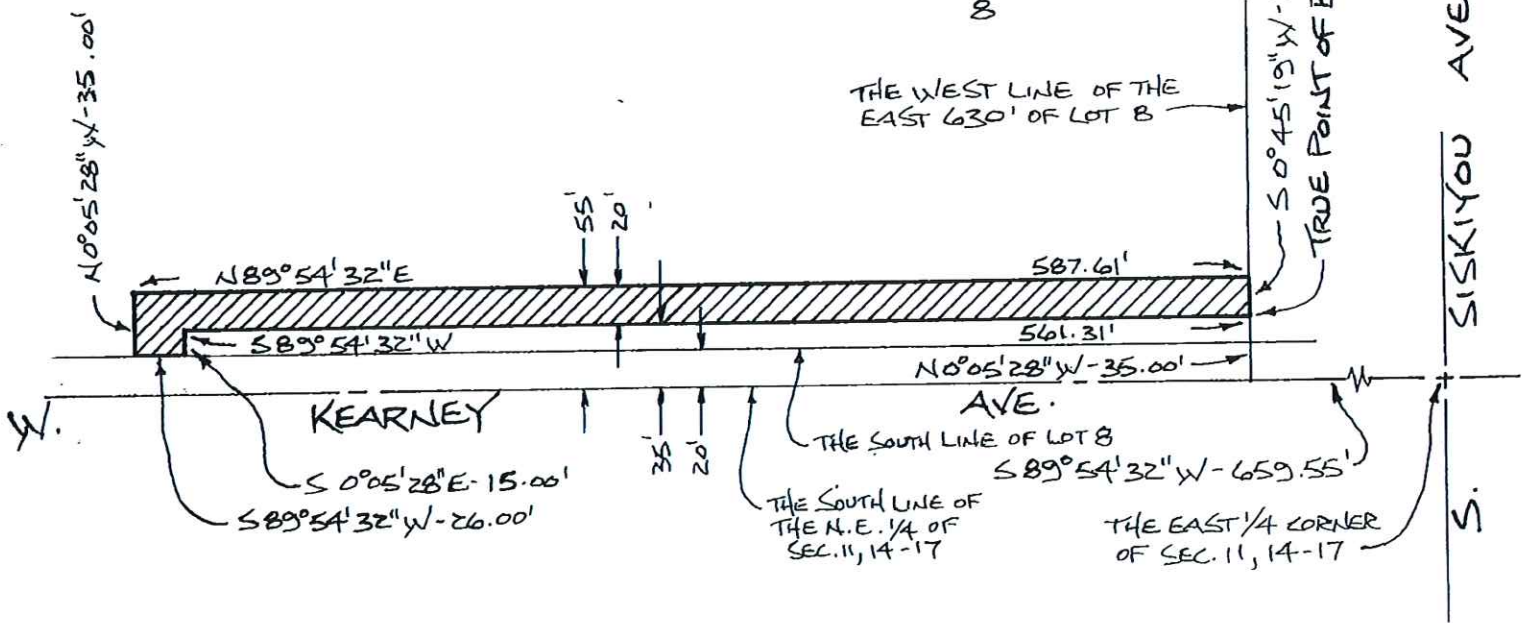
By:   
GARY R. SERRATO, Secretary



EXHIBIT "A"



FRESNO IRRIGATED FARMS COMPANY TRACT  
BOOK 8 PAGE 1 OF RECORD OF SURVEYS  
F. C. R.



FRESNO IRRIGATION DISTRICT  
PIPELINE EASEMENT

5

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Fresno

SS.

On Oct 28, 2005

Date

before me, - Charles H. Jones <sup>notary public</sup>

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared - Steve D. Schaad + Barbara L. Schaad

Name(s) of Signer(s)

- ☒ personally known to me  
☐ proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]  
 Signature of Notary Public

Place Notary Seal Above

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document: Grant of Easement

Document Date: 10/28/05

Number of Pages: 5

Signer(s) Other Than Named Above: - NONE -

### Capacity(ies) Claimed by Signer

Signer's Name: \_\_\_\_\_

☒ Individual

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER

Top of thumb here

6

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Fresno

SS.

On November 3, 2005,  
Date

before me,

Lynn B. Rowe, Notary Public  
Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared

Gary R. Serrato  
Name(s) of Signer(s)

☒ personally known to me

☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal Above

WITNESS my hand and official seal.

Lynn B. Rowe  
Signature of Notary Public

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document: Grant of Easement

Document Date: October 28, 2005

Number of Pages: 4 + Exp. A

Signer(s) Other Than Named Above: Steve D. School and Barbara L. School

### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

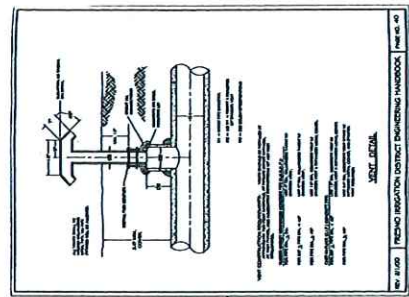
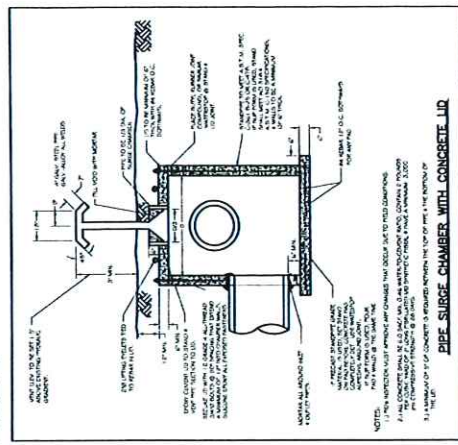
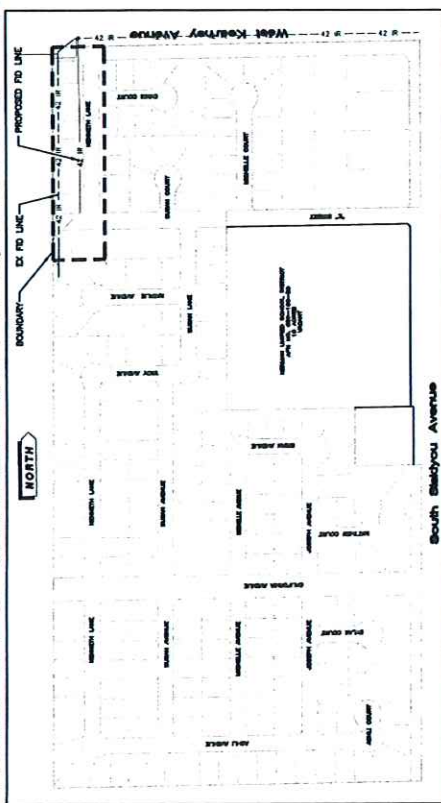
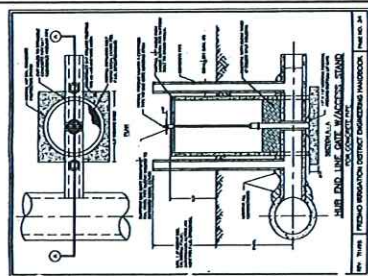
Signer's Name: \_\_\_\_\_

- ☐ Individual  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney in Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here



[illegible][illegible]

GENERAL LOCATION MAP

FRESNO IRRIGATION DISTRICT

CALL BEFORE YOU DIE  
48 HOURS  
CALL "USA" TOLL FREE  
1-800-833-3444



**UNDERGROUND SERVICE ALERT**

**LARS ANDERSEN AND ASSOCIATES, INC.**

**LA**  
CIVIL ENGINEERS - LAND SURVEYORS  
4630 WEST JACQUELYN AVENUE SUITE  
509 276-2790 FAX 509 276-0650

*Daniel J. Zolov* 11/26/93 DATE

## REVISIONS

APPROVALS:

**FRESNO IRRIGATION DISTRICT**

SISKIYOU CANAL NO. 146 FID JOB NO. 1234	SHEET NO. FID-1	OF 8
	COVER SHEET	

YOUR NO. ONE

No. 14620030402

SISKIYOU No. 146

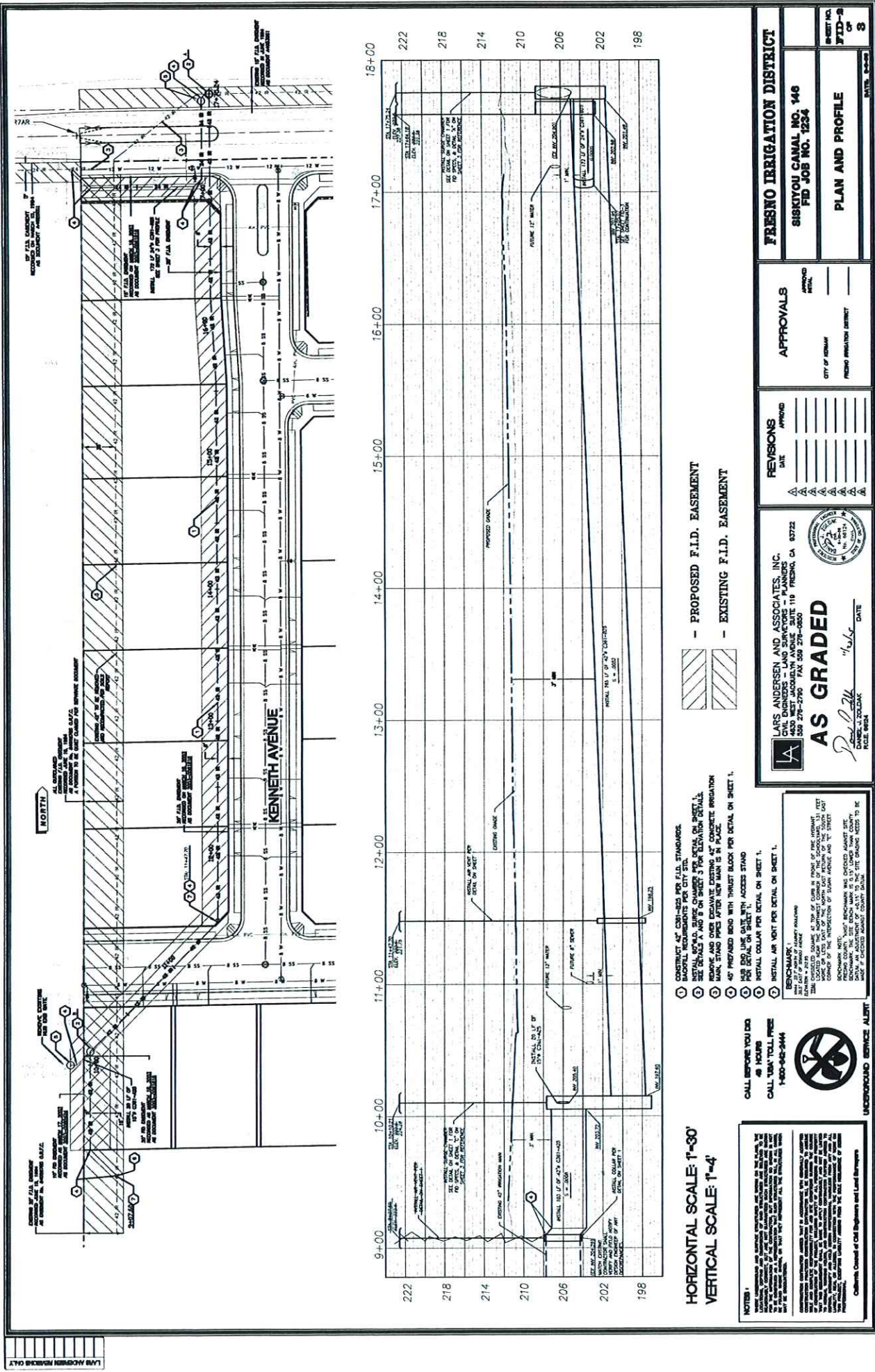
**FRESNO INDICATION DISTRICT**  
General Notes for Positive Construction

### General Notes for Pipeline Construction

- [illegible]

F.I.D. Form No. 43  
Rev. 2-24-77





HORIZONTAL SCALE: 1"=30'  
VERTICAL SCALE: 1"=4'

NOTES:  
1. THE CANAL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR CANALS AND DRAINAGE STRUCTURES, AS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF FRESNO, CALIFORNIA.  
2. THE CANAL SHALL BE CONSTRUCTED TO A MINIMUM GRADE OF 0.2%.  
3. THE CANAL SHALL BE CONSTRUCTED TO A MINIMUM WIDTH OF 10 FEET.  
4. THE CANAL SHALL BE CONSTRUCTED TO A MINIMUM DEPTH OF 4 FEET.  
5. THE CANAL SHALL BE CONSTRUCTED TO A MINIMUM SLOPE OF 0.2%.  
6. THE CANAL SHALL BE CONSTRUCTED TO A MINIMUM GRADE OF 0.2%.

CALL BEFORE YOU DIG  
800-4-A-DIG  
1-800-465-2444



- CONTRACT 42' C&G-100 FOR F.I.D. STANDARDS.
- BACKFILL REQUIREMENTS PER CITY STD.
- SEE DETAILS A AND B ON SHEET 3 FOR ELEVATION DETAILS.
- REMOVE AND OVER EXCAVATE EXISTING 42' CONCRETE IRRIGATION MAIN, STAND PIPES AFTER NEW MAIN IS IN PLACE.
- 42' PREPARED BED WITH THRUST BLOCK PER DETAIL ON SHEET 1.
- 42' D&G LINES, GATE WITH ACCESS STAND.
- INSTALL COLLAR PER DETAIL ON SHEET 1.
- INSTALL AIR VOLT PER DETAIL ON SHEET 1.



- PROPOSED F.I.D. EASEMENT
- EXISTING F.I.D. EASEMENT

**LARS ANDERSEN AND ASSOCIATES, INC.**  
CIVIL ENGINEER AND SURVEYOR  
PLANS  
508 278-2790 FAX 508 278-0850

**AS GRADED**  
DATE: 4/12/2003

**FRESNO IRRIGATION DISTRICT**  
SISKIYOU CANAL NO. 146  
FID JOB NO. 1284

**APPROVALS**  
CITY OF FRESNO  
FRESNO IRRIGATION DISTRICT

**REVISIONS**  
DATE

**AS BUILT**  
4/12/2003

**NO. 146 2003 0402**

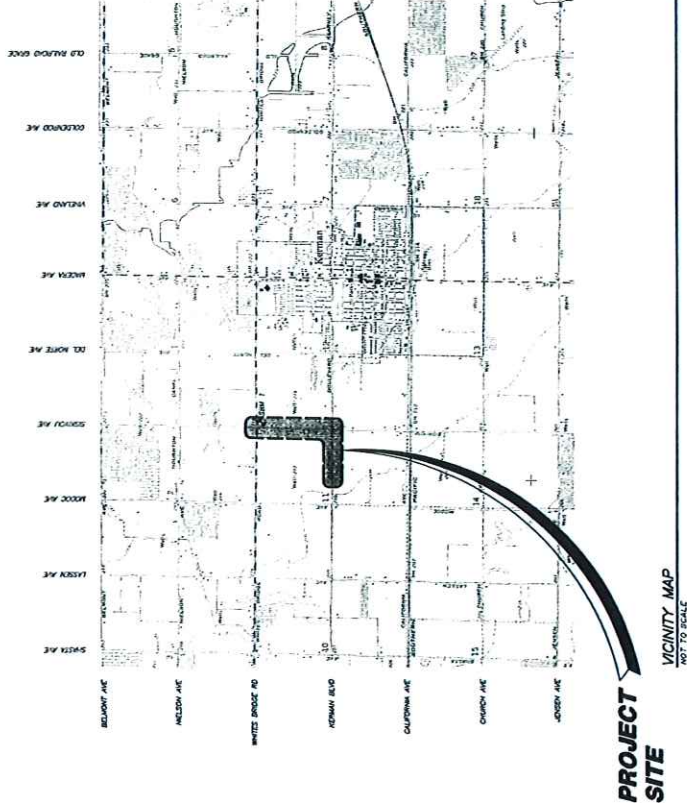




# FRESNO IRRIGATION DISTRICT VALLEY VANGUARD PROPERTIES RELOCATION OF SISKIYOU AVENUE PIPELINE FID JOB NO. 1352

## FID GENERAL NOTES FOR CONSTRUCTION

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS AS SHOWN IN PRELIMINARY DRAWINGS AND SPECIFICATIONS.
2. ALL EXISTING CONCRETE PIPE (CLAS 4) SHALL BE REINFORCED AND CHANGED TO ASTM SPECIFIED C-40. ALL NEW PIPE SHALL BE REINFORCED PRESTRESSING CONCRETE PIPE (CLAS 4).
3. ALL MATERIAL SHALL BE NEW AND NO SALVAGED MATERIAL OR RECYCLED MATERIAL MAY BE USED.
4. ALL EXISTING PIPE SHALL BE REMOVED TO A MINIMUM 10' FROM THE CONSTRUCTION SITE.
5. ALL EXISTING PIPE SHALL BE REMOVED TO A MINIMUM 10' FROM THE CONSTRUCTION SITE.
6. ALL EXISTING PIPE SHALL BE REMOVED TO A MINIMUM 10' FROM THE CONSTRUCTION SITE.
7. ALL EXISTING PIPE SHALL BE REMOVED TO A MINIMUM 10' FROM THE CONSTRUCTION SITE.
8. ALL EXISTING PIPE SHALL BE REMOVED TO A MINIMUM 10' FROM THE CONSTRUCTION SITE.
9. ALL EXISTING PIPE SHALL BE REMOVED TO A MINIMUM 10' FROM THE CONSTRUCTION SITE.
10. ALL EXISTING PIPE SHALL BE REMOVED TO A MINIMUM 10' FROM THE CONSTRUCTION SITE.
11. ALL EXISTING PIPE SHALL BE REMOVED TO A MINIMUM 10' FROM THE CONSTRUCTION SITE.
12. ALL EXISTING PIPE SHALL BE REMOVED TO A MINIMUM 10' FROM THE CONSTRUCTION SITE.
13. ALL EXISTING PIPE SHALL BE REMOVED TO A MINIMUM 10' FROM THE CONSTRUCTION SITE.
14. ALL EXISTING PIPE SHALL BE REMOVED TO A MINIMUM 10' FROM THE CONSTRUCTION SITE.
15. ALL EXISTING PIPE SHALL BE REMOVED TO A MINIMUM 10' FROM THE CONSTRUCTION SITE.



**PROJECT SITE**  
VICINITY MAP  
NOT TO SCALE

## TABLE OF CONTENTS

TITLE	SHEET NO.
TITLE SHEET AND VICINITY MAP	1
INDEX AND LEGEND SHEET	2
PLAN AND PROFILE	3
PLAN AND PROFILE	4
PLAN AND PROFILE	5
PLAN AND PROFILE	6
PLAN AND PROFILE	7
MISCELLANEOUS DETAILS	8
MISCELLANEOUS DETAILS	9
MISCELLANEOUS DETAILS	10
ELECTRICAL PLAN AND DETAILS	11

## GENERAL CONTRACT NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FRESNO AND THE FRESNO IRRIGATION DISTRICT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FRESNO AND THE FRESNO IRRIGATION DISTRICT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FRESNO AND THE FRESNO IRRIGATION DISTRICT.

## CONTRACT PLANS AND SPECIFICATIONS PREPARED BY:

BLAIR, CHURCH AND FLYNN  
CONSULTING ENGINEERS  
1000 N. MARKET STREET  
FRESNO, CA 93702  
TEL: (559) 261-5507  
FAX: (559) 261-5508



**RECORD DRAWING**  
BLAIR, CHURCH & FLYNN  
DATE: 1/19/29

APPROVED: *Blair, Church & Flynn*  
BY: CITY OF FRESNO  
DATE: 1/19/29  
APPROVED: *William R. Hitt*  
BY: F.I.D. ENGINEER  
DATE: 1/19/29

TITLE SHEET AND VICINITY MAP  
277 SOUTH OF 11  
SHEET NO. 11

FRESNO IRRIGATION DISTRICT

BLAIR, CHURCH & FLYNN  
CONSULTING ENGINEERS

#14620070504

SISKIYOU No. 146

## BENCH MARK

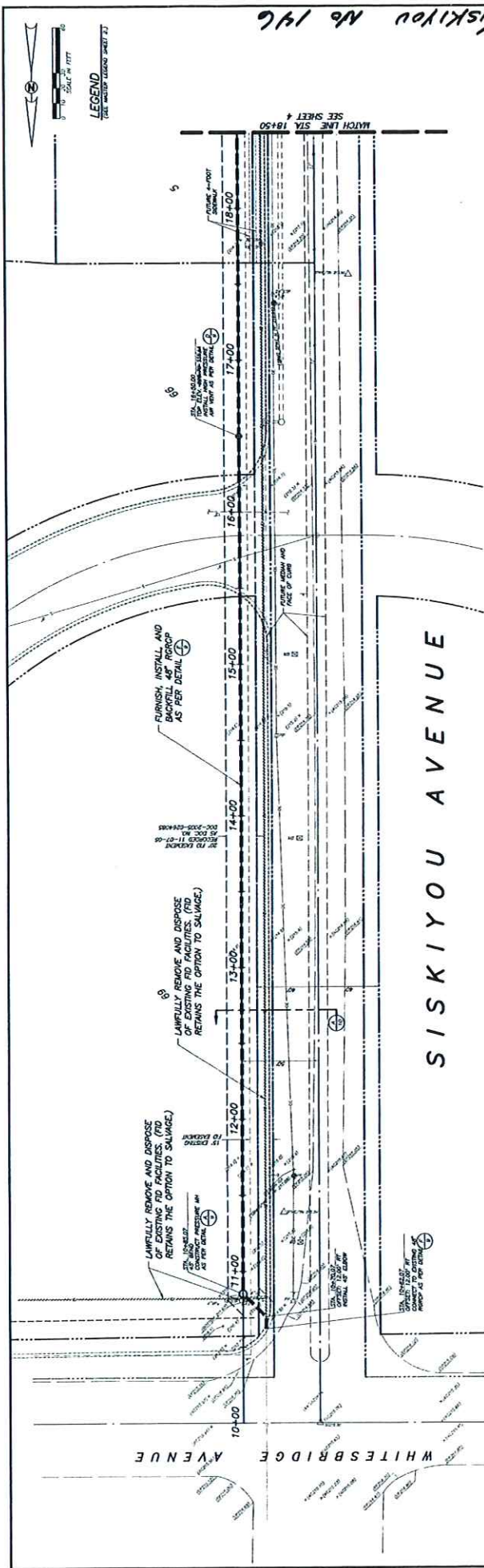
CON. IN POWER POLE LOCATED ON SE CORNER OF  
SISKIYOU AND WHITEHOCK.  
ELEVATION = 277.08 U.S.C.S. DATUM

Construction materials shall be furnished with material certificate of analysis and test results. The contractor shall be responsible for obtaining all necessary permits and approvals from the City of Fresno and the Fresno Irrigation District. The contractor shall be responsible for obtaining all necessary permits and approvals from the City of Fresno and the Fresno Irrigation District.

NOTE: Call USA at 1-800-4-A-PIPE prior to 1-800-227-2600







### PROFILE

**RECORD DRAWING**  
BLAIR, CHURCH & FLYNN

[illegible]

FRESNO IRRIGATION DISTRICT

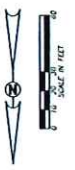
BLAIR CHURCH & FLYNN  
SPECIALTY INC. 24

REVISIONS	
REMARKS	DATE
CHANGED BY	DATE
CALL NUMBER	DATE

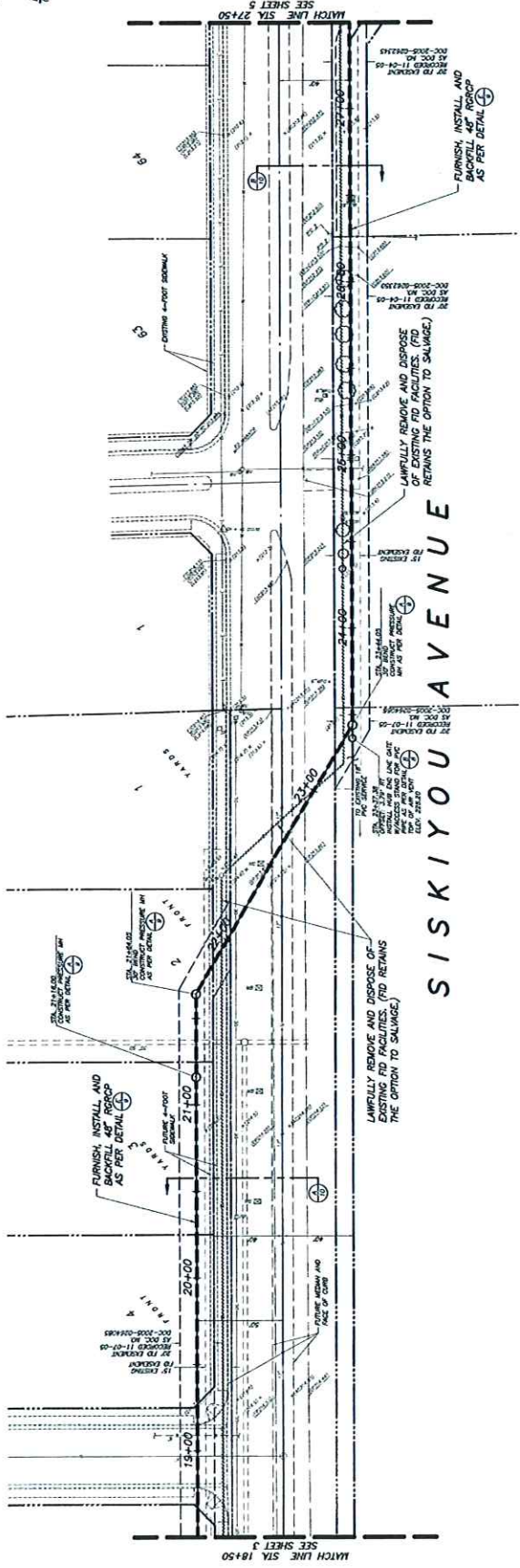
## PLAN AND PROFILE

# 14620070504

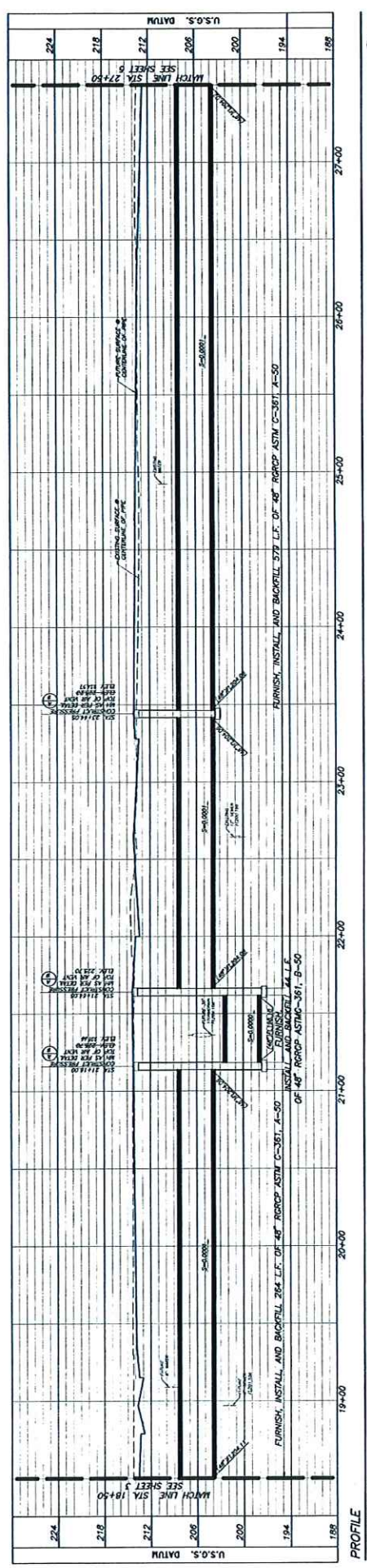




LEGEND  
SEE CITY ENGINEER SHEET 72



PLAN VIEW  
SCALE: 1"=40'



PROFILE  
SCALE: 1"=40'

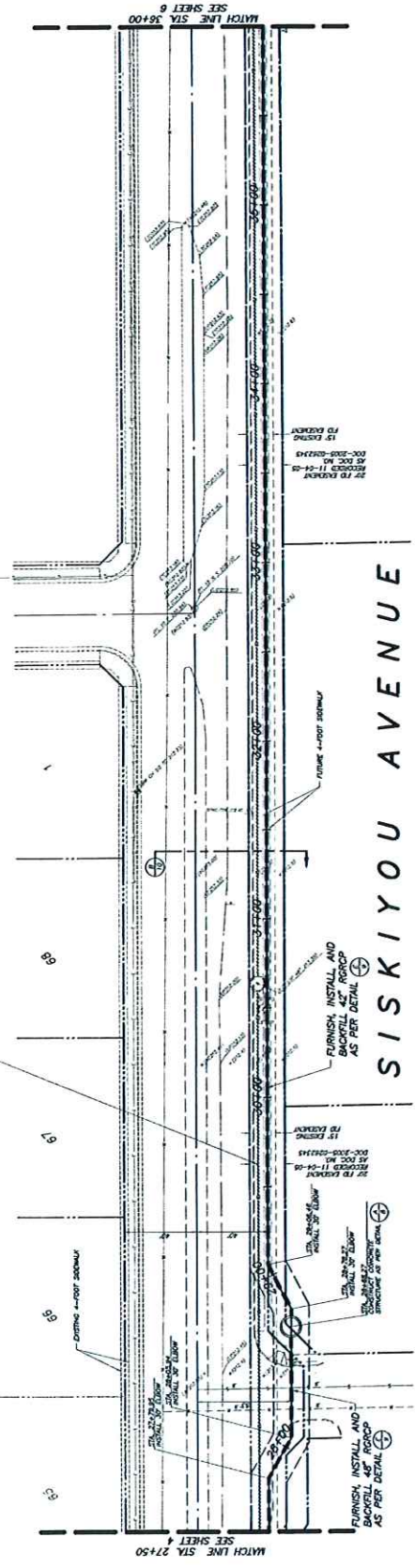


RECORD DRAWING  
DATE: 1/20/09  
BY: [Signature]  
CHECKED: [Signature]



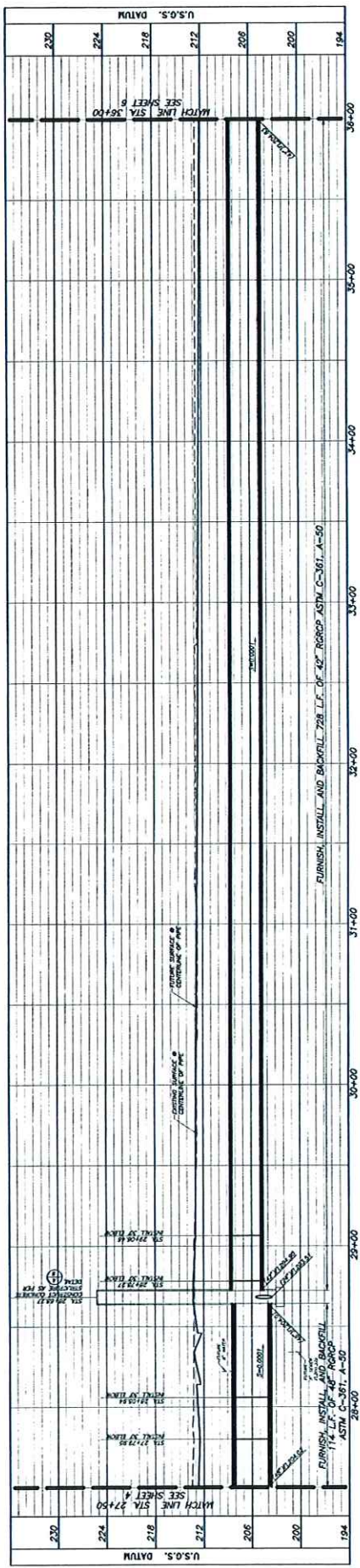
LEGEND  
 SEE SHEET 27  
 SEE SHEET 27

LAWFULLY REMOVE AND DISPOSE  
 OF EXISTING PAVEMENT. (NO  
 REMAINS THE OPTION TO SALVAGE)



# SISKIYOU AVENUE

PLAN VIEW  
 SCALE 1"=30'



PROFILE  
 VERTICAL SCALE 1"=30'  
 HORIZONTAL SCALE 1"=40'



RECORD DRAWING  
 BLAIR CHURCH & FLYNN  
 DATE 1/29/09

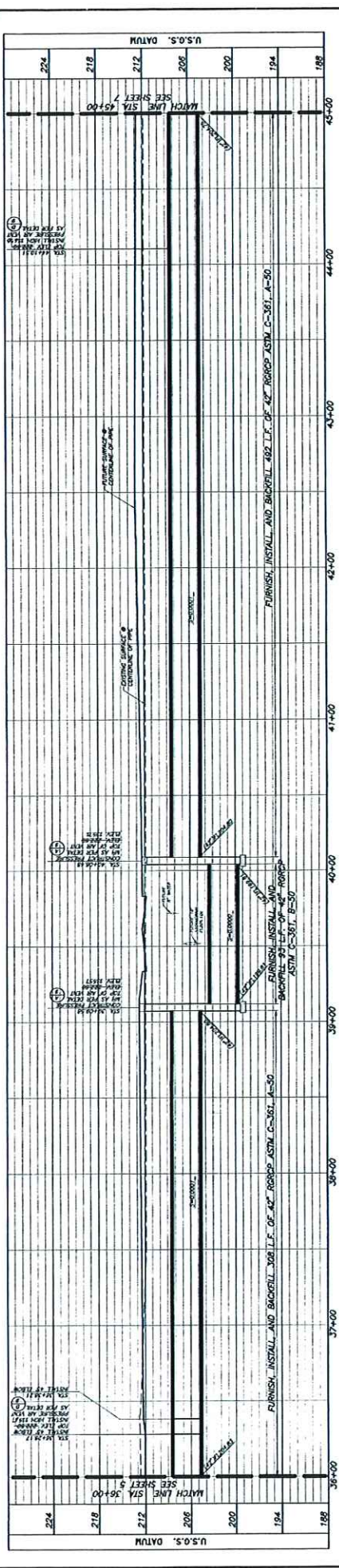
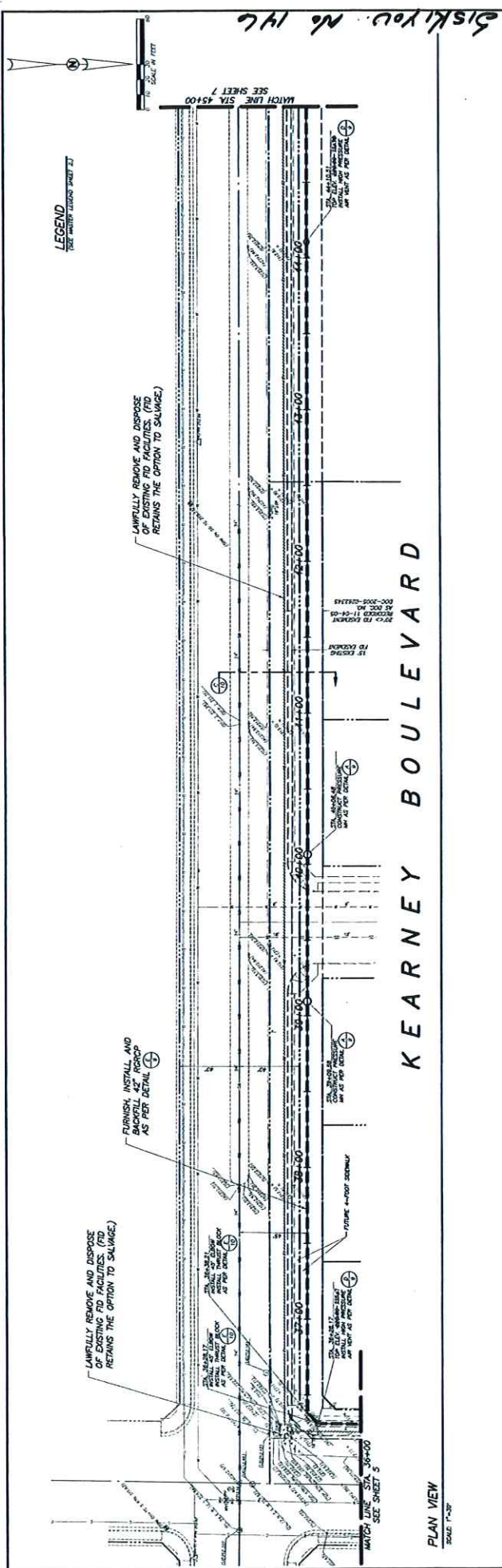


# 14620070504



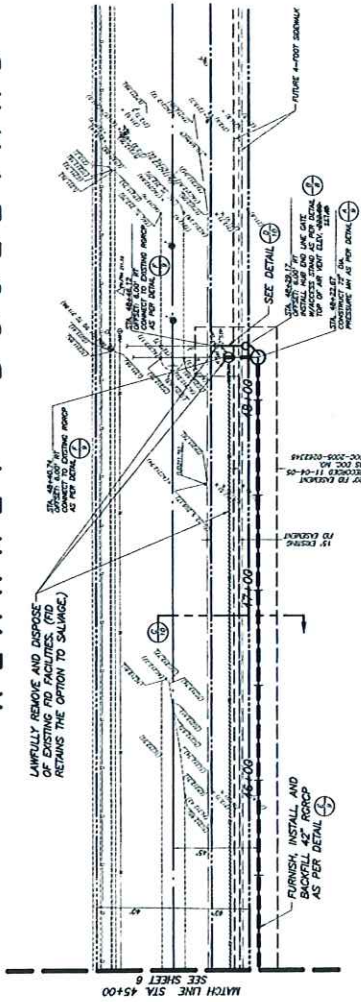
**RECORD DRAWING**  
 CONTRACT NO. 14620070504  
 DATE 7-9-93

PROJECT: FRESNO IRRIGATION DISTRICT  
 SHEET: 14620070504  
 DATE: 7-9-93  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 APPROVED BY: [Signature]  
 TITLE: [Blank]  
 SCALE: [Blank]  
 PROJECT NO.: [Blank]  
 SHEET NO.: [Blank]  
 TOTAL SHEETS: [Blank]

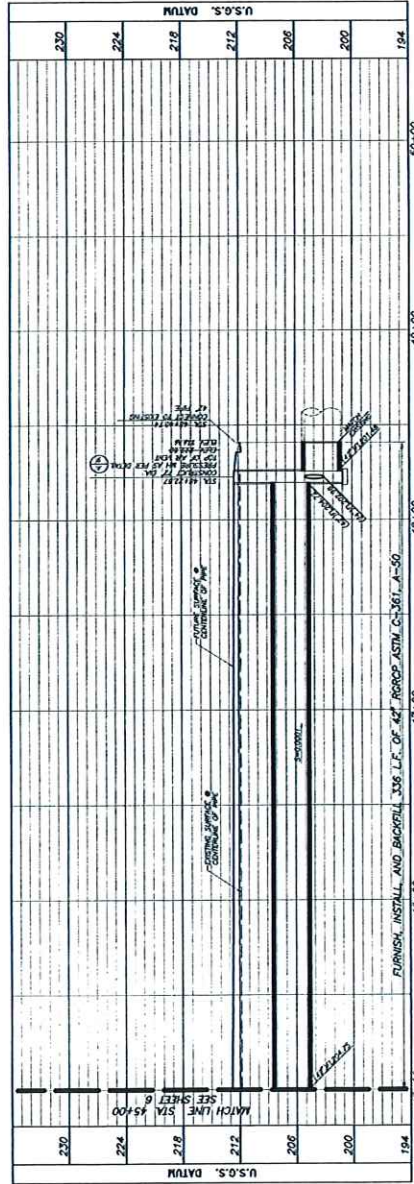


**PROFILE**  
 HORIZONTAL SCALE: 1"=20'  
 VERTICAL SCALE: 1"=4'

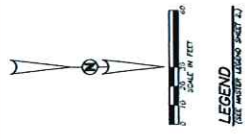
# KEARNEY BOULEVARD



PLAN VIEW  
SCALE 1"=40'



PROFILE  
VERTICAL SCALE 1"=20'



LEGEND  
SEE POWER PLANS SHEET 22

Sketch No. 146



RECORD DRAWING  
BLAIR CHURCH & FLYNN  
DATE 12/20/04

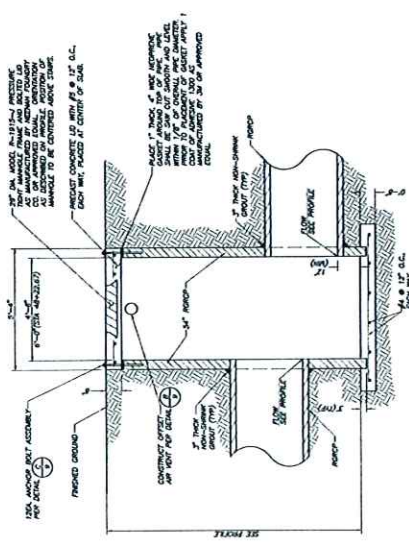
# 14620076504



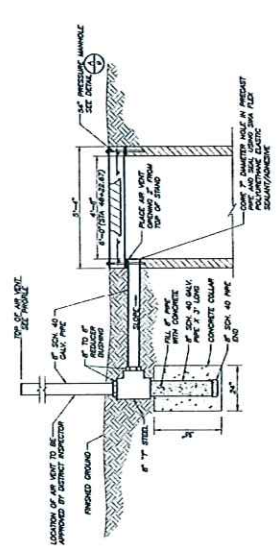


**SYMBOLS LEGEND**

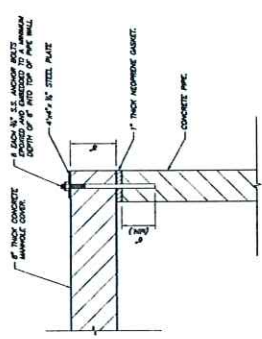
- ⑤ #6 @ 12" O.C. PLACED AT CENTER OF WALL OR SLAB
- ⑥ #6 @ 12" O.C. WITH TWO EQUAL LEGS OF 3"-#8 WITH FULL OVERLAPPING BARS
- ⑦ #6 @ 12" O.C. WITH ONE LEG OF 3"-#8 AND ONE LEG OF 3"-#7 WITH FULL OVERLAPPING BARS. 3"-#7 LED TO BE EMBEDDED 7" IN P.W. WALL WITH IDONT "SET" AS MANUFACTURED BY SIMPSON.
- ⑧ #6 @ 10" O.C. 3"-#7 IN LENGTH EMBEDDED 7" IN P.W.



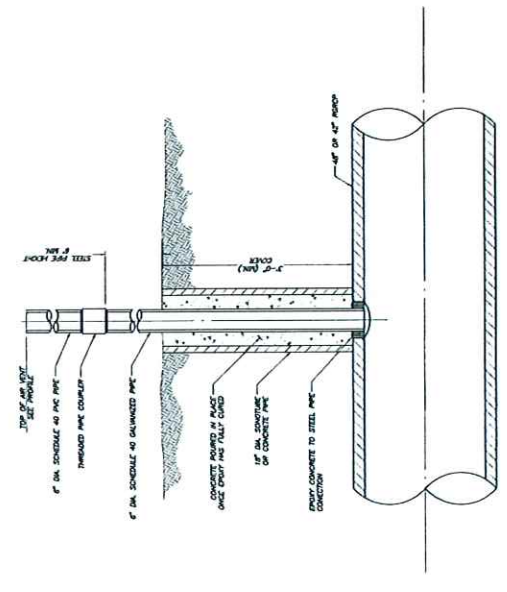
**A** PRESSURE MANHOLE  
NO SCALE



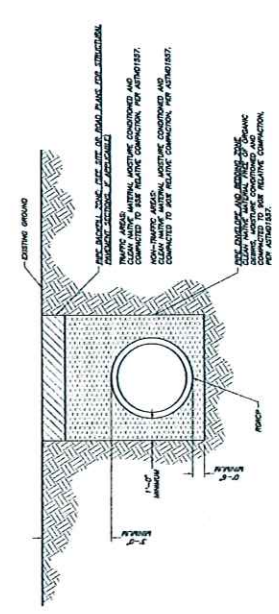
**B** OFFSET VENT DETAIL  
NO SCALE



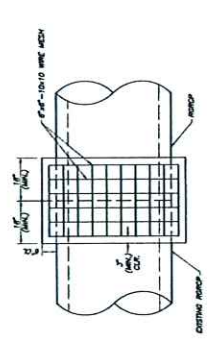
**C** BOLT DOWN ANCHOR DETAIL  
NO SCALE



**D** HIGH PRESSURE AIR VENT  
NO SCALE



**E** TYPICAL TRENCH BACKFILL DETAIL  
NO SCALE



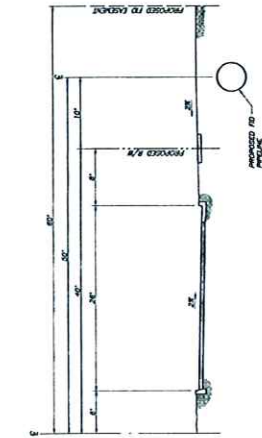
**F** CONCRETE COLLAR CONNECTION DETAIL  
NO SCALE

Siskiyoo No. 146

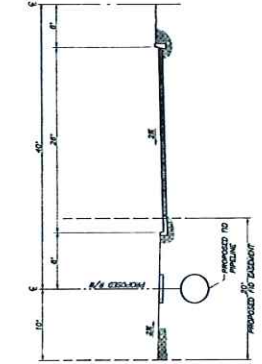


**RECORD DRAWING**  
DATE: 10/20/09

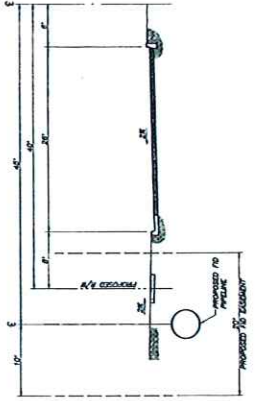




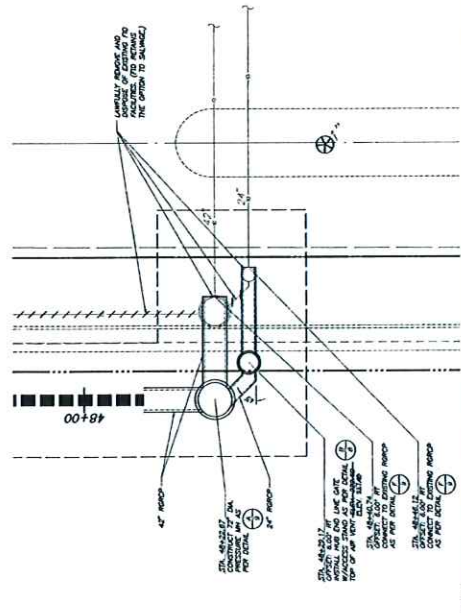
**A** TYPICAL SISKIYOU AVENUE SECTION (STA. 10+85.07 TO STA. 21+64.05)  
10 NO SCALE



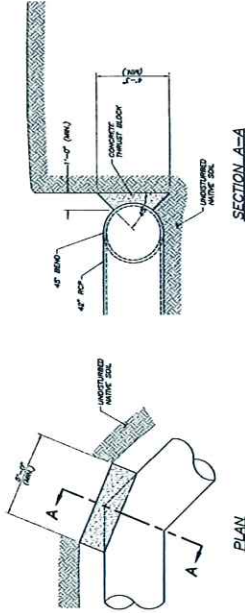
**B** TYPICAL SISKIYOU AVENUE SECTION (STA. 23+37.38 TO STA. 36+28.17)  
10 NO SCALE



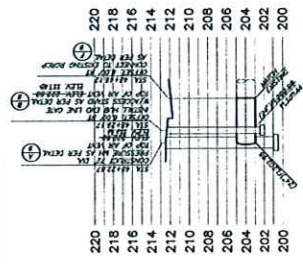
**C** TYPICAL KEARNEY AVENUE SECTION (STA. 36+28.21 TO STA. 48+22.67)  
10 NO SCALE



**D** 24" PIPELINE PLAN AND PROFILE  
10 NO SCALE



**E** THRUST BLOCK DETAIL  
10 NO SCALE



**D** 24" PIPELINE PLAN AND PROFILE  
10 NO SCALE



**RECORD DRAWING**  
BLAIR CHURCH & FLYNN  
DATE 11-1-07







## **NORTH CENTRAL FIRE PROTECTION DISTRICT**

**Board of Directors:** Ken Abrahamian • Cheryl Belluomini  
Michael Foglio • Rusty Nonini • Amanda Souza  
**Fire Chief:** Timothy V. Henry, CFO, EFO

---

Fire Headquarters  
15850 W. Kearney Boulevard  
Kerman, California 93630-9335  
(559) 275-5531 • FAX (559) 846-3788  
[www.northcentralfire.org](http://www.northcentralfire.org)

August 15, 2023

Jesus Orozco, Community Development Director  
Community Development Department  
850 S. Madera Ave  
Kerman, CA 93630

Transmitted by Email to: [jorozco@cityofkerman.org](mailto:jorozco@cityofkerman.org)

RE: ANX 2023-02, REZ 2023-02, OTA 2023-05, TSM 2023-02, DPL 2023-03)

Applicant Name **Crown – Schaad at Kearney**

Project Address: NA

Project City & Zip **Kerman, 93630**

Project APN: **020-140-22S and 020-140-23S**

North Central Fire Protection District (NCFPD) has received the plans for the above referenced project along with the associated documentation for the second-hand store. The Fire District does not have land use authority and cannot approve or deny these types of applications. The following comments are offered at this time as advisements to the project for future permitting requirements. The comments / conditions are in accordance with the 2022 edition of the California Building, Residential and Fire Codes. This review is ONLY for the referenced applications. Review was NOT completed for structural elements of the site or life safety requirements.

Before plans are submitted to the North Central Fire Protection District please visit our website at [www.NorthCentralFire.org](http://www.NorthCentralFire.org) and fill out the Fire District Permit Application (**DFP-001f**) to submit with your plans.

The conditions of approval are as follows:

1. In accordance with the California Residential Code, all new homes shall be provided with fire sprinklers designed and installed in accordance with NFPA 13D as adopted by the state.
2. Fire hydrants shall be provided in accordance with Chapter 5 and Appendix B and C of the California Fire Code. Hydrant location and water supply shall be reviewed at the time of Civil Plan submittal. Plans shall

be submitted to the Public Works Department as well as the Fire Department

3. Per the California Fire Code, Section 503.4.1, traffic calming is prohibited unless approved by the fire code official. If the project wishes to add traffic calming at a later date, plans shall be submitted to the fire department for approval prior to installation.

Before plans are submitted to the North Central Fire Protection District please visit our website at [www.NorthCentralFire.org](http://www.NorthCentralFire.org) and fill out the Fire District Permit Application (**DFP-001f**) to submit with your plans.

Please Note – requirements for your project may include but are not limited to:

**Water Flow Requirements**  
**Water Storage Requirements**  
**Road Access**  
**Title 15.60 County Ordinance**

**Fire Hydrants**  
**Fire Sprinklers Systems**  
**Premises Identification**  
**NCFPD Ordinance 23-01**

Please contact the NCFPD at [Fire.Prevention@NorthCentralFire.org](mailto:Fire.Prevention@NorthCentralFire.org) to schedule a site inspection for verification of the above conditions.

Sincerely,

A handwritten signature in black ink that reads "George W Apple". The signature is written in a cursive, flowing style.

George Apple, CFM  
Contract Fire Plans Examiner



*“Mission: To integrate with our community by exceeding traditional service expectations”*



# Fresno Local Agency Formation Commission

---

August 2, 2023

Jesus Orozco  
Community Development Director  
City of Kerman

Dear Mr. Orozco:

Subject: Comments Regarding Concurrent Applications: Annexation (ANX 2023-02), Pre-zone (REZ 2023-02), Tentative Subdivision Map (TSM 2023-02), Ordinance Text Amendment (OTA 2023-03), Development Plan (DPL 2023-03) and CEQA (ENV 2023-02).

Thank you for the opportunity to comment on this project. From the material provided to this office, my understanding of the project description is as follows:

- **Annexation (ANX 2023-02)**, a request to approve the Annexation of APN:020-140-022S encompassing approximately 9.69 acres. This annexation request is consistent with the 2040 General Plan goals and policies (LU-3), and the City/County MOU agreed to and entered into in 2021;
- **Pre-zone (REZ 2023-02)** pertains to the pre-zoning of the proposed project. Currently the project area is zoned AE-20 – Exclusive Agricultural County zoning. The project will be pre-zoned to an SD-R-5 (Single-Fam) City zone consistent with the Medium Density Residential (MDR);
- **Ordinance Text Amendment (OTA 2023-05)** pertains to A zoning Ordinance Text Amendment amending the City's official zoning map that will be processed concurrently with the Pre-zone and Annexation process;
- **Development Plan (DPL 2023-03)** pertains to physical elements associated with the development (e.g., architecture, floor plans, landscaping, parking, setbacks etc.) of TSM 2023-02 will be considered. Development Plan for the project will be considered separately. Physical construction will be subject to the California Building Code and zoning Development Standards in effect at the time of approval and/or construction;
- **CEQA (ENV 2023-02)** pertains to an initial study being prepared for the project consistent with CEQA guidelines;
- **Tentative Subdivision Map (TSM 2023-03)** pertains to the subdivision of land and proposed street dedications/improvements to accommodate for the above referenced uses. The proposed project would include A tentative subdivision map encompassing 163 single-family residential units will be considered. Access to the site will be via S Kenneth Ave and W Kearney Blvd. Interior streets will be developed to current City standards.

The Fresno Local Agency Formation Commission (LAFCo) regulates, through approval or denial, the boundary changes proposed by local agencies or individuals. LAFCo's objectives are to:

- Encourage orderly formation and development of agencies;
- Encourage consistency with spheres of influence and recommended reorganization of agencies;



- Encourage orderly urban development and preservation of open space patterns;
- Encourage conservation of prime agricultural lands and open space areas; and
- Identify and address disadvantaged unincorporated communities.

LAFCo should be identified in the city's environmental document as a Responsible Agency under CEQA whose role is to consider reorganizations and spheres of influence. Commission action on the reorganization request should be noted in the environmental document. As a Responsible Agency, the Commission is required to review and consider the City's environmental documents prior to taking its action. A Responsible Agency complies with CEQA by considering the environmental analysis prepared by the Lead Agency and by reaching its own conclusions on whether and how to approve the project. The Commission may then make a finding that it independently reviewed and considered the information in the environmental document and that the environmental document is sufficient to support a determination on the proposed reorganization.

#### Project-Specific Comments

The city will be required to submit the appropriate application materials including fees to LAFCo for reorganization. These materials are enumerated on our website ([www.fresnolafco.org](http://www.fresnolafco.org)) through the "Applications and Documents" tab under "Items Necessary for a complete application".

The fee schedule for changes of organization/reorganization (annexation) of 6-10 acres is \$4,800.

Annexation of full rights of way contiguous to parcel boundaries should be presumed in the reorganization's legal description and map.

Thank you for the opportunity to provide comments. If you have any questions, please contact me at (559) 600-0604.

Sincerely,

Juan Lara  
LAFCo Analyst III



June 26, 2023

Jesus Orozco  
City of Kerman  
850 S Madera Ave  
Kerman, CA 93630

Ref: Gas and Electric Transmission and Distribution

Dear Jesus Orozco,

Thank you for submitting the ANX 2023-02 & TSM 2023-02 plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: [https://www.pge.com/en\\_US/business/services/building-and-renovation/overview/overview.page](https://www.pge.com/en_US/business/services/building-and-renovation/overview/overview.page).
2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.
3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851 filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team  
Land Management





## **Attachment 1 – Gas Facilities**

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: <https://www.usanorth811.org/images/pdfs/CA-LAW-2018.pdf>

1. **Standby Inspection:** A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.
2. **Access:** At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.
3. **Wheel Loads:** To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. **Grading:** PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.
5. **Excavating:** Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 24 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch



wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [ $24/2 + 24 + 36/2 = 54$ ] away, or be entirely dug by hand.)

Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 24 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible ( $90^\circ \pm 15^\circ$ ). All utility lines crossing the gas pipeline must have a minimum of 24 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E's ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4') in height at maturity may be planted within the easement area.





11. Cathodic Protection: PG&E pipelines are protected from corrosion with an “Impressed Current” cathodic protection system. Any proposed facilities, such as metal conduit, pipes, service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E’s facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.



## **Attachment 2 – Electric Facilities**

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. **Buildings and Other Structures:** No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as **"RESTRICTED USE AREA – NO BUILDING."**
2. **Grading:** Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.
3. **Fences:** Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&E's facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.
4. **Landscaping:** Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), trees and shrubs are limited to those varieties that do not exceed 10 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.
5. **Reservoirs, Sumps, Drainage Basins, and Ponds:** Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.
6. **Automobile Parking:** Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.
7. **Storage of Flammable, Explosive or Corrosive Materials:** There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.





8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 ([http://www.cpuc.ca.gov/gos/GO95/go\\_95\\_startup\\_page.html](http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html)) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.



July 24, 2023

Jesus Orozco  
City of Kerman  
850 S Madera Ave  
Kerman, CA 93630

Re: Tract 6447 Tentative Subdivision Map  
W Kearney Boulevard, Kerman, CA 93630

Dear Jesus Orozco,

Thank you for giving us the opportunity to review the proposed Tract 6447 Tentative Subdivision Map. The installation of new gas and electric facilities and/or relocation of existing PG&E facilities will be performed in accordance with common law or Rules and Tariffs as authorized by the California Public Utilities Commission.

Following our review, PG&E recommends the following language be expressly stated for the offer to dedicate Public Utility Easements (PUE):

I/We the undersigned, as Owner(s) of the land shown hereon, do hereby state that I/we am/are the only person(s) whose consent is necessary to pass clear title to said land and do hereby consent to the preparation and recordation of this map and offer for dedication and do hereby dedicate for public uses the Public Utility Easements (PUEs) shown on this map for public utility purposes including electric, gas, communication facilities and all other public utility purposes; together with any and all appurtenances thereto, including the right from time to time to trim and to cut down and clear away or otherwise control any trees or brush. The PUEs hereby offered for dedication are to be kept open and free of buildings, structures and wells of any kind.

The final map must contain a statement setting forth dedications and offers to dedicate interests in real property for public utility purposes. If the offer of dedication has terminated, or the local agency declines to accept it, the applicant maybe required to provide an easement in gross satisfactory to PG&E. Please note that this is our preliminary review and PG&E reserves the right for future review as needed. Please work with PG&E's Service Planning department at [www.pge.com/cco](http://www.pge.com/cco) for additional services you may require, or for any modification and/or relocation requests.

Sincerely,

Alexa Gardea  
Land Management  
916-760-5738



July 31, 2023

Jesus R. Orozco  
City of Kerman  
Community Development Department  
850 S. Madera Avenue  
Kerman, CA 93630

**Project: Annexation (ANX 2023-02), Pre-zone (REZ 2023-02), Tentative Subdivision Map (TSM 2023-02), Ordinance Text Amendment (OTA 2023-05), and Development Plan (DPL 2023-03) for Crown/Schaad at Kearney Project**

**District CEQA Reference No: 20230579**

Dear Mr. Orozco:

The San Joaquin Valley Air Pollution Control District (District) has reviewed the Annexation (ANX 2023-02), Pre-zone (REZ 2023-02), Tentative Subdivision Map (TSM 2023-02), Ordinance Text Amendment (OTA 2023-05), Development Plan (DPL 2023-03) for Development Application (DA) from City of Kerman (City) for the Crown/Schaad at Kearney Project. Per the DA, the project consists of 163 single-family residential units on 29.34 acres (Project). The Project is located approximately 1,000 feet west of the northwest intersection of South Siskiyou Ave. and West Kearney Ave., in Kerman, CA 93630.

The District offers the following comments regarding the Project:

### **1) 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 (PM<sub>2.5</sub>) standards. At the state level under California Ambient Air Quality Standards (CAAQS), the District is designated as nonattainment for the 8-hour ozone, PM<sub>10</sub>, PM<sub>2.5</sub> standards.

The District's initial review of the Project concludes that emissions resulting from construction and/or operation of the Project may exceed any of the following

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

---

**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



significance thresholds as identified in the District's Guidance for Assessing and Mitigating Air Quality Impacts: <https://www.valleyair.org/transportation/GAMAQI.pdf>. The District recommends that a more detailed preliminary review of the Project be conducted for the Project's construction and operational emissions.

### **1a) 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, including the latest tier equipment.

### **1b) Operational Emissions**

Operational (ongoing) air emissions from mobile sources and stationary sources should be analyzed separately. For reference, the District's significance thresholds are identified in the District's Guidance for Assessing and Mitigating Air Quality Impacts: <https://www.valleyair.org/transportation/GAMAQI.pdf>.

*Recommended Mitigation Measure:* At a minimum, project related impacts on air quality should be reduced to levels of significance through incorporation of design elements such as the use of cleaner Heavy Heavy-Duty (HHD) trucks and vehicles, measures that reduce Vehicle Miles Traveled (VMTs), and measures that increase energy efficiency. More information on transportation mitigation measures can be found at: <https://ww2.valleyair.org/media/ob0pweru/clean-air-measures.pdf>

### **1c) Recommended Model for Quantifying Air Emissions**

Project-related criteria pollutant emissions from construction and operational sources should be identified and quantified. Emissions analysis should be performed using the California Emission Estimator Model (CalEEMod), which uses the most recent CARB-approved version of relevant emissions models and emission factors. CalEEMod is available to the public and can be downloaded from the CalEEMod website at: [www.caleemod.com](http://www.caleemod.com).

## **2) 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.

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.

To assist land use agencies and project proponents with Prioritization analyses, the District has created a prioritization calculator based on the aforementioned CAPCOA guidelines, which can be found here:

[http://www.valleyair.org/busind/pto/emission\\_factors/Criteria/Toxics/Utilities/PRIORITIZATION-CALCULATOR.xls](http://www.valleyair.org/busind/pto/emission_factors/Criteria/Toxics/Utilities/PRIORITIZATION-CALCULATOR.xls)

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. This step will ensure all components are addressed when performing 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:

[http://www.valleyair.org/transportation/ceqa\\_idx.htm](http://www.valleyair.org/transportation/ceqa_idx.htm).

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 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>.

### **3) 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 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: [www.valleyair.org/ceqa](http://www.valleyair.org/ceqa).

### **4) Voluntary Emission Reduction Agreement**

Criteria pollutant emissions may result in emissions exceeding the District's significance thresholds, potentially resulting in a significant impact on air quality. When a project is expected to have a significant impact, the District recommends the environmental review also include a discussion on the feasibility of implementing a Voluntary Emission Reduction Agreement (VERA) for this Project.



A VERA is a mitigation measure by which the project proponent provides pound-for-pound mitigation of emissions increases through a process that develops, funds, and implements emission reduction projects, with the District serving a role of administrator of the emissions reduction projects and verifier of the successful mitigation effort. To implement a VERA, the project proponent and the District enter into a contractual agreement in which the project proponent agrees to mitigate project specific emissions by providing funds for the District's incentives programs. The funds are disbursed by the District in the form of grants for projects that achieve emission reductions. Thus, project-related impacts on air quality can be mitigated. Types of emission reduction projects that have been funded in the past include electrification of stationary internal combustion engines (such as agricultural irrigation pumps), replacing old heavy-duty trucks with new, cleaner, more efficient heavy-duty trucks, and replacement of agricultural equipment with the latest generation technologies.

In implementing a VERA, the District verifies the actual emission reductions that have been achieved as a result of completed grant contracts, monitors the emission reduction projects, and ensures the enforceability of achieved reductions. After the project is mitigated, the District certifies to the Lead Agency that the mitigation is completed, providing the Lead Agency with an enforceable mitigation measure demonstrating that project-related emissions have been mitigated. To assist the Lead Agency and project proponent in ensuring that the environmental document is compliant with CEQA, the District recommends the environmental document includes an assessment of the feasibility of implementing a VERA.

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

There are residential units located north, south and east 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).

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 lawn and garden equipment have the potential to result in an increase of NO<sub>x</sub> and PM<sub>2.5</sub> 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: <http://www.valleyair.org/grants/cgym.htm> and <http://valleyair.org/grants/cgym-commercial.htm>.

## **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) Electric Vehicle Chargers**

To support and accelerate the installation of electric vehicle charging equipment and development of required infrastructure, the District offers incentives to public agencies, businesses, and property owners of multi-unit dwellings to install electric charging infrastructure (Level 2 and 3 chargers). The purpose of the District's Charge Up! Incentive program is to promote clean air alternative-fuel technologies and the use of low or zero-emission vehicles. The District recommends that the City and project proponents install electric vehicle chargers at project sites, and at strategic locations.

Please visit [www.valleyair.org/grants/chargeup.htm](http://www.valleyair.org/grants/chargeup.htm) for more information.

## **9) 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: [www.valleyair.org/rules/1ruleslist.htm](http://www.valleyair.org/rules/1ruleslist.htm). 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.

#### **9a) 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.

#### **9b) 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 of residential development.

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. One AIA application should be submitted for the entire Project.

Information about how to comply with District Rule 9510 can be found online at: <http://www.valleyair.org/ISR/ISRHome.htm>.

The AIA application form can be found online at: <http://www.valleyair.org/ISR/ISRFormsAndApplications.htm>.

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).

**9c) 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: <http://www.valleyair.org/busind/comply/asbestosbultn.htm>.

**9d) District Rule 4601 (Architectural Coatings)**

The Project will be subject to District Rule 4601 since it is expected to 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: <http://www.valleyair.org/rules/currntrules/r4601.pdf>

**9e) 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://www.valleyair.org/busind/comply/PM10/forms/DCP-Form.docx>

Information about District Regulation VIII can be found online at:

[http://www.valleyair.org/busind/comply/pm10/compliance\\_pm10.htm](http://www.valleyair.org/busind/comply/pm10/compliance_pm10.htm)

#### **9f) 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:

<http://valleyair.org/rule4901/>

#### **9g) 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).

#### **10) 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 Michael Corder by e-mail at [Michael.Corder@valleyair.org](mailto:Michael.Corder@valleyair.org) or by phone at (559) 230-5818.

Sincerely,

Brian Clements  
Director of Permit Services

A handwritten signature in blue ink, appearing to read 'Brian Clements', with a stylized flourish at the end.

For: Mark Montelongo  
Program Manager