

## Motta, Chris

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**From:** Kettler, William  
**Sent:** Friday, May 19, 2023 9:16 AM  
**To:** Motta, Chris  
**Subject:** FW: Reno Road/Willow Bluff Rural Residential Designation- Inclusion of Parcels Request

See below.



**William M. Kettler** | **Division Manager**  
**Department of Public Works and Planning |**  
**Development Services and Capital Projects Division**  
2220 Tulare St. 6th Floor Fresno, CA 93721  
Main Office: (559) 600-4497 Direct: (559) 600-4233  
[Your input matters! Customer Service Survey](#)

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**From:** Monica McBrearty <execasst@ewellgroup.com>  
**Sent:** Friday, May 19, 2023 8:48 AM  
**To:** Ramirez, Ober <oramirez@fresnocountyca.gov>  
**Cc:** Austin Ewell <austin@ewellgroup.com>; Kettler, William <WKettler@fresnocountyca.gov>  
**Subject:** Reno Road/Willow Bluff Rural Residential Designation- Inclusion of Parcels Request

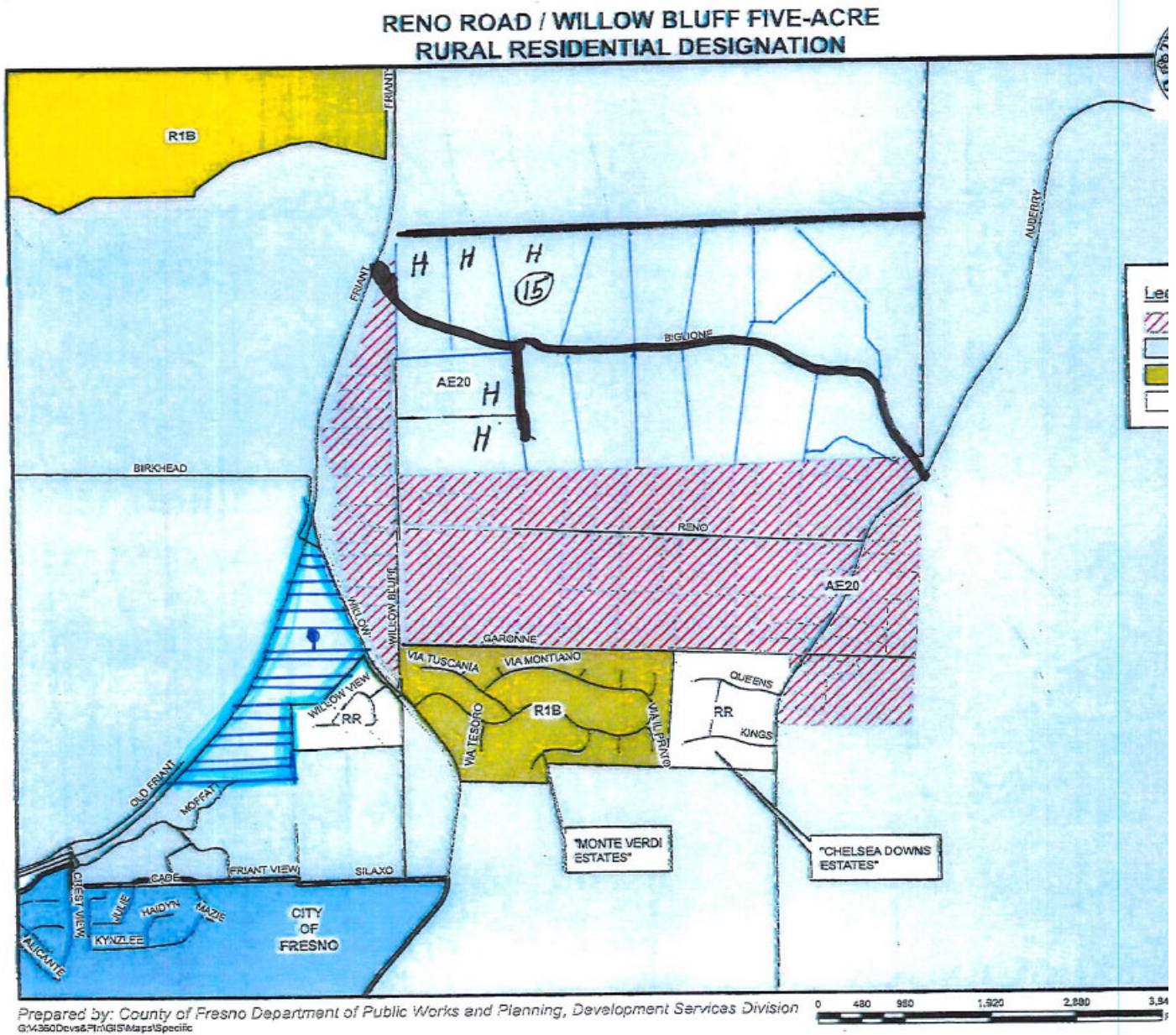
**CAUTION!!! - EXTERNAL EMAIL - THINK BEFORE YOU CLICK**

Good Morning Ober,

I hope this email finds you well. Thank you again for your assistance the other day regarding our inquiry. I went ahead and submitted the below through the Comments section on the County of Fresno website. Should you have any questions please feel free to reach out. Take care.

'The 38 acre residential development known as Elegante Estates/The Preserve, consists of two parcels (approx. 38 acres). The tentative tract map for 18 2-acre single family lots, under GPA 566, AA 3850, VTTM 6420, VA 4140 and IS 8307. The Application (4/29/22) proposes to amend the Land Use Element of the Fresno County General Plan by changing the land use designation of a 15.24-acre parcel with APN 579-060-37 and a 21.18-acre parcel with APN 579-060-55 from AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District to the R-R (Rural Residential, 2-acre minimum parcel size) Zone District. The rural residential zoning would be consistent with the CA Department of Conservation designation of the property. Subject Address: 12760 and 12762 N. Friant Road, Fresno, CA 93650. Sec-Twp-Rng: 1-12S-20E. We request that the two subject parcels be considered for the County of Fresno's recent General Plan Update Review for the Reno Rd/Willow Bluff Five-Acre Rural Residential Designation project. Our request has recently been discussed and reviewed with Fresno County senior management.'

Here is a copy of the map with our project marked with blue stripes.



Best,



**Monica McBrearty- DRE#02157990**  
Cell# (559)696-4178  
Executive Assistant/Project Manager for Austin Ewell

## Motta, Chris

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**From:** fresnocountyca@enotify.visioninternet.com  
**Sent:** Thursday, May 18, 2023 8:37 AM  
**To:** GPR  
**Subject:** County of Fresno: GP Review & ZO Update Comments

**CAUTION!!! - EXTERNAL EMAIL - THINK BEFORE YOU CLICK**

A new entry to a form/survey has been submitted.

**Form Name:** General Plan & Zoning Ordinance Comments  
**Date & Time:** 05/18/2023 8:36 AM  
**Response #:** 30  
**Submitter ID:** 53211  
**IP address:** 2600:1700:6a80:52c0:b98f:92c3:20b7:2448  
**Time to complete:** 2 min. , 21 sec.

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### Survey Details

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#### Name

Monica McBrearty

#### Email

execasst@ewellgroup.com

#### Mailing Address

Ewell Group  
c/o Austin Ewell  
735 W Alluvial Ave #103  
Fresno, CA 93711

#### Comments

**Type your comments in the box below or click on the 'browse' button below the comment box to upload your documents.**

The 38 acre residential development known as Elegante Estates/The Preserve, consists of two parcels (approx. 38 acres). The tentative tract map for 18 2-acre single family lots, under GPA 566, AA 3850, VTTM 6420, VA 4140 and IS 8307 (Apr. 29, 2022). The Application proposes to amend the Land Use Element of the Fresno County General Plan by changing the land use designation of a 15.24-acre parcel with APN 579-060-37 and a 21.18-acre parcel with APN 579-060-55 from AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District to the R-R (Rural Residential, 2-acre minimum parcel size) Zone District. The rural residential zoning would be consistent with the CA Department of Conservation designation of the property. Subject Address: 12760 and 12762 N. Friant Road, Fresno, CA 93650. Sec-Twp-Rng: 1-12S-20E. We request that the two subject parcels be considered for the County of Fresno's recent General Plan Update Review for the Reno Rd/Willow Bluff Five-Acre Rural Residential Designation project. Our request has recently been discussed and reviewed with Fresno County senior management.

Thank you,  
**County of Fresno**

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