



County of Fresno

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

DATE: September 29, 2023

TO: Department of Public Works and Planning, Attn: Steven E. White, Director
Department of Public Works and Planning, Attn: Bernard Jimenez,
Planning and Resource Management Officer
Department of Public Works and Planning, Attn: William M. Kettler,
Deputy Director of Planning
Development Services and Capital Projects, Attn: Chris Motta, Division Manager
Development Services and Capital Projects, Attn: Tawanda Mtunga,
Principal Planner
Development Services and Capital Projects, Current/Environmental
Planning, Attn: David Randall, Senior Planner
Development Services and Capital Projects, Policy Planning, Attn:
Mohammad Khorsand, Senior Planner
Development Services and Capital Projects, Zoning & Permit Review,
Attn: James Anders, Senior Planner/Daniel Gutierrez, Senior
Planner
Development Services and Capital Projects, Development Engineering,
Attn: Laurie Kennedy, Office Assistant III
Water and Natural Resources Division, Attn: Augustine Ramirez, Division
Manager
Water and Natural Resources Division, Attn: Roy Jimenez, Senior Planner
Water and Natural Resources Division, Transportation Planning, Attn:
Hector Luna, Senior Planner/Darren Findley, Senior Engineering
Technician/Brody Hines, Planner
Water and Natural Resources Division, Community Development, Attn:
Yvette Quiroga, Principal Planner
Design Division, Attn: Mohammad Alimi, Division Manager;
Erin Haagenson, Principal Staff Analyst
Resources Division, Attn: Daniel Amann, Interim Division Manger
Resources Division, Special Districts, Attn: Christopher Bump, Principal
Staff Analyst,
Road Maintenance and Operations Division, Attn: Wendy Nakagawa,
Supervising Engineer
Department of Public Health, Environmental Health Division, Attn: Deep
Sidhu, Supervising Environmental Health Specialist; Kevin Tsuda,
Environmental Health Specialist;
Agricultural Commissioner, Attn: Melissa Cregan
Sheriff's Office, Attn: Captain Ryan Hushaw, Adam Esmay, Kevin Lolkus,
Lt. Brandon Purcell
CA Highway Patrol (CHP), Attn: Captain Kevin Clays
Dumna Wo Wah Tribal Government, Attn: Robert Ledger, Tribal Chairman/Eric
Smith, Cultural Resources Manager/Chris Acree, Cultural Resources Analyst
Picayune Rancheria of the Chukchansi Indians, Attn: Heather Airey/Cultural
Resources Director

Santa Rosa Rancheria Tachi Yokut Tribe, Attn: Ruben Barrios, Tribal Chairman,
Director/Shana Powers, Cultural Director
Table Mountain Rancheria, Attn: Robert Pennell, Cultural Resources Director
Pacific Gas and Electric, Centralized Review Team, Attn: PGEPlanReview@pge.com

FROM: Alyce Alvarez, Planner
Development Services and Capital Projects Division

SUBJECT: Amendment Application No. 3863 and Initial Study No. 8471

APPLICANT: Dale G. Mell & Associates

DUE DATE: **Monday October 16, 2023**

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to Rezone a 6-acre parcel in the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District to the R-A (Single Family Residential Agricultural) Zone District with the intent of creating 4 equal size lots.

The subject parcel is located on the southeast corner of West Jefferson Avenue and South Clara Avenue approximately 2.5-miles from the City of Fresno. (APN: 334-390) (227 W. Jefferson Ave) (Sup. Dist. 1).

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

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

We must have your comments by **October 16e, 2023**. Any comments received after this date may not be used.

If you do not have comments, please provide a "NO COMMENT" response to our office by the above deadline (e-mail is also acceptable; see email address below).


















Please address any correspondence or questions related to environmental and/or policy/design issues to me, Alyce Alvarez, Planner, Development Services and Capital Projects Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-9669, or email alyalvarez@fresnocountyca.gov.

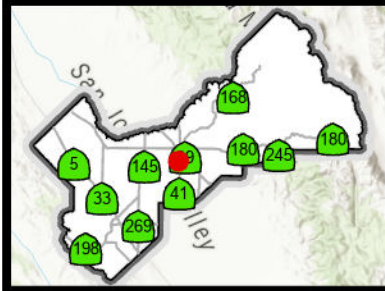
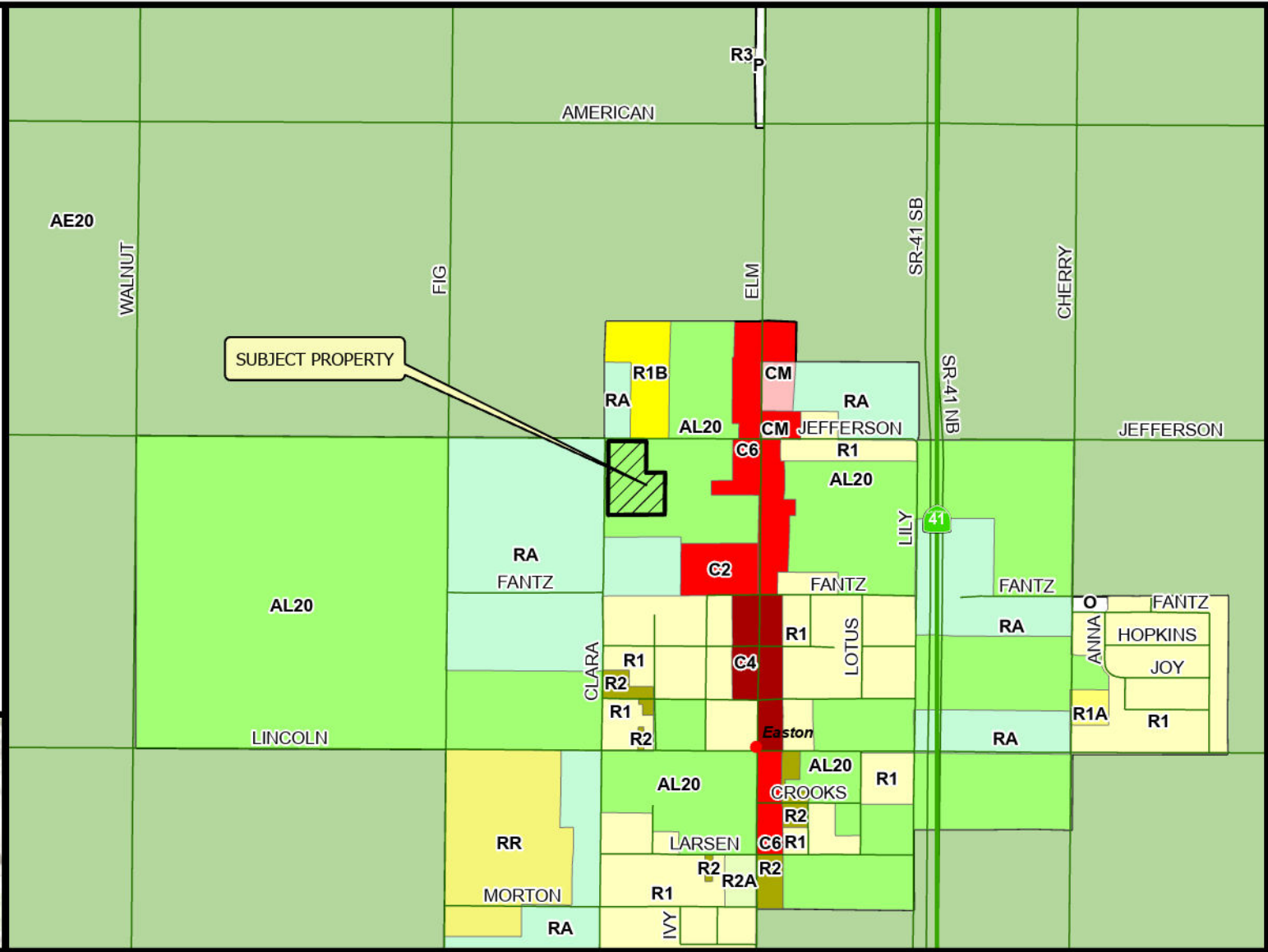
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Activity Code (Internal Review): 2369

Enclosures

Legend

-  Subject Property
-  C6
-  O
-  CM
-  AE20
-  AL20
-  C2
-  C4
-  P
-  R1
-  R1A
-  R1B
-  R2
-  R2A
-  R3
-  RA
-  RR

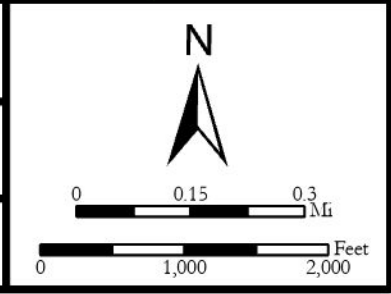


Existing Zoning Map



AA3863
STR 13 - 15 / 20

2023

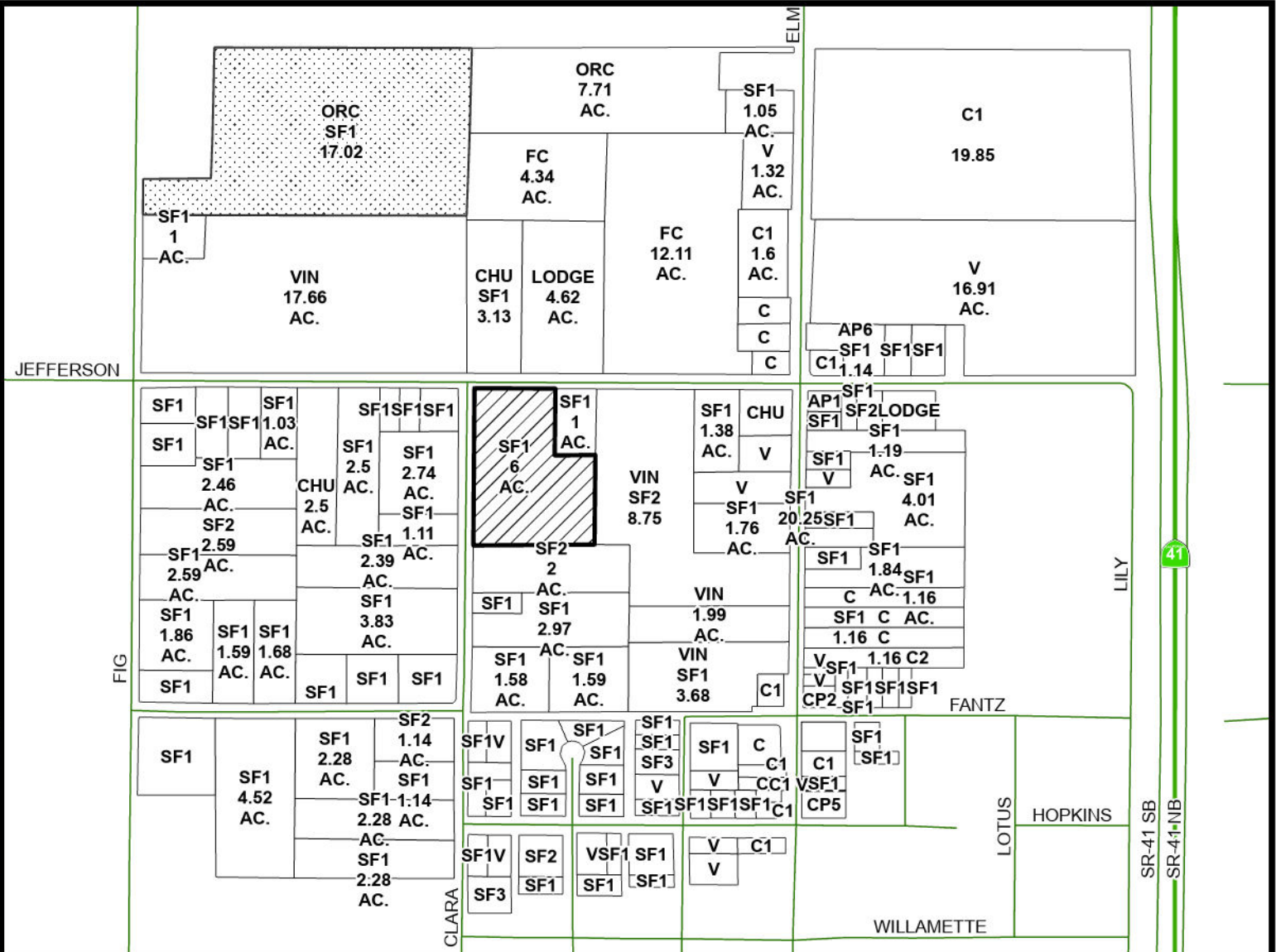
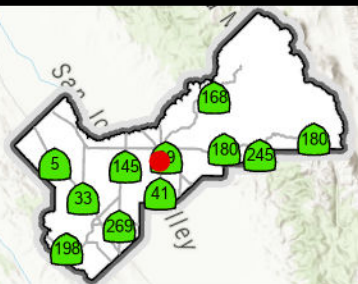
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : chuang
 On Date : 9/26/2023



LEGEND:

-  Subject Property
-  Ag Contract Land

LEGEND
AP1 - APARTMENT
C - COMMERCIAL
C# - COMMERCIAL
CHU - CHURCH
CP# - OFFICE COMM./PROF
FC - FIELD CROP
I - INDUSTRIAL
LODGE
ORC - ORCHARD
SF# - SINGLE FAMILY RESIDENCE
V - VACANT
VIN - VINEYARD

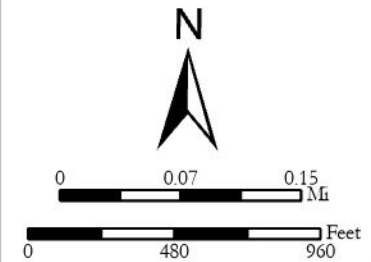


Existing Land Use Map

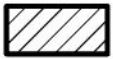
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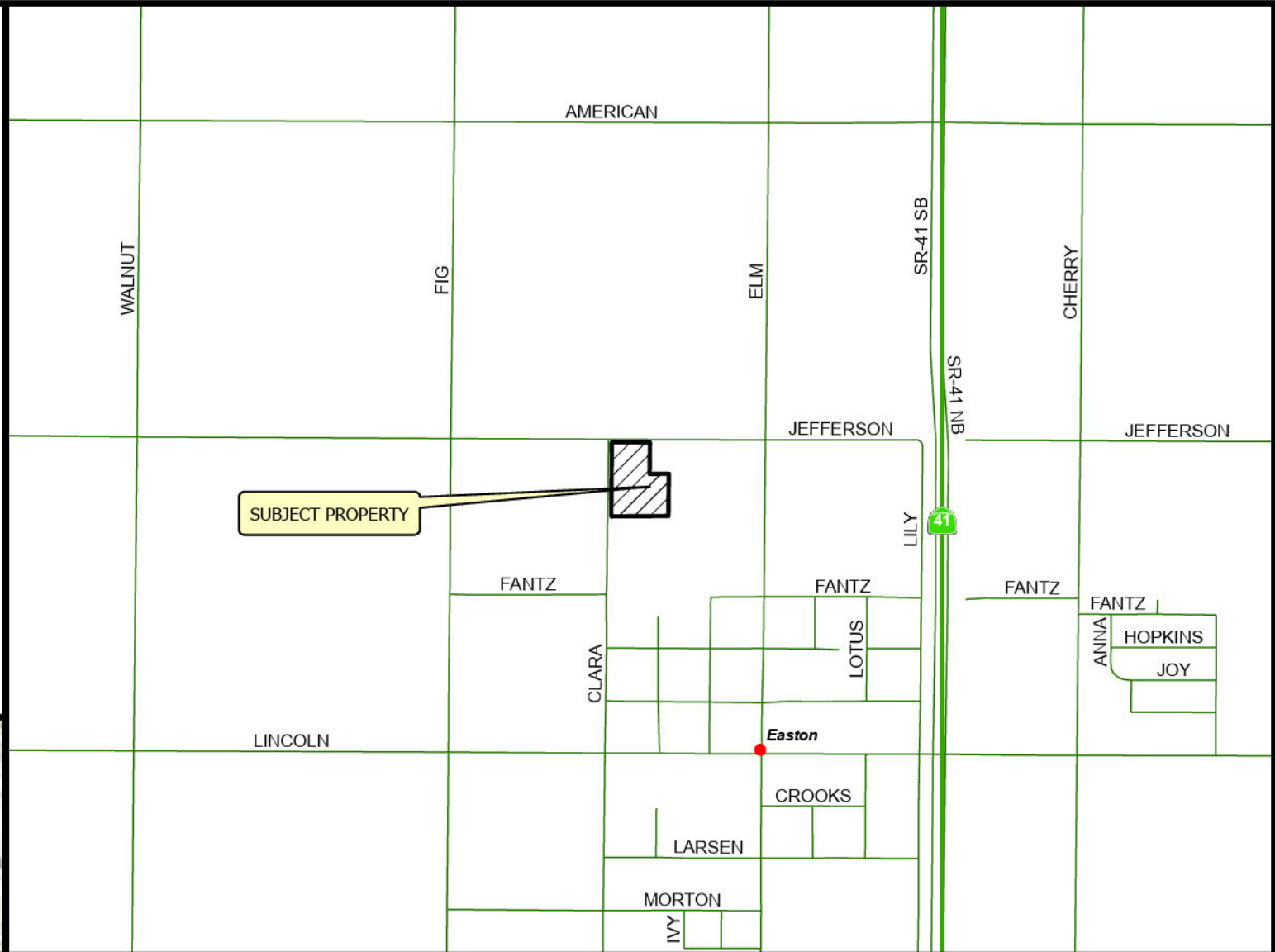
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
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 On Date : 9/26/2023



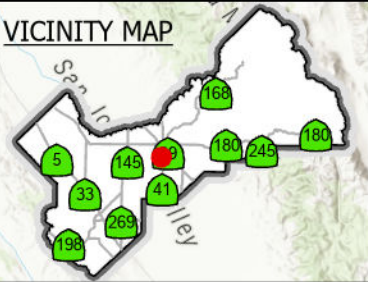
Legend



Subject Property



VICINITY MAP

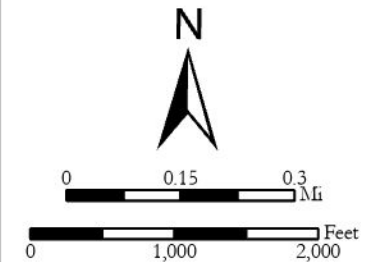


LOCATION MAP

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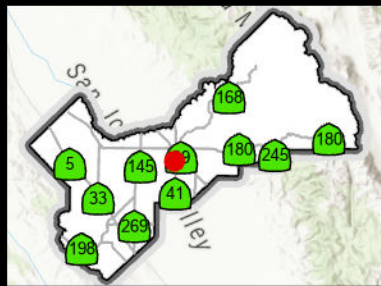
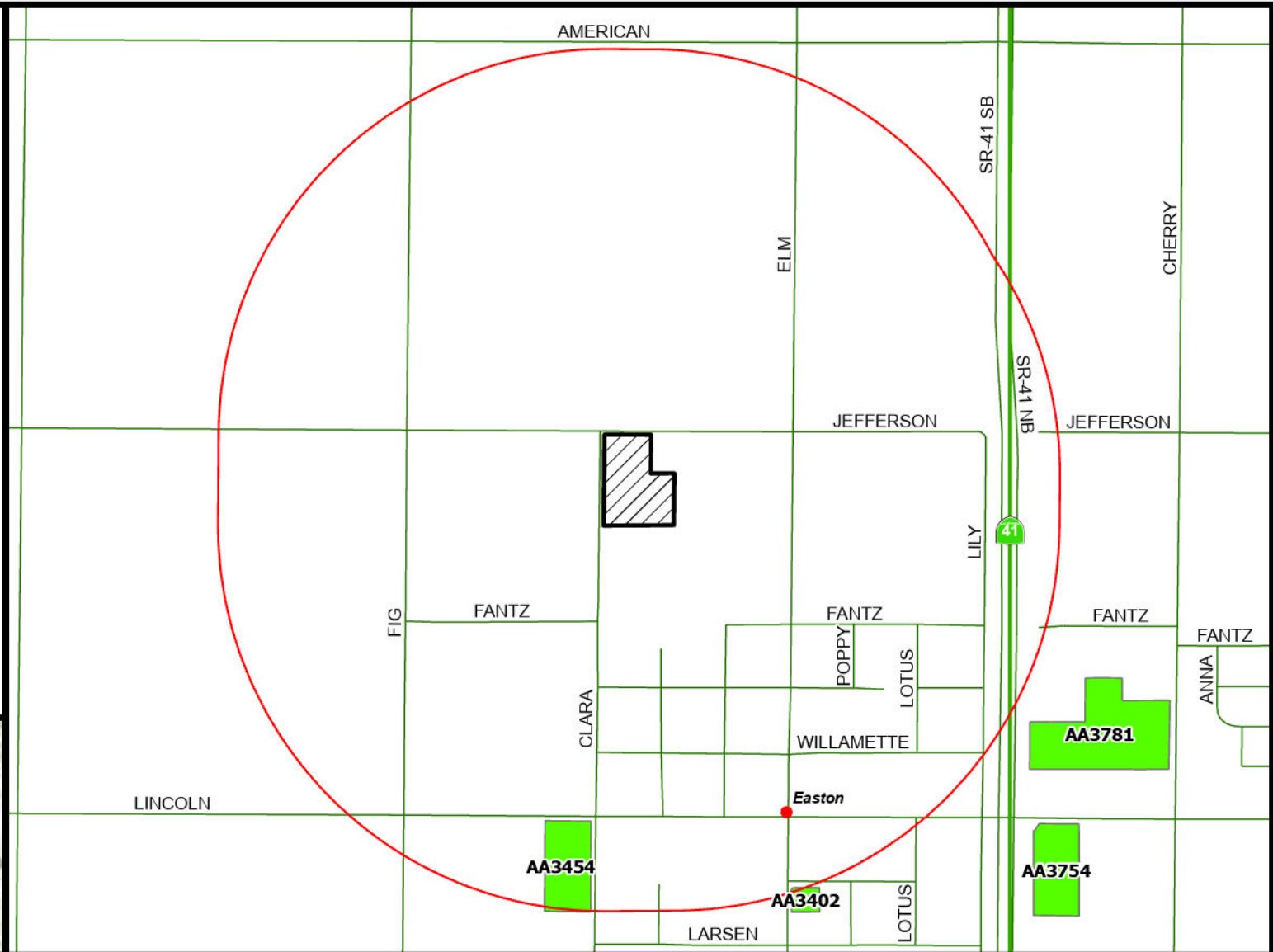
2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : chuwang
On Date : 9/26/2023



Legend

-  Half Mile Buffer
-  Subject Property
-  AA Permits

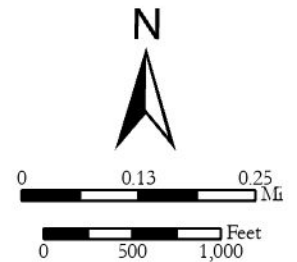


Proximity Map

AA3863

2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : chuang
On Date : 9/26/2023





Fresno County Department of Public Works and Planning

Date Received: _____ (Application No.) _____

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

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

APPLICATION FOR:

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

DESCRIPTION OF PROPOSED USE OR REQUEST:

Amendment Application to rezone a 6-acre parcel in the AL-20 (Limited Agricultural, 20-acre minimum) Zone District to R-A (single family residential agricultural) Zone District with the intent of creating 4 equal size lots.

CEQA DOCUMENTATION: [X] Initial Study [] PER [] N/A

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

LOCATION OF PROPERTY: South side of Jefferson Avenue between East Side of S. Clara and Elm Avenue Street address: 227 West Jefferson Ave.

APN: 334-390-44 Parcel size: 6.0 Acres Section(s)-Twp/Rg: S 4 - T 15 S/R 20 E

ADDITIONAL APN(s):

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

Table with 5 columns: Name, Address, City, Zip, Phone. Rows include Jeffery Carl Wagner, Dale G. Mell & Associates, and Representative information.

CONTACT EMAIL:

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: SPR Fee: \$
Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
PER/Initial Study No.: Fee: \$
Ag Department Review: Fee: \$
Health Department Review: Fee: \$
Received By: Invoice No.: TOTAL: \$

UTILITIES AVAILABLE:

WATER: Yes [] / No []
Agency:
SEWER: Yes [] / No []
Agency:

STAFF DETERMINATION: This permit is sought under Ordinance Section:

Parcel Size:
Sect-Twp/Rg: - T S/R E
APN # - -
APN # - -

Related Application(s):
Zone District:



County of Fresno

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

INITIAL STUDY APPLICATION

INSTRUCTIONS

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

OFFICE USE ONLY

IS No. _____

Project No(s). _____

Application Rec'd.: _____

GENERAL INFORMATION

- Property Owner: BERILYN WEBER & JEFFREY C. WAGNER Phone/Fax: 559-352-7184
Mailing Address: 227 W. JEFFERSON AVE FRESNO CA 93706
Street City State/Zip
- Applicant: SAME Phone/Fax: _____
Mailing Address: _____
Street City State/Zip
- Representative: DALE G. MELL & ASSOC Phone/Fax: 559-292-4046
Mailing Address: 2090 N WINERY AVE FRESNO CA 93703
Street City State/Zip
- Proposed Project: AMENDMENT APPLICATION TO REZONE FROM AL-20 TO R-A FOR LAND DIVISION TO CREATE 4 PARCELS FROM (E) 6 AC. PARCEL.
- Project Location: SOUTHEAST CORNER W. JEFFERSON AVE. & SOUTH CLARA AVENUE N/O THE COMMUNITY OF EASTON
- Project Address: 227 W. JEFFERSON AVE.
- Section/Township/Range: 4 / 15 / 20 8. Parcel Size: 6 AC
- Assessor's Parcel No. 334-390-44 OVER.....

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

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

- | | |
|---|--|
| <input type="checkbox"/> LAFCo (annexation or extension of services) | <input type="checkbox"/> SJVUAPCD (Air Pollution Control District) |
| <input type="checkbox"/> CALTRANS | <input type="checkbox"/> Reclamation Board |
| <input type="checkbox"/> Division of Aeronautics | <input type="checkbox"/> Department of Energy |
| <input type="checkbox"/> Water Quality Control Board | <input type="checkbox"/> Airport Land Use Commission |
| <input checked="" type="checkbox"/> Other <u>FRESNO CO DEVEL SERV. LAND DIVISION.</u> | |

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

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

13. Existing Zone District¹: AL-20

14. Existing General Plan Land Use Designation¹: LOW DENSITY RES. RESERVE

ENVIRONMENTAL INFORMATION

15. Present land use: RESIDENTIAL PASTURE (5AC) RAISE LIVE STOCK
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:

SINGLE FAM. RESIDENCE, 1800 SF. w/ 530 SF. GARAGE, CONSR. 1960*
DOMESTIC WELL, DITCH WATER FOR IRRIG. PASTURE, SHOP (970 SF)

Describe the major vegetative cover: PASTURE GRASS

Any perennial or intermittent water courses? If so, show on map: NO

Is property in a flood-prone area? Describe:
NO

16. Describe surrounding land uses (e.g., commercial, agricultural, residential, school, etc.):
North: COMMERCIAL C.P.D.E.S. HALL & PARKING LOT / SAINT JUDS CHURCH / AG USE.
South: RESIDENTIAL (LOW DENSITY SINGLE FARM)
East: AG. & LOW DENSITY RESIDENTIAL.
West: LOW DENSITY RESIDENTIAL.

24. Anticipated volume of water to be used (gallons per day)²: 80 GAL PER PERSON / = 180 GAL/DAY
25. Proposed method of liquid waste disposal:
 septic system/individual
 community system³-name _____
26. Estimated volume of liquid waste (gallons per day)²: 120 GAL/DAY.
27. Anticipated type(s) of liquid waste: WASHING - SEPTIC.
28. Anticipated type(s) of hazardous wastes²: NONE
29. Anticipated volume of hazardous wastes²: N/A.
30. Proposed method of hazardous waste disposal²: N/A
31. Anticipated type(s) of solid waste: RESIDENTIAL FOOD CONTAINERS. PAPER.
32. Anticipated amount of solid waste (tons or cubic yards per day): 4.5 LBS/PERSON • ≈ 0.0045 TONS/DAY
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): 25% - 50% RECYCLED
34. Proposed method of solid waste disposal: PRIVATE CARRIER
35. Fire protection district(s) serving this area: CAL FIRE
36. Has a previous application been processed on this site? If so, list title and date: NO
37. Do you have any underground storage tanks (except septic tanks)? Yes _____ No X
38. If yes, are they currently in use? Yes _____ No _____

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

SIGNATURE

DATE

¹Refer to Development Services and Capital Projects Conference Checklist

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

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

NOTICE AND ACKNOWLEDGMENT

INDEMNIFICATION AND DEFENSE

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

STATE FISH AND WILDLIFE FEE

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

The following projects are exempt from the fees:

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

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

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

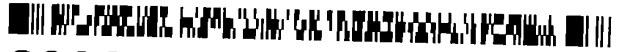


Applicant's Signature

4-19-23

Date

3



2022-0140558

FRESNO County Recorder
Paul Dictos, CPA

Friday, Nov 18, 2022 09:02:38 AM

Titles: 1 Pages: 3

Fees:	\$25.00
CA SB2 Fee:	\$0.00
Taxes:	\$0.00
Total:	\$25.00
RANDOLF KRBECHER ESQ	

RECORDING REQUESTED BY

Randolf Krbechek, Esq.

WHEN RECORDED MAIL TO

NAME Randolph Krbechek, Esq.
 ADDRESS 9477 N. Fort Washington Road, Suite 104
 CITY Fresno, CA 93730

MAIL TAX STATEMENTS TO

NAME Jeffrey C. Wagner and Derilyn J. Weber, Trustees
 ADDRESS 227 W. Jefferson Avenue
 CITY Fresno, CA 93706

TRUST TRANSFER DEED

APN NO. 334-390-44

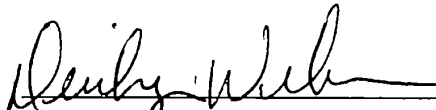
THE UNDERSIGNED GRANTOR(S) DECLARE(S) DOCUMENTARY TRANSFER TAX is
\$0.00 (Rev. & Tax. Code § 11930 – Transfer into or out of a trust)

THIS DOCUMENT IS EXEMPT FROM THE \$75 FEE PER CAL. GOVERNMENT CODE SECTION 27388.1
because it is a transfer of real property that is a residential dwelling to an owner-occupier


FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **DERILYN WEBER** and **JEFFREY CARL WAGNER**, wife and husband as joint tenants, hereby **GRANT** to **DERILYN JEAN WEBER** and **JEFFREY CARL WAGNER**, Trustees of The Wagner-Weber Trust, all of their right, title, and interest in and to the following described real property in the unincorporated area of the County of Fresno, State of California:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE

Dated: November 3, 2022.



 DERILYN WEBER



 JEFFREY CARL WAGNER

EXHIBIT A

The following described property in the unincorporated area of the County of Fresno, State of California:

That portion of the Southeast Quarter of Section 4, Township 15 South, Range 20 East, Mount Diablo Base and Meridian, County of Fresno, State of California, being more particularly described as follows:

The West 7 acres of Lot 109 of Washington Irrigated Colony, according to the "Map of the Washington Irrigated Colony" filed in the office of the County Recorder of Fresno County, California, March 13, 1878, and transcribed in Volume 2, Page 2 of Plats, in the office of the County Recorder of said County.

Except therefrom the East 165 feet of the North 264 feet thereof.

Commonly known as 227 W. Jefferson Avenue, Fresno, CA 93706
Fresno County Assessor's Parcel No. 334-390-44

ACKNOWLEDGMENT

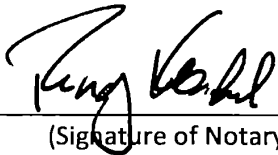
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF FRESNO)

On November 3, 2022, before me, Randolph Krbecek, a Notary Public, personally appeared **DERILYN WEBER** and **JEFFREY CARL WAGNER**, who proved to me on the basis of satisfactory evidence, to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signatures on the instrument the persons or the entities upon behalf of which the persons acted executed the instrument.

I certify under Penalty of Perjury under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.



(Signature of Notary Public)

