



County of Fresno

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

DATE: December 15, 2025

TO: Department of Public Works and Planning, Attn: Steven E. White, Director
Department of Public Works and Planning, Attn: Bernard Jimenez,
Planning and Resource Management Officer
Development Services and Capital Projects, Attn: William M. Kettler,
Deputy Director of Planning
Development Services and Capital Projects, Attn: Chris Motta, Division Manager
Development Services and Capital Projects, Attn: Tawanda Mtunga,
Principal Planner
Development Services and Capital Projects, Attn: Attn: James Anders,
Principal Planner
Development Services and Capital Projects, Current/Environmental
Planning, Attn: Tawanda Mtunga, Principal Planner
Development Services and Capital Projects, Policy Planning, Attn:
Tawanda Mtunga, Principal Planner
Development Services and Capital Projects, Zoning & Permit Review,
Attn: 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, Program Manager
Resources Division, Attn: Daniel Amann, Interim Division Manger
Resources Division, Special Districts, Attn: Christopher Bump, Special Districts
Manager
Road Maintenance and Operations Division, Attn: Mohamed Mohamoud
Department of Public Health, Environmental Health Division, Attn: Deep
Sidhu, Supervising Environmental Health Specialist; Kevin Tsuda,
Environmental Health Specialist;
Fresno County Agricultural Commissioner, Attn: Melissa Cregan, Commissioner
California Department of Fish and Wildlife, Attn: Jim Vang, Environmental Scientist;
Craig Bailey, Environmental Scientist; R4CEQA@wildlife.ca.gov
Fresno County Fire Districts, Attn: Diane Rodriguez, [FKU.prevention-
planning@fire.ca.gov](mailto:FKU.prevention-planning@fire.ca.gov)
San Joaquin Valley Unified Air Pollution Control District, Attn: PIC-CEQA Division,
ceqa@valleyair.org, michael.corder@valleyair.org, pati.siong@valleyair.org

CA Regional Water Quality Control Board, Attn: Lewis Lummen,
lewis.lummen@waterboards.ca.gov; centralvalleyfresno@waterboards.ca.gov
Pacific Gas & Electric, pgeplanreview@pge.com
Clovis Unified School District, Attn: Corrine Folmer, corrinefomer@cusd.com,
Michael Johnston, michaeljohnston@cusd.com

FROM: Arianna Brown, Planner
Development Services and Capital Projects Division

SUBJECT: Amendment Application 3886, General Plan Amendment 588, Tentative Tract Map
6490, Conditional Use Permit Application 3839 and Initial Study 8838

APPLICANT: Ken Vang

DUE DATE: **January 15, 2026**

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject Amendment Application to rezone an approximately 20.87-acre parcel from the AE20 (Exclusive Agriculture, 20-acre minimum parcel size) Zone District to the RR (Rural Residential) Zone District. The subject Tentative Tract Map and Conditional Use Permit applications propose the creation of 10 parcels for the development of a private gated subdivision

The subject parcel is located on the east side of N. Friant Rd. approximately 1.7-miles north of its intersection with N. Willow Ave, and approximately 1.8 miles south of the unincorporated community of Friant. (APNs: 300-081-02S) (14440 N Friant) (Sup. Dist.5).

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

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

We must have your comments by **January 15, 2026**. 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, Arianna Brown, 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) 600-4245, or email arbrown@fresnocountyca.gov

AB

"G:\4360Devs&PIn\PROJSEC\PROJDOCS\AA\3800-3899\3886 (GPA 588, CUP 3839; TTM 6490; IS 8838)\Routing\AA 3886, GPA 588, CUP 3839, TTM 6490 & IS 8838 Routing Ltr.doc"

Activity Code (Internal Review): 2381

Enclosures



4010 CHESTNUT SUITE 101,
FRESNO, CA 93726

Development Services
and
Capital Projects
Division

Pre-Application Review

Department of Public Works and Planning

NUMBER: _____
APPLICANT: _____
PHONE: _____

PROPERTY LOCATION: _____
APN(s): _____ ALCC: No ___ Yes # _____ VIOLATION NO. _____
CNEL: No ___ Yes ___ (level) LOW WATER: No ___ Yes ___ WITHIN 1/2 MILE OF CITY: No ___ Yes ___
ZONE DISTRICT: _____; SRA: No ___ Yes ___ HOMESITE DECLARATION REQ'D.: No ___ Yes ___
LOT STATUS:
Zoning: () Conforms; () Legal Non-Conforming lot; () Deed Review Req'd (see Form #236)
Merger: May be subject to merger: No ___ Yes ___ ZM# _____ Initiated _____ In process _____
Map Act: () Lot of Rec. Map; () On '72 rolls; () Other _____; () Deeds Req'd (see Form #236)
SCHOOL FEES: No ___ Yes ___ DISTRICT: _____ PERMIT JACKET: No ___ Yes ___
FMFCD FEE AREA: () Outside () District No.: _____ FLOOD PRONE: No ___ Yes ___
PROPOSAL _____

COMMENTS: _____
ORD. SECTION(S): _____ BY: _____ DATE: _____

GENERAL PLAN POLICIES:

LAND USE DESIGNATION: _____ () GPA: _____ () MINOR VA: _____
COMMUNITY PLAN: _____ () AA: _____ () HD: _____
REGIONAL PLAN: _____ () CUP: _____ () AG COMM: _____
SPECIFIC PLAN: _____ () DRA: _____ () ALCC: _____
SPECIAL POLICIES: _____ () VA: _____ () IS/PER*: _____
SPHERE OF INFLUENCE: _____ () AT: _____ () Viol. (35%): _____
ANNEX REFERRAL (LU-G17/MOU): _____ () TT: _____ () Other: _____

PROCEDURES AND FEES:

COMMENTS: _____
Filing Fee: \$ _____
Pre-Application Fee: _____ - \$262.04
Total County Filing Fee: _____

FILING REQUIREMENTS:

- () Land Use Applications and Fees
- () This Pre-Application Review form
- () Copy of Deed / Legal Description
- () Photographs
- () Letter Verifying Deed Review
- () IS Application and Fees* * Upon review of project materials, an Initial Study (IS) with fees may be required.
- () Site Plans - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
- () Floor Plan & Elevations - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
- () Project Description / Operational Statement (Typed)
- () Statement of Variance Findings
- () Statement of Intended Use (ALCC)
- () Dependency Relationship Statement
- () Resolution/Letter of Release from City of _____
- () Nitrogen Loading Analysis or RWQCB supplemental treatment

OTHER FILING FEES:

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

BY: _____ DATE: _____
PHONE NUMBER: (559) _____ - _____

NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:

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

PLU # 113 Fee: **\$262.04**
Note: This fee will apply to the application fee if the application is submitted within six (6) months of the date on this receipt.

OVER.....



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

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:

The project consists of the subdivision of 20.87 acre parcel and subdivision to create 10 single family residential lots. Proposed CUP and SPR for planned development for private gated subdivision

CEQA DOCUMENTATION: Initial Study PER N/A

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

LOCATION OF PROPERTY: EAST side of FRIANT RD between BIGLIONE DR and MESA VIEW AVE Street address: 1440 N FRIANT RD

APN: 300-081-02 Parcel size: 20.91 Section(s)-Twp/Rg: S 30 - T 11 S/R 21 E

ADDITIONAL APN(s):

I, Kyle Wilkins (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 for Owner (KYLE J. WILKINS) and Applicant (KEN VANG).

CONTACT EMAIL:

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: 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 [x]
Agency: PRIVATE WELL
SEWER: Yes [] / No [x]
Agency: PRIVATE SEPTIC

STAFF DETERMINATION: This permit is sought under Ordinance Section:

Sect-Twp/Rg: 30 - T 11 S / R 21 E
APN # - - -
APN # - - -
APN # - - -
APN # - - -

Related Application(s):
Zone District:
Parcel Size:



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

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 Tentative Tract Map

DESCRIPTION OF PROPOSED USE OR REQUEST:

The project consists of the subdivision of 20.87 acre parcel and subdivision to create 10 single family residential lots. Proposed General Plan Amendment and Rezone from AE-20 to R-1-A Proposed Tentative Tract Map

CEQA DOCUMENTATION: Initial Study PER N/A

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

LOCATION OF PROPERTY: EAST side of FRIANT RD between BIGLIONE DR and MESA VIEW AVE Street address: 1440 N FRIANT RD

APN: 300-081-02 Parcel size: 20.91 Section(s)-Twp/Rg: S 30 - T 11 S/R 21 E

ADDITIONAL APN(s):

I, Kyle J. Wilkins (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 for Owner (KYLE J. WILKINS) and Representative (KEN VANG).

CONTACT EMAIL:

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER) Table with 2 columns: Description, Fee: \$

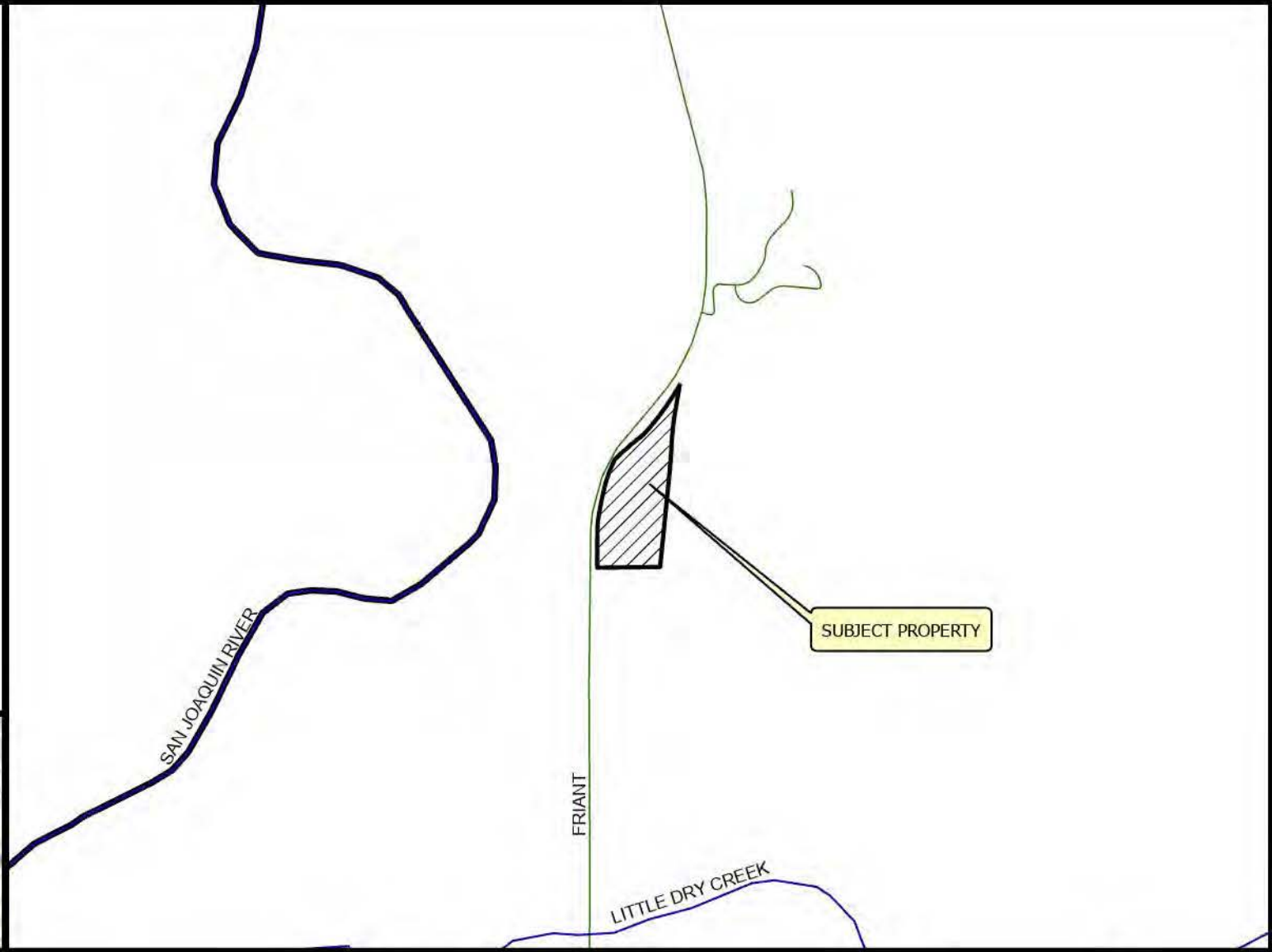
UTILITIES AVAILABLE: WATER: Yes [] / No [x] Agency: PRIVATE WELL SEWER: Yes [] / No [x] Agency: PRIVATE SEPTIC

STAFF DETERMINATION: This permit is sought under Ordinance Section: Sect-Twp/Rg: 30 - T 11 S/R 21 E APN # - - - Related Application(s): Zone District: Parcel Size:

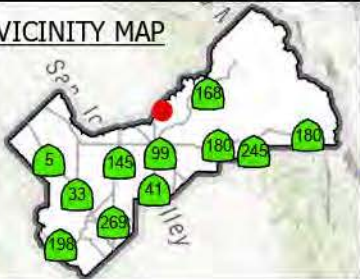
Legend



Subject Property



VICINITY MAP

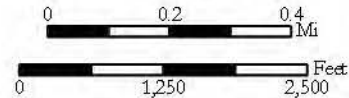


LOCATION MAP





AA 3886, CUP 3839, AND TTM 6490

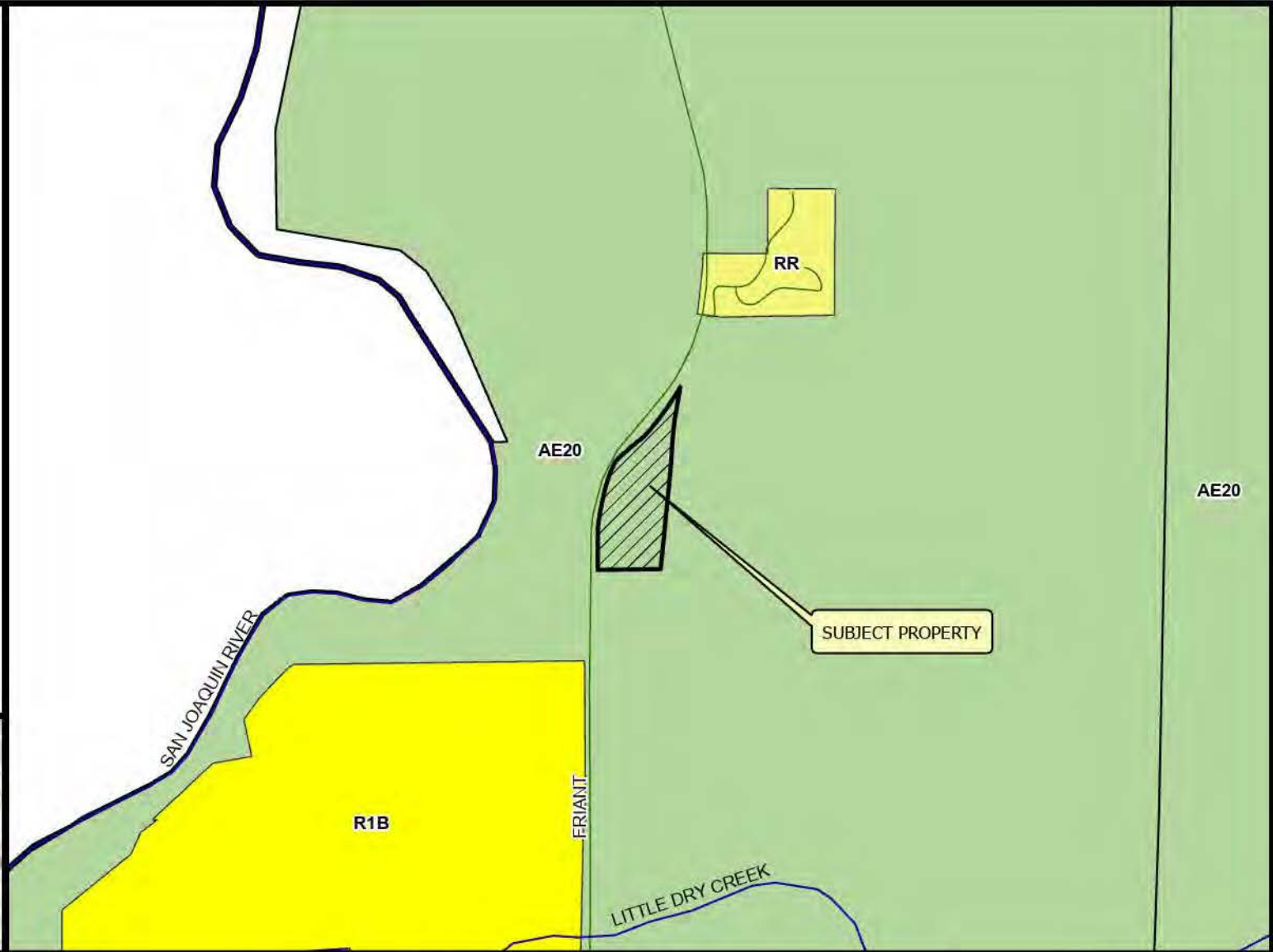
2025

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : chuang
On Date : 10/31/2025



Legend

-  Subject Property
-  AE20
-  R1B
-  RR

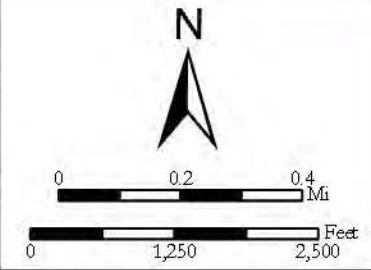


Existing Zoning Map



AA 3886, CUP 3839, AND TTM 6490
STR 30 - 11S / 22E

2025

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : chuang
On Date : 10/31/2025

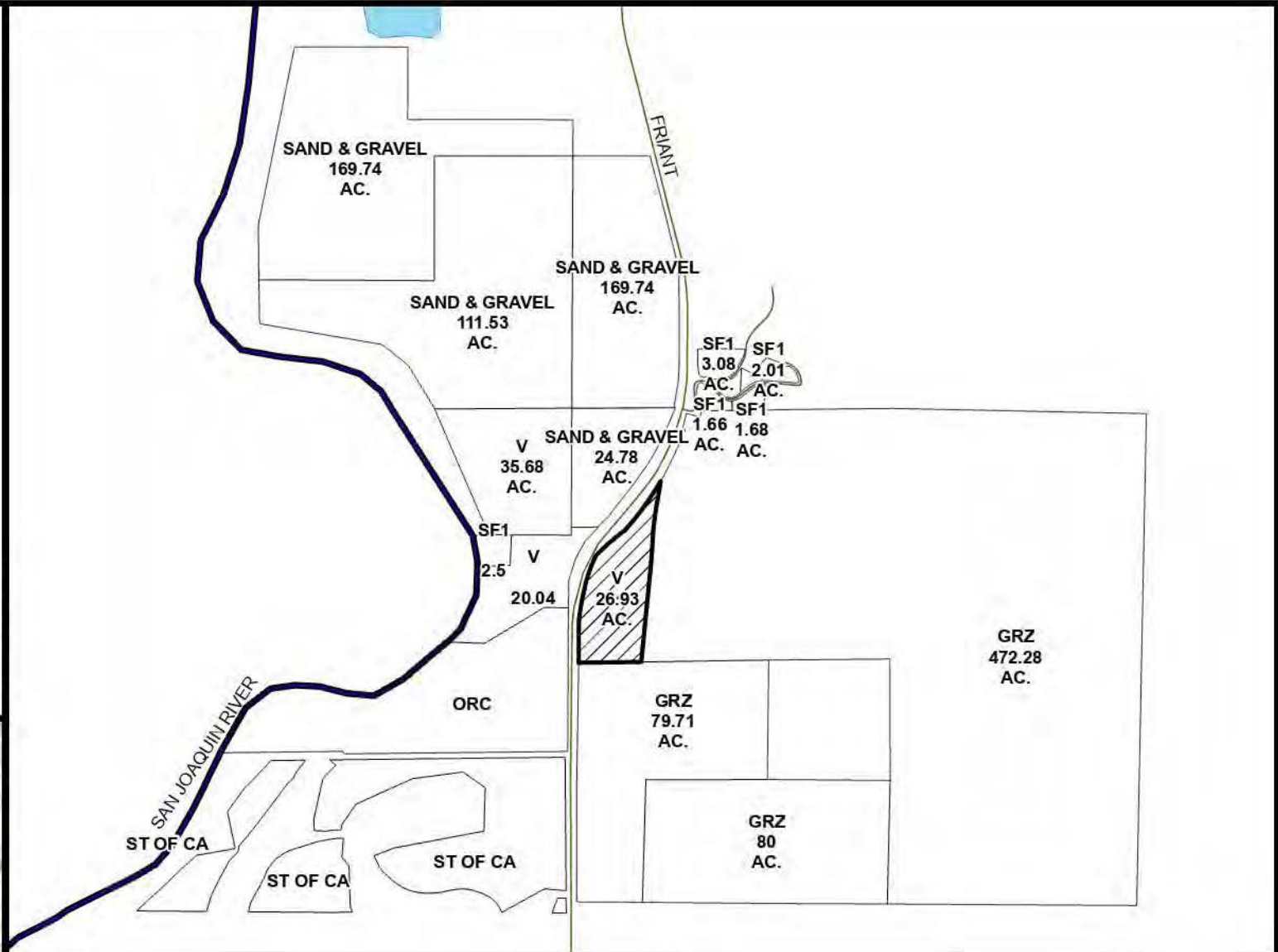
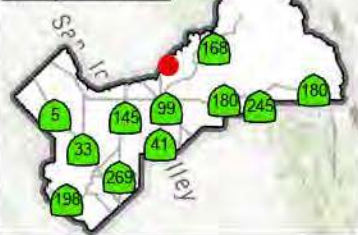


LEGEND:

-  Subject Property
-  Ag Contract Land

LEGEND
GRZ - GRAZING
I - INDUSTRIAL
ORC - ORCHARD
SF# - SINGLE FAMILY RESIDENCE
V - VACANT

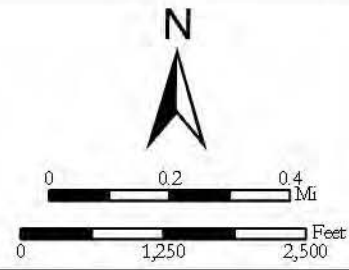
VICINITY MAP





Existing Land Use Map

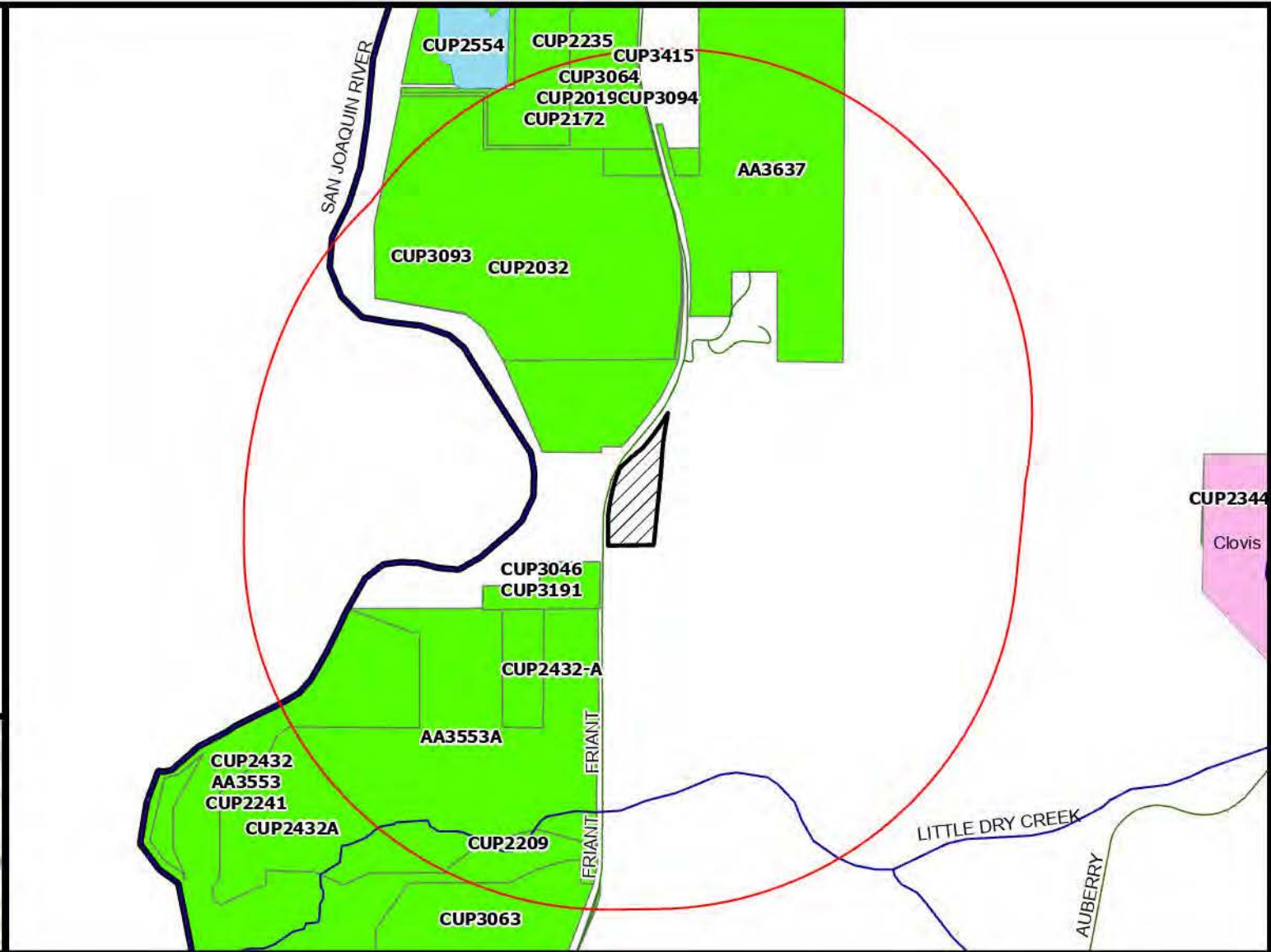
AA 3886, CUP 3839, AND TTM 6490 | 2025

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : chuang
 On Date : 10/31/2025



Legend

-  One Mile Buffer
-  Subject Property
-  Clovis
-  LU Permits

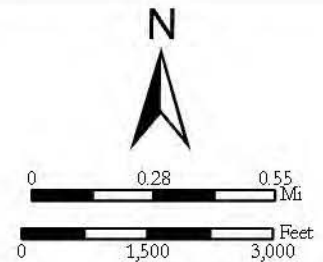


Proximity Map

AA 3886, CUP 3839, AND TTM 6490

2025

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : chuwang
On Date : 10/31/2025



Operational Statement

To Whom It May Concern:

Tract 6522, is being submitted by Ken Vang, Vang Inc Consulting Engineers, on behalf of Kyle Wilkins. This project proposes to subdivide the existing 20.98 acre parcel into 10 2 acre lots. The subject property is located at 1440 N. Friant Road Friant, CA 93626.

The subject property had several residential structures, barns, which have been demolished in 2021. There are existing wells, and septic onsite. The project proposes to construct a 10 lot rural residential subdivision with private roads and gated entrance ponding basin, septic, landscaping and irrigations. The proposed project site is approximately 20.98 acres.

The project site is located in the unincorporated areas of Fresno County. The project address is 1440 N. Friant Road Friant, CA 93626, further identified as APN number 300-081-02. The current zoning and General Plan Land Use is Agricultural Exclusive – 20 acres (AE-20). The project proposes a rezone and general plan amendment from AE-20 to Rural residential (R-R). the RR district is intended for large rural residential lots. The proposed 10 lot subdivision conforms to RR zone district by building 2.0 acre lots. The project will provide additional housing opportunities in an area of high demand and limited supply.

The proposed project consists of:

- Existing 10 rural residential lots
- Proposed minimum 2.0 acres lots
- Private gated subdivision
- Private roads
- Private septic and wells
- Ponding basin

The site will have paved private road for interior access to all lots. The project proposes to continue to use the existing driveway and access onto Friant Road. The existing driveway has a dedicated left turn pocket, and right in, right out, left in and left out movements to and from Friant Road. The project proposes a approach taper and departure taper for ingress and egress of the existing driveway.

It is anticipated that the project will generate 94 average daily trips, 7 AM peak hour and 9 PM peak hour trips.

Sewer is provided by private onsite septic system, consisting of septic and leach field. Water service will be provided by proposed private wells. The project is anticipated to 4,980 gallons per day of domestic water, and generate 2,500 gallons per day of sewage.

Storm drainage service will be provided by private onsite ponding basin. Electric services will be PG&E. Telephone services will be provided by AT&T, and fiber/internet will be provided by Comcast. No gas services are proposed.

The project will generate 120 lbs per day of residential solid waste. CalRecycle requires that residential land uses recycle 75% of the soild waste generated, which is approximately 60 lbs per day. Solid waste services will be provided by the County of Fresno franchise solid waste hauler. The solid waste is delivered to the County's American landfill by the solid waste hauler.

The adjacent northerly parcel is an existing quarry. The parcel to the south is vacant open space. The adjacent easterly parcel is vacant open space. The parcels on the west is agricultural and an existing winery.

The projects construction activities may generate temporary noise and dust, which will be mitigated by implementing dust control measures onsite and Construction activities will occur within daytime hours as allowed by the County's municipal code.

There are no foreseeable effects or impacts to the neighbors from the project site.

SUBDIVIDERS STATEMENT

Tract No: 6522

TO: Fresno County Planning Commission
2220 Tulare Street, 6th Floor
Fresno, California 93721

Date: 8-14-2025

I hereby apply for approval of the attached Tentative Tract Map.

The acreage of this tract is 20.98. There will be 10 lots in this tract with a minimum size of 2.0 ACRES square feet.

The existing use of this property is SINGLE FAMILY RESIDENTIAL & VACANT LAND.

The proposed use of this property is R-1-A LOW DENSITY SINGLE FAMILY RESIDENTIAL.

The existing zoning on this property is AE-20.

The existing structures on this property include RESIDENTIAL STRUCTURE WAS DEMOLISHED IN 2021; these structures will _____.

The existing easements on this property include FRIANT ROAD ROW.

All improvements will conform to County Standards with the following exceptions: NA

Type of street trees to be planted are CHINESE PISTACHE;

the intervals of these trees will be 40'-50' feet.

The proposed drainage, flood control measures and method of storm water disposal is:
PROPOSED ONSITE PONDING BASIN


The proposed fire hydrant and water flow will conform to County Standards. Fire hydrants will be installed at intervals of 250-500 feet.

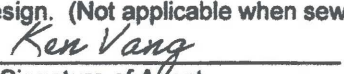
The proposed source of water supply is PROPOSED PRIVATE WELLS.


The proposed method of sewage disposal is PROPOSED SEPTIC SYSTEM ADN LEACH FIELD.

The following utilities are to be provided ELECTRIC, TELEPHONE/INTERNET arrangements (have) (have not) been made with utility companies serving this area.


- There is attached hereto a copy of the restrictive covenants to be recorded.
- There is attached hereto sufficient Log of Borings and Percolation tests to permit the Health Department to make a determination regarding lot size and design. (Not applicable when sewers are proposed).


 Signature of Subdivider
 Name: KYLE WILKINS
 Address: 1522 SHAW AVE
 City: CLOVIS, CA 93611
 Phone: 559-298-0180


 Signature of Agent
 Name: KEN VANG
 Address: 4010 N. CHESTNUT AVE STE#101
 City: FRESNO, CA 93726
 Phone: 559-775-0023


 Signature of Engineer
 Name: KEN VANG
 Address: 4010 N. CHESTNUT AVE STE#101
 City: FRESNO, CA 93726
 Phone: 559-775-0023

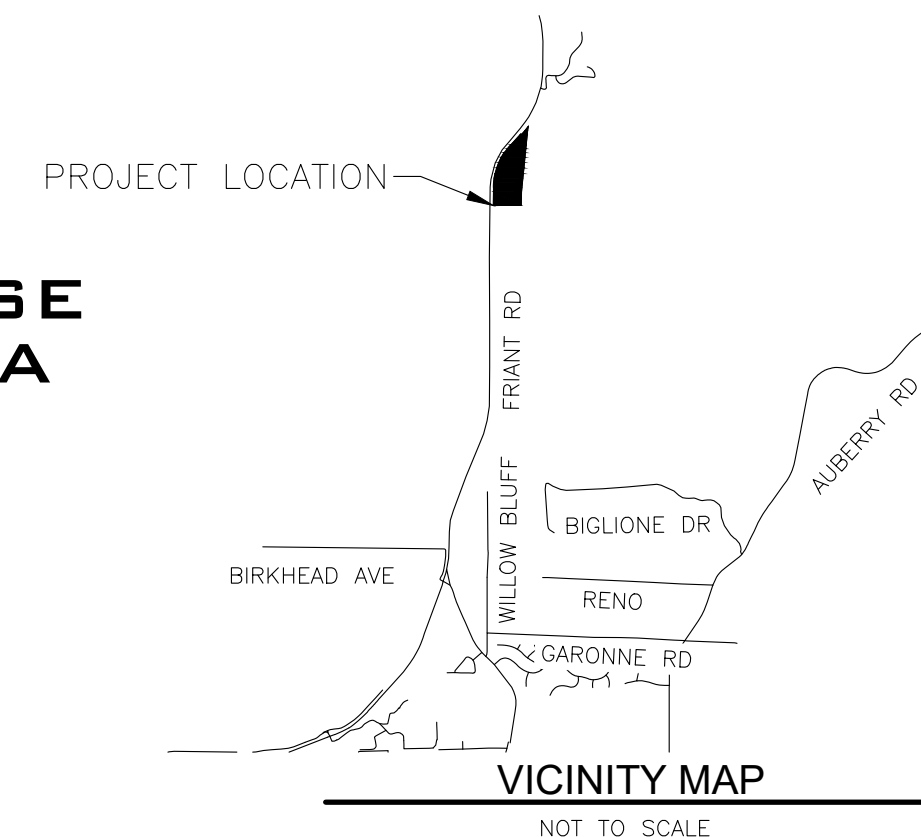
I, KYLE WILKINS, hereby certify that I (am the record owner of) (have an option or contract to purchase) the property shown on the Tentative Map of Tract No. 6522, that I have examined that map and consent to its submission to the Fresno County Planning Commission for consideration.


Signature

Name: KYLE WILKINS
Address: 1522 SHAW AVE
City: CLOVIS Phone: 559-298-0180

TENTATIVE TRACT MAP 6522 MOUNT OF OLIVES ESTATES

BEING A SUBDIVISION OF A PORTION OF SECTION 30,
TOWNSHIP 11 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE
AND MERIDIAN, COUNTY OF FRESNO, STATE OF CALIFORNIA



PROJECT INFO:

PROJECT LOCATION: 1440 N. FRIANT RD
FRESNO, CA 93626

APN: 300-081-02

PROJECT OWNER: KYLE WILKINS
1522 SHAW AVE
CLOVIS, CA 93611

GROSS AREA: 20.91 ACRES
NET AREA: 20.91 ACRES
EXISTING ZONING: AE-20
PROPOSED LOTS: 10 LOTS
MIN PARCEL SIZE: 2.01 ACRES
MAX PARCEL SIZE: 2.76 ACRES
AVERAGE PARCEL SIZE: 2.03 ACRES

NOTES

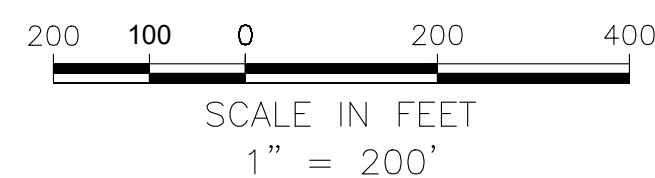
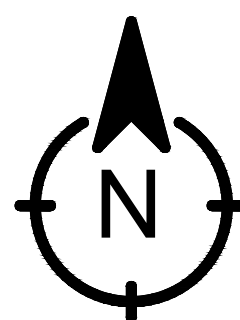
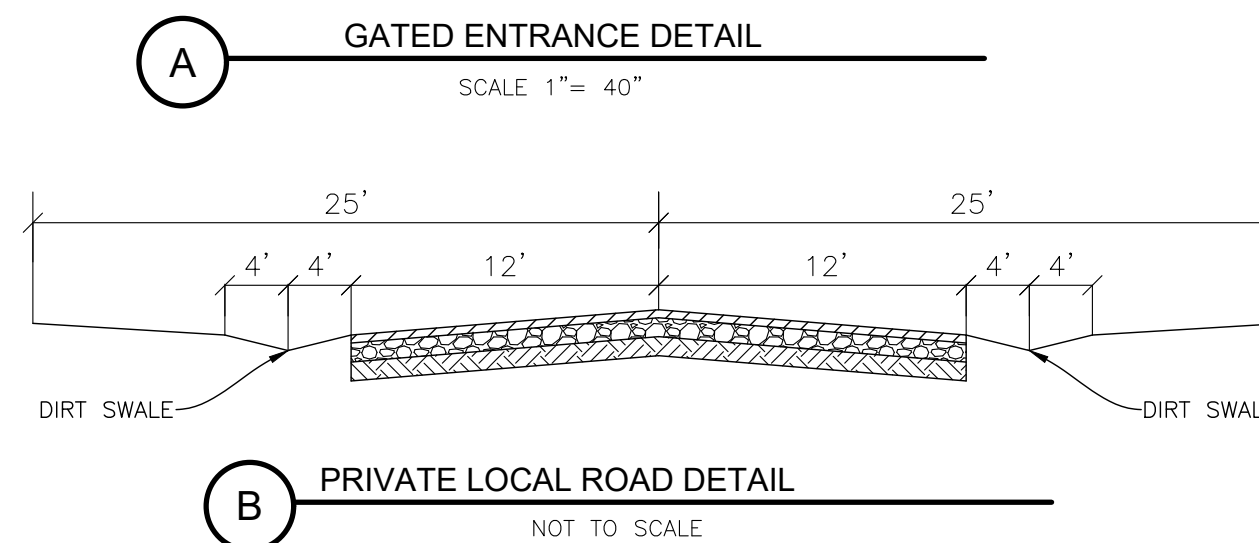
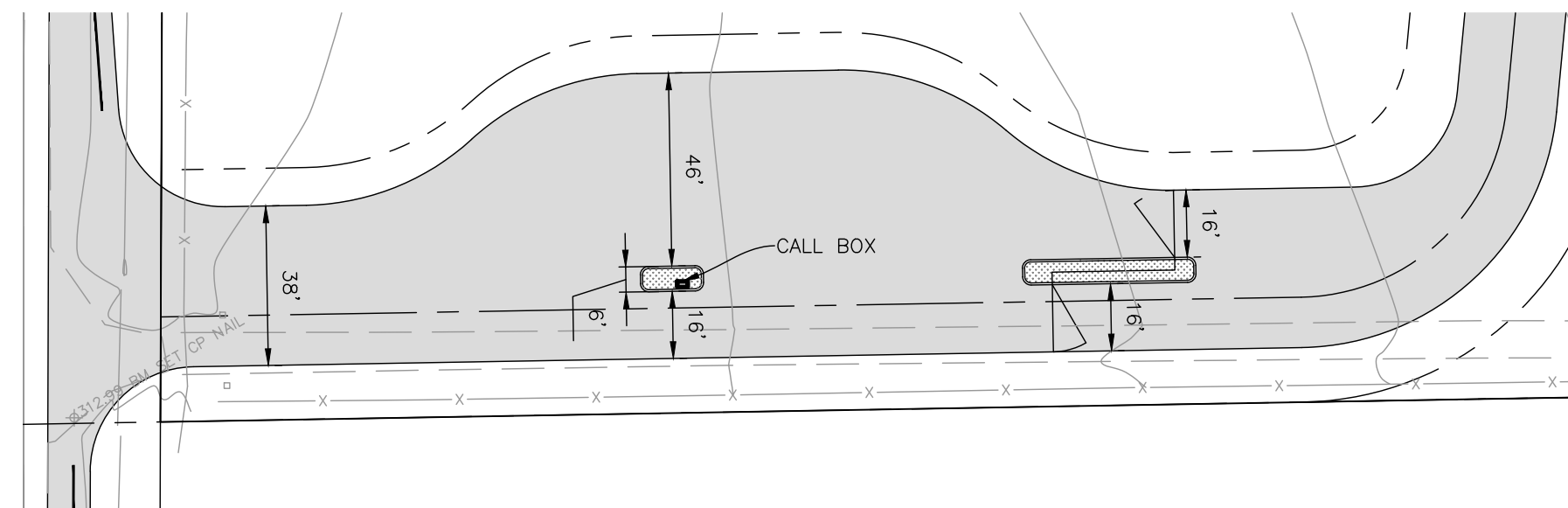
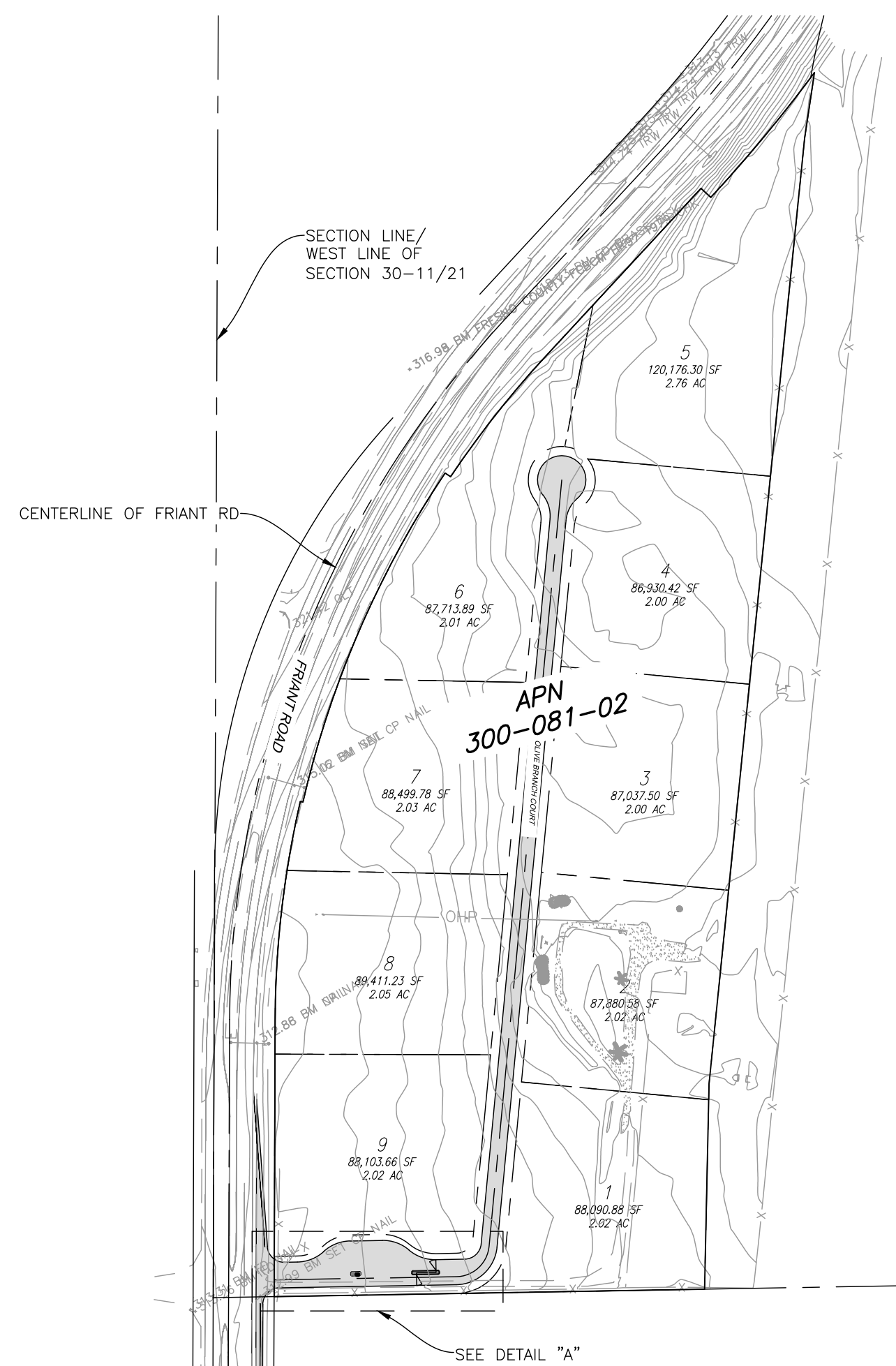
- GENERAL PLAN LAND USE DESIGNATION:
EXISTING ZONING: EXCLUSIVE AGRICULTURAL (AE-20)
EXISTING USE: RURAL RESIDENTIAL
PROPOSED ZONING: R-1-A (SINGLE FAMILY LOW DENSITY RESIDENTIAL)
- ALL BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH FRESNO COUNTY ZONING CODES.
- ALL UTILITY SERVICES ARE PROPOSED TO BE PROVIDED BY THE FOLLOWING AGENCIES:
SANITARY SEWER PRIVATE SEPTIC
STORM DRAINAGE PRIVATE ONSITE POND
DOMESTIC WATER PRIVATE WELLS
FIRE PROTECTION FRESNO COUNTY
ELECTRICITY PG&E
GAS PG&E
TELEPHONE AT&T
CABLE COMCAST
WASTE DISPOSAL FRESNO COUNTY
- NO GRADE DIFFERENCES OF 6" OR MORE EXIST ADJACENT TO THE PROPERTY.
- THE PROPERTY IS CURRENTLY VACANT OPEN SPACE. THERE ARE NO EXISTING IMPROVEMENTS.

BASIS OF BEARINGS:

THE WEST LINE PER RECORDED MAP INFO RECORDED IN BOOK 55 OF RECORD OF SURVEYS AT PAGE 83, FRESNO COUNTY RECORDS, WITH BEARING N0°13'30"E.

BENCHMARK:

FRESNO COUNTY BM HK97
FCBCM STAMPED HK 97 1979 LOCATED AT FRIANT ROAD 31 W OF C/L OF FRIANT ROAD 0.7 N OF WP 2.2 NE OF CORNER FP AND 29 N OF C/L PAVED DR 1.0 MIN OF DRY CR BR
ELEV:316.984 (NVGD 29)

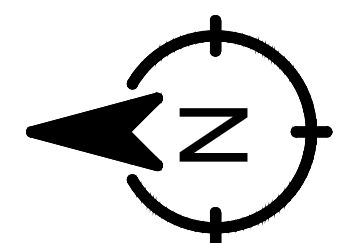
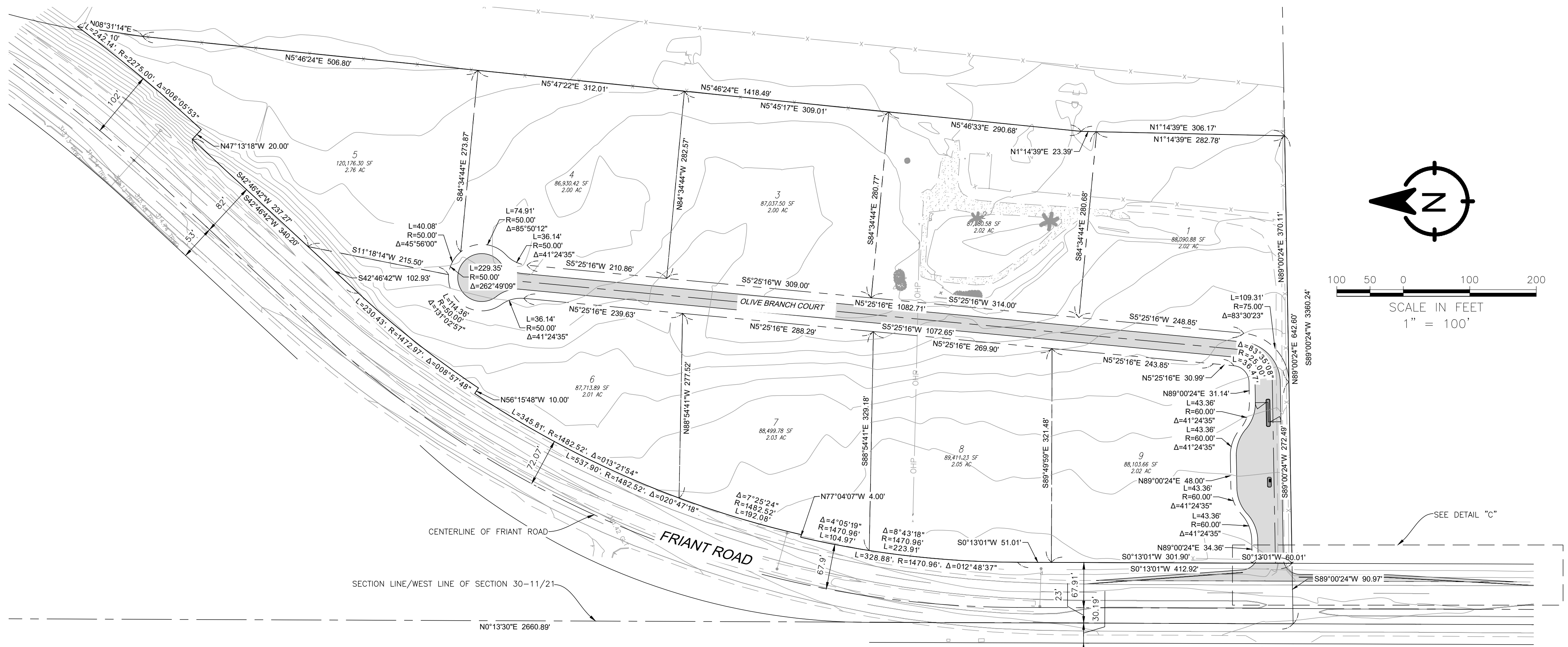


4010 N CHESTNUT
DIAGONAL AVE STE 101
FRESNO, CA 93726
(559) 775-0023
FAX: (559) 775-0016
WWW.VICE-ENGR.COM

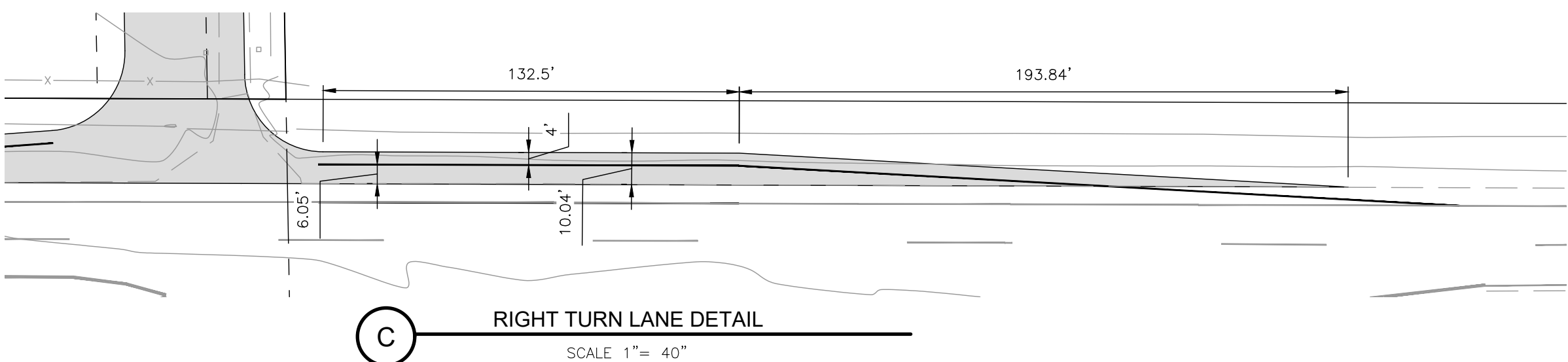
SHEET NO.
1 / 2

TENTATIVE TRACT MAP 6522 MOUNT OF OLIVES ESTATES

BEING A SUBDIVISION OF A PORTION OF SECTION 30,
TOWNSHIP 11 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE
AND MERIDIAN, COUNTY OF FRESNO, STATE OF CALIFORNIA



100 50 0 100 200
SCALE IN FEET
1" = 100'



C RIGHT TURN LANE DETAIL
SCALE 1" = 40'



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SHEET NO.
2 / 2



County of Fresno

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

INITIAL STUDY APPLICATION

INSTRUCTIONS

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

OFFICE USE ONLY

IS No. _____

Project No(s). _____

Application Rec'd.: _____

GENERAL INFORMATION

1. Property Owner : KYLE WILKINS Phone/Fax _____

Mailing Address: 1522 SHAW AVE CLOVIS CA 93611
Street City State/Zip

2. Applicant : KEN VANG Phone/Fax: 559-775-0023

Mailing Address: 4010 N. CHESTNUT AVE STE#101 FRESNO, CA 93726
Street City State/Zip

3. Representative: KEN VANG Phone/Fax: 559-775-0023

Mailing Address: 4010 N. CHESTNUT AVE STE#101 FRESNO, CA 93726
Street City State/Zip

4. Proposed Project: TRACT MAP TO SUBDIVIDE INTO 10 RESIDENTIAL LOTS
GENERAL PLAN AMENDMENT AND REZONE FROM AE-20 TO R-1-A SINGLE FAMILY
LOW DENSITY RESIDENTIAL

5. Project Location: 1440 N. FRIANT ROAD

6. Project Address: 14440 N. FRIANT ROAD FRIANT, CA 93626

7. Section/Township/Range: 30 / 11 / 21 8. Parcel Size: 20.91

9. Assessor's Parcel No. 300-081-02

10. Land Conservation Contract No. (If applicable): NA

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

<input type="checkbox"/>	<i>LAFCo (annexation or extension of services)</i>	<input type="checkbox"/>	<i>SJVUAPCD (Air Pollution Control District)</i>
<input type="checkbox"/>	<i>CALTRANS</i>	<input type="checkbox"/>	<i>Reclamation Board</i>
<input type="checkbox"/>	<i>Division of Aeronautics</i>	<input type="checkbox"/>	<i>Department of Energy</i>
<input type="checkbox"/>	<i>Water Quality Control Board</i>	<input type="checkbox"/>	<i>Airport Land Use Commission</i>
<input type="checkbox"/>	<i>Other</i> _____		

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

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

13. Existing Zone District¹: AE-20

14. Existing General Plan Land Use Designation¹: AE-20

ENVIRONMENTAL INFORMATION

15. Present land use: RURAL RESIDENTIAL AND VACANT OPEN SPACE
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:

The subject property had a residential structure that was previously demolished. existing electrical,wells, septic are still existing on the property. the property is mostly vacant open space.

Describe the major vegetative cover: THERE ARE NATIVE GRASSES, WEEDS, AND SEVERAL DECIDOUS TREES

Any perennial or intermittent water courses? If so, show on map: NONE

Is property in a flood-prone area? Describe:

ACCORDING TO FEMA FIRM MAP 06019C1030H, DATED 2/18/2009 THE PROPERTY IS IN ZONE X

ACCORDING TO FEMA FIRM MAP 06019C1030H, DATED 2/18/2009 THE PROPERTY IS IN ZONE X

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

North: AN EXISTING QUARRY

South: VACANT OPEN SPACE

East: VACABT OPEN SPACE

West: AGRICULTURE /WINERY

24. Anticipated volume of water to be used (gallons per day)²: 4,980 gallons/day
25. Proposed method of liquid waste disposal:
 septic system/individual
 community system³-name _____
26. Estimated volume of liquid waste (gallons per day)²: 2,500 gallons/day
27. Anticipated type(s) of liquid waste: SEWER
28. Anticipated type(s) of hazardous wastes²: NONE
29. Anticipated volume of hazardous wastes²: NONE
30. Proposed method of hazardous waste disposal²: NA
31. Anticipated type(s) of solid waste: RESIDENTIAL REFUSE
32. Anticipated amount of solid waste (tons or cubic yards per day): 120 LBS PER DAY
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): 60 LBS PER DAY
34. Proposed method of solid waste disposal: _____
Solid waste disposal services provided by the county's franchise solid waste hauler, and is disposed of at the County's American Landfill
35. Fire protection district(s) serving this area: FRESNO COUNTY FIRE PROTECTION DISTRICT
36. Has a previous application been processed on this site? If so, list title and date: 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 X

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

8/18/2025

SIGNATURE

DATE

¹Refer to Development Services 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, 2017: \$3,078.25 for an EIR; \$2,216.25 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.

Ken Vang

Applicant's Signature

8/18/2025

Date

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Project No. GPA _____

GENERAL PLAN AMENDMENT AGREEMENT

THIS AGREEMENT, made and entered into this ____ day of _____
20____, by and between the COUNTY OF FRESNO, a political subdivision of the
State of California, hereinafter referred to as the "County", and Kyle J. Wilkins and
Amy L. Wilkins hereinafter referred to as the "Applicant" (which term includes
Applicant's successor(s) in interest).

WITNESSETH

WHEREAS, Section 65300 et. seq. of the Planning and Zoning Law, a statute
of the State of California, requires the County to develop and adopt a General Plan
for physical development of the County; and

WHEREAS, Government Code Section 65358 of said Planning and Zoning Law
permits the County to recover the costs of processing amendments to the General
Plan; and

WHEREAS, the County has developed and adopted a General Plan for the
unincorporated territory of the County; and

WHEREAS, the Applicant has submitted an application to the County seeking
an Amendment to change the land use designation of a 20.87-acre parcel known as
Assessor Parcel Number (APN) 300-081-02S from Agricultural to Low Density
Residential, referred to as the "Amendment".

NOW, THEREFORE, in consideration of the mutual acknowledgments,
covenants, and conditions herein contained, it is agreed as follows:

1 I. DUTIES OF THE APPLICANT

2 A. The Applicant shall submit an original General Plan Amendment
3 application on a form to be supplied by the County. Said form to be
4 completed with all requested information and attachments as may be
5 necessary to fully describe the project.

6 B. The Applicant shall submit a copy of the County-prepared General Plan
7 Amendment Agreement, referred to as the "Agreement", with original
8 signatures of the landowner.

9 C. The Applicant shall pay to the County the actual cost incurred by the
10 County in processing, reviewing, preparing comments, and performing
11 other work in connection with the Amendment, including departmental
12 and County overhead costs. Upon execution of this Agreement, the
13 Applicant shall deposit with the County the sum of **Fifteen Thousand**
14 **Dollars (\$15,000.00)** which is the estimated County cost to process the
15 Amendment.

16 II. DUTIES OF THE COUNTY

17 A. The County shall process said Amendment in accordance with the
18 procedures set forth in the Planning and Zoning Law of the State of
19 California, Government Code Section 65358.

20 B. The County shall keep accurate records of its actual cost incurred in
21 reviewing drafts, attending meetings, and otherwise participating in the
22 preparation of said Amendment, and in processing, reviewing,
23 preparing comments, holding hearings, reproducing copies, and other
24 work performed in connection with processing the General Plan
25 Amendment. The County shall provide to the Applicant a monthly
26 accounting of time and expenses attributable to this Agreement. If the

1 actual cost incurred by the County reaches the estimated cost of
2 \$15,000.00 and further work by the County is necessary to bring the
3 matter to hearing before the Board of Supervisors, the County shall
4 immediately notify the Applicant and cease work until authorized in
5 writing by the Applicant to continue. If so authorized, the County, prior
6 to proceeding, will request an additional deposit within ten (10) days of
7 the request for additional deposit. In the event the Applicant fails to
8 make the deposit requested by the County, the County may terminate
9 the Agreement. The final action on the General Plan Amendment shall
10 not be scheduled until all monies associated with processing the
11 application are paid in full. The parties acknowledge that the actual cost
12 of performance under this Agreement may exceed the estimate of
13 \$15,000.00. If, however, the cost incurred is less than \$15,000.00 the
14 County shall refund such excess funds to the Applicant after the
15 processing of the General Plan Amendment is completed.

16 III. HOLD HARMLESS

17 A. The parties to the Agreement hereby acknowledge that the execution of
18 this Agreement and subsequent processing of the General Plan
19 Amendment in no way binds or commits the County staff to recommend
20 approval, or the Board of Supervisors to approve the proposed General
21 Plan Amendment. The parties further acknowledge that additional
22 projects which may be proposed, including but not limited to conditional
23 use permit applications, and zone change applications, are subject to
24 review and decision apart from the General Plan Amendment, and that
25 the nature of the factors to be considered is such that recommendations
26 cannot be formulated until just prior to consideration by the Planning
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Commission and/or Board of Supervisors, and that the final decision on such projects will be made by the Planning Commission or Board of Supervisors as may be appropriate according to existing laws and ordinances.

B. Applicant hereby waives any claims the Applicant may have, either now or in the future, for damages or other monetary relief against the County resulting from or in connection with the County's processing, approval, conditional approval, or denial of the General Plan Amendment or the conditions of uses on the subject property authorized thereby, except to the extent that the acts of the County caused the hazard, or constitute fraud, willful injury, or violation of law and such acts are not protected by governmental immunity. This waiver shall apply to all known and unknown, anticipated, and unanticipated injuries and damages resulting from the County's action approving the project. In so agreeing, Applicant hereby knowingly waives the provisions of Section 1542 of the Civil Code of the State of California which reads as follows:

"A general release does not extend to claims which the creditor does not know or suspect to exist in his favor at the time of executing the release, which if known by him must have materially affected his settlement with the debtor."

IV. TERMINATION

The County and the Applicant shall proceed with due diligence to perform their respective obligations under this Agreement. Either party, however, may terminate this Agreement upon thirty (30) days written notice.

V. COMPLIANCE WITH LAWS

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The Applicant shall comply with all Federal, State, and local laws, ordinances, regulations, and Fresno County Charter Provisions applicable in the performance of services or work.


VI. SEVERABILITY

If any provision of the Agreement is determined to be invalid by a final decision of Court, each and every other provision hereby shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the day and year first above written.

COUNTY OF FRESNO

BY: _____
Steven E. White, Director
Department of Public Works and Planning

BY:  _____
Kyle J. Wilkins, Landowner
14440 North Friant Road
Fresno, CA 93626

BY:  _____
Amy L. Wilkins, Landowner
14440 North Friant Road
Fresno, CA 93626

FUND 0085
SUBCLASS 17406
ACCOUNT 1186

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

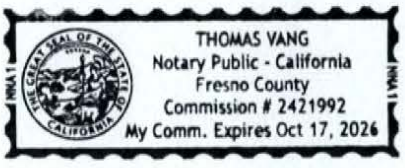
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Fresno

On August 6, 2025 before me, Thomas Vang, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Amy L. Wilkins, Kyle J. Wilkins
Name(s) of Signer(s)

who 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 and/or Stamp Above

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 [Handwritten Signature]
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer – Title(s): _____
 Partner – Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer is Representing: _____

Signer's Name: _____
 Corporate Officer – Title(s): _____
 Partner – Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer is Representing: _____

Fresno County Recorder
Paul Dictos, CPA

2024-0119929

Recorded at the request of:
SIMPLIFILE, PROVO

12/31/2024 08:00 00

Titles: 1 Pages: 3

Fees: \$27.00

CA SB2 Fees:\$0.00

Taxes: \$737.00

Total: \$764.00

RECORDING REQUESTED BY:

Fidelity National Title Company

**When Recorded Mail Document
and Tax Statement To:**

Kyle J. Wilkins and Amy L. Wilkins
14440 North Friant Road
Friant, CA 93626

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow No.: FFOM-4012400604

Exempt from fee per GC 27388.1(a)(2); This document is a transfer that is subject to
Documentary Transfer Tax.

Property Address: 14440 North Friant Road,
Friant, CA 93626

APN/Parcel ID(s): 300-081-02

GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
- The documentary transfer tax is \$737.00** and is computed on:
 - the full value of the interest or property conveyed.
 - the full value less the liens or encumbrances remaining thereon at the time of sale.

The property is located in an Unincorporated area.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Carol Illingworth, Successor
Trustee of the Ruth Grunwald Trust dated June 17, 2005

hereby GRANT(S) to Kyle J. Wilkins and Amy L. Wilkins, husband and wife as joint tenants

the following described real property in the Unincorporated Area of the County of Fresno, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

PROPERTY COMMONLY KNOWN AS: 14440 North Friant Road, Friant, CA 93626

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED
(continued)

APN/Parcel ID(s): 300-081-02

Dated: December 10, 2024

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Carol Illingworth, Successor Trustee of the Ruth Grunwald Trust dated June 17, 2005

BY: *Carol Illingworth*
Carol Illingworth
Successor Trustee

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~~ ^{SAB} Oregon
County of Deschutes

On December 11, 2024 before me, Lisa A. Bohard, Notary Public,
(here insert name and title of the officer)

personally appeared Carol Illingworth,
who 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.

I certify under PENALTY OF PERJURY under the laws of the State of ~~California~~ ^{Oregon} that the foregoing paragraph is true and correct.
^{SAB}

WITNESS my hand and official seal.
Lisa A Bohard
Signature

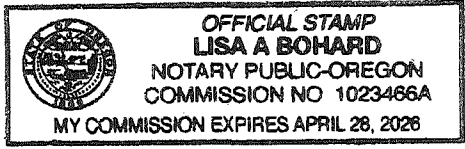


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 300-081-02

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF FRESNO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF THE FRIANT BRANCH OF THE SOUTHERN PACIFIC RAILROAD WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 21 EAST, MDB&M; THENCE WESTERLY ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 710.45 FEET A LITTLE MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 30; THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 30, 1383 FEET; THENCE NORTH 89° 36' EAST 500 FEET, A LITTLE MORE OR LESS, TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE COUNTY ROAD; THENCE NORTHEASTERLY ALONG SAID EASTERLY LINE OF THE COUNTY ROAD TO ITS INTERSECTION WITH THE WESTERLY LINE OF THE RIGHT OF WAY OF THE FRIANT BRANCH OF THE SOUTHERN PACIFIC RAILROAD; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE POINT OF COMMENCEMENT TOGETHER WITH THAT PORTION OF OLD FRIANT ROAD ABANDONED BY ORDER OF THE BOARD OF SUPERVISORS OF FRESNO COUNTY, DATED AUGUST 29, 1950 AND RECORDED SEPTEMBER 2, 1950 IN BOOK 2898 PAGE 201 OF OFFICIAL RECORDS, WHICH WOULD PASS BY A CONVEYANCE UNDER SECTION 1112 OF THE CIVIL CODE.

EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO JAMES C. MOURADICK, ET UX BY DEED RECORDED DECEMBER 29, 1986 AS INSTRUMENT NO. 86150989, FRESNO COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO COUNTY OF FRESNO, BY ORDER RECORDED NOVEMBER 2, 2006, AS INSTRUMENT NO. 2006-0233944, FRESNO COUNTY RECORDS.