



# County of Fresno

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

DATE: December 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  
Development Services and Capital Projects, Attn: William M. Kettler,  
Deputy Director  
Development Services and Capital Projects, Attn: Chris Motta, Division Manager  
Development Services and Capital Projects, Attn: James Anders,  
Principal Planner  
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: 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  
Fresno County Fire Protection, FKU.Prevention- Planning@fire.ca.gov  
Pacific Gas and Electric, Centralized Review Team, Attn: [PGEPlanReview@pge.com](mailto:PGEPlanReview@pge.com)  
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  
City of Clovis, Attn: John Holt, City Manager  
City of Clovis, Planning and Development Services, Attn: Renee Mathis, Director  
City of Clovis, Planning and Development Services, Attn: Thad Avery, CIP Supervising Engineer  
U.S. Fish and Wildlife Service, San Joaquin Valley Division, Attn: Matthew Nelson CA Regional Water Quality Control Board, Attn: centralvalleyfresno@waterboards.ca.gov  
CA Department of Fish and Wildlife, Attn: R4CEQA@wildlife.ca.gov  
Fresno Metropolitan Flood Control District, Attn: Development Review

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

SUBJECT: Conditional Use Permit No.3779 & Initial Study No. 8521

APPLICANT: Harutyun Babujyan

DUE DATE: **January 15, 2024**

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to allow the conversion of an existing Single Family Residence to an 18-bed residential care facility on a 2.16-acre parcel in the AE-20 (Exclusive Agricultural 20-acre minimum parcel size) Zone District.

The subject parcel is located on the east side of N. De Wolf Ave, approximately 332 feet south from the intersection with E. Bullard Ave, northernly adjacent from the city limits of the City of Clovis. (APN: 554-030-02) (ADDRESS: 5820 N. De Wolf Ave) (Sup. Dist. 5).

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

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

We must have your comments by **January 15, 2024**. Any comments received after this date may not be used.

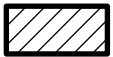
**If you do not have comments, please provide a “NO COMMENT” response to our office by the above deadline (e-mail is also acceptable; see email address below).**

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

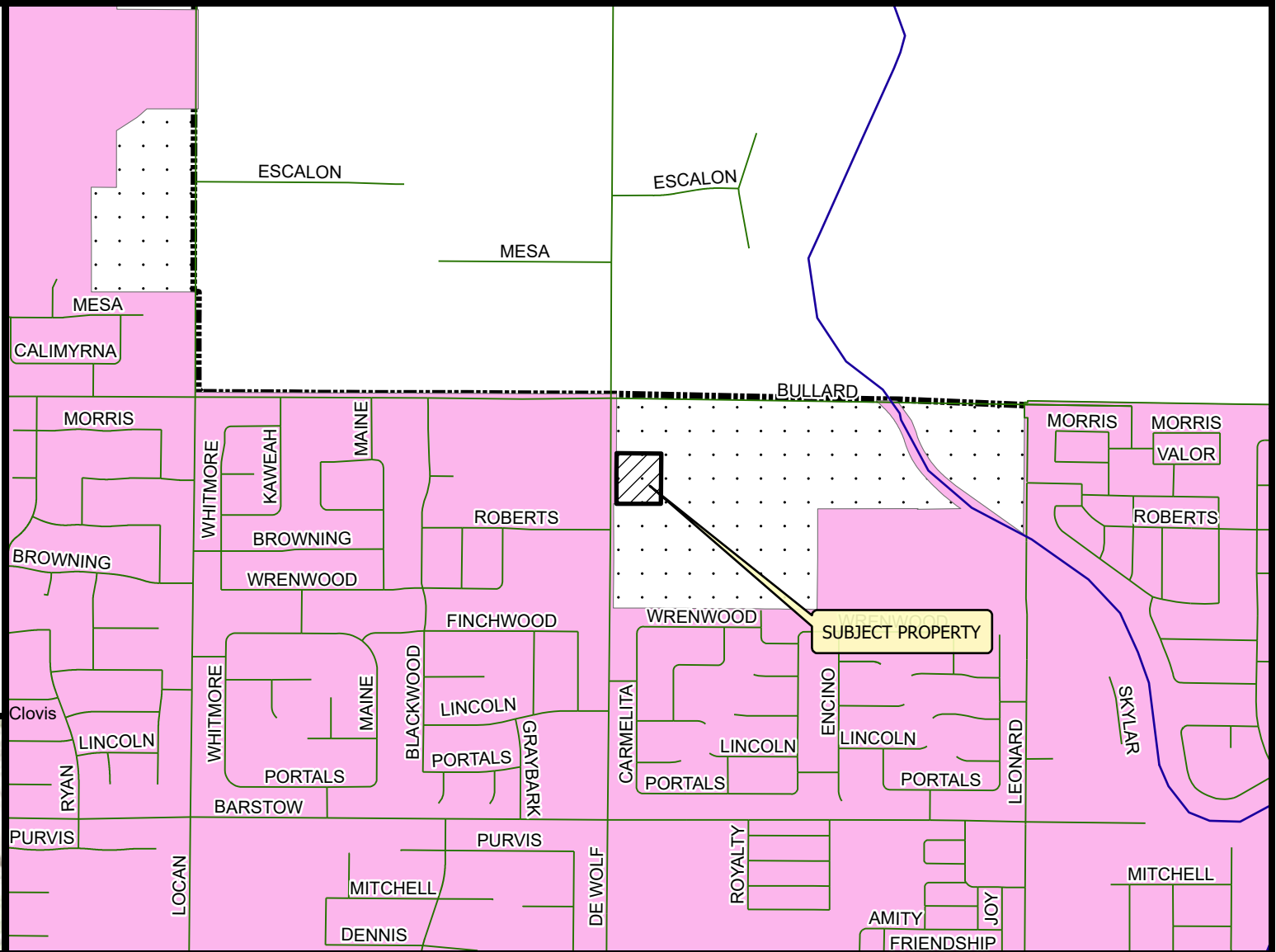
AA  
G:\4360Devs&Pln\PROJSEC\PROJDOCS\CUP\3700-3799\3779\Routing\CUP 3779 Routing Ltr.doc

*Activity Code (Internal Review): XXX*

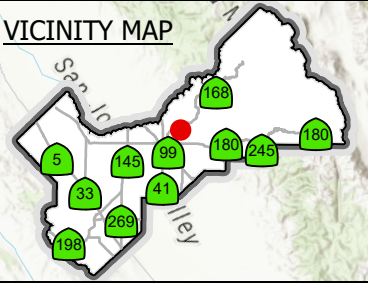
**Legend**



Subject Property



**VICINITY MAP**



# LOCATION MAP

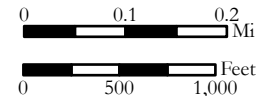
## CUP 3779 & IS 8521

## 2023



Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division

Person Prepared by : chuang

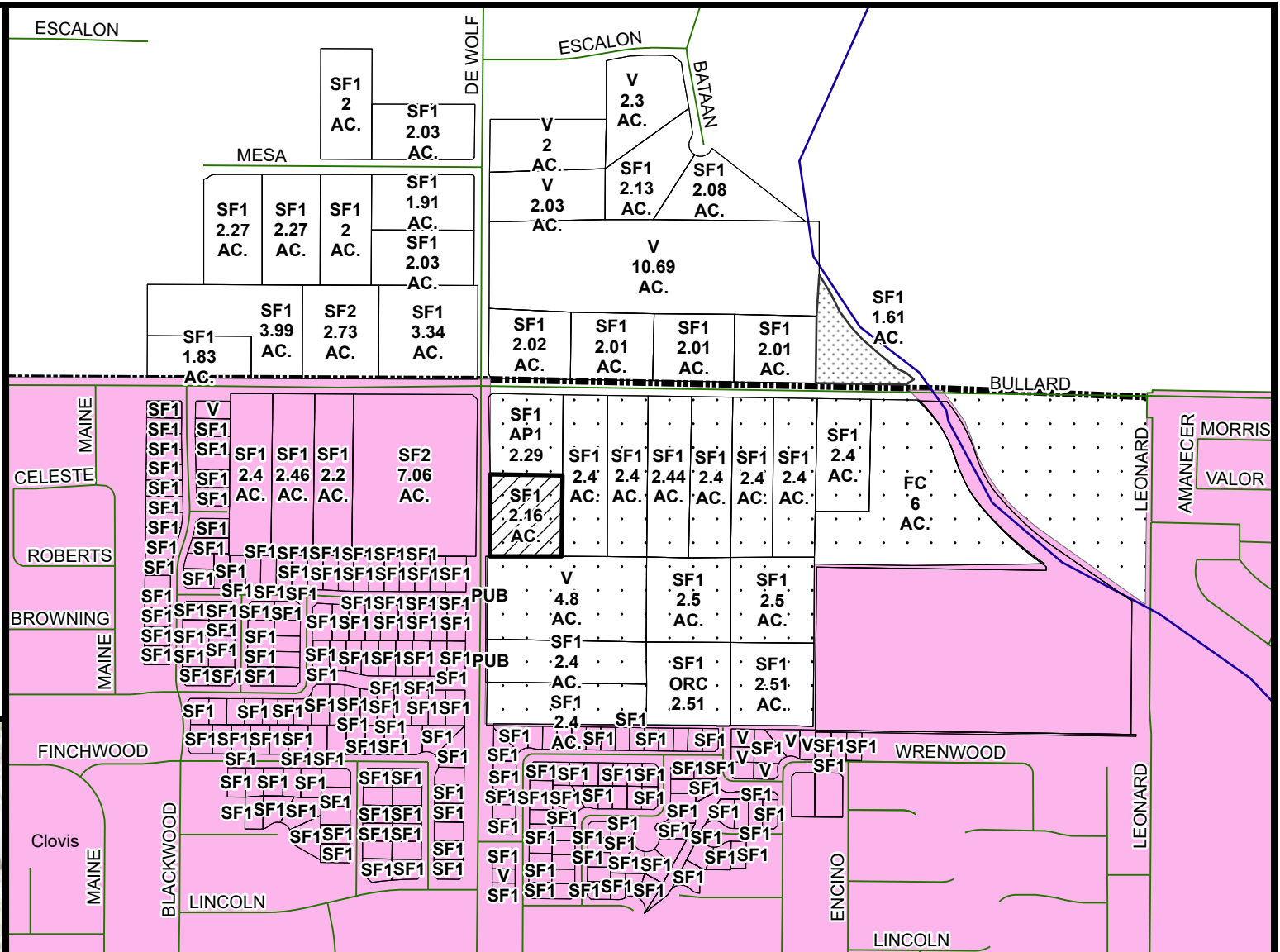
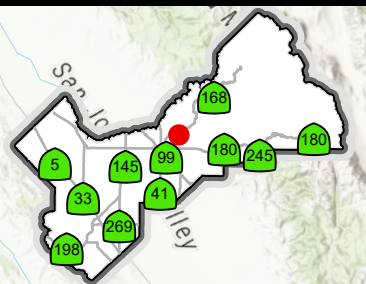
On Date : 12/27/2023



**LEGEND:**

-  Subject Property
-  Ag Contract Land

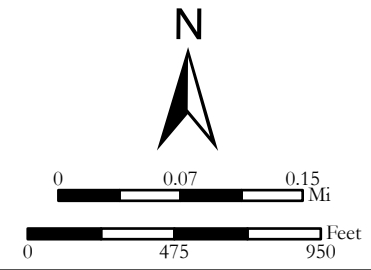
LEGEND	
AP1 -	APARTMENT
FC -	FIELD CROP
ORC -	ORCHARD
PUB -	PUBLICLY OWNED
SF# -	SINGLE FAMILY RESIDENCE
V -	VACANT



# Existing Land Use Map

## CUP 3779 & IS 8521 | 2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
 Person Prepared by : chuang  
 On Date : 12/27/2023



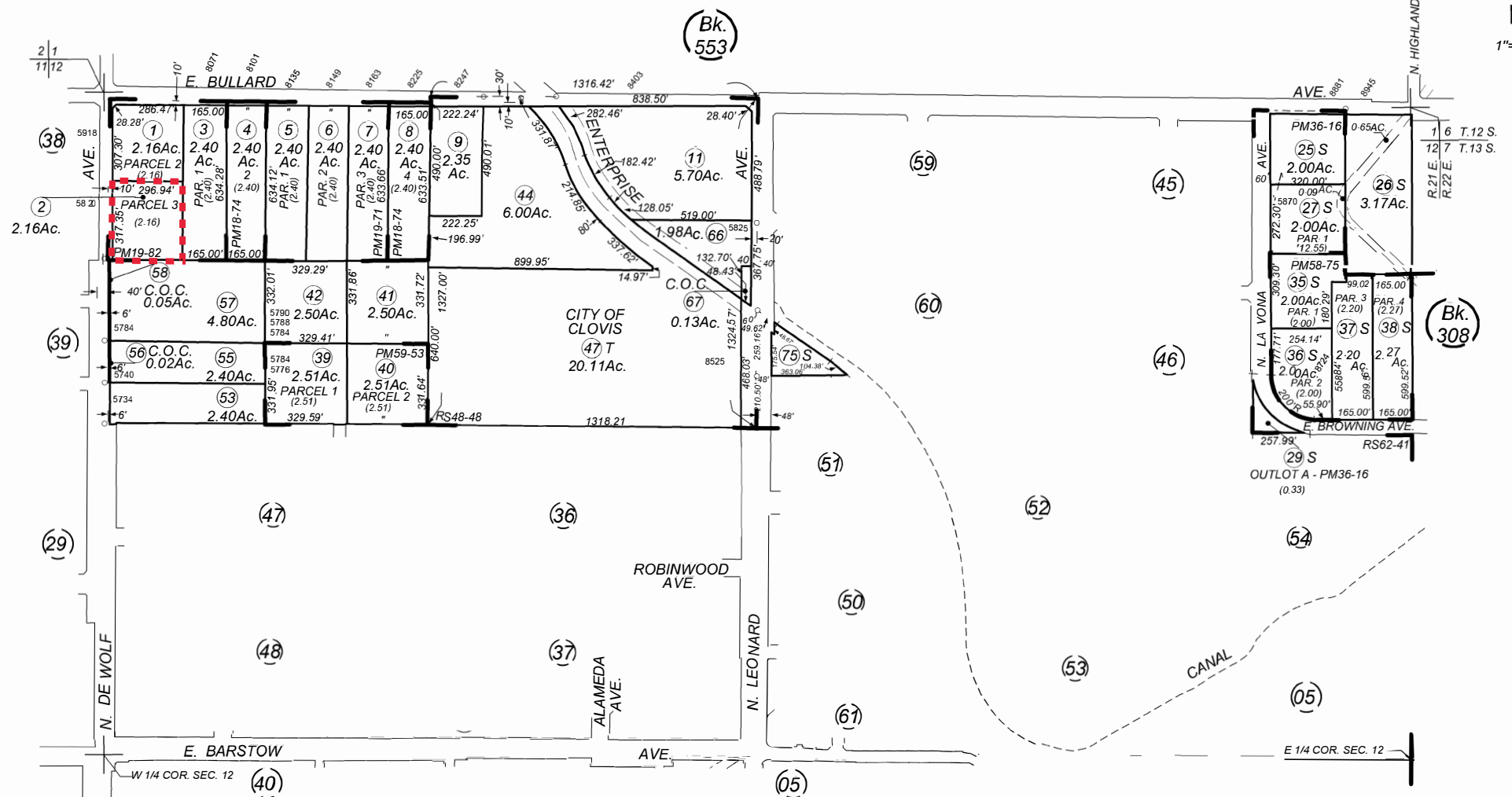


SUBDIVIDED POR. SEC. 12, T.13 S., R.21 E. M.D.B. & M.

Tax Rate Area  
 1-120 76-045  
 1-167 76-052  
 1-168

554-03

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



Parcel Map No. 2841 - Bk.18, Pg.74  
 Parcel Map No. 3004 - Bk.19, Pg.71  
 Parcel Map No. 3005 - Bk.19, Pg.82

Parcel Map No. 4128 - Bk.36, Pgs.16 & 17  
 Parcel Map No. 5728 - Bk.36, Pg.35  
 Parcel Map No. 7707 - Bk.58, Pgs.74-75

Parcel Map No. 7676 - Bk. 59, Pg. 53  
 Record of Survey - Bk. 48, Pgs. 48-49  
 Record of Survey - Bk. 62, Pg. 41

C.O.C. = City of Clovis

Assessor's Map Bk. 554 - Pg. 03  
 County of Fresno, Calif.

Note - Assessor's Block Numbers Shown in Ellipses  
 Assessor's Parcel Numbers Shown in Circles



REVISIONS		
REV	DESCRIPTION	DATE

STAMP



HB DESIGN:  
 7364 N BABIGIAN AVE.,  
 FRESNO, CA 93722  
 PH. +1 559 275 7323  
 PH. +1 646 573 5030  
 EMAIL: HARUTYUN.BABUJYAN@GMAIL.COM

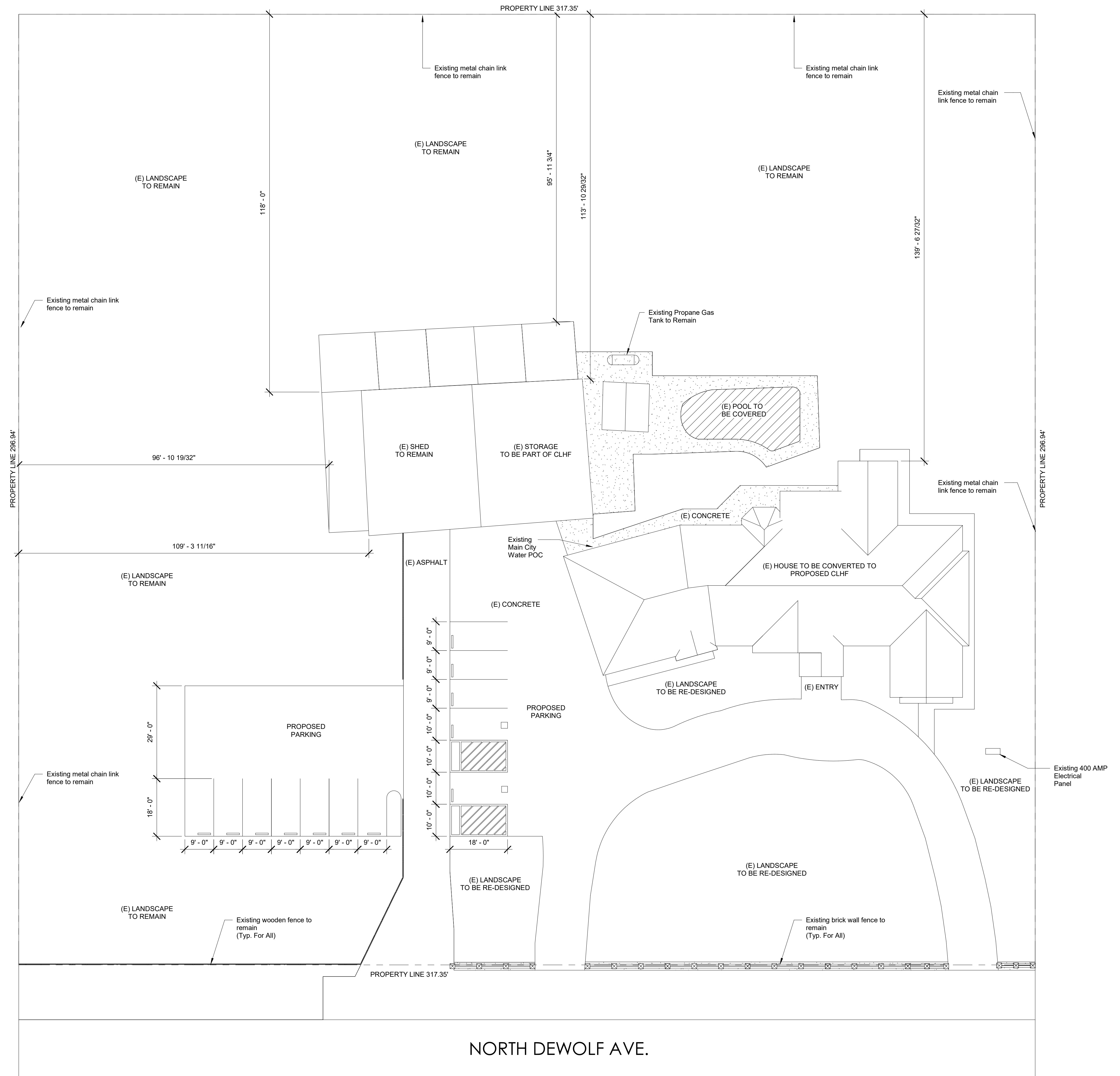
PROJECT TITLE:

**18-Bed Congregate Health Care Facility**  
 FOR: **Owner**  
 5820 N De Wolf Ave  
 Clovis, CA 93619

PAGE TITLE:  
**EXISTING / PROPOSED SITE PLAN**

DRAWN BY: **LP**  
 CHECKED BY: **HB**  
 DATE:  
 Issue Date  
 PROJECT NUMBER:  
 Project Number

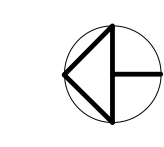
**A101**



PROJECT DATA:  
 Project Address: 5820 N De Wolf Ave  
 A.P.N.: 554-030-020  
 Zoning: AE-20  
 Project Footage: 3,974 sq. ft.  
 Lot Size: 2.16 Acres

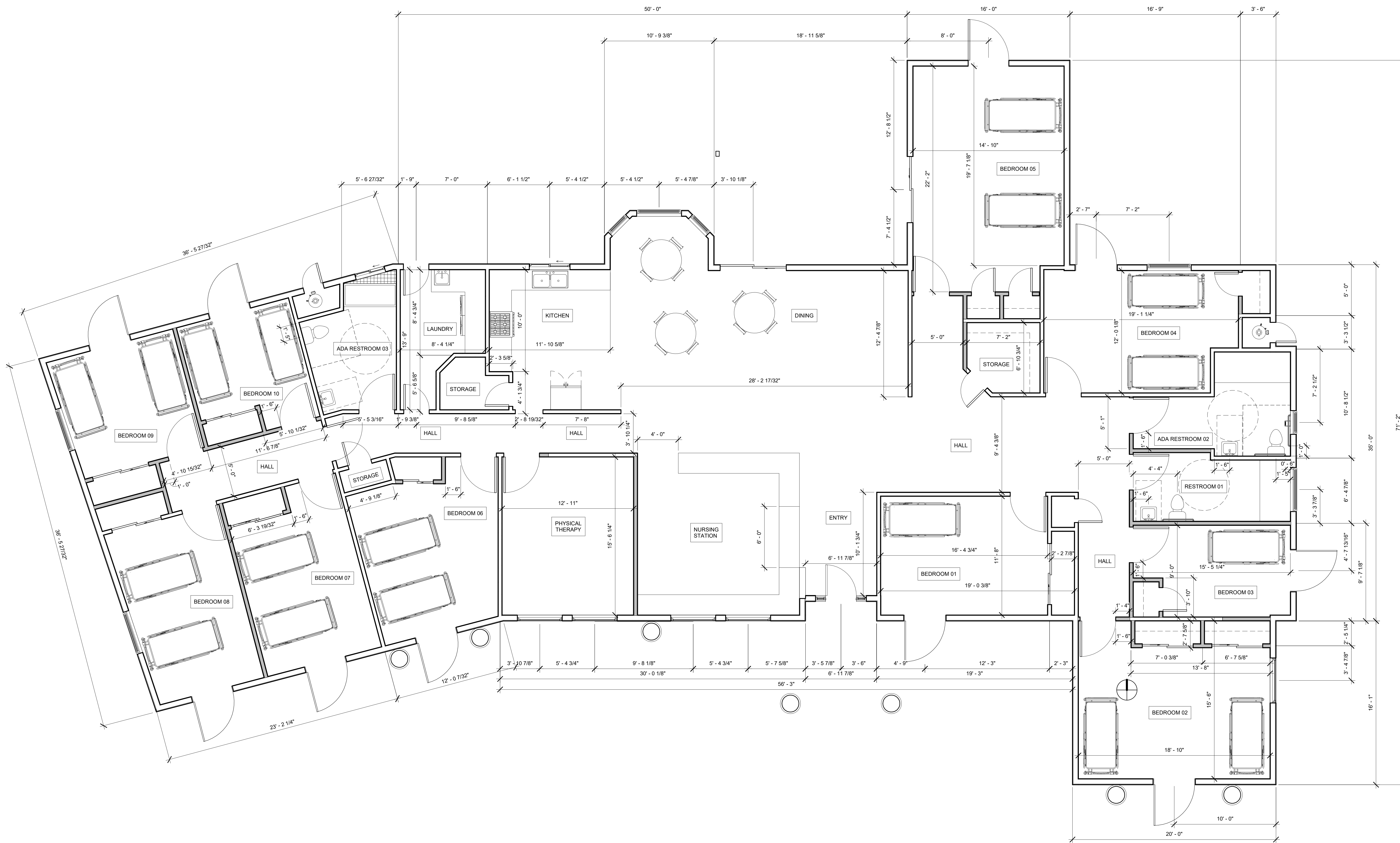
PROJECT INFORMATION:  
 Proposed 18-Bedridden Congregate Care Facility  
 Owner(s): Varel Sahakyan  
 6253 North Colonial Ave  
 Fresno, CA 93704  
 (559) 777-7797  
 Building Occupancy: Changing From AE-20 to R2.1 occ.  
 Construction Type: V-A  
 Automated Fire Sprinkler Required: Yes

1 Existing / Proposed Site Plan  
 1/16" = 1'-0"



HB DESIGN EXPRESSLY RESERVES ALL COPYRIGHT AND PROPERTY RIGHTS IN THIS DOCUMENT. THIS DOCUMENT IS AN INSTRUMENT OF PROFESSIONAL SERVICE IS NOT BE REPRODUCED, CHANGES OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF HB DESIGN.





1 Proposed Floor Plan  
1/4" = 1'-0"

PROJECT DATA:  
Project Address: 5820 N De Wolf Ave  
A.P.N.: 554-030-020  
Zoning: AE-20  
Project Footage: 3,974 sq.ft  
Lot Size: 2.16 Acres

REVISIONS		
REV	DESCRIPTION	DATE

STAMP



HB DESIGN:  
7364 N BABIGIAN AVE.,  
FRESNO, CA 93722  
PH. +1 559 275 7323  
PH. +1 646 573 5030  
EMAIL:  
HARUTYUN.BABUJYAN@  
MAIL.COM

PROJECT TITLE:

**18-Bed Congregate Health Care Facility**  
FOR: **Owner**  
5820 N De Wolf Ave  
Clovis, CA 93619

PAGE TITLE:

**PROPOSED FLOOR PLAN**

DRAWN BY: **LP**  
CHECKED BY: **HB**

DATE:  
Issue Date  
PROJECT NUMBER:  
Project Number

**A102**

HB DESIGN EXPRESSLY RESERVES ALL COPYRIGHT AND PROPERTY RIGHTS IN THIS DOCUMENT. THIS DOCUMENT IS AN INSTRUMENT OF PROFESSIONAL SERVICE IS NOT BE REPRODUCED, CHANGES OR CIRCUMSTANCES IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF HB DESIGN.

71'-2"

16'-1"

35'-0"

5'-0"

7'-2"

12'-8 1/2"

16'-9"

16'-0"

8'-0"

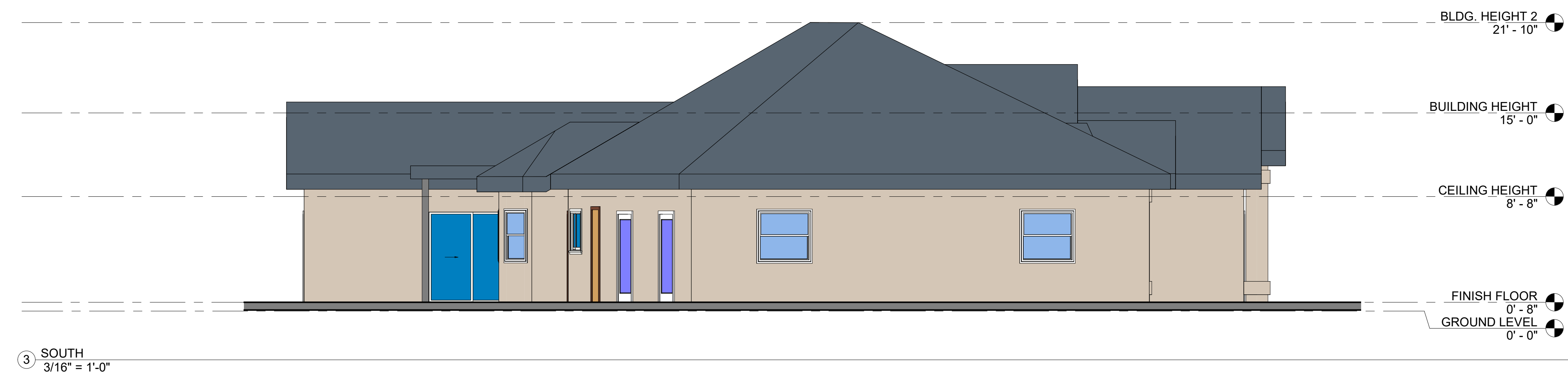
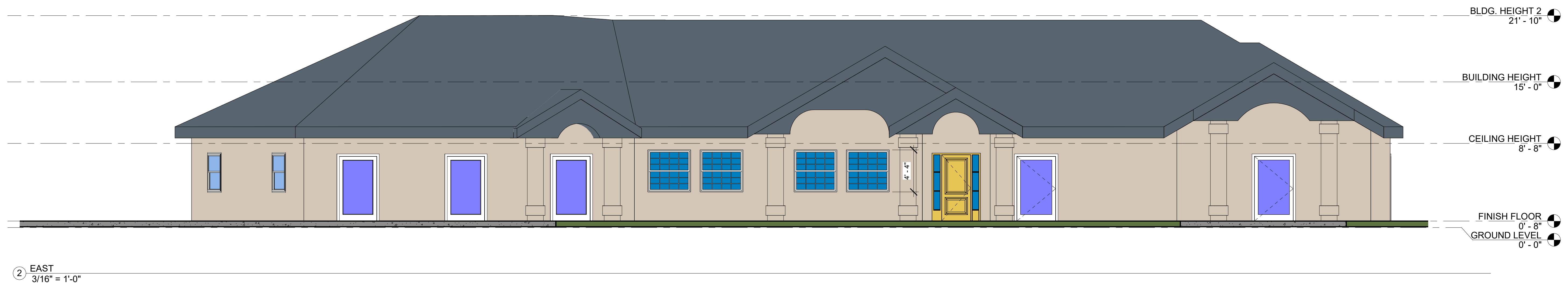
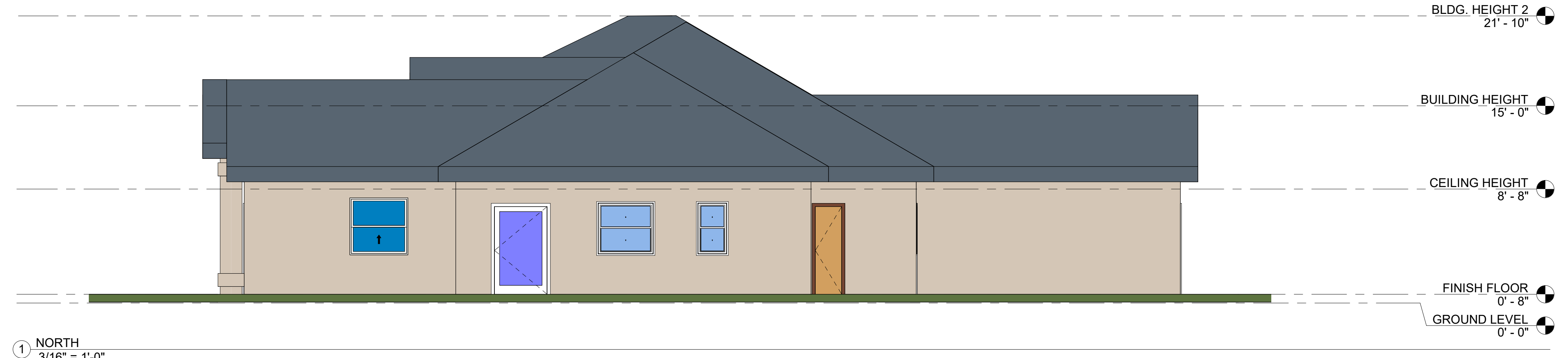
3'-6"

50'-0"

20'-2 1/4"

23'-5 5/8"

36'-5 27/32"



REVISIONS		
REV	DESCRIPTION	DATE

STAMP



HB DESIGN:  
 7364 N BABIGIAN AVE.,  
 FRESNO, CA 93722  
 PH. +1 559 275 7323  
 PH. +1 646 573 5030  
 EMAIL:  
 HARUTYUN.BABUJYAN@  
 MAIL.COM

PROJECT TITLE:

*18-Bed Congregate Health Care Facility*  
 FOR: *Owner*  
 5820 N De Wolf Ave  
 Clovis, CA 93619

PAGE TITLE:

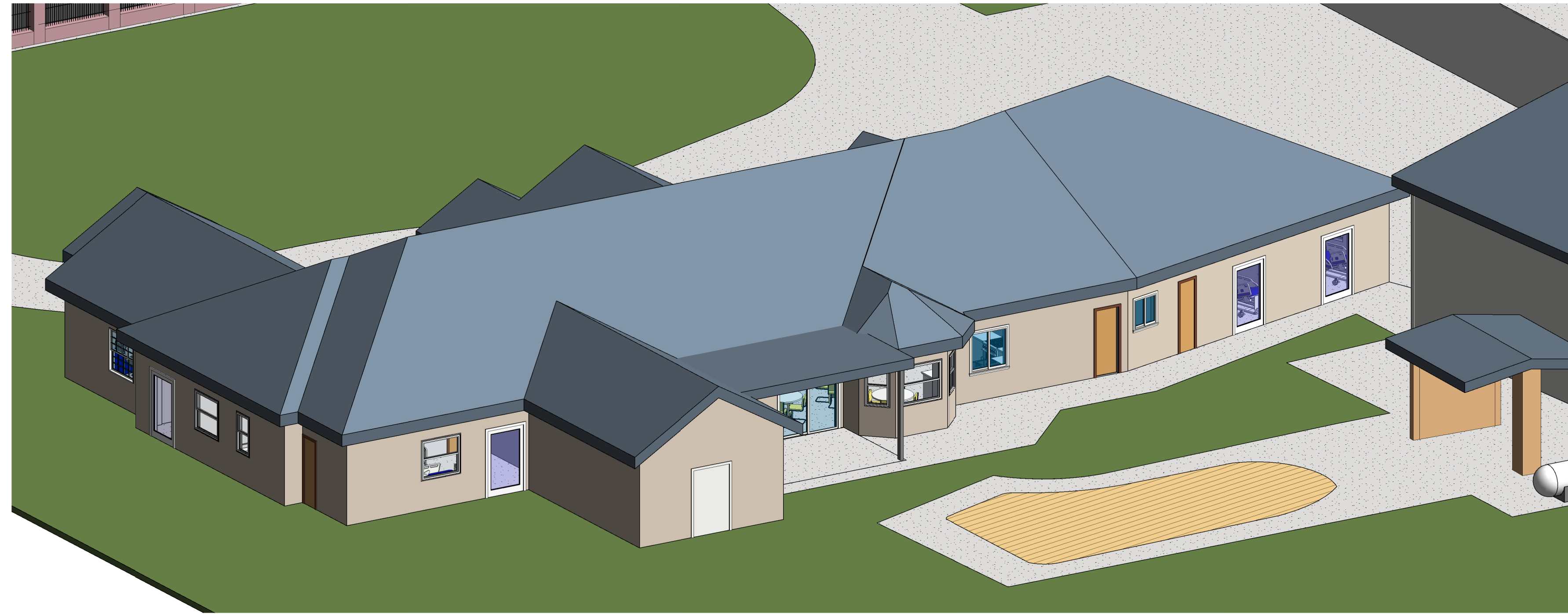
**EXTERIOR ELEVATIONS**

DRAWN BY: **LP**  
 CHECKED BY: **HB**

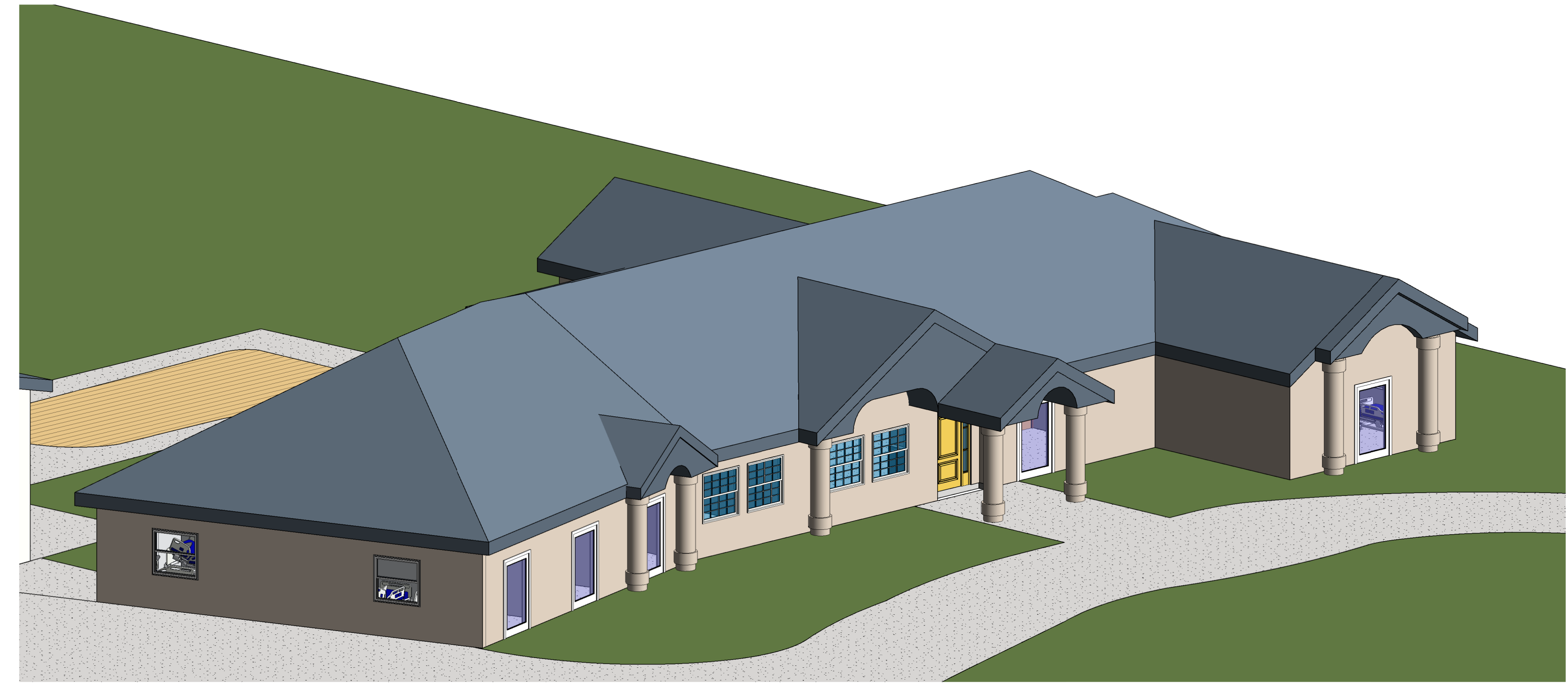
DATE:  
 Issue Date  
 PROJECT NUMBER:  
 Project Number

**A103**

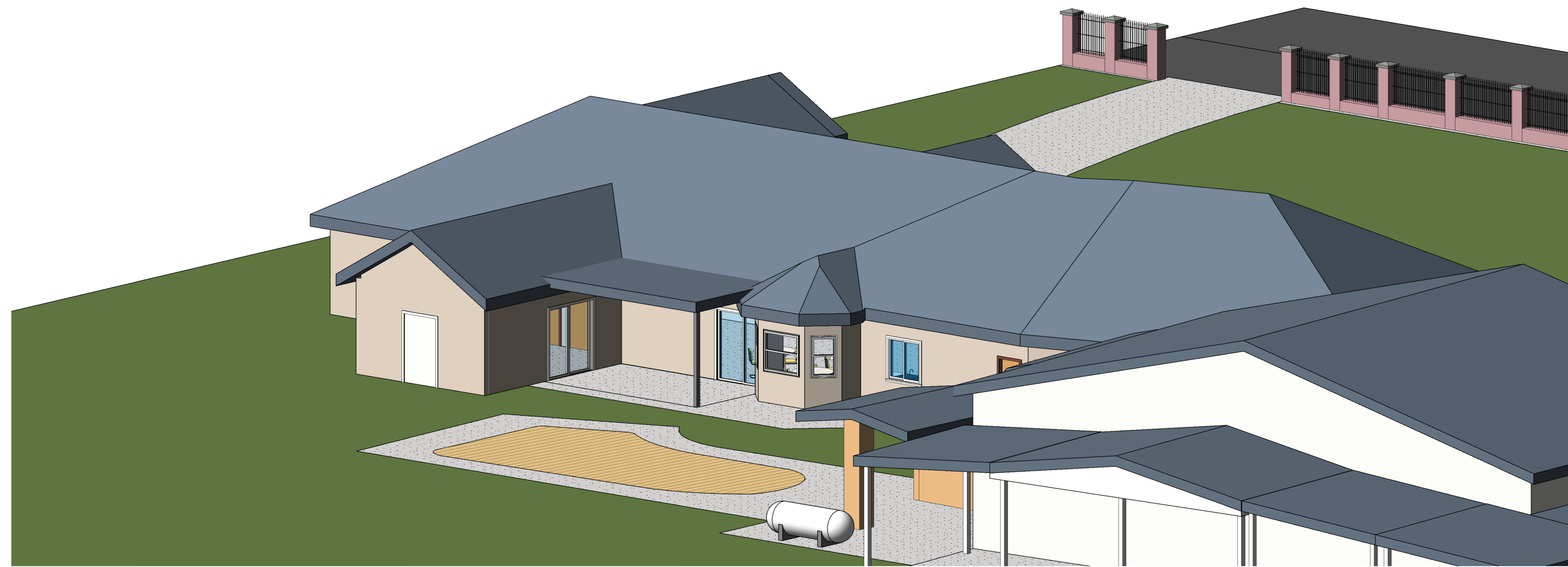
HB DESIGN EXPRESSLY RESERVES ALL COPYRIGHT AND PROPERTY RIGHTS IN THIS DOCUMENT. THIS DOCUMENT IS AN INSTRUMENT OF PROFESSIONAL SERVICE IS NOT BE REPRODUCED, CHANGES OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF HB DESIGN.



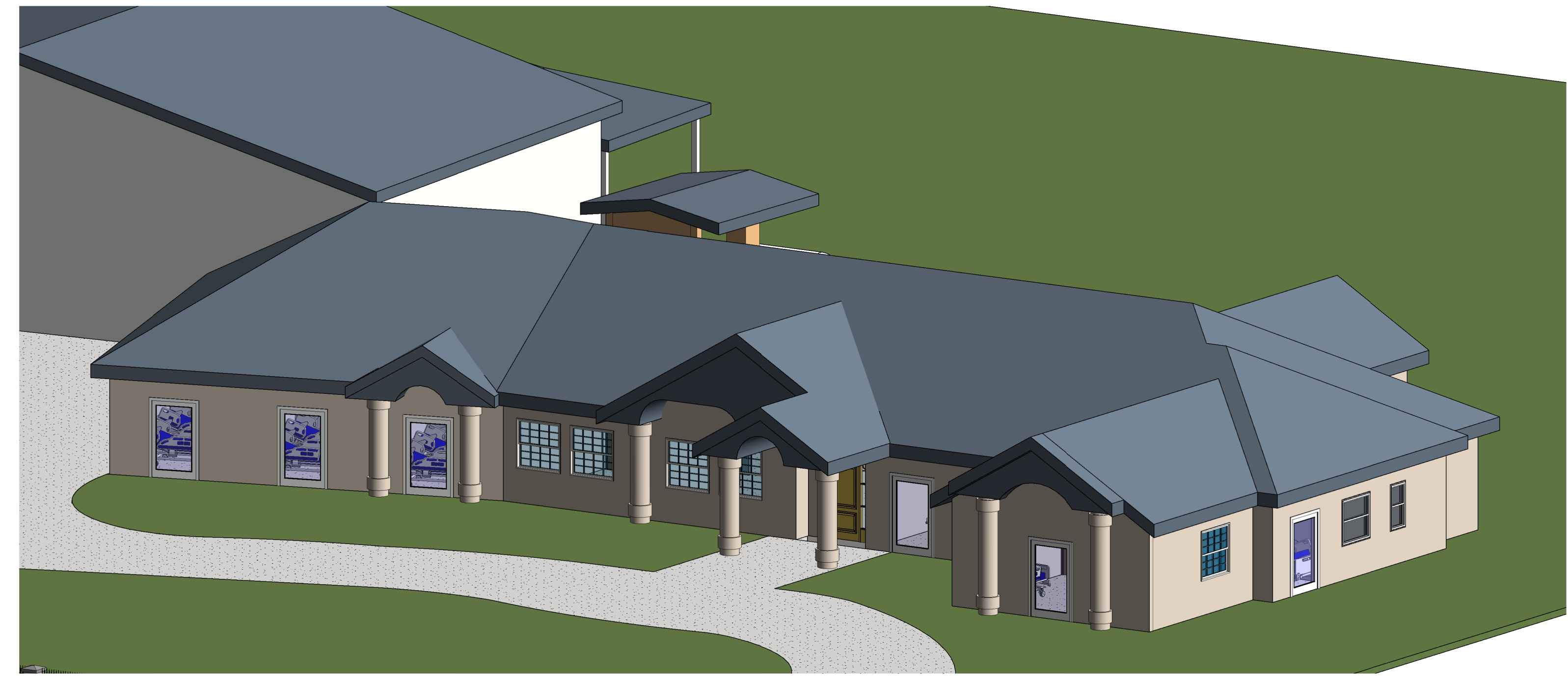
① (3D) Copy 1



② (3D) Copy 2



③ (3D) Copy 3



④ (3D) Copy 4

REVISIONS		
REV	DESCRIPTION	DATE

STAMP



HB DESIGN:  
 7364 N BABIGIAN AVE.,  
 FRESNO, CA 93722  
 PH. +1 559 275 7323  
 PH. +1 646 573 5030  
 EMAIL:  
 HARUTYUN.BABUJYAN@G  
 MAIL.COM

PROJECT TITLE:

*18-Bed Congregate Health Care Facility*  
 FOR: *Owner*  
 5820 N De Wolf Ave  
 Clovis, CA 93619

PAGE TITLE:

**3D VIEWS**

DRAWN BY: **LP**  
 CHECKED BY: **HB**

DATE:  
 Issue Date  
 PROJECT NUMBER:  
 Project Number

**A104**

HB DESIGN EXPRESSLY RESERVES ALL COPYRIGHT AND PROPERTY RIGHTS IN THIS DOCUMENT. THIS DOCUMENT IS AN INSTRUMENT OF PROFESSIONAL SERVICE IS NOT BE REPRODUCED, CHANGES OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF HB DESIGN.



Fresno County Department of Public Works and Planning

Date Received: (Application No.)

MAILING ADDRESS: Department of Public Works and Planning Development Services and Capital Projects 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:

Existing residence to be converted into an 18-bed Congregate Living Health Facility (CLHF).

CEQA DOCUMENTATION: Initial Study PER N/A

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

LOCATION OF PROPERTY: East side of North De Wolf Ave, approximately 332 feet south from the intersection with East Bullard Ave, between northerly adjacent from the City of Clovis and Street address: 5820 North De Wolf Ave, Clovis, CA 93619

APN: 554-030-02 Parcel size: 2.16 Acre Section(s)-Twp/Rg: S - T S/R E

ADDITIONAL APN(s):

I, Valeri Sahakyan (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 Valeri Sahakyan (Owner and Applicant) and Harutyun Babujyan (Representative).

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
Agency:
SEWER: Yes / No
Agency:

STAFF DETERMINATION: This permit is sought under Ordinance Section:

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

Related Application(s):

APN # - -

Zone District: AE-20

APN # - -

Parcel Size: 2.16 Acre

APN # - -

APN # - -

over.....



# 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: Valeri Sahakyan Phone/Fax: 559-777-7797  
Mailing Address: 411 East Swallow Ct. Fresno CA 93730  
Street City State/Zip
2. Applicant: Valeri Sahakyan Phone/Fax: 559-777-7797  
Mailing Address: 411 East Swallow Ct. Fresno CA 93730  
Street City State/Zip
3. Representative: Harutyun Babjyan Phone/Fax: 646-573-5030  
Mailing Address: 7364 N. Babigian Ave. Fresno CA 93722  
Street City State/Zip
4. Proposed Project: Existing residence to be converted into an 18-bed Congregate Living Health Facility (CLHF).
5. Project Location: The subject parcel is located on the east side of N. DeWolf Ave., approx. 332 feet south from the intersection with E. Bullard Ave.
6. Project Address: 5820 N. De Wolf Ave., Clovis, CA 93619
7. Section/Township/Range: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_
8. Parcel Size: 2.16 acre
9. Assessor's Parcel No. 554-030-02 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 type="checkbox"/> Other _____                                 |  |

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 District<sup>1</sup>: AE-20

14. Existing General Plan Land Use Designation<sup>1</sup>: Agriculture/.

**ENVIRONMENTAL INFORMATION**

15. Present land use: Residential property  
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:

\_\_\_\_\_  
\_\_\_\_\_

Describe the major vegetative cover: \_\_\_\_\_

Any perennial or intermittent water courses? If so, show on map: \_\_\_\_\_

Is property in a flood-prone area? Describe:

\_\_\_\_\_  
\_\_\_\_\_

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

North: Residential

South: Residential

East: Residential

West: Residential



24. Anticipated volume of water to be used (gallons per day)<sup>2</sup>: 600 gallons
25. Proposed method of liquid waste disposal:  
 septic system/individual  
 community system<sup>3</sup>-name city sewer system
26. Estimated volume of liquid waste (gallons per day)<sup>2</sup>: 600 gallons
27. Anticipated type(s) of liquid waste: N/A
28. Anticipated type(s) of hazardous wastes<sup>2</sup>: Syringes
29. Anticipated volume of hazardous wastes<sup>2</sup>: 3 Biohazard bins monthly
30. Proposed method of hazardous waste disposal<sup>2</sup>: By certified Biohazard waste company
31. Anticipated type(s) of solid waste: Regular household trash, including food and household supplies
32. Anticipated amount of solid waste (tons or cubic yards per day): 4 City trash bins weekly
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): 2 City trash bins weekly
34. Proposed method of solid waste disposal: city sewer system
35. Fire protection district(s) serving this area: Fresno County
36. Has a previous application been processed on this site? If so, list title and date: N/A
37. Do you have any underground storage tanks (except septic tanks)? Yes \_\_\_\_\_ No \_\_\_\_\_
38. If yes, are they currently in use? Yes \_\_\_\_\_ No \_\_\_\_\_

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

SIGNATURE



09/18/2023  
DATE

<sup>1</sup>Refer to Development Services and Capital Projects Conference Checklist

<sup>2</sup>For assistance, contact Environmental Health System, (559) 600-3357

<sup>3</sup>For 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.*

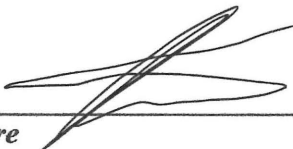
*The following projects are exempt from the fees:*

- 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



\_\_\_\_\_  
09/18/2023  
Date

# DEWOLF CARE

5820 N DE WOLF AVE, CLOVIS, CA 93619

VOICE: (559) 777-7797

dewolfcare@gmail.com

1. DeWolf Care is proposed to be an 18 bed Congregate Living Health Facility (CLHF). We will help residents to manage and recover from a variety of severe disabilities, injuries, and illnesses, such as:
  - Brain Injuries - traumatic, anoxic, aneurysms, cerebral vascular accidents.
  - Spinal Cord Injuries
  - Cerebral Palsy
  - Complex Wounds
  - Neuromuscular Disorders
  - Pulmonary and Respiratory Care Rehabilitation
  - Etc.

As a CLHF, we will provide complete patient care, medical supervision, 24-hour skilled nursing restorative and recreational therapies and activities, other health care services as requested.

2. DeWolf Care will be operating 24/7. All activities are indoor and mainly consist of medical therapeutic treatments and activities.
3. At DeWolf Care, visitations will be limited to one visitor per patient, per day. Visitation hours will be 9am - 5pm.
4. DeWolf Care will be employing four staff members per shift. There will be three eight- hour shifts. No live on-site workers will be employed.
5. Deliveries are usually planned to occur once a week and to consist of groceries, pharmacy needs, and other miscellaneous deliveries.
6. Access to the site will be through De Wolf Street, which is a public street.
7. As per Fresno Zone ordinance, we will provide (1) parking space for every three (3) employees, also we will provide (1) parking space for each four (400) hundred square feet of gross floor area.
8. No goods or products will be sold or are planned to be sold in the future on this property.

9. Equipment and supplies will be limited to medical and non-commercial items, such as oxygen concentrators, wheelchairs, hoist lifts, dressing, medication, etc.
10. The equipment and supplies noted above (line #9) will be stored in separate storage(s).
11. The site operation will not cause any unsightly appearances, such as unnecessary noise, glare, dust, or odor.
12. Medical waste which contains needles, syringes, and used wound supplies, if any, will be disposed of in special biohazard containers which will be removed from the premises regularly on a bi-weekly basis by a licensed medical waste company.
13. The estimated volume of water usage is between 400-500 gallons per day.
14. No advertisement is in prospect at this time. Since the Covid-19 pandemic, the demand for these types of services has increased excessively.
15. The entire existing building will be used in the operation. No new building will be constructed on this site. The existing and proposed areas will be modified as per building, health department and ADA standards.
16. The main building and detached storage (partially) will be used for the proposed health care facility purposes (please see attached Site plan for more clarification).
17. Outdoor lighting will be used, no outdoor sound amplification will be used.
18. Existing wooden, metal chain link and brick wall fencing will remain the same. Any required new fencing will be reconfigured during the design development phase. A part of the front yard landscaping will be re-designed.
19. All information is included in this letter.
20. DeWolf Care is treated as an S. Corp.  
S corporations are corporations that elect to pass corporate income, losses, deductions, and credits through to their shareholders for federal tax purposes. Shareholders of S corporations report the flow-through of income and losses on their personal tax returns and are assessed tax at their individual income tax rates. This allows S corporations to avoid double taxation on the corporate income. S corporations are responsible for tax on certain built-in gains and passive income at the entity level.

Please feel free to contact us if you have any questions or need additional information.

Fresno County Recorder  
Paul Dictos, CPA

**2023-0039675**

Recorded at the request of:  
SIMPLIFILE, PROVO

04/27/2023 02:04 34

Titles: 1 Pages: 3

Fees: \$17.00

CA SB2 Fees:\$0.00

Taxes: \$1210.00

Total: \$1227.00

**RECORDING REQUESTED BY:**

Chicago Title Company

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

Marine Zilfyan  
10010 Helen Ave.  
Sunland, CA 91040

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**Escrow Order No.:** FWFM-4502301009

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

Property Address: 5820 North De Wolf,  
Clovis, CA 93619-9234

APN/Parcel ID(s): 554-030-02

**GRANT DEED**

**The undersigned grantor(s) declare(s)**

- This transfer is exempt from the documentary transfer tax.  
 **The documentary transfer tax is \$1,210.00** 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 in Fresno County

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,** Brett A. Passmore, Successor  
Trustee of the Sally J. Passmore Revocable Trust dated April 7, 2020

**hereby GRANT(S) to** Marine Zilfyan, a married woman as her sole and separate property

**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:** 5820 North De Wolf, Clovis, CA 93619-9234

**MAIL TAX STATEMENTS AS DIRECTED ABOVE**

**RECORDING REQUESTED BY:**  
Chicago Title Company

**When Recorded Mail Document  
and Tax Statement To:**  
Marine Zilfyan  
5820 North De Wolf  
Clovis, CA 93619

**Escrow Order No.:** FWFM-4502301009  
Property Address: 5820 North De Wolf,  
Clovis, CA 93619-9234  
APN/Parcel ID(s): 554-030-02

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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

## GRANT DEED

**The undersigned grantor(s) declare(s)**

- This transfer is exempt from the documentary transfer tax.  
 **The documentary transfer tax is \$1,210.00** 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,** Brett A. Passmore, Successor  
Trustee of the Sally J. Passmore Revocable Trust dated April 7, 2020

hereby **GRANT(S)** to Marine Zilfyan

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:** 5820 North De Wolf, Clovis, CA 93619-9234

## MAIL TAX STATEMENTS AS DIRECTED ABOVE

**GRANT DEED**  
(continued)

APN/Parcel ID(s): 554-030-02

Dated: April 11, 2023

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

The Sally J. Passmore Revocable Trust dated April 7, 2020

BY: *Brett Passmore*  
Brett A. Passmore  
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

County of Fresno

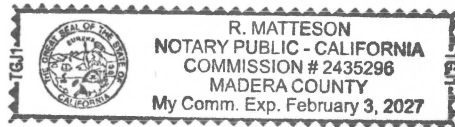
On 4-25-23 before me, R. Matteson, Notary Public,  
(here insert name and title of the officer)

personally appeared Brett Passmore,  
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 that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *[Handwritten Signature]*



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 554-030-02**

---

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

PARCEL 3 OF PARCEL MAP 3005, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 19 PAGE 82 OF PARCEL MAPS, FRESNO COUNTY RECORDS.



































PRIVATE  
PROPERTY  
NO TRESPASSING



PRIVATE  
PROPERTY  
NO TRESPASSING



PRIVATE  
PROPERTY  
NO TRESPASSING





PRIVATE  
PROPERTY  
NO TRESPASSING















08190F3















































