



# County of Fresno

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

DATE: September 6, 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: 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  
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,  
Pacific Gas and Electric, Centralized Review Team, Attn: [PGEPlanReview@pge.com](mailto:PGEPlanReview@pge.com)

FROM: Reymundo Peraza, Planner  
Development Services and Capital Projects Division

SUBJECT: **Director Review and Approval No. 4747**

APPLICANT: Erin Taylor

DUE DATE: **September 21, 2023**

As a condition of approval for PCOC 3520 the Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to allow an existing Permanent Secondary Dwelling Unit and an existing Accessory Dwelling Unit to remain on two newly adjusted parcels (PLA 23-09). Adjusted Parcel A (APN:042-043-23) is a 1.38-acre parcel (primary and secondary residences existing), and Adjusted Parcel B (APN:042-043-69) is a 4.09-acre parcel (primary and accessory dwelling unit existing). The subject properties are located within the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

The subject parcel is located on the southwest corner at the intersection of Clarkson Avenue and Chestnut Avenue, approximately 9-miles west from the City of Kingsburg. (APN: 042-043-23 and 042-043-69) (2847 E. Clarkson Avenue and 2823 E. Clarkson Avenue) ([Sup. Dist. 4](#)).

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 **September 21, 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, Reymundo Peraza, 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) 600-4224, or email [rperaza@fresnocountyca.gov](mailto:rperaza@fresnocountyca.gov)

RP  
G:\4360Devs&PI\PROJSEC\PROJDOCS\DRAW\4700-4799\4747\Routing\4747 Routing Ltr.doc

*Activity Code (Internal Review): 2392*

Enclosures



Fresno County Department of Public Works and Planning

Date Received: 8-16-2023 DRA 4147 (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:

Empty box for description of proposed use or request.

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: South side of Clarkson Ave between Chestnut and Cedar Street address: 2871 E. Clarkson + 2831 E. Clarkson

APN: 042-043-23, 69, 70 Parcel size: 1.38ac / 4.087ac / 34.55ac Section(s)-Twp/Rg: S 36 - T 16 S/R 20 E

ADDITIONAL APN(s): 042-043-23, 042-043-69, 042-043-70

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.

Owner: Darrin + Erin Taylor 2871 E. Clarkson Selma CA 93662 (559) 960-2723
Applicant: Art + Pam Morris 2831 E. Clarkson Selma CA 93662
Representative: Aaron Spray 620 DeWitt Suite 101 Clovis CA 93612 (559) 297-4200

CONTACT EMAIL:

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: DRA 4147 Fee: \$ 1570.00
Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
PER/Initial Study No.: Fee: \$
Ag Department Review: Fee: \$ 25.00
Health Department Review: Fee: \$ 432.00
Received By: R.P Invoice No.: TOTAL: \$ 2,027.00

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 # - - -
APN # - - -
APN # - - -
APN # - - -

Zone District:

Parcel Size:

over.....

**REQUIRED FINDINGS NECESSARY FOR GRANTING A  
CONDITIONAL USE PERMIT APPLICATION  
AS SPECIFIED IN ZONING ORDINANCE SECTION 873**

1. That the site of the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping, and other features required by this Division, to adjust said use with land and uses in the neighborhood.
2. That the site for proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.
3. That the proposed use will have no adverse effect on abutting property and surrounding neighborhood or the permitted use thereof.
4. That the proposed development is consistent with the General Plan.

**REQUIRED FINDINGS NECESSARY FOR THE GRANTING  
OF A VARIANCE APPLICATION AS SPECIFIED IN ZONING  
ORDINANCE SECTION 877**

1. There are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other property in the vicinity having the identical zoning classification.
2. Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, which right is possessed by other property owners under like conditions in the vicinity having the identical zoning classification.
3. The granting of a variance will not be materially detrimental to the public welfare or injurious to property and improvement in the vicinity in which the property is located.
4. The granting of such variance will not be contrary to the objectives of the General Plan.

**REQUIRED FINDINGS NECESSARY FOR THE GRANTING  
OF A DIRECTOR REVIEW AND APPROVAL APPLICATION  
AS SPECIFIED IN ZONING ORDINANCE SECTION 872**

1. That the site of the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by this Division, to adjust said use with land and uses in the neighborhood.
2. That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.
3. That the proposed use will not be detrimental to the character of the development in the immediate neighborhood or the public health, safety, and general welfare.
4. That the proposed development be consistent with the General Plan.

**REQUIREMENTS FOR SUBMITTING SITE PLANS TO THE  
FRESNO COUNTY PUBLIC WORKS AND PLANNING  
DEPARTMENT**

The purpose of the site (or plot) plan is to enable the Development Services Division to determine whether or not a proposed development conforms to Zoning Ordinance regulations. The requirements below are necessary to ensure proper and timely review based on complete information, and to prevent unnecessary delays in the processing of applications. Improper or incomplete site plans will not be accepted.

**General Requirements**

1. The plan must be drawn on a sheet having the following minimum dimensions:
  - 18" x 24" for CUPs and SPRs
  - 8.5" x 11" for Variances and DRAs
2. The plan must show the entire parcel of property described in the application. If only a portion of an existing parcel is to be developed, a key map shall be included showing the entire parcel.
3. The plan must be drawn to scale, and the scale must be clearly shown. (Scale should also be large enough to adequately show required information). Parking and circulation plans must be drawn to a scale of 1"= 30', 1/32"= 1', or larger.
4. The plan shall be drawn so that north is at the top of the page and shall include a north arrow.
5. Each plan shall be folded individually, with the bottom right-hand corner facing up. Maximum acceptable folded size shall be 8.5" x 11"

**Specific Information to be Shown**

1. All existing and proposed building and structures, including buildings to be removed. Buildings should be labeled as either existing (E) or proposed (P).
2. The proposed use of all buildings and structures.
3. All adjacent streets and roads and their names
4. Access to the property: pedestrian, vehicular, and service.
5. Proposed street improvements and dedications.

6. Existing and proposed off-street parking and loading areas: location and type of paving, number of spaces (including detailed layout) and internal circulation pattern.
7. Existing and proposed signs: location, type of lighting, face area (text) and height.
8. Existing and proposed on-site lighting: location, type of fixtures, height and method of controlling glare and illumination.
9. The following measurements:
  - All dimensions of the site (or sites)
  - All dimensions of buildings and structures (including height).
  - All dimensions of off-street parking and loading areas.
  - The distance of all buildings and structures from property lines.
  - The distance between all buildings and structures.
10. Walls and fences: location, height and type of material.
11. Landscaping: location and type of plant material.
12. Pedestrian walkways: location, width and type of paving.
13. Existing wells and private sewage disposal systems.
14. Such other information as may be pertinent to the application.



# County of Fresno

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

## AGENT AUTHORIZATION

### AUTHORIZATION OF AGENT TO ACT ON BEHALF OF PROPERTY OWNER

The Agent Authorization form is required whenever a property owner grants authority to an individual to submit and/or pursue a land use entitlement application on their behalf. This form must be completed by the property owner and submitted with the land use entitlement application to confirm that the property owner has granted authority to a representative to sign application forms on their behalf and represent them in matters related to a land use entitlement application.

**The below named person is hereby authorized to act on my behalf as agent in matters related to land use entitlement applications associated with the property listed below.**

Aaron Spray  
Agent Name (Print or Type)

Dixon & Associates, Inc  
Company Name (Print or Type)

620 DeWitt St. 101  
Mailing Address

clovis CA 93612  
City / State / Zip Code

559-297-4200 ext 1  
Phone Number

aaron@dixonsurveying.com  
Email Address

042-043-23, 69, 70  
Project APN

2871 E. Clarkson Ave Selma, CA 93662  
Project Street Address

A list consisting of 3 additional properties is attached (include the APN for each property).

Project Description (Print or Type):

Secondary Dwelling

**The undersigned declares under penalty of perjury that they own, possess, control or manage the property referenced in this authorization and that they have the authority to designate an agent to act on behalf of all the owners of said property. The undersigned acknowledges delegation of authority to the designated agent and retains full responsibility for any and all actions this agent makes on behalf of the owner.**

[Signature]  
Owner Signature

7/24/23  
Date

Erin Taylor  
Owner Name (Print or Type)

559-960-2723  
Phone Number

emorris@mail.fresnostate.edu  
Email Address

*\* If the legal owner of the property is a corporation, company, partnership or LLC, provide a copy of a legal document with this authorization form showing that the individual signing this authorization form is a duly authorized partner, officer or owner of said corporation, company, partnership or LLC.*



# 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: Darrin + Erin Taylor  
Ernie + Tami Morris  
Art + Pam Morris Phone/Fax 559-960-2723

Mailing Address: 2871 E Clarkson Ave Selma 93662  
2831 E. Clarkson Av \_\_\_\_\_  
Street City State/Zip

2. Applicant: (same as above) Phone/Fax: 559-960-2723

Mailing Address: " " "  
Street City State/Zip

3. Representative: Aaron Spray Phone/Fax: 559-297-4200

Mailing Address: 620 DeWitt Suite 101 Clovis CA 93612  
Street City State/Zip

4. Proposed Project: Secondary Dwelling

5. Project Location: Selma, CA

6. Project Address: 2871 E Clarkson  
2831 E Clarkson Selma, CA

7. Section/Township/Range: 36 / 16 / 20 8. Parcel Size: 1.38ac 1.49ac 37.15ac

9. Assessor's Parcel No. 042-043-23,69,70 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: AE-20

14. Existing General Plan Land Use Designation: Agricultural

**ENVIRONMENTAL INFORMATION**

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

See Attached Site Plan

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

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

Is property in a flood-prone area? Describe:

No

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

North: Agricultural

South: Agricultural

East: Agricultural

West: Agricultural

17. What land use(s) in the area may be impacted by your Project?: None / N/A

18. What land use(s) in the area may impact your project?: None / N/A

19. Transportation:

NOTE: The information below will be used in determining traffic impacts from this project. The data may also show the need for a Traffic Impact Study (TIS) for the project.

A. Will additional driveways from the proposed project site be necessary to access public roads?  
       Yes   X   No

B. Daily traffic generation:

I. Residential - Number of Units       2        
Lot Size       4.097 ac        
Single Family       2        
Apartments       None      

II. Commercial - Number of Employees       N/A        
Number of Salesmen       ↓        
Number of Delivery Trucks       ↓        
Total Square Footage of Building       ↓      

III. Describe and quantify other traffic generation activities:       None / N/A      

20. Describe any source(s) of noise from your project that may affect the surrounding area:       None / N/A      

21. Describe any source(s) of noise in the area that may affect your project:       None / N/A      

22. Describe the probable source(s) of air pollution from your project:       None / N/A      

23. Proposed source of water:

private well

community system<sup>3</sup>--name: \_\_\_\_\_ OVER.....



24. *Anticipated volume of water to be used (gallons per day)<sup>2</sup>:* \_\_\_\_\_
25. *Proposed method of liquid waste disposal:*  
 ( ) *septic system/individual*  
 ( ) *community system<sup>3</sup>-name* \_\_\_\_\_
26. *Estimated volume of liquid waste (gallons per day)<sup>2</sup>:* \_\_\_\_\_
27. *Anticipated type(s) of liquid waste:* \_\_\_\_\_
28. *Anticipated type(s) of hazardous wastes<sup>2</sup>:* \_\_\_\_\_
29. *Anticipated volume of hazardous wastes<sup>2</sup>:* \_\_\_\_\_
30. *Proposed method of hazardous waste disposal<sup>2</sup>:* \_\_\_\_\_
31. *Anticipated type(s) of solid waste:* \_\_\_\_\_
32. *Anticipated amount of solid waste (tons or cubic yards per day):* \_\_\_\_\_
33. *Anticipated amount of waste that will be recycled (tons or cubic yards per day):* \_\_\_\_\_
34. *Proposed method of solid waste disposal:* \_\_\_\_\_
35. *Fire protection district(s) serving this area:* \_\_\_\_\_
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

    7/24/23    

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:*

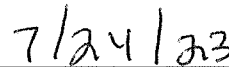
- 1. All projects statutorily exempt from the provisions of CEQA (California Environmental Quality Act).*
- 2. All projects categorically exempt by regulations of the Secretary of Resources (State of California) from the requirement to prepare environmental documents.*

*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.*



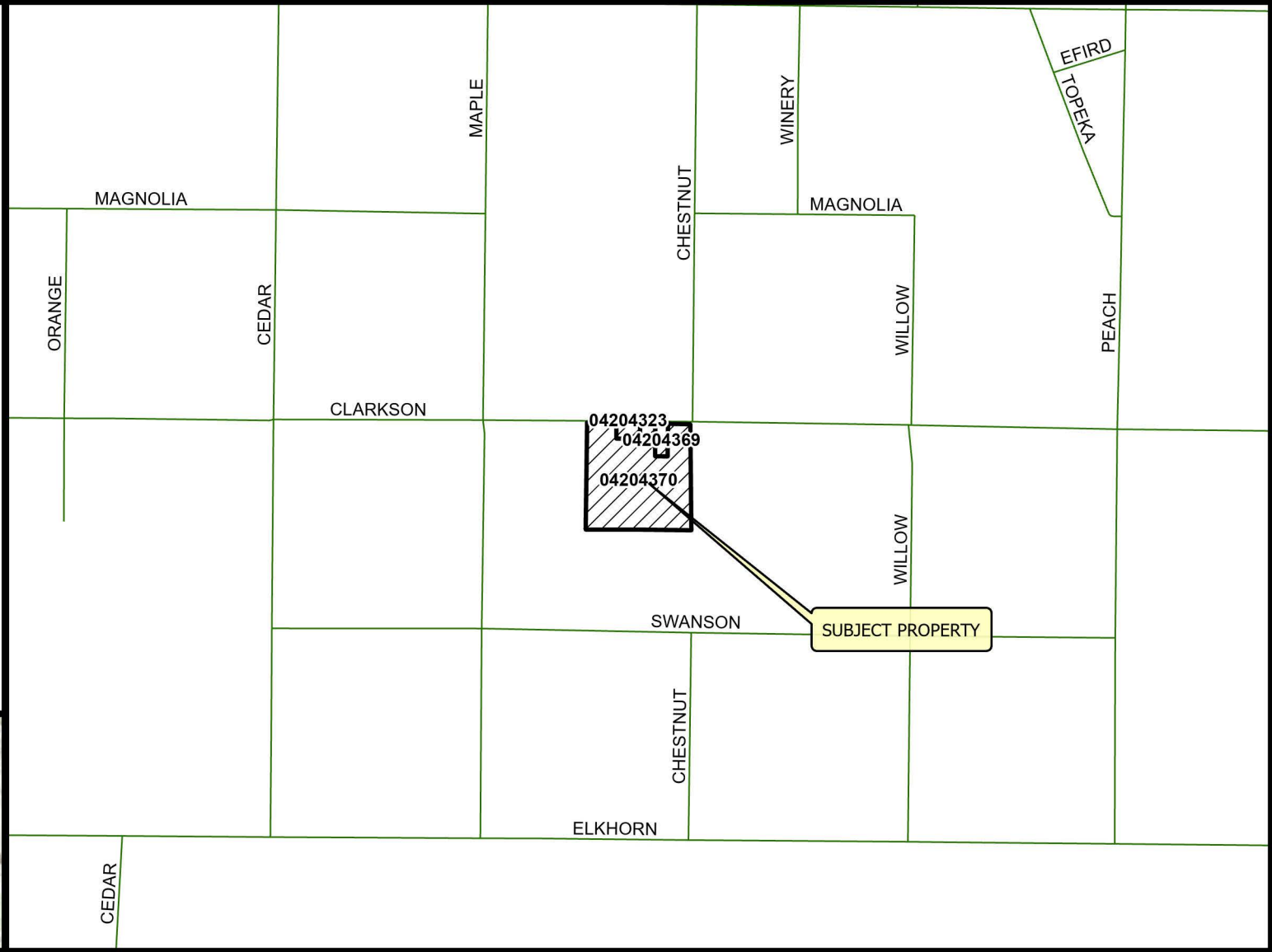
Applicant's Signature



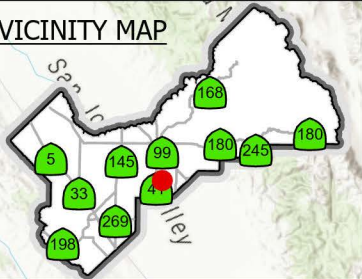
Date

**Legend**

 Subject Property



**VICINITY MAP**

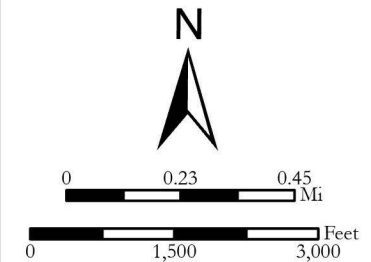


# LOCATION MAP



## DRA4747

## 2023

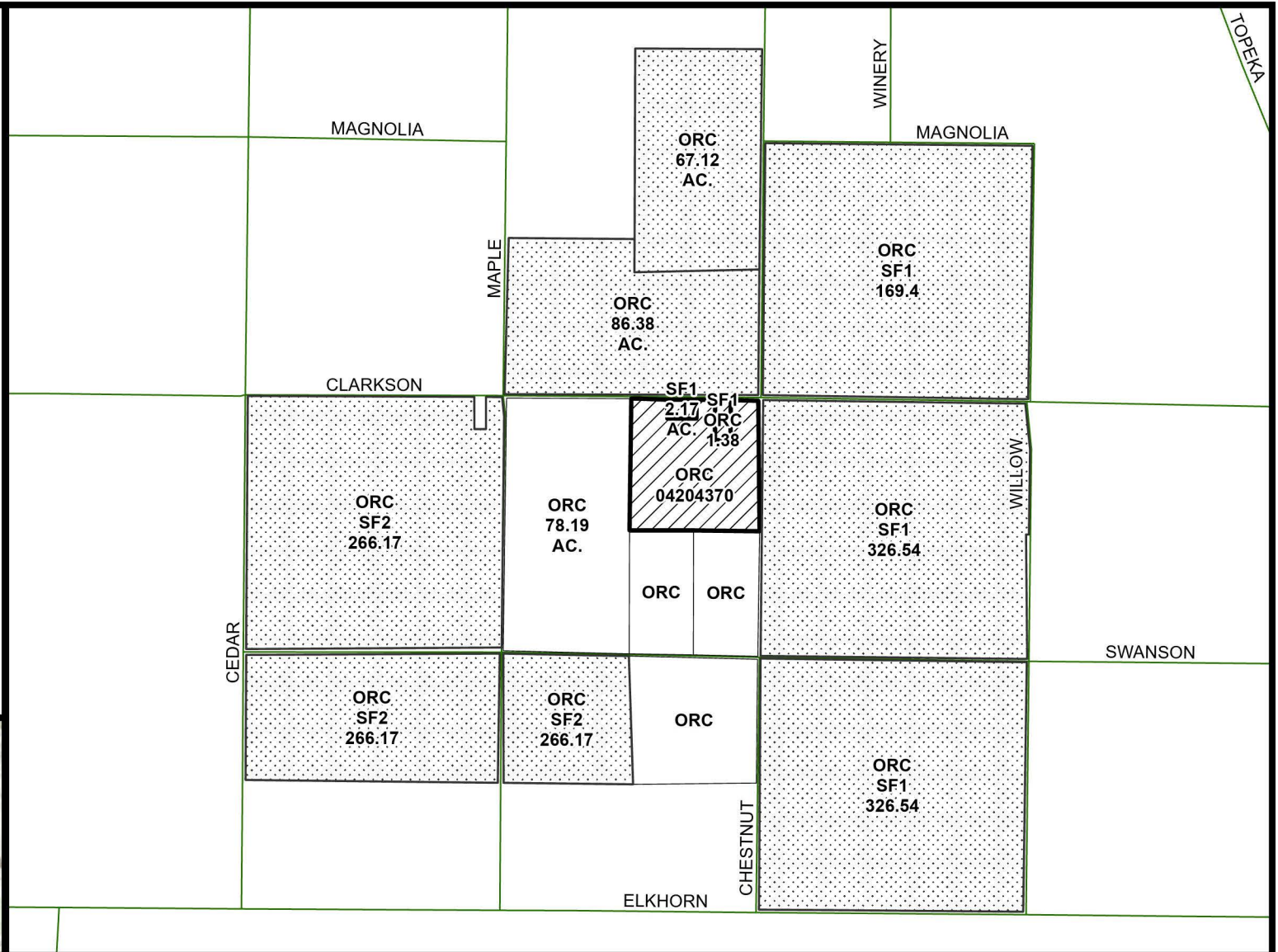
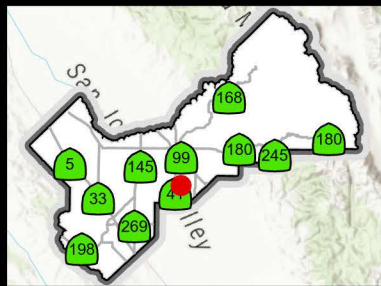
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
Person Prepared by : chuang  
On Date : 8/24/2023



**LEGEND:**

-  Subject Property
-  Ag Contract Land

LEGEND
ORC - ORCHARD
SF#- SINGLE FAMILY RESIDENCE
V - VACANT

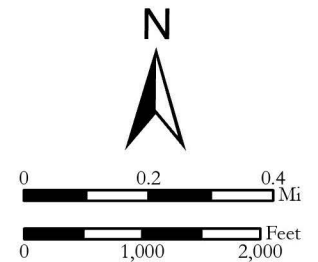


# Existing Land Use Map

## DRA4747

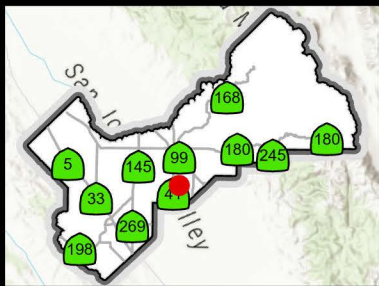
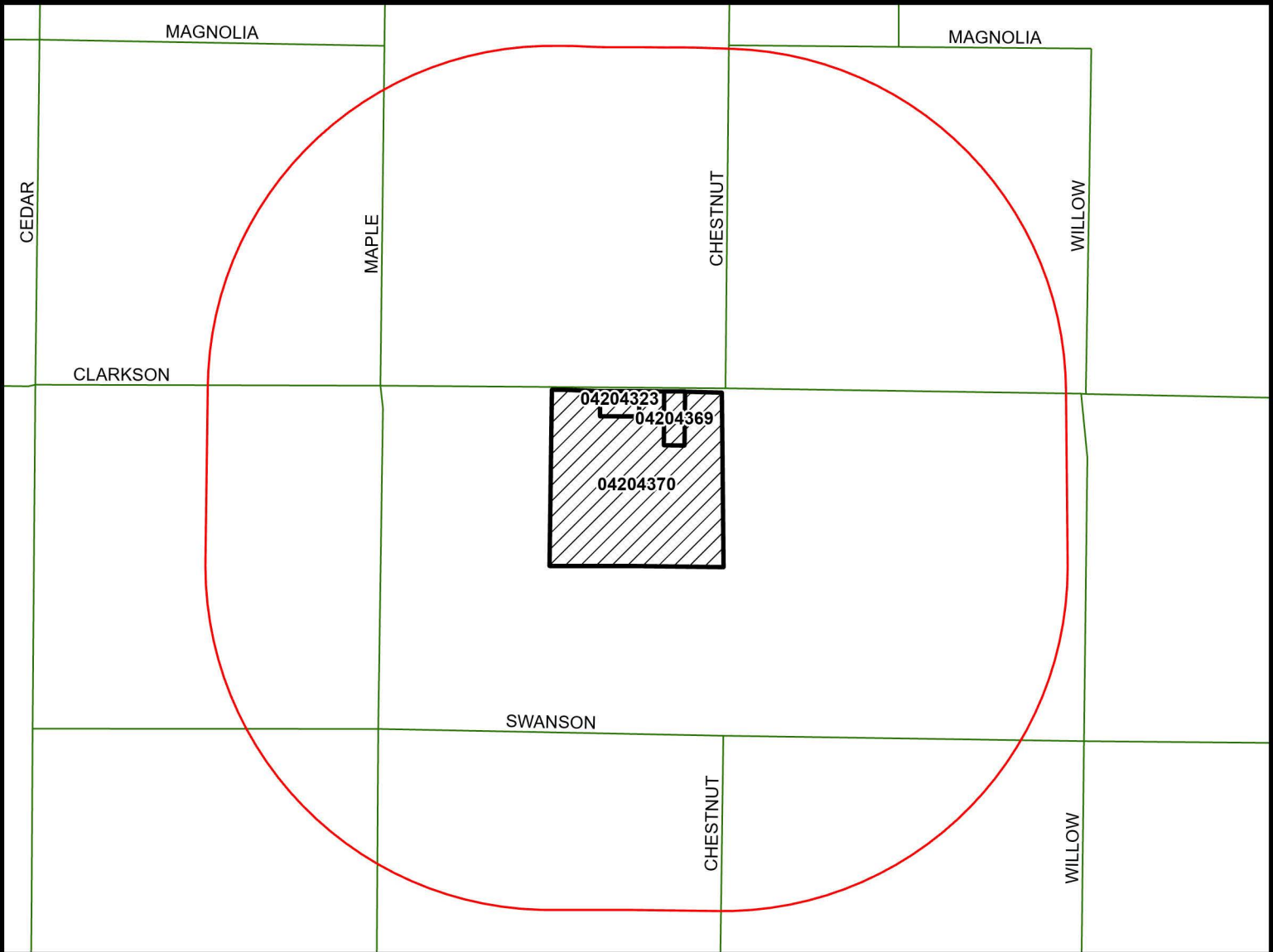
## 2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
 Person Prepared by : chuang  
 On Date : 8/24/2023



**Legend**

-  Half Mile Buffer
-  Subject Property

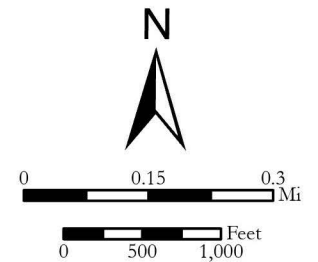


# Proximity Map



## DRA4747

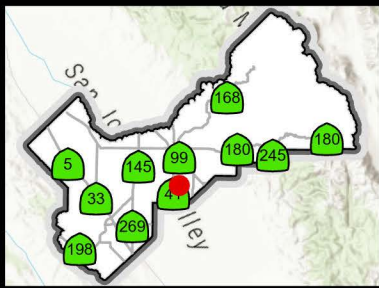
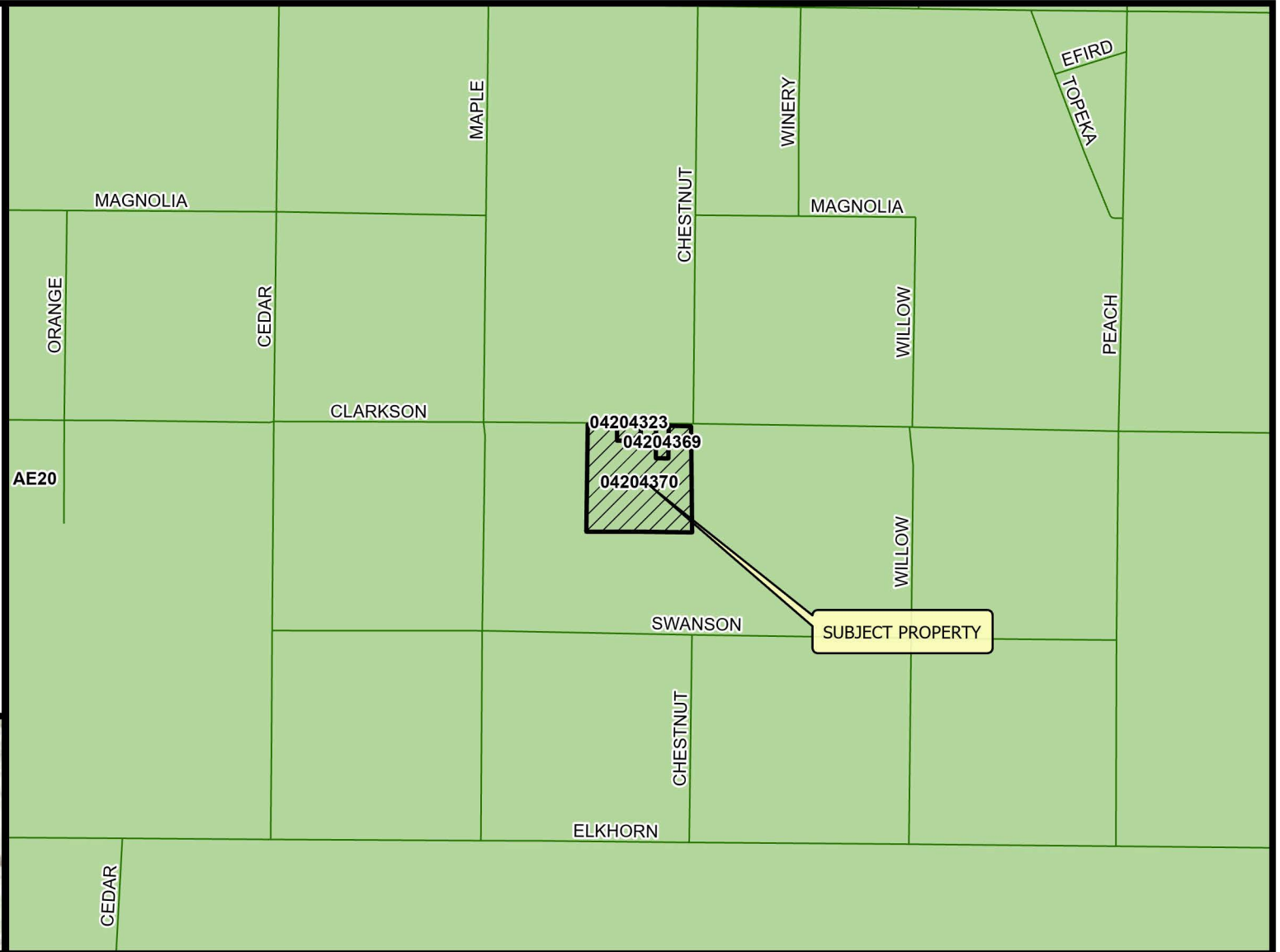
## 2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
Person Prepared by : chuang  
On Date : 8/24/2023



**Legend**

-  Subject Property
-  AE20

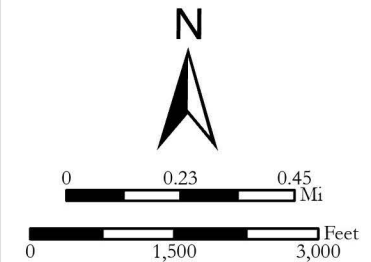


# Existing Zoning Map

DRA4747  
STR 36 - 16S / 20E

2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
 Person Prepared by : chuang  
 On Date : 8/24/2023



J



FRESNO County Recorder

Robert C. Werner

DOC- 2004-0232875

Acct 4-Fidelity National Title Company

Friday, OCT 15, 2004 08:00:00

Ttl Pd \$30.00

Nbr-0001627858

djs/R6/1-8

This document is filed for record by Fidelity National Title =>

20409033

Parcel #  
42--043-23

Prepared By:  
ALFIE JOY SABADLAB

Record and Return Address:  
Chase Manhattan Bank USA, N.A.  
c/o Chase Manhattan Mortgage Corporation  
1500 N. 19th St.  
Monroe, LA 71201  
Attn: Document Control 6th FL. - HE

Reference # 042361519300  
Servicing # 8039357424

**CALIFORNIA  
OPEN END DEED OF TRUST  
(Securing Future Advances)**

THIS DEED OF TRUST is made on October 4, 2004. The trustor is ARTHUR MORRIS III and PAMELA SHERRELL MORRIS, HUSBAND AND WIFE AS COMMUNITY PROPERTY

The trustee is Douglas E. Miles ("Trustee"). The beneficiary is Chase Manhattan Bank USA, N.A. a national banking association whose address is 200 White Clay Center Drive, Route 273, Newark, DE 19711 or its successors or its assignees. Any communication to the Lender should be sent to C/O Chase Manhattan Mortgage Corporation, 250 West Huron Road, P. O. Box 93764, Cleveland, OH 44113.

In this Deed of Trust, the terms "you," "your" and "yours" refer to the trustor(s). The terms "we," "us" and "our" refer to the beneficiary.

Pursuant to a Home Equity Line of Credit Agreement dated the same date as this Deed of Trust ("Agreement"), you may incur maximum unpaid loan indebtedness (exclusive of interest thereon) in amounts fluctuating from time to time up to the maximum principal sum outstanding at any time of Seventy-Five Thousand and 00/100 Dollars (U.S. \$ 75,000.00 ). The Agreement provides for a final scheduled installment due and payable not later than on October 18, 2034 . You agree that this Deed of Trust shall continue to secure all sums now or hereafter advanced under the terms of the Agreement including, without limitation, such sums that are advanced by us whether or not at the time the sums are advanced there is any principal sum outstanding under the Agreement. The parties hereto intend that this Deed of Trust shall secure unpaid balances, and all other amounts due to us hereunder and under the Agreement.

This Deed of Trust secures to us: (a) the repayment of the debt evidenced by the Agreement, with interest, and all refinancings, renewals, extensions and modifications of the Agreement; (b) the payment of all other sums, with interest, advanced under this Deed of Trust to protect the security of this Deed of Trust; and (c) the performance of your covenants and agreements under this Deed of Trust and the Agreement. For this purpose and in consideration of the debt, you irrevocably grant and convey to the Trustee and Trustee's successors and assigns, in trust, with power of sale, the property located in FRESNO County, California, and more fully described in EXHIBIT A, which is attached hereto and made a part hereof, which property is more commonly known as 2831 E. CLARKSON AVENUE, SELMA, CA 93662-9652  
("Property Address");

**TOGETHER WITH** all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Deed of Trust. All of the foregoing is referred to in this Deed of Trust as the "Property."

**YOU COVENANT** that you are lawfully seized of the estate hereby conveyed and have the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. You warrant and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

**YOU AND WE** covenant and agree as follows:

- 1. Payment of Principal, Interest and Other Charges.** You shall pay when due the principal of and interest owing under the Agreement and all other charges due hereunder and due under the Agreement.
- 2. Application of Payments.** Unless applicable law provides otherwise, all payments received by us under the Agreement and Section 1 shall be applied by us as provided in the Agreement.
- 3. Prior Deed of Trusts; Charges; Liens.** You shall perform all of your obligations under any mortgage, deed of trust or other security instruments with a lien which has priority over this Deed of Trust, including your covenants to make payments when due. You shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attain priority over this Deed of Trust or any advance under this Deed of Trust, and leasehold payments or ground rents, if any. Upon our request, you shall promptly furnish to us all notices of amounts to be paid under this paragraph and receipts evidencing any such payments you make directly. You shall promptly discharge any lien (other than a lien disclosed to us in your application or in any title report we obtained) which has priority over this Deed of Trust or any advance under this Deed of Trust.

We specifically reserve to ourself and our successors and assigns the unilateral right to require, upon notice, that you pay to us on the day monthly payments are due an amount equal to one-twelfth (1/12) of the yearly taxes, and assessments (including condominium and planned unit development assessments, if any) which may attain priority over this Deed of Trust and ground rents on the Property, if any, plus one-twelfth (1/12) of yearly premium installments for hazard and mortgage insurance, all as we reasonably estimate initially and from time to time, as allowed by and in accordance with applicable law.

- 4. Hazard Insurance.** You shall keep the Property insured against loss by fire, hazards included within the term "extended coverage" and any other hazards, including floods or flooding, for which we require insurance. This insurance shall be maintained in the amounts and for the periods that we require. You may choose any insurer reasonably acceptable to us. Insurance policies and renewals shall be acceptable to us and shall include a standard mortgagee clause. If we require, you shall promptly give us all receipts of paid premiums and renewal notices. If you fail to maintain coverage as required in this section, you authorize us to obtain such coverage as we in our sole discretion determine appropriate to protect our interest in the Property in accordance with the provisions in Section 6. You understand and agree that any coverage we purchase may cover only our interest in the Property and may not cover your interest in the Property or any personal property therein. You also understand and agree that the premium for any such insurance may be higher than the premium you would pay for such insurance. You shall promptly notify the insurer and us of any loss. We may make proof of loss if you do not promptly do so.



Insurance proceeds shall be applied to restore or repair the Property damaged, if restoration or repair is economically feasible and our security would not be lessened. Otherwise, insurance proceeds shall be applied to sums secured by this Deed of Trust, whether or not then due, with any excess paid to you. If you abandon the Property, or do not answer within 30 days our notice to you that the insurer has offered to settle a claim, then we may collect and use the proceeds to repair or restore the Property or to pay sums secured by this Deed of Trust, whether or not then due. The 30-day period will begin when notice is given. Any application of proceeds to principal shall not require us to extend or postpone the due date of monthly payments or change the amount of monthly payments. If we acquire the Property at a forced sale following your default, your right to any insurance proceeds resulting from damage to the Property prior to the acquisition shall pass to us to the extent of the sums secured by this Deed of Trust immediately prior to the acquisition.

You shall not permit any condition to exist on the Property which would, in any way, invalidate the insurance coverage on the Property.

**5. Preservation, Maintenance and Protection of the Property; Borrower's Loan Application; Leaseholds.** You shall not destroy, damage or substantially change the Property, allow the Property to deteriorate, or commit waste. You shall be in default if any forfeiture action or proceeding, whether civil or criminal, is begun that in our good faith judgment could result in forfeiture of the Property or otherwise materially impair the lien created by this Deed of Trust or our security interest. You may cure such a default, as provided in Section 17, by causing the action or proceeding to be dismissed with a ruling that, in our good faith determination, precludes forfeiture of your interest in the Property or other material impairment of the lien created by this Deed of Trust or our security interest. You shall also be in default if you, during the loan application process, gave materially false or inaccurate information or statements to us (or failed to provide us with any material information) in connection with the loan evidenced by the Agreement, including, but not limited to, representations concerning your occupancy of the Property as a principal residence. If this Deed of Trust is on a leasehold, you shall comply with the lease. If you acquire fee title to the Property, the leasehold and fee title shall not merge unless we agree to the merger in writing.

**6. Protection of Our Rights in the Property; Mortgage Insurance.** If you fail to perform the covenants and agreements contained in this Deed of Trust, or there is a legal proceeding that may significantly affect our rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture or to enforce laws or regulations), then we may do, and pay for, anything necessary to protect the Property's value and our rights in the Property. Our actions may include paying any sums secured by a lien which has priority over this Deed of Trust or any advance under the Agreement or this Deed of Trust, appearing in court, paying reasonable attorneys' fees, paying any sums which you are required to pay under this Deed of Trust and entering on the Property to make repairs. We do not have to take any action we are permitted to take under this paragraph. Any amounts we pay under this paragraph shall become additional debts you owe us and shall be secured by this Deed of Trust. These amounts shall bear interest from the disbursement date at the rate established under the Agreement and shall be payable, with interest, upon our request. If we required mortgage insurance as a condition of making the loan secured by this Deed of Trust, you shall pay the premiums for such insurance until such time as the requirement for the insurance terminates.

**7. Inspection.** We may enter and inspect the Property at any reasonable time and upon reasonable notice.

**8. Condemnation.** The proceeds of any award for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to us. If the Property is abandoned, or if, after notice by us to you that the condemnor offers to make an award or settle a claim for damages, you fail to respond to us within 30 days after the date the notice is given, we are authorized to collect and apply the proceeds, at our option, either to restoration or repair of the Property or to the sums secured by this Deed of Trust, whether or not then due. Unless we and you otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments payable under the Agreement and Section 1 or change the amount of such payments.

**9. You Are Not Released; Forbearance by Us Not a Waiver.** Extension of time for payment or modification of amortization of the sums secured by this Deed of Trust granted by us to any of your successors in interest shall not operate to release your liability or the liability of your successors in interest. We shall not be required to commence proceedings against any successors in interest, refuse to extend time for payment or otherwise modify amortization of the sums secured by this Deed of Trust by reason of any demand made by you or your successors in interest. Our forbearance in exercising any right or remedy shall not waive or preclude the exercise of any right or remedy.

**10. Successors and Assigns Bound; Joint and Several Liability; Co-signers.** The covenants and agreements of this Deed of Trust shall bind and benefit your successors and permitted assigns. Your covenants and agreements shall be joint and several. Anyone who co-signs this Deed of Trust but does not execute the Agreement: (a) is co-signing this Deed of Trust only to mortgage, grant and convey such person's interest in the Property; (b) is not personally obligated to pay the Agreement, but is obligated to pay all other sums secured by this Deed of Trust; and (c) agrees that we and anyone else who signs this Deed of Trust may agree to extend, modify, forbear or make any accommodations regarding the terms of this Deed of Trust or the Agreement without such person's consent.

**11. Loan Charges.** If the loan secured by this Deed of Trust is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from you which exceed permitted limits will be refunded to you. We may choose to make this refund by reducing the principal owed under the Agreement or by making a direct payment to you. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Agreement.

**12. Notices.** Unless otherwise required by law, any notice to you provided for in this Deed of Trust shall be delivered or mailed by first class mail to the Property Address or any other address you designate by notice to us. Unless otherwise required by law, any notice to us shall be given by first class mail to our address stated above or any other address we designate by notice to you. Any notice provided for in this Deed of Trust shall be deemed to have been given to you or us when given as provided in this paragraph.

**13. Governing Law; Severability.** The extension of credit secured by this Deed of Trust is governed by federal law, which for the purposes of 12 USC § 85 incorporates Delaware law. However, the interpretation and enforcement of this Deed of Trust shall be governed by the law of the jurisdiction in which the Property is located, except as preempted by federal law. In the event that any provision or clause of this Deed of Trust or the Agreement conflicts with applicable law, such conflict shall not affect other provisions of this Deed of Trust or the Agreement which can be given effect without the conflicting provision. To this end the provisions of this Deed of Trust and the Agreement are declared to be severable.

**14. Transfer of the Property.** If all or any part of the Property or any interest in it is sold or transferred without our prior written consent, we may, at our option, require immediate payment in full of all sums secured by this Deed of Trust. However, this option shall not be exercised by us if exercise is prohibited by federal law as of the date of this Deed of Trust.

**15. Sale of Agreement; Change of Loan Servicer.** The Agreement or a partial interest in the Agreement (together with this Deed of Trust) may be sold one or more times without prior notice to you. A sale may result in a change in the entity (known as the "Loan Servicer") that collects monthly payments due under the Agreement and this Deed of Trust. There also may be one or more changes of the Loan Servicer unrelated to the sale of the Agreement. If there is a change of the Loan Servicer, you will be given written notice of the change as required by applicable law. The notice will state the name and address of the new Loan Servicer and the address to which payments should be made. The notice will also contain any information required by applicable law.

**16. Hazardous Substances.** You shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Property. You shall not do, nor allow anyone else to do, anything affecting the Property that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use, or storage on the Property of Hazardous Substances in quantities that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property. You shall promptly give us written notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which you have actual knowledge. If you learn or are notified by any government or regulatory authority, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, you shall promptly take all necessary remedial actions in accordance with Environmental Law. As used in this Deed of Trust, "Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this Deed of Trust, "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection.

**17. Acceleration; Remedies.** You will be in default if (1) any payment required by the Agreement or this Deed of Trust is not made when it is due; (2) we discover that you have committed fraud or made a material misrepresentation in connection with the Agreement; or (3) you take any action or fail to take any action that adversely affects our security for the Agreement or any right we have in the Property. If a default occurs (other than under Section 14, unless applicable law provides otherwise), we will give you notice specifying: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to you, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Deed of Trust and sale of the Property. The notice shall further inform you of the right to reinstate after acceleration and the right to bring a court action to assert the nonexistence of a default or any other defense you may have to acceleration and sale. If the default is not cured on or before the date specified in the notice, we, at our option, may require immediate payment in full of all sums secured by this Deed of Trust without further demand and may invoke the power of sale and other remedies permitted by applicable law. We shall be entitled to collect all expenses incurred in pursuing remedies provided in this Section 17, including, but not limited to, reasonable attorneys' fees as permitted by applicable law, but not to exceed 20% of the outstanding principal and interest and cost of title evidence.

If we invoke the power of sale, we shall execute or cause Trustee to execute a written notice of the occurrence of an event of default and of our election to cause the Property to be sold. Trustee shall cause this notice to be recorded in each county in which any part of the Property is located. We or the Trustee shall mail copies of the notice as prescribed by applicable law to you and to the other persons prescribed by applicable law. Trustee shall give public notice of sale to the persons and in the manner prescribed by applicable law. After the time required by applicable law, Trustee, without demand on you, shall sell the Property at public auction to the highest bidder at the time and place and under the terms designated in the notice of sale in one or more parcels and in any order Trustee determines. Trustee may postpone sale of all or any parcel of the Property by public announcement at the time and place of any previously scheduled sale. Either we or our designee may purchase the Property at any sale.

Trustee shall deliver to the purchaser Trustee's deed conveying the Property without any covenant or warrant, expressed or implied. The recitals in the Trustee's deed shall be prima facie evidence of the truth of the statements made therein. Trustee shall apply the proceeds of the sale in the following order: (a) to all expenses of the sale, including, but not limited to, reasonable Trustee's and attorneys' fees, as set forth above; (b) to all sums secured by this Deed of Trust; and (c) any excess to the *person or persons* legally entitled to it.

**18. Reconveyance.** Upon your request and payment of all sums secured by this Deed of Trust, we shall request Trustee to reconvey the Property and shall surrender this Deed of Trust and all notes evidencing debt secured by this Deed of Trust to Trustee. Trustee shall reconvey the Property without warranty to the person or persons legally entitled to it and may charge a \$45 fee as permitted by law to the person or persons legally entitled to the reconveyance. Such person or persons shall pay any recordation costs.

**19. Substitute Trustee.** We may, at our option, from time to time appoint a successor trustee to any Trustee appointed hereunder by an instrument executed and acknowledged by us and recorded in the office of the Recorder of the county in which the Property is located. The instrument shall contain the name of the original lender, Trustee and borrower, the book and page where this Deed of Trust is recorded and the name and address of the successor trustee. Without conveyance of the Property, the successor trustee shall succeed to all the title, powers and duties conferred upon the Trustee herein and by applicable law. This procedure for substitution of trustee shall govern to the exclusion of all other provisions for substitution.

**20. Request for Notices.** You request that copies of the notices of default and sale be sent to your address which is the Property Address.

**21. Statement of Obligation Fee.** We may collect a fee not to exceed \$30, the maximum amount permitted by law for furnishing the statement of obligation as provided in Section 2943 of the Civil Code of California.

**22. Discontinuance of Enforcement.** Notwithstanding our acceleration of the sums secured by this Deed of Trust under the provisions of Section 17, we may, in our sole discretion and upon such conditions as we in our sole discretion determine, discontinue any proceedings begun to enforce the terms of this Deed of Trust.

**23. Waiver.** No waiver by us at any time of any term, provision or covenant contained in this Deed of Trust or in the Agreement secured hereby shall be deemed to be or construed as a waiver of any other term, provision or covenant or of the same term, provision or covenant at any other time.

**24. Additional Charges.** You agree to pay reasonable charges as allowed by law in connection with the servicing of this loan including, without limitation, the costs of obtaining tax searches and subordinations. Provided, however, that nothing contained in this section is intended to create and shall not be construed to create any duty or obligation by us to perform any such act, or to execute or consent to any such transaction or matter, except a release of the Deed of Trust upon full repayment of all sums secured thereby.

**25. Riders to this Deed of Trust.** If one or more riders are executed by you and recorded together with this Deed of Trust, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Deed of Trust as if the rider(s) were a part of this Deed of Trust. [Check applicable box(es)]

Condominium Rider

1-4 Family Rider

Planned Unit Development Rider

Other(s) \_\_\_\_\_



**EXHIBIT "ONE"**  
**LEGAL DESCRIPTION**

That portion of lot 1 of the subdivision of section 36, Township 16 South, Range 20 East, Mount Diablo Base and Meridian, according to the map of Fresno Valley Tract Recorded in book 5 of Record of surveys at page 34 Fresno County Records described as follows:

Beginning at a point on the north line of said Section 36 which lies west a distance of 845.00 feet from the northeast corner thereof; thence south at right angles a distance of 200.00 feet; thence West at right angles a distance of 300.00 feet; thence north at right angles a distance of 200.00 feet to a point on the north line of said section 36, thence east a distance of 300.00 feet to the point of beginning.

Reserving unto grantors an easement for underground Irrigation pipeline and incidental purposes, together with rights of ingress thereto and egress therefrom for purposes of installation, maintenance, modification, repair and or removal, over in and along a strip of land 20 feet in width, and lying 10 feet wide on each side of a centerline beginning at a point on the east line the above deeded property 155 feet south of the north line of section 36, Township 16 South, Range 20 East, Mount Diablo Base and Meridian, and running westerly therefrom parallel with the north line of said section 36 a distance of 130 feet; thence North to a point 35 feet south of the north line of said section 36; thence west parallel with and 35 feet south of the north line of said section 36 to the westerly line of the above deeded property.

Assessor's Parcel No: 042-043-23



Recording Requested by  
RECORDING REQUESTED BY  
CHICAGO TITLE COMPANY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO: \_\_\_\_\_

Fresno County Recorder  
Paul Dictos, CPA

2021-0036857

Recorded at the request of:  
CHICAGO TITLE BAKERSFIELD -

03/04/2021 01:58 35

Titles: 1 Pages: 2

Fees: \$22.00

CA SB2 Fees: \$75.00

Taxes: \$0.00

Total: \$97.00

Name Darrin and Erin Taylor  
Street Address 2871 E. Clarkson Avenue  
City & State Selma, CA. 93662  
Zip

042-043-69

Title Order No. FWFM-TO20001711 Escrow No. N/A

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### Grant Deed

THE UNDERSIGNED GRANTOR (S) DECLARE (S)

APN: 042-043-067

DOCUMENTARY TRANSFER TAX IS \$ -0- Gift R&T 11911

unincorporated area City of \_\_\_\_\_

computed on full value of interest or property conveyed, or

computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Arthur L. Morris, III a married man as his sole and separate property, as to an undivided fifty percent (50%) interest;  
and Ernest W. Morris, a married man as his sole and separate property, as to an undivided fifty percent (50%)  
interest, as tenants in common

hereby GRANT(S) to  
Darrin James Taylor and Erin Morris Taylor, husband and wife as joint tenants

the following described real property in the Unincorporated Area

County of Fresno, state of California

ATTACHED HERETO MADE A PART HEREOF AS EXHIBIT "B"

Dated November 19, 2020

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 January 20, 2021 before me,

Hailey Bruce  
(here insert name and title of the officer)

, notary public, personally appeared Arthur L. Morris III  
and Ernest W. Morris

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.

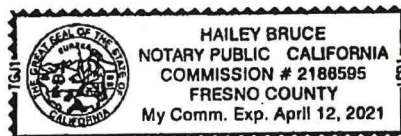
I certify under PENALTY OF PERJURY under the laws of the state of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature Hailey Bruce

(This area for official notarial seal)

Arthur L. Morris III  
Ernest W. Morris



MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

SAME AS ABOVE

SAME AS ABOVE

Name

Street Address

City, State & Zip

Exhibit 'B'

**Legal Description: Parcel 1**

A portion of the Northeast Quarter of Section 36, Township 16 South, Range 20 East, Mount Diablo Base and Meridian more particularly described as follows:

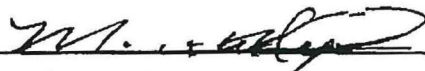
The West 160 feet of the East 602.13 feet of the North 406 feet of Lot 1 of the Fresno Valley Tract according to the map recorded in Book 5, Page 34 of Record of Surveys, Fresno County Records.

For the purposes of this legal description the lot lines extend to the section lines.

End of Description.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors' Act.

Signature: \_\_\_\_\_



Mauro R. Weyant, PLS 7773 ..



Date: 11/09/19



RECORDING REQUESTED BY  
CHICAGO TITLE COMPANY

Order No.

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO:

Name Arthur L Morris, III & Ernest W. Morris  
Street  
Address 2547 E. Clarkson Avenue  
City & State Selma, CA. 93662  
Zip

042-043-70

Title Order No. FWFM-TO20001711 Escrow No. N/A

Fresno County Recorder  
Paul Dictos, CPA

2021-0036856

Recorded at the request of:  
CHICAGO TITLE BAKERSFIELD -

03/04/2021 01:58 35  
Titles: 1 Pages: 2  
Fees: \$42.00  
CA SB2 Fees: \$75.00  
Taxes: \$0.00  
Total: \$117.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

THE UNDERSIGNED GRANTOR (S) DECLARE (S)

\$0.00

APN: \_\_\_\_\_

DOCUMENTARY TRANSFER TAX IS \$ Recording Pursuant to LLA #19-06

unincorporated area City of \_\_\_\_\_

computed on full value of interest or property conveyed, or

computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Arthur L. Morris, III a married man as his sole and separate property, as to an undivided fifty percent (50%) interest; and Ernest W. Morris, a married man as his sole and separate property, as to an undivided fifty percent (50%) interest, as tenants in common

hereby GRANT(S) to

Arthur L. Morris, III a married man as his sole and separate property, as to an undivided fifty percent (50%) interest; and Ernest W. Morris, a married man as his sole and separate property, as to an undivided fifty percent (50%) interest, as tenants in common

the following described real property in the Unincorporated Area

County of Fresno, state of California

ATTACHED HERETO MADE A PART HEREOF AS EXHIBIT "A"

Dated November 19, 2020

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 January 20, 2021 before me,

Hailey Bruce  
(here insert name and title of the officer)

notary public, personally appeared Arthur L. Morris III  
and Ernest W. Morris

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.

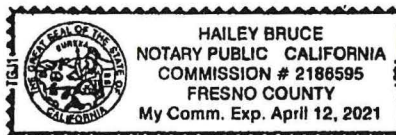
WITNESS my hand and official seal

Signature Hailey Bruce

Arthur L. Morris III

Ernest W. Morris

Ernest W. Morris



(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

SAME AS ABOVE

SAME AS ABOVE

Name

Street Address

City, State & Zip

Exhibit 'A'

**Legal Description: Parcel 2**

A portion of the Northeast Quarter of Section 36, Township 16 South, Range 20 East, Mount Diablo Base and Meridian more particularly described as follows:

Lot 1 and Lot 2 of the Fresno Valley Tract according to the map recorded in Book 5, Page 34 of Record of Surveys, Fresno County Records.

Excepting therefrom the following:

Beginning at a point on the North line of Section 36 which lies West a distance of 845.00 feet from the Northeast corner thereof; thence South at right angles a distance of 200.00 feet; thence West at right angles a distance of 300.00 feet; thence North at right angles a distance of 200.00 feet to the North line of Section 36; thence East along the North line of said Section 36 a distance of 300.00 feet to the Point of Beginning.

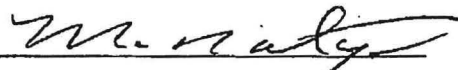
Further Excepting:

The West 160 feet of the East 602.13 feet of the North 406 feet of Lot 1 of the Fresno Valley Tract according to the map recorded in Book 5, Page 34 of Record of Surveys, Fresno County Records.

For the purposes of this legal description the lot lines extend to the section lines.

End of Description.

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors' Act.

Signature:   
Mauro R. Weyant, PLS 7773



Date: 11/09/19

# EXHIBIT "B"

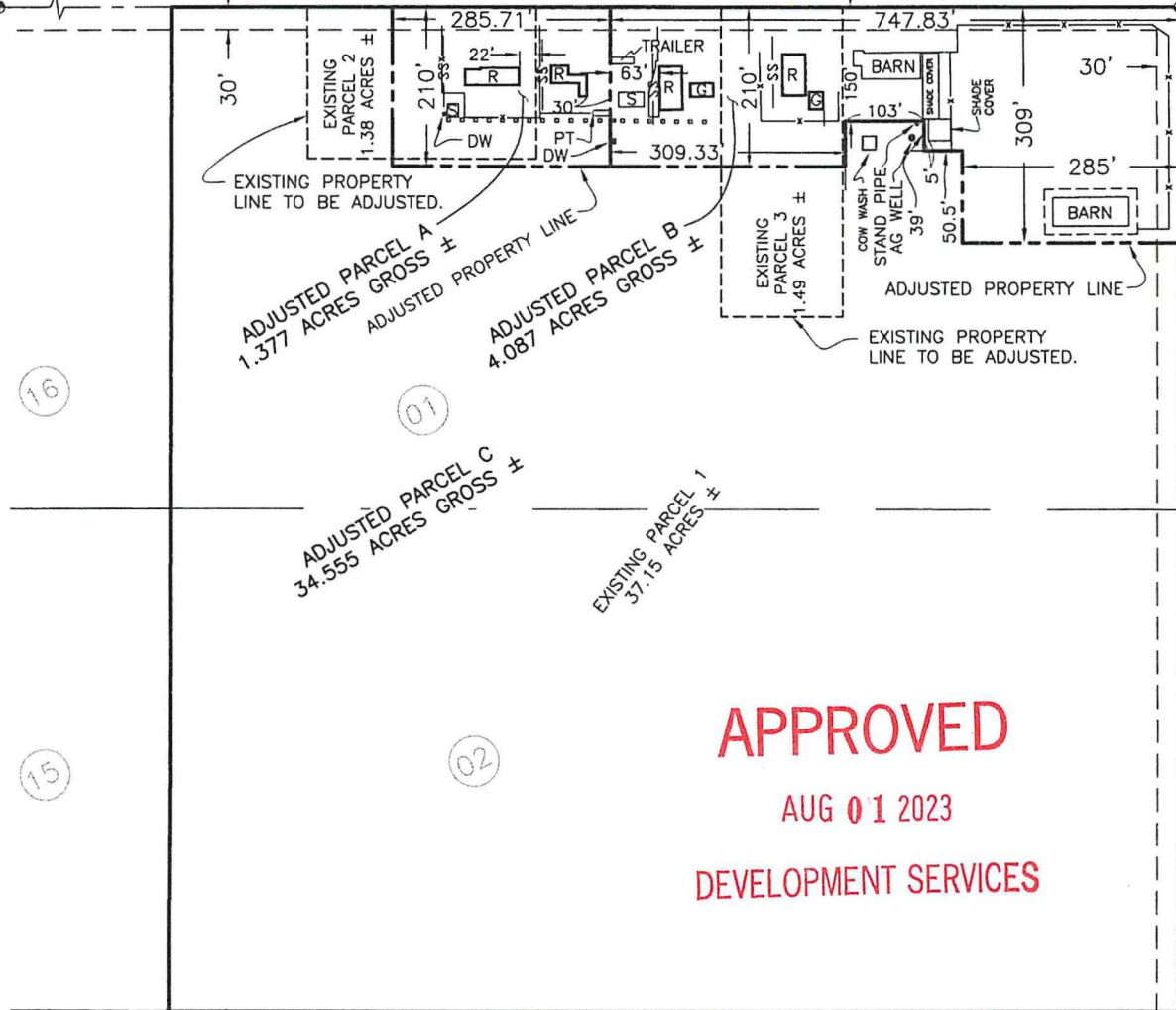
NORTH QUARTER CORNER OF SECTION 36, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE & MERIDIAN

NORTHEAST CORNER OF SECTION 36, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE & MERIDIAN

CLARKSON AVENUE

CLARKSON AVENUE

1033.54'



ALIGNMENT  
AVENUE  
CHESTNUT  
SOUTH

**APPROVED**

**AUG 01 2023**

**DEVELOPMENT SERVICES**

EAST QUARTER CORNER OF SECTION 36, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE & MERIDIAN

## LEGEND



INDICATES EXISTING LOT NUMBER IN BLOCK 36 OF FRESNO VALLEY TRACT, RECORDED IN BOOK 5 OF RECORD OF SURVEYS, AT PAGE 34, FRESNO COUNTY RECORDS.



INDICATES EXISTING PROPERTY LINE TO BE ADJUSTED.



INDICATES ADJUSTED PROPERTY LINE.

PT PRESSURE TANK

G GARAGE

R RESIDENCE

DW DOMESTIC WELL

S SHED

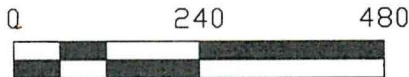
—SS—SS—SS— SEPTIC LEACH

□ □ □ □ IRRIGATION VALVES

**PLA 23-09**



SCALE: 1" = 240'



6-21-23

22-175  
Chestnut and Clarkson

**DIXON & ASSOCIATES, INC.**  
**LAND SURVEYING**

620 DEWITT, #101  
CLOVIS, CALIFORNIA, 93612

PH: (559)297-4200 FAX: (559)297-4272

**EXHIBIT "A"**  
**ADJUSTED PARCELS**

**ADJUSTED PARCEL A:**

That portion of Lot 1 of the Map of Fresno Valley Tract, Recorded in Book 5 of Record of Surveys, at Page 34, Fresno County Records, and being a portion of the Northeast quarter of Section 36, Township 16 South, Range 20 East, Mount Diablo Base and Meridian, further described as follows:

The West 285.71 feet of the East 1033.54 feet of the North 210.00 feet of the Northeast quarter of said Section 36.

For the purposes of this Description the North and East Lines of Lot 1 are taken to be the same as the North and East lines of said Section 36.

Containing 1.377 acres, more or less.



6-21-23

**EXHIBIT "A"**  
**ADJUSTED PARCELS**

**ADJUSTED PARCEL B:**

That portion of Lot 1 of the Map of Fresno Valley Tract, Recorded in Book 5 of Record of Surveys, at Page 34, Fresno County Records, and being a portion of the Northeast quarter of Section 36, Township 16 South, Range 20 East, Mount Diablo Base and Meridian, further described as follows:

The East 1033.54 feet of the North 210.00 feet of the Northeast quarter of said Section 36.

**EXCEPTING THEREFROM** the West 285.71 feet thereof.

**ALSO EXCEPTING THEREFROM** the East 438.50 feet thereof.

**TOGETHER WITH** the West 103.00 feet of the East 438.50 feet of the North 150.00 feet of said Section 36.

**ALSO TOGETHER WITH** the West 50.50 feet of the East 335.50 feet of the North 189.00 feet of said Section 36.

**ALSO TOGETHER WITH** the East 285.00 feet of the North 309.00 feet of said Section 36.

For the purposes of this Description the North and East Lines of Lot 1 are taken to be the same as the North and East lines of said Section 36.

Containing 4.087 acres, more or less.



**EXHIBIT "A"**  
**ADJUSTED PARCELS**

**ADJUSTED PARCEL C:**

Lots 1 and 2 of the Map of Fresno Valley Tract, Recorded in Book 5 of Record of Surveys, at Page 34, Fresno County Records, lying in the Southeast quarter of Section 36, Township 16 South, Range 20 East, Mount Diablo Base and Meridian.

**EXCEPTING THEREFROM** the West 595.04 feet of the East 1033.54 feet of the North 210.00 feet of the Southeast quarter of said Section 36.

**ALSO EXCEPTING THEREFROM** the West 103.00 feet of the East 438.50 feet of the North 150.00 feet of said Section 36.

**ALSO EXCEPTING THEREFROM** the West 50.50 feet of the East 335.50 feet of the North 189.00 feet of said Section 36.

**ALSO EXCEPTING THEREFROM** the East 285.00 feet of the North 309.00 feet of said Section 36.

For the purposes of this Description the North and East Lines of Lot 1 are taken to be the same as the North and East lines of said Section 36.

Containing 34.555 acres, more or less.



6-21-23

# EXHIBIT "B"

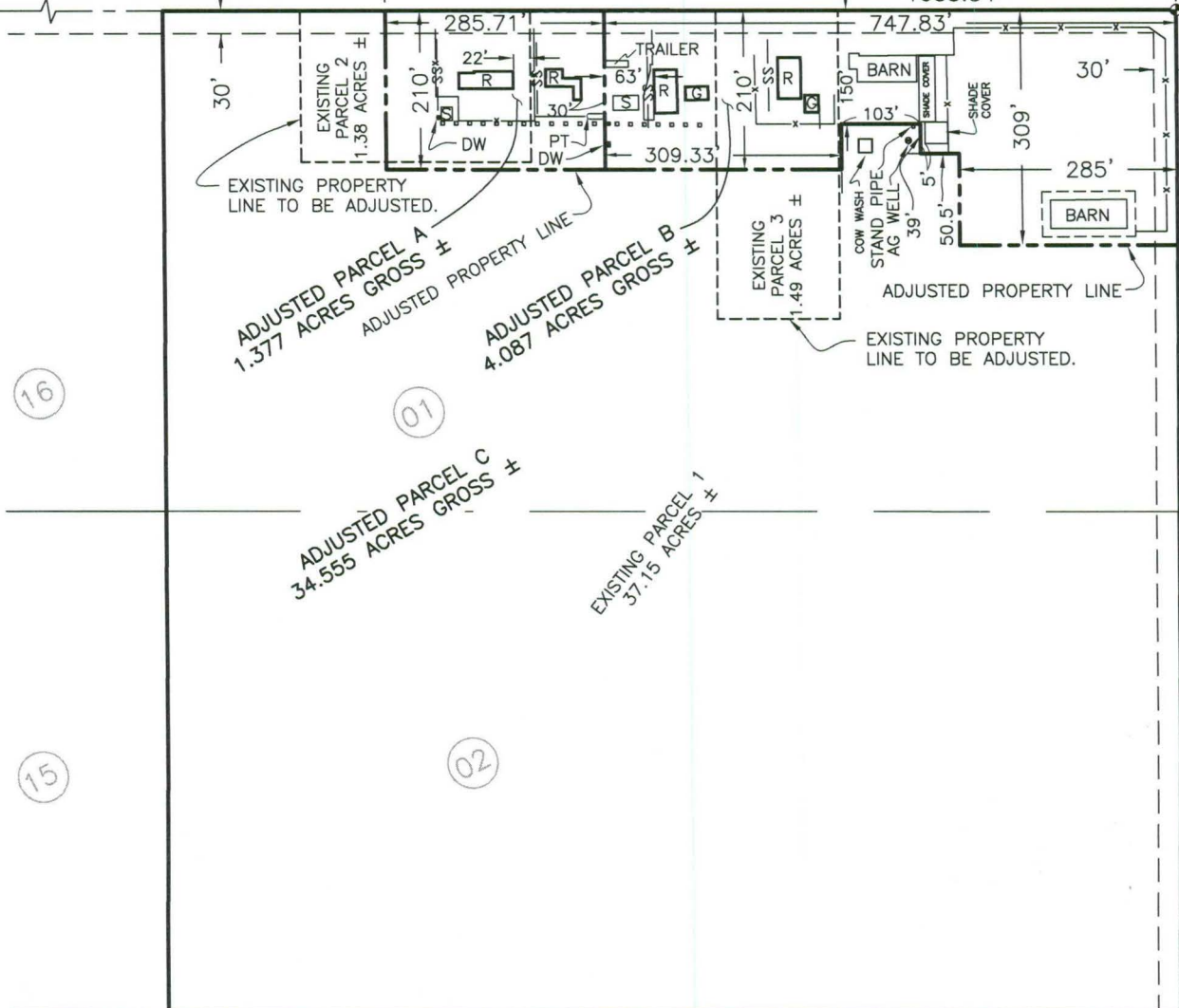
NORTH QUARTER CORNER OF SECTION 36, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE & MERIDIAN

NORTHEAST CORNER OF SECTION 36, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE & MERIDIAN

CLARKSON AVENUE

1033.54'

ALIGNMENT  
AVENUE  
CHESTNUT  
SOUTH



EAST QUARTER CORNER OF SECTION 36, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE & MERIDIAN

## LEGEND



INDICATES EXISTING LOT NUMBER IN BLOCK 36 OF FRESNO VALLEY TRACT, RECORDED IN BOOK 5 OF RECORD OF SURVEYS, AT PAGE 34, FRESNO COUNTY RECORDS.

----- INDICATES EXISTING PROPERTY LINE TO BE ADJUSTED.

----- INDICATES ADJUSTED PROPERTY LINE.

PT PRESSURE TANK

G GARAGE

R RESIDENCE

DW DOMESTIC WELL

S SHED

---SS---SS---SS--- SEPTIC LEACH

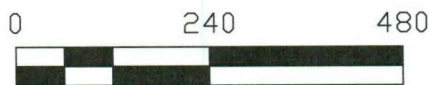
□ □ □ □ IRRIGATION VALVES



6-21-23

22-175  
Chestnut and Clarkson

SCALE: 1" = 240'



**DIXON & ASSOCIATES, INC.**  
**LAND SURVEYING**

620 DEWITT, #101  
CLOVIS, CALIFORNIA, 93612

PH: (559)297-4200 FAX: (559)297-4272



**CONSTRUCTION PERMIT**

**COUNTY OF FRESNO**  
**DEVELOPMENT SERVICES DIVISION**  
 MAILING ADDRESS: 2220 TULARE STREET, 6th FLOOR FRESNO, CA 93721  
 OFFICE LOCATION: SOUTHWEST CORNER OF TULARE & 'M' STREETS, SUITE A

ACTIVE PERMITS YES NO  
 PHONE NUMBERS  
 24-HR REQUEST LINE  
 600-4131  
 LOCAL: 600-4560  
 TOLL FREE: 800-742-1011  
 FAX: 600-4201

2847 E CLARKSON AVE SELMA CA 93662

Ref #:

<u>Project Address</u> 2847 E CLARKSON AVE SELMA CA 93662	<u>Cross Street</u>	<u>Project Description</u> NITROGEN LOADING ANLYSIS FOR TWO PARCELS PROPOSED BY PRE-APP 23-000524 BOTH PARCELS TO CONTIAN TWO EXISIINTG RESIDENCES
---	---------------------	---

Permit #: 23-000627-FC Issued on: APN: 04204370

<u>Owner:</u> MORRIS ARTHUR JR TRUSTEES  <u>Address:</u> 2871 E CLARKSON SELMA CA 93662  <u>Phone:</u> : (559)-288-0165	<u>Applicant:</u> MORRIS ARTHUR JR TRUSTEES  <u>Address:</u> 2871 E CLARKSON SELMA CA 93662  <u>Phone:</u> : (559)-288-0165  <u>License #:</u>	<u>Contractor:</u>  <u>Address:</u>  <u>Phone:</u>  <u>License #:</u>
---	--	---

<u>Approvals</u>	<u>Approved By</u>	<u>Date</u>
Zoning Review	Garrett Sanders	1/18/23 4:46PM

Zoning District	Required Setbacks:	Front		Side		Rear
		Min	Max	Interior	Street	Min
AE20						

**PROJECT INFORMATION**

: Big Dry Creek Basin: **No** : FMFCD Rural Streams: **No**  
 : Roof Classification: **Class C or better** : Soil Bearing Capacity(psf): **1000**

*copy*

**MECHANICAL**

**ELECTRICAL**

**PLUMBING**

**LICENSED CONTRACTOR'S DECLARATION**  
 I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 8 of the Business and Professions Code, and my license is in full force and effect.Lic.  
 Number \_\_\_\_\_ Class \_\_\_\_\_ Contractor\_MORRIS ARTHUR JR TRUSTEES  
 FOR OWNER BUILDER SEE FORM F174 ATTACHE

**WORKER'S COMPENSATION DECLARATION**  
 I hereby affirm under penalty of perjury on of the following declarations:  
 I have and will maintain a certificate on consent to self-insure for workers' compensation as provided for by Section 3700 of the Labor code, for the performance of the work for which this permit is issued.  
 I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code for the performance of the work for which this permit is issued.  
 My workers' compensation insurance carrier and policy number :  
 Carrier \_\_\_\_\_ Policy # \_\_\_\_\_ (This section does not need to be completed if the permit is for one hundred dollars (\$100) or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the worker's compensation laws of California and agree that if I should become subject to the workers compensation provisions of Section 3700 of the Labor Code. I shall forthwith comply with those provisions.

Applicant\_MORRIS ARTHUR JR TRUSTEES  
 WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

<b>CONSTRUCTION LENDING AGENCY</b> I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Div. C). Lenders Name _____ Address _____ City _____ State _____	I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this county to enter upon the above-mentioned property for inspection purposes. Applicant Or Agent _____ Date _____
--	--

THIS PERMIT SHALL EXPIRE BY LIMITATION AND BECOME NULL AND VOID IF THE WORK IS NOT COMMENCED OR IF NO INSPECTIONS ARE COMPLETED WITHIN 180 DAYS.





# County of Fresno

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

February-24-2-23

Arthur Morris Jr. Trustees  
2847 E Clarkson  
Selma, CA 93662

RE: Nitrogen Loading Analysis for Proposed 1.337 Acre Lot Parcel 2

\*\*HANTZSCHE-FINNEMORE EQUATION\*\* Calculation based on owned parcel.

01.337 = Total Gross Lot Size (Acres)  
19% = Impervious Surface (%)  
01.08 = Total Surface Area (Acres)  
350 = Daily Wastewater Flow (Gallons per Day) W Using 50gpcpd  
365 = Duration of Wastewater Application (Days) t  
4.34 = Calculated Volume of Wastewater Entering Soil (Inches per Year) I  
50 = Total Nitrogen Concentration in Wastewater Entering System (mg/l) now  
0 = Percent of Nitrate-Nitrogen loss due to Soil Denitrification d  
12.5 = Average Rainfall Recharge Rate (70% of Annual Rainfall) (Inches per Year) R  
0.00 = Background Nitrate-Nitrogen Concentration in Rainfall Recharge (mg/l) nb  
0 = Percent Nitrogen Removal from Treatment System Tr  
12.9 = Calculated Average Concentration of Nitrate-Nitrogen (mg/l) nr

Calculation based on open undeveloped areas adjacent to subject parcel.

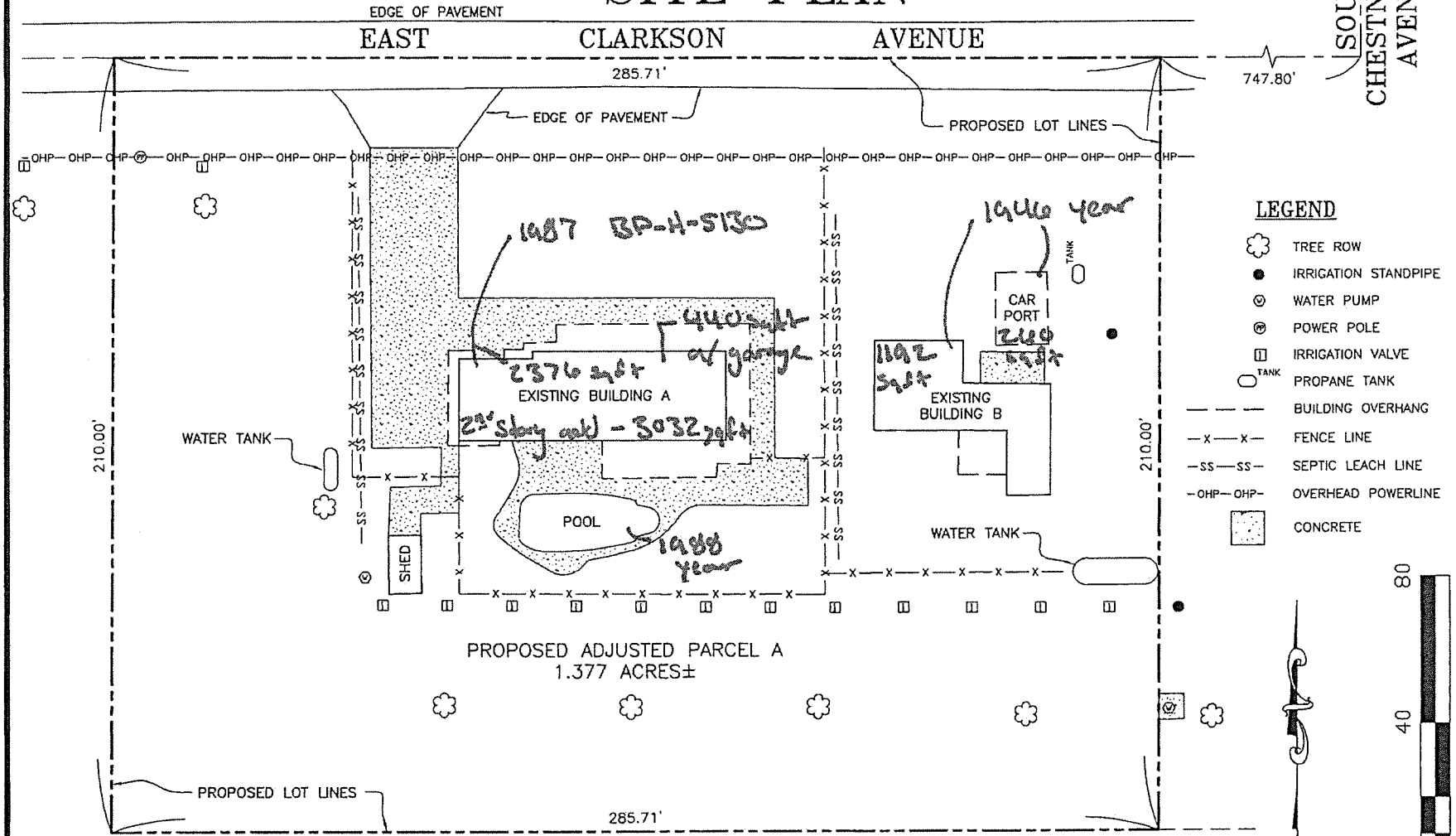
1.90 = Total Gross Lot Size (Acres)  
19% = Impervious Surface (%)  
1.54 = Total Surface Area (Acres)  
350 = Daily Wastewater Flow (Gallons per Day) W Using 50gpcpd  
365 = Duration of Wastewater Application (Days) t  
3.06 = Calculated Volume of Wastewater Entering Soil (Inches per Year) I  
50 = Total Nitrogen Concentration in Wastewater Entering System (mg/l) nw  
0 = Percent of Nitrate-Nitrogen loss due to Soil Denitrification d  
12.5 = Average Rainfall Recharge Rate (70% of Annual Rainfall) (Inches per Year) R  
0.00 = Background Nitrate-Nitrogen Concentration in Rainfall Recharge (mg/l) nb  
0 = Percent Nitrogen Removal from Treatment System Tr  
9.8 = Calculated Average Concentration of Nitrate-Nitrogen (mg/l) nr

The Nitrogen Loading Analysis review has been completed. The conclusion is that the calculated average concentration of total nitrogen in the groundwater is 12.9mg/l based on owned parcel area. A calculated average concentration of Total Nitrogen concentration of 10.0 mg/l, which meets the EPA threshold of 10.0 mg/l for drinking water, can be determined with the inclusion of a .523 open acreage adjacent to the subject parcel in a regional evaluation.

*Team's from Accessory Office*

# SITE PLAN

SOUTH  
CHESTNUT  
AVENUE



EDGE OF PAVEMENT  
EAST CLARKSON AVENUE

285.71'

747.80'

EDGE OF PAVEMENT

PROPOSED LOT LINES

### LEGEND

- TREE ROW
- IRRIGATION STANDPIPE
- WATER PUMP
- POWER POLE
- IRRIGATION VALVE
- PROPANE TANK
- BUILDING OVERHANG
- FENCE LINE
- SEPTIC LEACH LINE
- OVERHEAD POWERLINE
- CONCRETE

PROPOSED ADJUSTED PARCEL A  
1.377 ACRES±

### EXISTING BUILDING A

ADDRESS: 2831 E CLARKSON AVENUE, SELMA, CA  
BUILDING TYPE: RESIDENTIAL  
BUILDING SIZE: 1722 SQ. FT.  
BEDROOMS: 3

APPROXIMATE AREA COVERED BY CONCRETE IMPROVEMENTS  
7800 SQUARE FEET

### EXISTING BUILDING B

ADDRESS: 2823 2831 E CLARKSON AVENUE, SELMA, CA  
BUILDING TYPE: RESIDENTIAL  
BUILDING SIZE: 1115 SQ. FT.  
BEDROOMS: 2

### NOTES

THIS IS NOT A BOUNDARY SURVEY.

SCALE: 1" = 40'

**DIXON & ASSOCIATES, INC.**  
LAND SURVEYING

620 DEWITT, #101  
CLOVIS, CALIFORNIA, 93612  
PH: (559)297-4200 FAX: (559)297-4272

Ruler

Line Path Polygon Circle 3D path 3D polygon

Measure the distance or area of a geometric shape on the ground

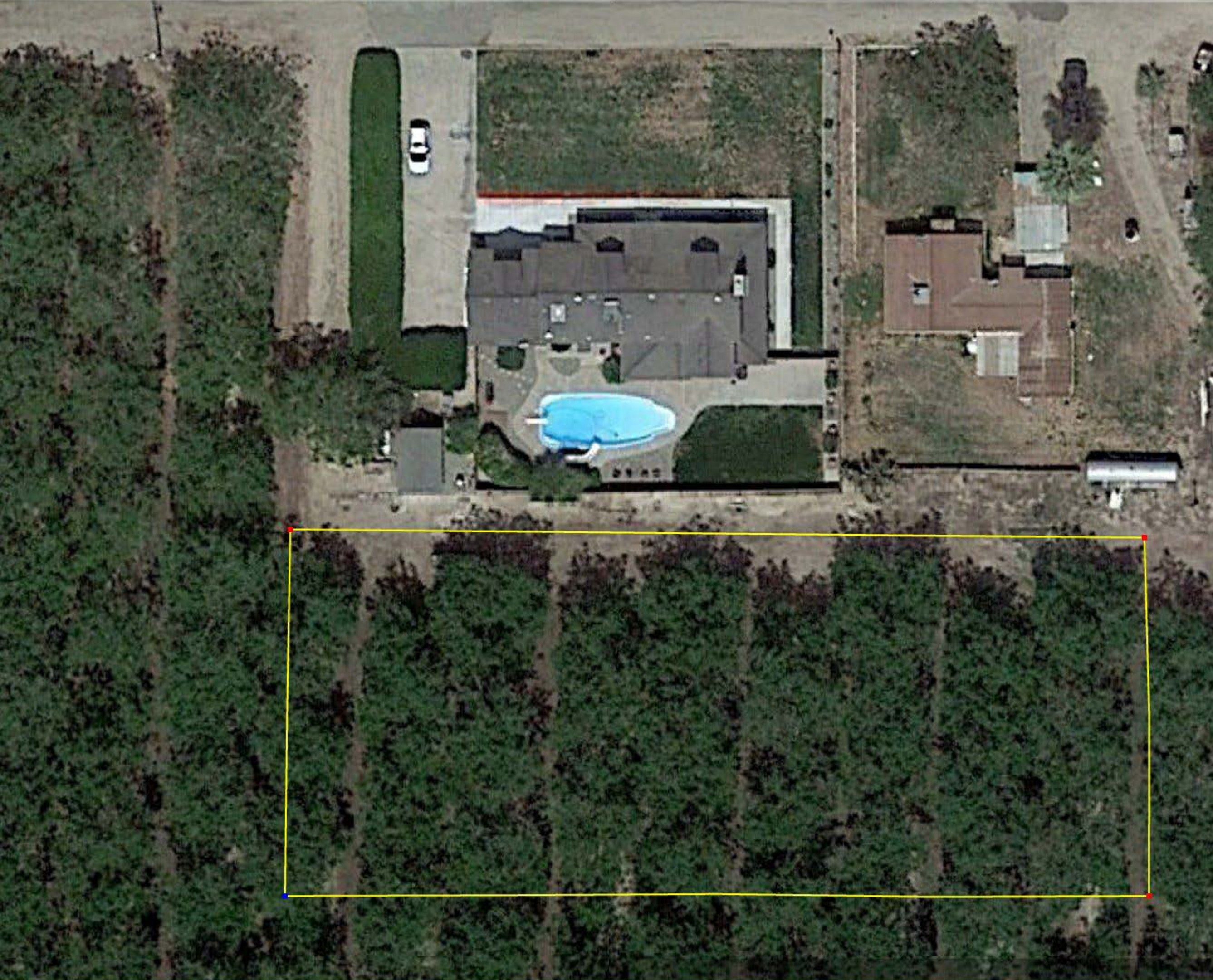
Perimeter: 662.35 Feet

Area: 22,781.46 Square Feet

Mouse Navigation Save Clear

E Clarkson Ave

Ave

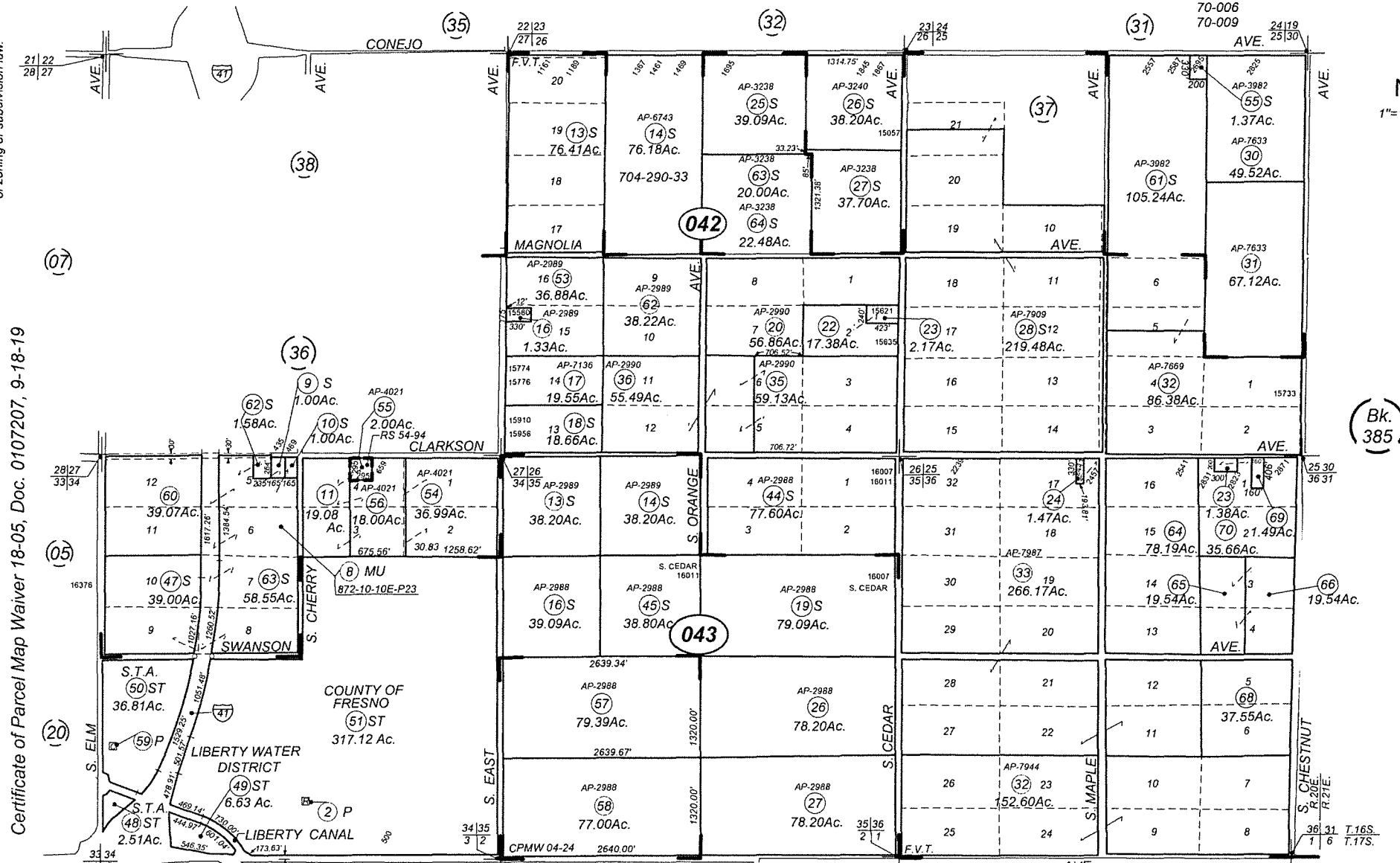


SUBDIVIDED LAND IN POR. SEC'S. 25,26,27,34,35,&36, T.16S., R.20E., M.D.B.&M.

Tax Rate Area  
70-001  
70-006  
70-009

042-04

-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.



Certificate of Parcel Map Waiver 18-05, Doc. 0107207, 9-18-19

7/7/2021

Agricultural Preserve  
Fresno Valley Tract - R.S. Bk. 5, Pg. 34  
Certificate of Parcel Map Waiver 04-24, Doc. 236332, 11-06-06

Bk. 055

Record of Survey - Bk. 54, Pg. 94

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

Assessor's Map Bk.042 - Pg.04  
County of Fresno, Calif.



**CONSTRUCTION PERMIT**

COUNTY OF FRESNO  
 DEVELOPMENT SERVICES DIVISION  
 MAILING ADDRESS: 2220 TULARE STREET, 6th FLOOR FRESNO, CA 93721  
 OFFICE LOCATION: SOUTHWEST CORNER OF TULARE  
 & 'M' STREETS, SUITE A

ACTIVE PERMITS YES NO  
 PHONE NUMBERS  
 24-HR REQUEST LINE  
 600-4131  
 LOCAL: 600-4560  
 TOLL FREE: 800-742-1011  
 FAX: 600-4201

2847 E CLARKSON AVE SELMA CA 93662

Ref #:

<u>Project Address</u> 2847 E CLARKSON AVE SELMA CA 93662	<u>Cross Street</u>	<u>Project Description</u> NITROGEN LOADING ANYLISIS FOR TWO PARCELS PROPOSED BY PRE-APP 23-000524 BOTH PARCELS TO CONTIAN TWO EXISIINTG RESIDENCES
---	---------------------	--

Permit #: 23-000627-FC Issued on: APN: 04204370

<u>Owner:</u> MORRIS ARTHUR JR TRUSTEES  <u>Address:</u> 2871 E CLARKSON SELMA CA 93662  <u>Phone:</u> : (559)-288-0165	<u>Applicant:</u> MORRIS ARTHUR JR TRUSTEES  <u>Address:</u> 2871 E CLARKSON SELMA CA 93662  <u>Phone:</u> : (559)-288-0165  <u>License #:</u>	<u>Contractor:</u>  <u>Address:</u>  <u>Phone:</u>  <u>License #:</u>
---	--	---

<u>Approvals</u>	<u>Approved By</u>	<u>Date</u>
Zoning Review	Garrett Sanders	1/18/23 4:46PM

Zoning District	Required Setbacks:	Front		Side		Rear
		Min	Max	Interior	Street	Min
AE20						

**PROJECT INFORMATION**

: Big Dry Creek Basin:No : FMFCD Rural Streams:No  
 : Roof Classification:Class C or better : Soil Bearing Capacity(psf):1000

*copy*

**MECHANICAL**

**ELECTRICAL**

**PLUMBING**

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 8 of the Business and Professions Code, and my license is in full force and effect.Lic.

Number \_\_\_\_\_ Class \_\_\_\_\_ Contractor MORRIS ARTHUR JR TRUSTEES **FOR OWNER BUILDER SEE FORM F174 ATTACHE**

**WORKER'S COMPENSATION DECLARATION**

I hereby affirm under penalty of perjury on of the following declarations:

- I have and will maintain a certificate on consent to self-insure for workers' compensation as provided for by Section 3700 of the Labor code, for the performance of the work for which this permit is issued.
- I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code for the performance of the work for which this permit is issued.

My workers' compensation insurance carrier and policy number :  
 Carrier \_\_\_\_\_ Policy # \_\_\_\_\_ (This section does not need to be completed if the permit is for one hundred dollars (\$100) or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the worker's compensation laws of California and agree that if I should become subject to the workers compensation provisions of Section 3700 of the Labor Code. I shall forthwith comply with those provisions.

Applicant MORRIS ARTHUR JR TRUSTEES  
 WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3697, Div. C).

Lenders Name \_\_\_\_\_ Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this county to enter upon the above-mentioned property for inspection purposes.

Applicant Or Agent \_\_\_\_\_  
 Date \_\_\_\_\_

THIS PERMIT SHALL EXPIRE BY LIMITATION AND BECOME NULL AND VOID IF THE WORK IS NOT COMMENCED OR IF NO INSPECTIONS ARE COMPLETED WITHIN 180 DAYS.



# County of Fresno

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

February-23-2023

Arthur Morris Jr Trustees  
2871 E Clarkson  
Selma, CA 93662

RE: Nitrogen Loading Analysis for Proposed 1.491 Acre Lot

\*\*HANTZSCHE-FINNEMORE EQUATION\*\* Calculation based on owned parcel.

01.491 = Total Gross Lot Size (Acres)  
23% = Impervious Surface (%)  
01.15 = Total Surface Area (Acres)  
350 = Daily Wastewater Flow (Gallons per Day) W Using 50gpcpd  
365 = Duration of Wastewater Application (Days) t  
4.10 = Calculated Volume of Wastewater Entering Soil (Inches per Year) I  
50 = Total Nitrogen Concentration in Wastewater Entering System (mg/l) now  
0 = Percent of Nitrate-Nitrogen loss due to Soil Denitrification d  
12.5 = Average Rainfall Recharge Rate (70% of Annual Rainfall) (Inches per Year) R  
0.00 = Background Nitrate-Nitrogen Concentration in Rainfall Recharge (mg/l) nb  
0 = Percent Nitrogen Removal from Treatment System Tr  
12.3 = Calculated Average Concentration of Nitrate-Nitrogen (mg/l) nr

Calculation based on open undeveloped areas adjacent to subject parcel.

1.95 = Total Gross Lot Size (Acres)  
23% = Impervious Surface (%)  
1.50 = Total Surface Area (Acres)  
350 = Daily Wastewater Flow (Gallons per Day) W Using 50gpcpd  
365 = Duration of Wastewater Application (Days) t  
3.13 = Calculated Volume of Wastewater Entering Soil (Inches per Year) I  
50 = Total Nitrogen Concentration in Wastewater Entering System (mg/l) nw  
0 = Percent of Nitrate-Nitrogen loss due to Soil Denitrification d  
12.5 = Average Rainfall Recharge Rate (70% of Annual Rainfall) (Inches per Year) R  
0.00 = Background Nitrate-Nitrogen Concentration in Rainfall Recharge (mg/l) nb  
0 = Percent Nitrogen Removal from Treatment System Tr  
10.0 = Calculated Average Concentration of Nitrate-Nitrogen (mg/l) nr

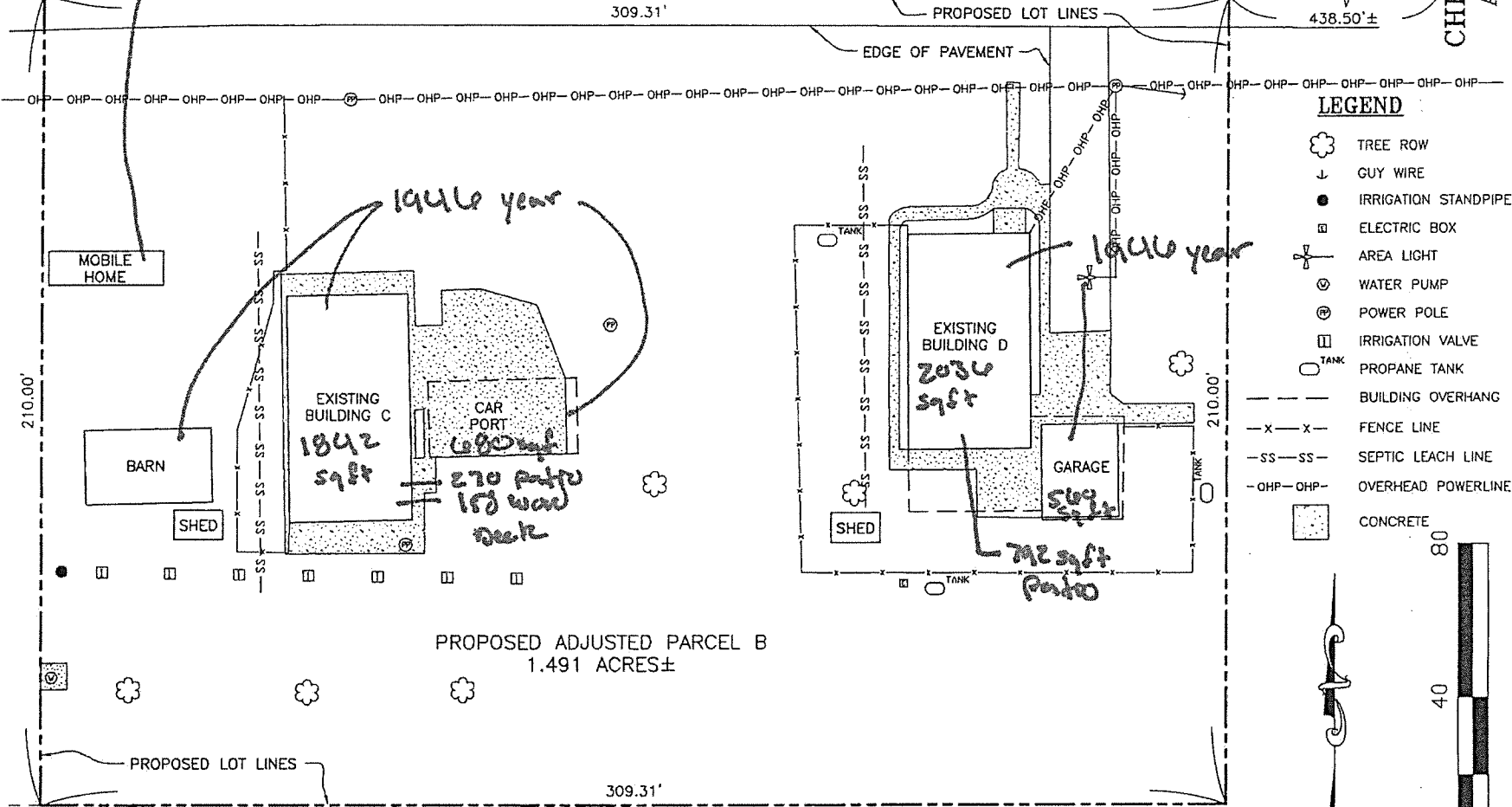
The Nitrogen Loading Analysis review has been completed. The conclusion is that the calculated average concentration of total nitrogen in the groundwater is 12.3mg/l based on owned parcel area. A calculated average concentration of Total Nitrogen concentration of 10.0 mg/l, which meets the EPA threshold of 10.0 mg/l for drinking water, can be determined with the inclusion of a .54 open acreage adjacent to the subject parcel in a regional evaluation.

*Revised Survey*

# SITE PLAN

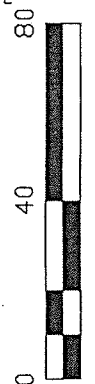
SOUTH CHESTNUT AVENUE

EAST CLARKSON AVENUE



**LEGEND**

- TREE ROW
- GUY WIRE
- IRRIGATION STANDPIPE
- ELECTRIC BOX
- AREA LIGHT
- WATER PUMP
- POWER POLE
- IRRIGATION VALVE
- PROPANE TANK
- BUILDING OVERHANG
- FENCE LINE
- SEPTIC LEACH LINE
- OVERHEAD POWERLINE
- CONCRETE



PROPOSED ADJUSTED PARCEL B  
1.491 ACRES±

**EXISTING BUILDING C**

ADDRESS: 2847 E CLARKSON AVENUE, SELMA, CA  
BUILDING TYPE: RESIDENTIAL  
BUILDING SIZE: 1875 SQ. FT.  
BEDROOMS: 2

**EXISTING BUILDING D**

ADDRESS: 2825 E CLARKSON AVENUE, SELMA, CA  
BUILDING TYPE: RESIDENTIAL  
BUILDING SIZE: 1790 SQ. FT.  
BEDROOMS: 3

**NOTES**

THIS IS NOT A BOUNDARY SURVEY.

APPROXIMATE AREA COVERED BY CONCRETE IMPROVEMENTS  
7900 SQUARE FEET

**DIXON & ASSOCIATES, INC.**  
LAND SURVEYING

620 DEWITT, #101  
CLOVIS, CALIFORNIA, 93612  
PH: (559)297-4200 FAX: (559)297-4272

Ruler

Line Path Polygon Circle 3D path 3D polygon

Measure the distance or area of a geometric shape on the ground

Perimeter: 755.58 Feet

Area: 23,513.19 Square Feet

Mouse Navigation

Save Clear

2847 E Clarkson Ave

E Clarkson Ave



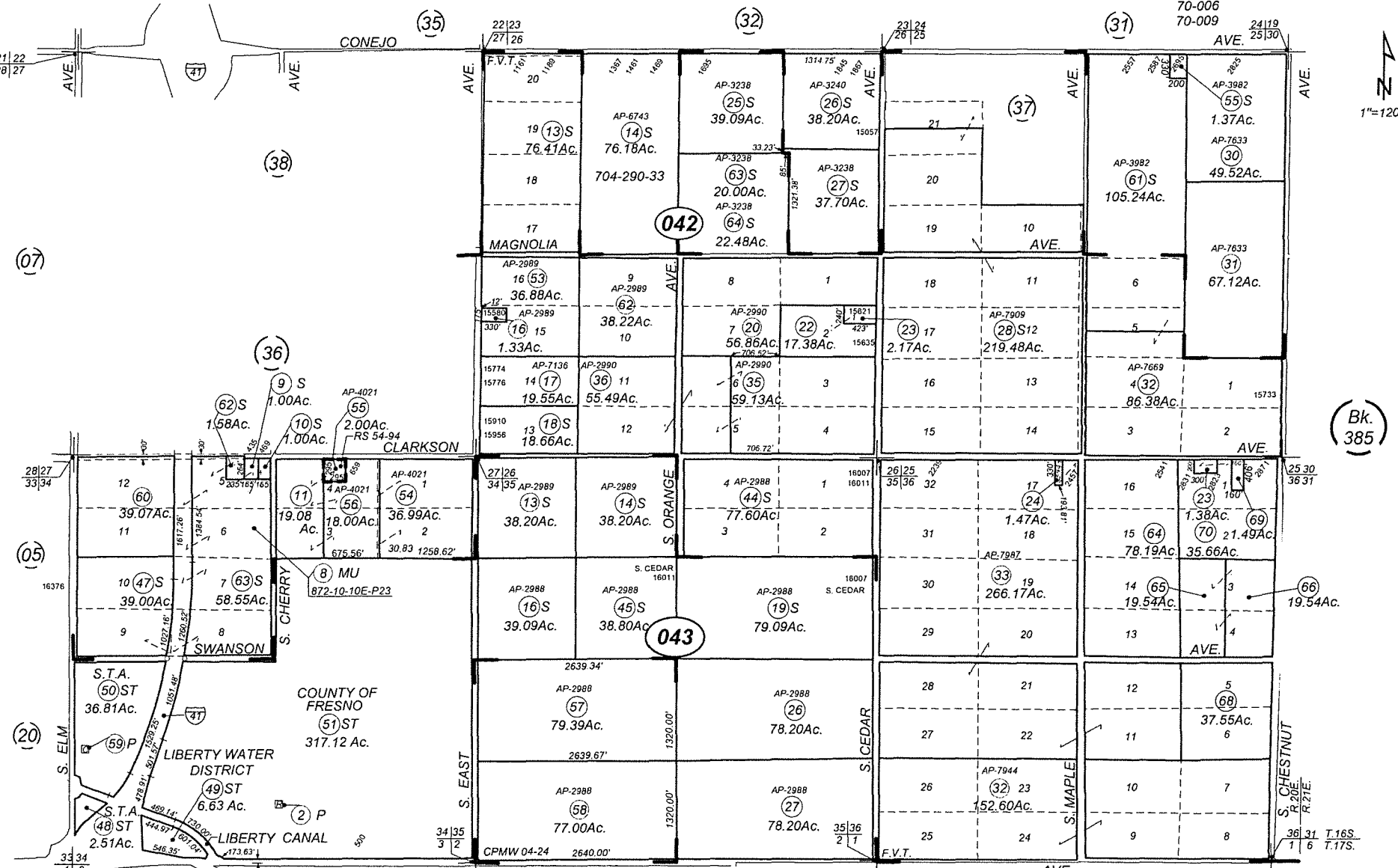


SUBDIVIDED LAND IN POR. SEC'S. 25,26,27,34,35,&36, T.16S., R.20E., M.D.B.&M.

Tax Rate Area  
70-001  
70-006  
70-009

042-04

-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.



Certificate of Parcel Map Waiver 18-05, Doc. 0107207, 9-18-19

7/7/2021

Agricultural Preserve  
Fresno Valley Tract - R.S. Bk. 5, Pg. 34  
Certificate of Parcel Map Waiver 04-24, Doc. 236332, 11-06-06

Bk. 055

Record of Survey - Bk. 54, Pg. 94

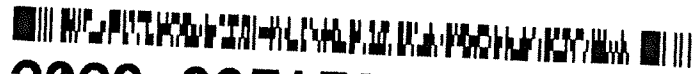
Note - Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk.042 - Pg.04  
County of Fresno, Calif.

Bk. 385



4



**2023-0051534**

FRESNO County Recorder  
Paul Dictos, CPA

Friday, Jun 02, 2023 03:39:30 PM

Titles: 1 Pages: 4

Fees: \$0.00  
CA SB2 Fee: \$0.00  
Taxes: \$0.00  
Total: \$0.00  
FRESNO COUNTY PUBLIC WORKS

1 Recording Requested:  
2 For the Benefit of the County of  
3 Fresno, Public works and  
4 Planning Department,  
5 Development Services Division

6 And When Recorded Mail to:

7 WHEN RECORDED RETURN TO:  
8 DEVELOPMENT SERVICES  
9 STOP 53 – ATTN: ZONING

10 RELEASE OF DECLARATION OF INTENT

11 There exists a parcel of real property situated in the County of Fresno, State  
12 of California, herein described as: The West 160 feet of the East 602.13 feet of the  
13 North 406 feet of Lot 1 of the Fresno Valley Tract according to the map recorded in  
14 Book 5, Page 34 of Record of Surveys, Fresno County Records "Exhibit A".

15 In accordance with the Fresno County Ordinance Code and as a condition  
16 of approval of PCOC 3520, the owners of the above-described parcel executed and  
17 had recorded a document entitled "DECLARATION OF INTENT AND  
18 ACKNOWLEDGEMENT OF PENALTY FOR UNLAWFUL CONVEYANCE" (hereinafter  
19 "Declaration") dated September 10, 2020 and recorded as Document Number  
20 2020-0121414 in the Fresno County Recorder's Office.

21 The Declaration limited future conveyance of the above-described parcel by  
22 the owners. The owners of the above-described parcel have provided adequate  
23 information for the Director of the Public Works & Planning Department to make a  
24 determination that the intent of the Declaration has been fulfilled.

25 Based upon the forgoing, the above-described parcel is released from any and  
26 all obligations arising from the Declaration, and from the date of recording of this  
27  
28

1 release, the above-described parcel shall not be encumbered by the Declaration.

2 The owners of the above-described property are Darrin James Taylor and Erin  
3 Morris Taylor.

4 Dated: 6/1/2023

5 Steven White, Director  
6 Public Works & Planning Department

7 By: 

8 Daniel Gutierrez, Senior Planner  
9 Development Services Division

6/1/2023'

10 TM

G:\4360Devs&Pln\BLD\_SFTY\Zoning\CovCounter\Release from Declaration Intent\APN 042-043-69.doc

11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

Exhibit 'A'

**Legal Description: Parcel 1**

A portion of the Northeast Quarter of Section 36, Township 16 South, Range 20 East, Mount Diablo Base and Meridian more particularly described as follows:

The West 160 feet of the East 602.13 feet of the North 406 feet of Lot 1 of the Fresno Valley Tract according to the map recorded in Book 5, Page 34 of Record of Surveys, Fresno County Records.

For the purposes of this legal description the lot lines extend to the section lines.

End of Description.

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 6/2/2023 before me, Laurie A. Kennedy, Deputy, for JAMES A. KUS, Fresno County Clerk, personally appeared **DANIEL GUTIERREZ, SENIOR PLANNER**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

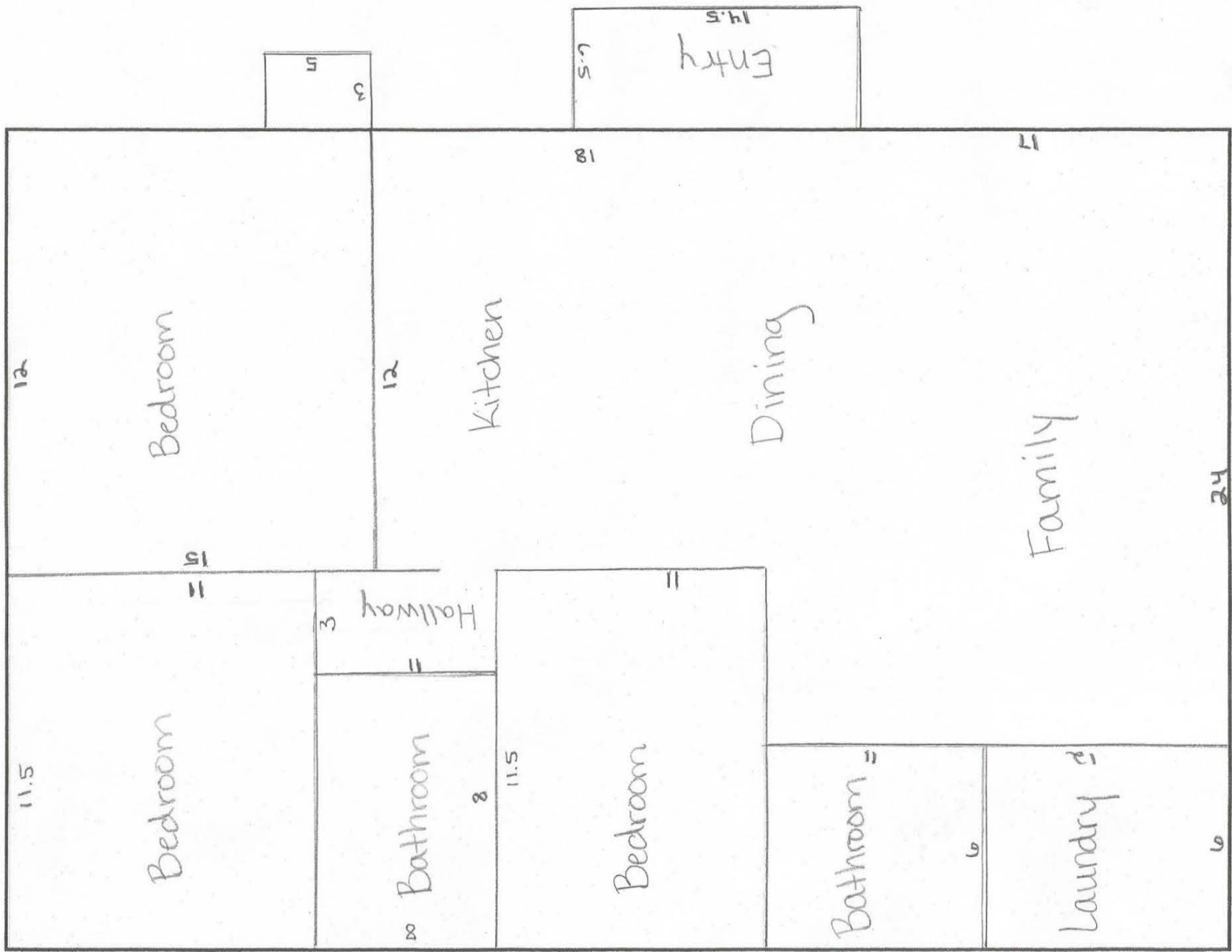
I certify under PENALTY OF PERJURY under the laws of the State of California the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature   
Laurie A. Kennedy, Deputy

2847 E. Clarkson Ave.











2871 E. Clarkson Ave.

Porch

