



County of Fresno

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

DATE: May 24, 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,
Division Manager
Development Services and Capital Projects, Attn: Chris Motta, 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: 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
Pacific Gas and Electric, Centralized Review Team, Attn: PGEPlanReview@pge.com

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

SUBJECT: **Director Review and Approval No. 4742 and Environmental Review 8396**

APPLICANT: Douglas "John" Johnson

DUE DATE: **June 8, 2023**

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to allow an existing mobile home as a secondary dwelling unit on an existing 30-acre parcel (primary and secondary residences existing) to facilitate a mapping application. The subject property is located within the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

Project Location: The subject parcel is located on the east side of Valentine Avenue, approximately one mile south of the unincorporated community of Riverdale. (APN: 053-110-29) (22800 S. Valentine Avenue) (Sup. Dist. 4).

The Department may review 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 **June 8, 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

RP
\\Pacific\pwp\4360Devs&Pln\PROJSEC\PROJDOCS\DRA\4700-4799\4742\Routing\DRA 4742 Routing Ltr.doc

Activity Code (Internal Review): 2392

Enclosures



Fresno County Department of Public Works and Planning

Date Received: 5-7-23

4742

(Application No.)

MAILING ADDRESS:

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

LOCATION:

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

APPLICATION FOR:

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

DESCRIPTION OF PROPOSED USE OR REQUEST:

DRA for second dwelling as condition of approval for PCOC No. 3547

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 Southe Valentine Avenue
between Excelsior Avenue and Lewiston Avenue Alignment
Street address: 22800 S. Valentine, Riverdale, CA 93656

APN: 053-110-29 Parcel size: Existing 30 acres, future 10 acres Section(s)-Twp/Rg: S 36 - T 17 S/R 19 E

ADDITIONAL APN(s): None

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

Table with 5 columns: Name, Address, City, Zip, Phone. Rows include Hill Fuller, Douglas John Johnson, and Representative.

CONTACT EMAIL: djohnson@djpls.com

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: DRA 4742 Fee: \$ 1,570.00
Application Type / No.: Pre-Application Credit Fee: \$ -247.00
PER/Initial Study No.: Fee: \$
Ag Department Review: Fee: \$
Health Department Review: Fee: \$ 432.00
Received By: R.P. Invoice No.: 264965 TOTAL: \$ 1765.00

UTILITIES AVAILABLE:

WATER: Yes [X]/ No []
Agency: Private Well
SEWER: Yes [X]/ No []
Agency: Private Sewer

STAFF DETERMINATION: This permit is sought under Ordinance Section:

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

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

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



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.

Douglas "John" Johnson
Agent Name (Print or Type)

Douglas "John" Johnson Land Surveying
Company Name (Print or Type)

4444 N. Dickenson Avenue
Mailing Address

Fresno, CA 93723
City / State / Zip Code

(559) 905-9691
Phone Number

djohnson@djpls.com
Email Address

053-110-29
Project APN

22800 S. Valentine Ave., Riverdale
Project Street Address

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

Project Description (Print or Type):

10 Acre Gift Deed

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.

Owner Signature

11-26-22
Date

Hill Fuller Tree 5599043662
Owner Name (Print or Type) Phone Number

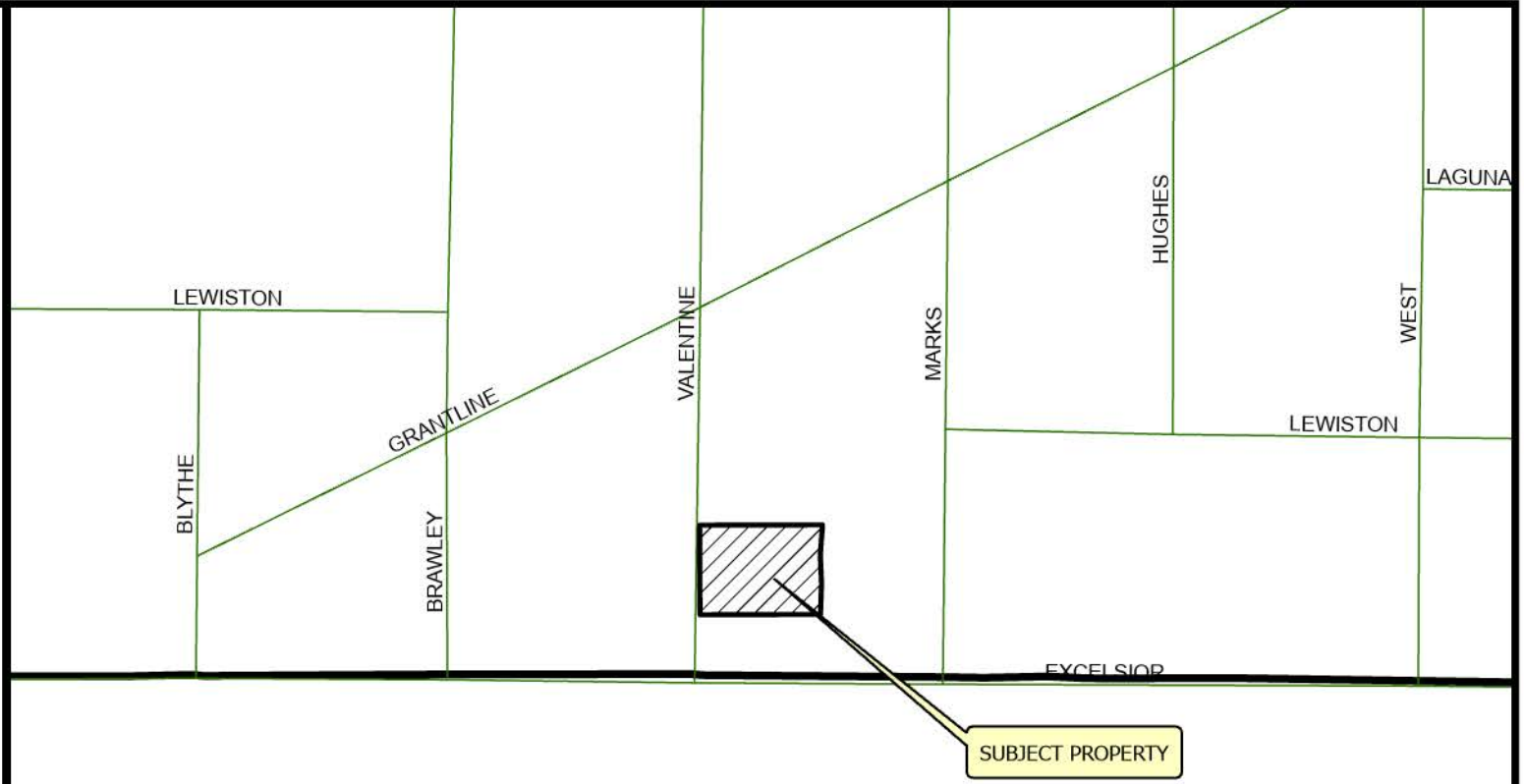
Hill.Fuller@yahoo.com
Email Address

* 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.

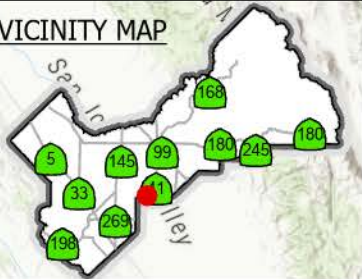
G:\4360Devs&Pin\FORMS\F410 Agent Authorization 8-14-19.doc

Legend

 Subject Property



VICINITY MAP

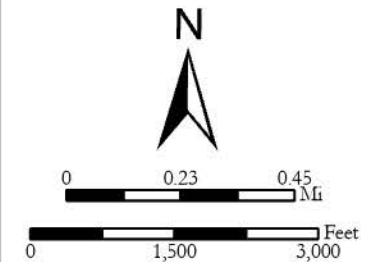


LOCATION MAP



DRA4742

2023

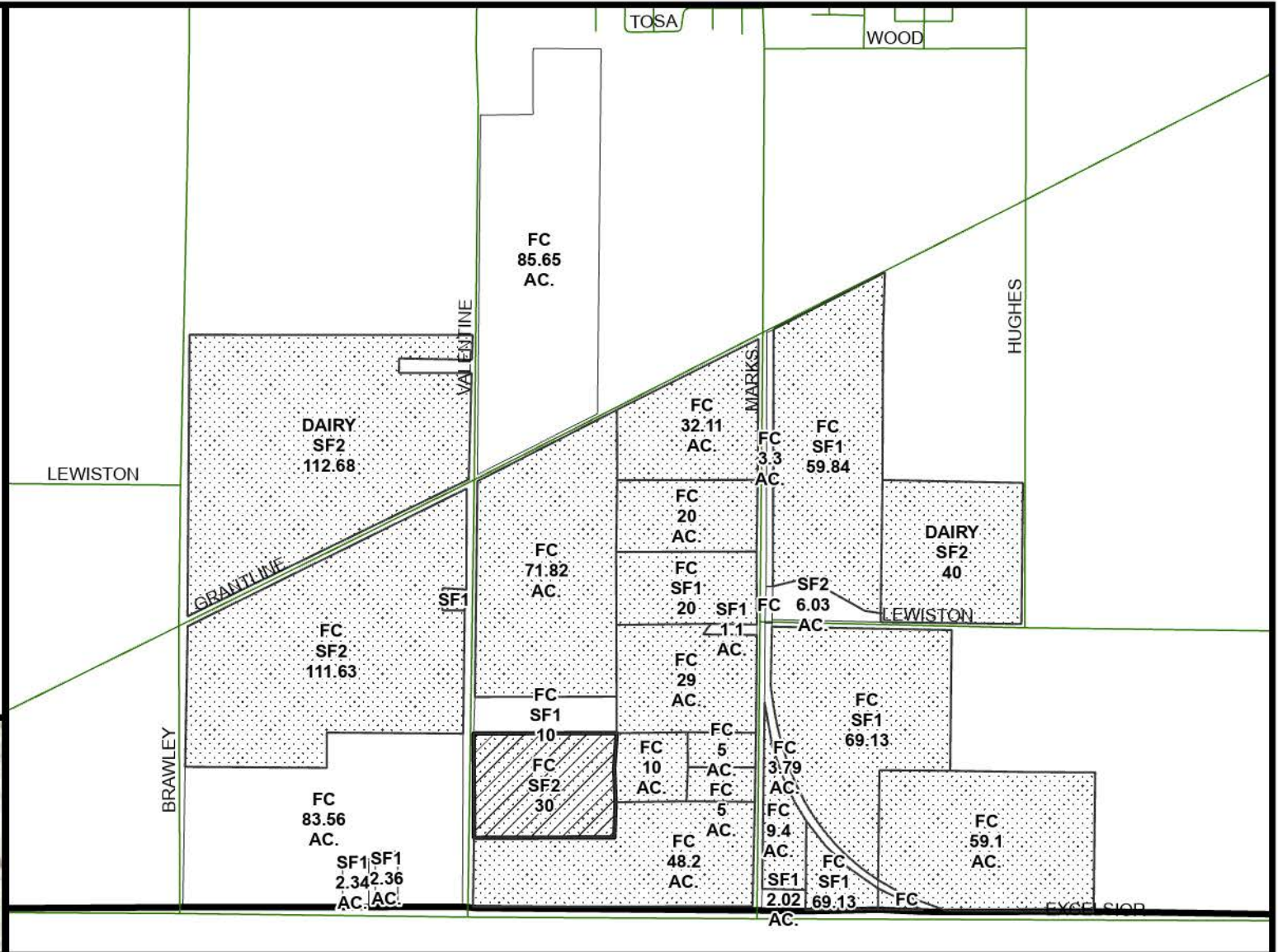
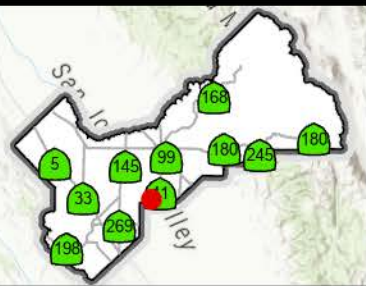
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : chuang
On Date : 5/15/2023



LEGEND:

-  Subject Property
-  Ag Contract Land

LEGEND
DAIRY
FC - FIELD CROP
SF#- SINGLE FAMILY RESIDENCE
V - VACANT

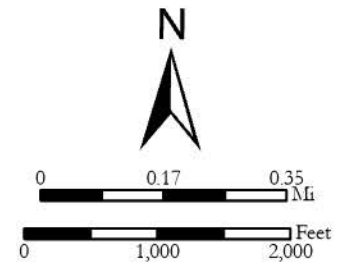


Existing Land Use Map



DRA4742

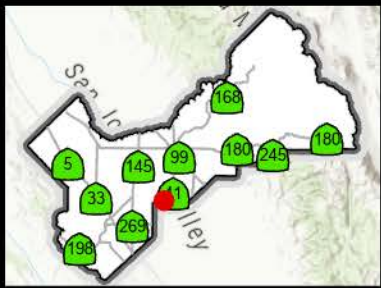
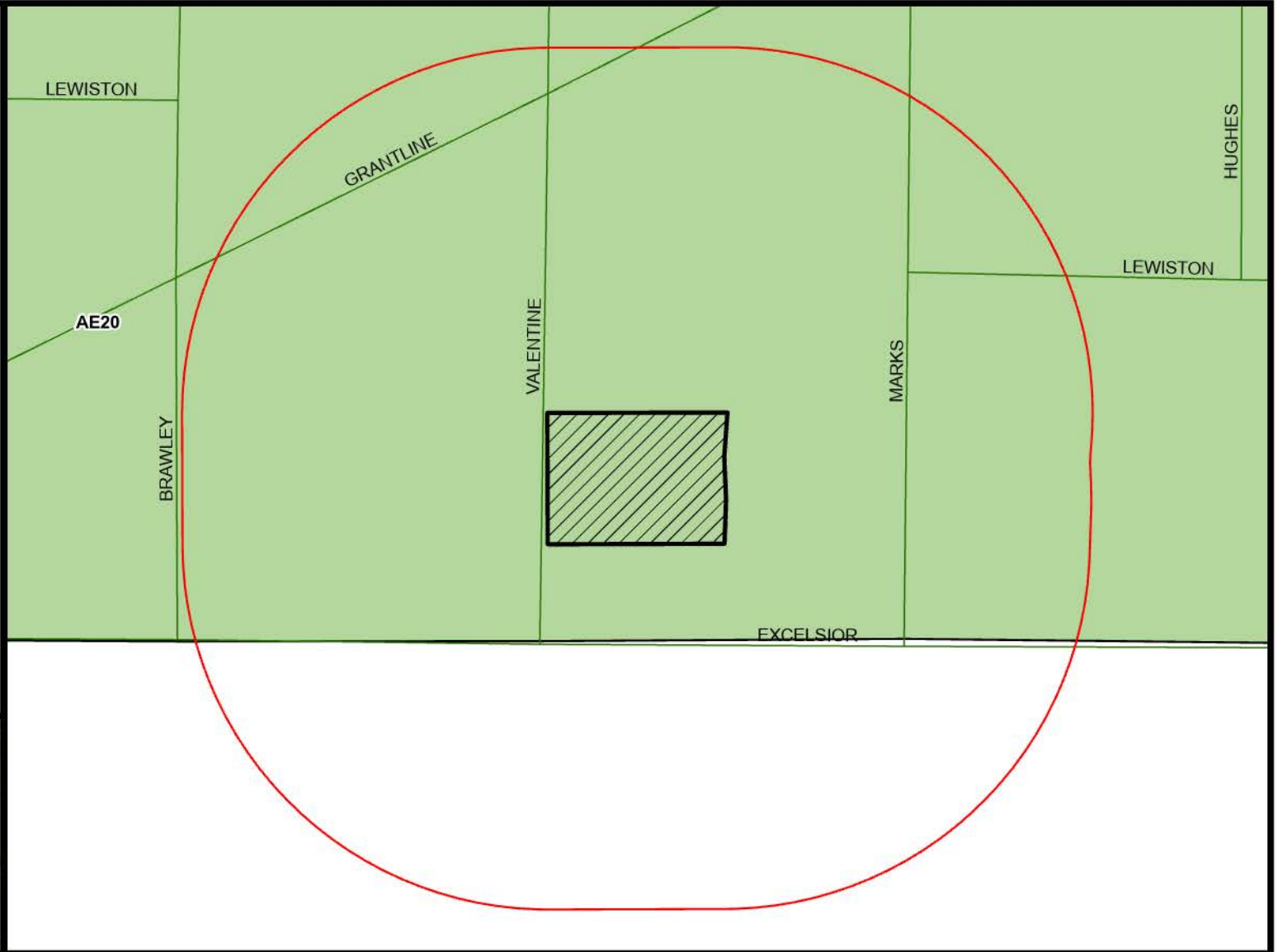
2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : chuang
 On Date : 5/15/2023



Legend

-  Subject Property
-  Half Mile Buffer

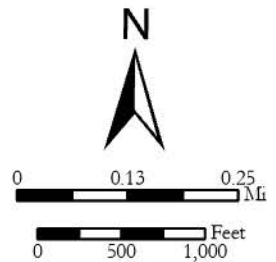


Proximity Map



DRA4742

2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : chuang
On Date : 5/15/2023

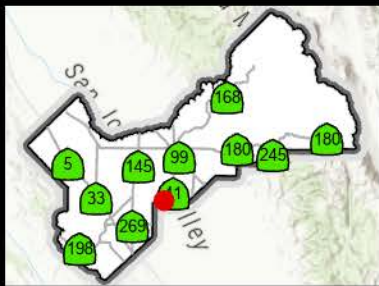


Legend

-  Subject Property
-  AE20



SUBJECT PROPERTY

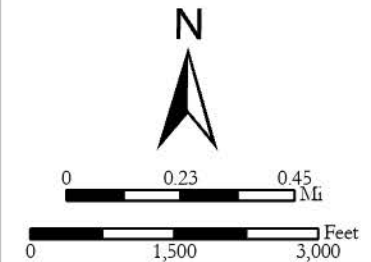


Existing Zoning Map

DRA4742
STR 36 - 17/19

2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : chuang
On Date : 5/15/2023



VALENTINE AVENUE

LOT 23

S 89°29'03" E 1320.31'

EXISTING PARCEL
30.02 ACRES GROSS

660.26'

330.13'

29.0'

AG WELL

193.9'

AG WELL

660.23'

330.11'

SEE DETAIL "A"

150' PERIMETER

LOT 26

REMAINING PARCEL
20.02 ACRES GROSS

OPEN LAND - WALNUT TREES REMOVED

660.27'

218.46'

DRIVEWAY

TREES

S 89°29'12" E 325.41'

S 00°31'39" W 173.38'

163.0'

168.6'

DOMESTIC WELL

28' X 50.5' SHOP

441.81'

132.5'

CANAL OUTSIDE TOP OF BANK

N 89°40'49" E 681.29'

141.66'

N 83°21'08" E

28' X 28' OLD DILAPIDATED MILKING BARN TO BE REMOVED

A185.28' R304.00' D34°55'12"

353.25'

660.23'

FORAGE CROP

S 00°31'23" W 2640.93'

FORAGE CROP

N 89°29'12" W 1320.39'

FORAGE CROP

150' PERIMETER

LOT 31



SCALE 1" = 200'



S 1/4 SEC. 36 17/19

S 89°29'16" E 1320.44'

EXCELSIOR AVENUE

DIRECTOR REVIEW AND APPROVAL APPLICATION MAP

LOT 26 AND THE SOUTH HALF OF LOT 26, SECTION 36, TOWNSHIP 17 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN OF THE LAGUNA DE TACHE GRANT.

EXISTING PARCEL OWNER:

HILL FULLER AS TRUSTEE OF THE LEONA J. FULLER LIVING TRUST
272 SPRUCE PLACE
LEMOORE, CA 93245

SITE ADDRESS:
22800 SOUTH VALENTINE AVENUE
RIVERDALE, CA 93656

NOTE:
ALL BUILDINGS, STRUCTURES WELLS AND SEPTIC SYSTEMS ARE EXISTING

CONTACT: HILL FULLER (556) 904-3662

APN 053-110-29

30.02 ACRES GROSS (ASSESSOR'S MAP 30.00 ACRES)

WILLIAMSON ACT CONTRACT NO. AP-4183

PREPARED BY:

DOUGLAS "JOHN" JOHNSON LAND SURVEYING

4444 N. DICKENSON AVENUE,
FRESNO, CA 93722 (559) 275-4900
JN: 22018 DRAWING NO. 22018_dra_AppMap.DWG 01/19/23

VALENTINE AVENUE

LOT 26

218.46'

441.81'

23.3'

47.0'

28.20'

72.15'

24.20'

1849 Sq. Ft. RESIDENCE

S 89°29'12" E 325.41'

LEACH FIELD

APPROXIMATE LOCATION OF SEPTIC TANK

943 Sq. Ft. MOBILE HOME

LEACH FIELD

APPROXIMATE LOCATION OF SEPTIC TANK

12' X 27.5' PATIO

12' X 23.5' CAR PORT

45.8'

23.50'

40.11'

35.6'

173.38'

DETAIL "A"

SCALE 1" = 50'

CANAL OUTSIDE TOP OF BANK

DIRECTOR REVIEW AND APPROVAL APPLICATION MAP

LOT 26 AND THE SOUTH HALF OF LOT 26, SECTION 36, TOWNSHIP 17 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN OF THE LAGUNA DE TACHE GRANT.

EXISTING PARCEL OWNER:

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SITE ADDRESS:
22800 SOUTH VALENTINE AVENUE
RIVERDALE, CA 93656

NOTE:
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CONTACT: HILL FULLER (556) 904-3662

APN 053-110-29

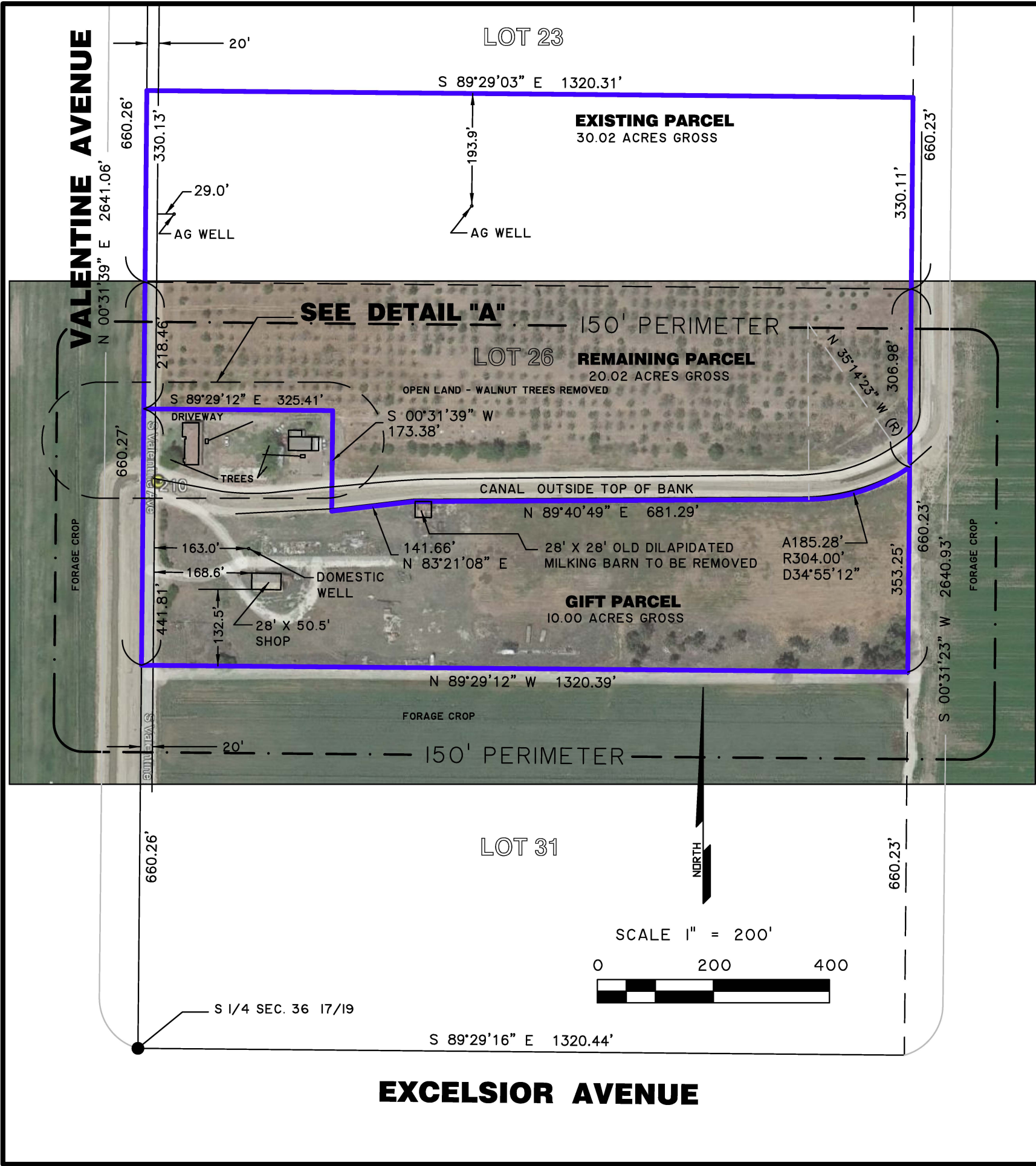
30.02 ACRES GROSS (ASSESSOR'S MAP 30.00 ACRES)

WILLIAMSON ACT CONTRACT NO. AP-4183

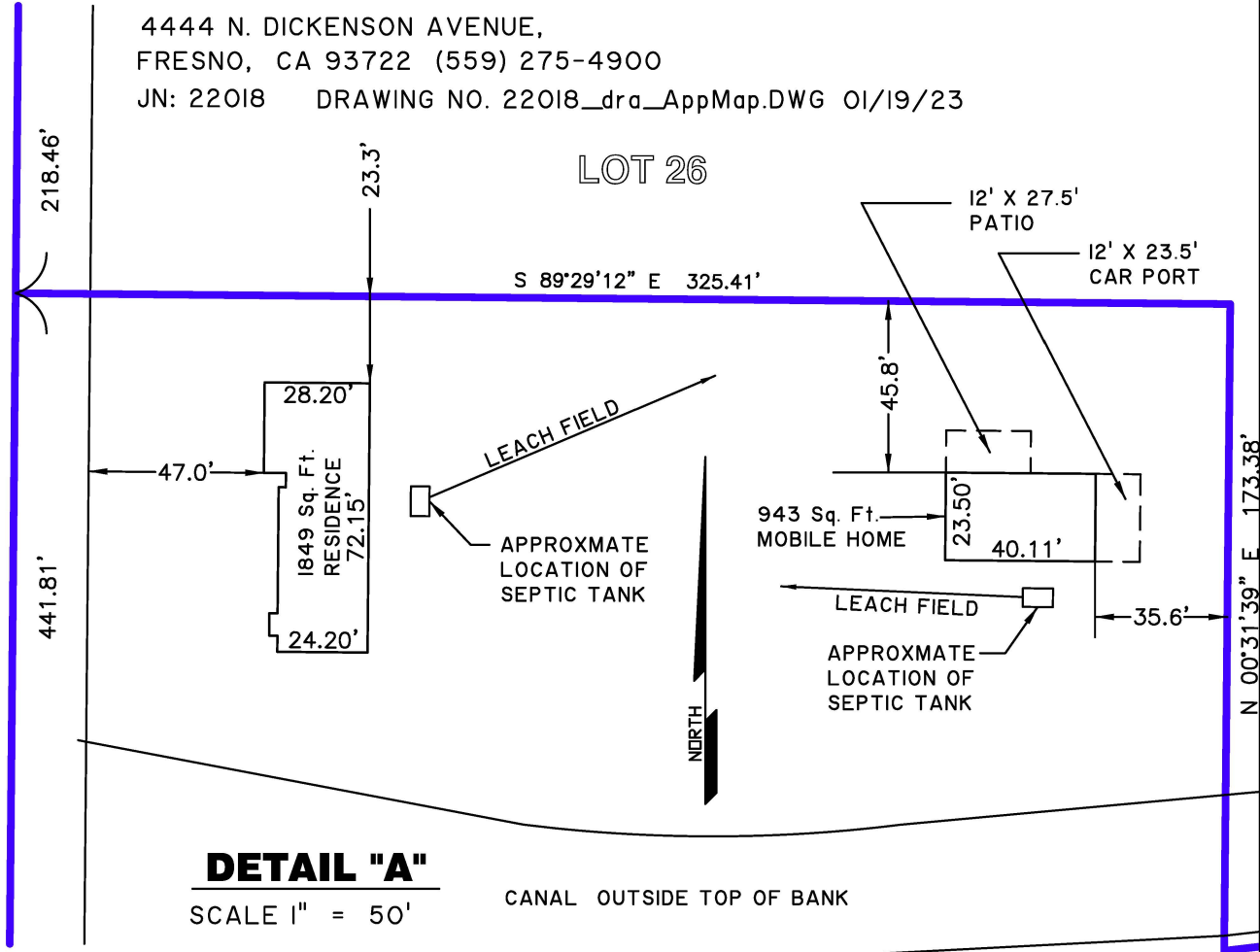
PREPARED BY:

DOUGLAS "JOHN" JOHNSON LAND SURVEYING

4444 N. DICKENSON AVENUE,
FRESNO, CA 93722 (559) 275-4900
JN: 22018 DRAWING NO. 22018_dra_AppMap.DWG 01/19/23



VALENTINE AVENUE

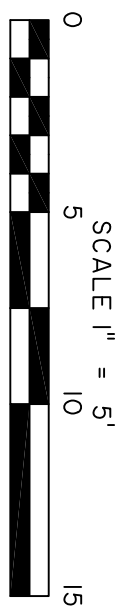
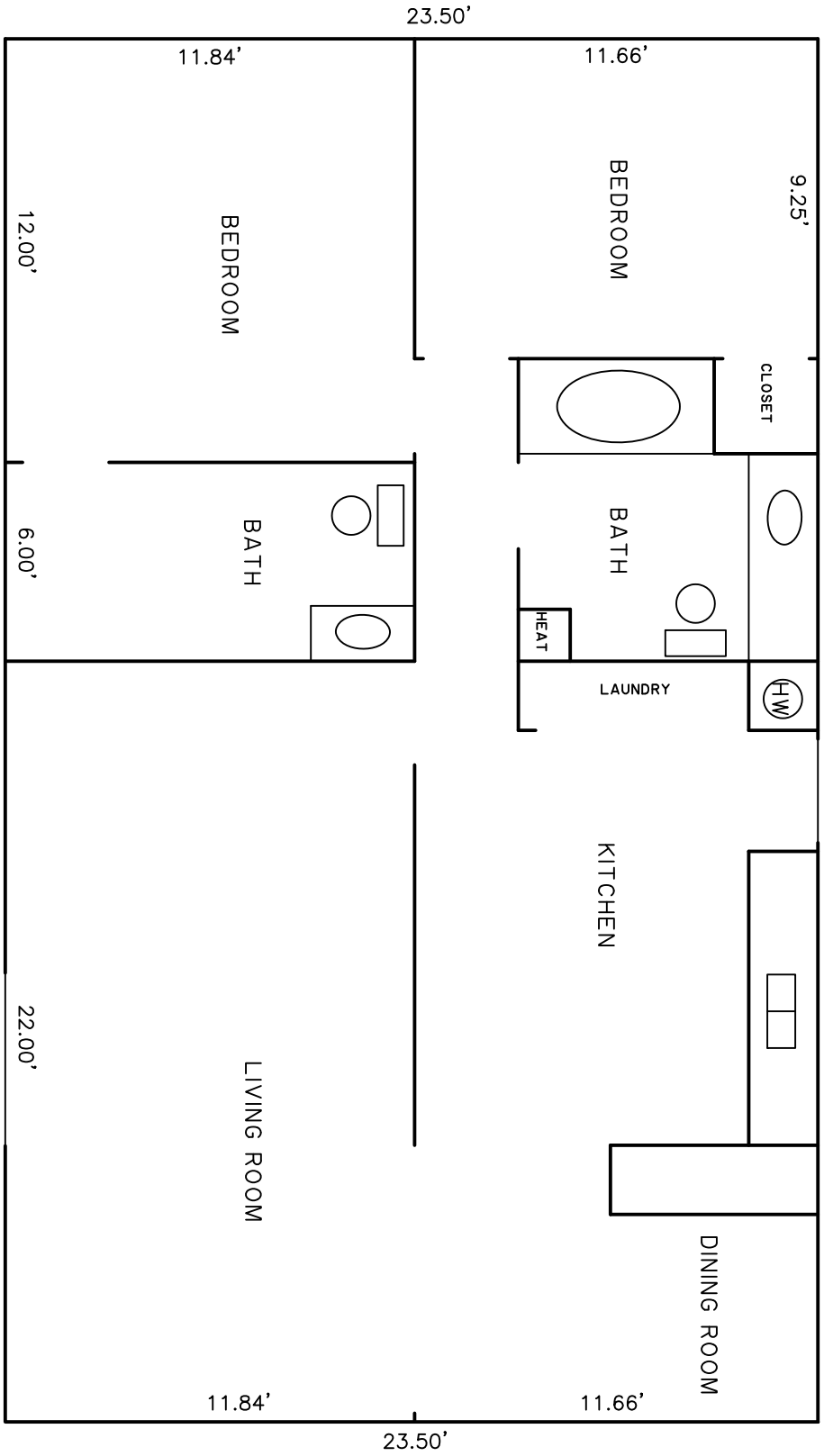


DETAIL "A"

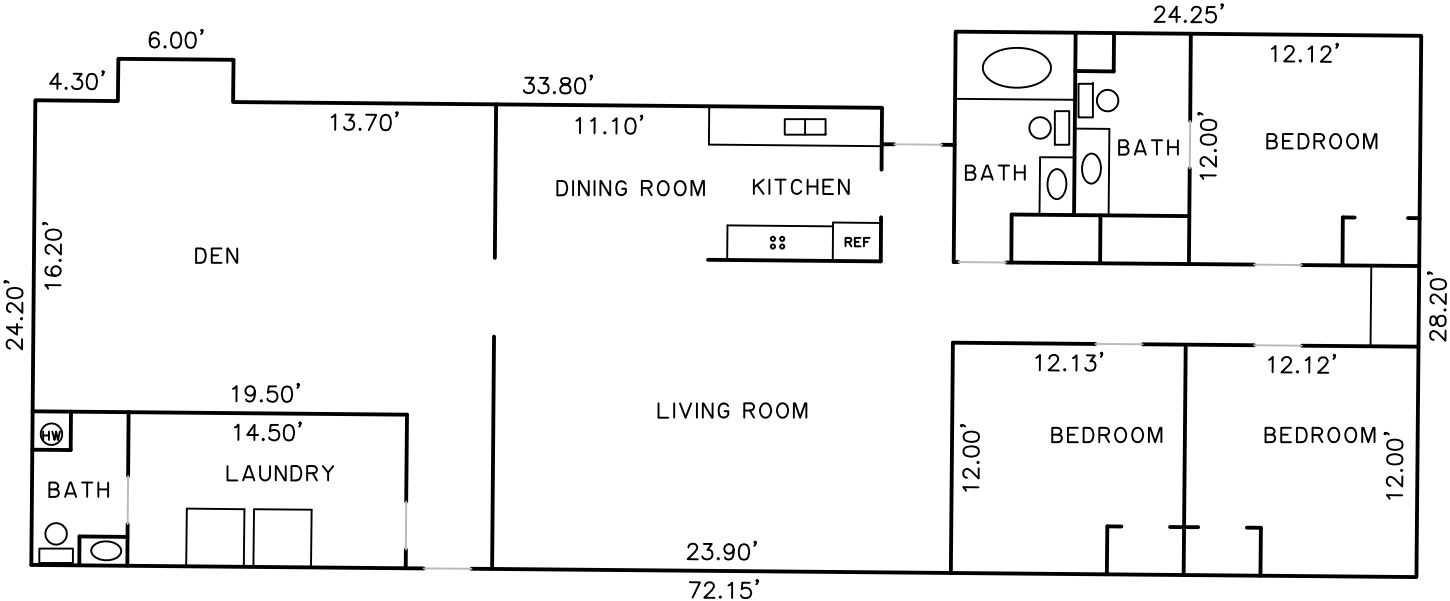
SCALE 1" = 50'

CANAL OUTSIDE TOP OF BANK

EXISTING MOBILE HOME



EXISTING RESIDENCE



SCALE 1" = 10'

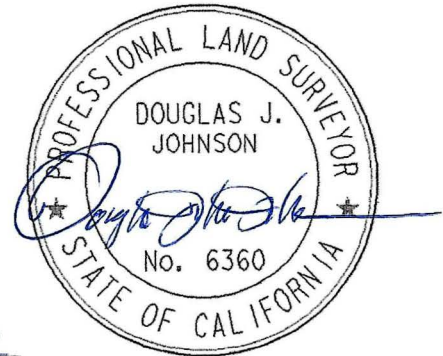


EXHIBIT "A"

All that real property situated in the Southeast Quarter of Section 36, Township 17 South, Range 19 East, Mound Diablo Base and Meridian and being a portion of Lot 26 of the Laguna De Tache Grant, filed in Book 2 of Record of Surveys at Page 60, more particularly described as follows:

Beginning at the Southeast Corner of said Lot 26, thence North $89^{\circ}29'12''$ West along the South Line of said Lot 26, a distance of 1320.39 feet to the Southwest Corner of said Lot 26 and the West Line of the Southeast Quarter of said Section 36; thence North $00^{\circ}31'39''$ East along the West Line of said Lot 26 and the West Line of said Southeast Quarter, a distance of 441.81 feet; thence leaving said West Lines, South $89^{\circ}29'12''$ East and parallel with the South Line of said Lot 26, a distance of 325.41 feet; thence South $00^{\circ}31'39''$ West and parallel with said West Line of Lot 26, a distance of 173.38 feet; thence North $83^{\circ}21'08''$ East a distance of 141.66 feet; thence North $89^{\circ}40'49''$ East a distance of 681.29 feet; thence 185.28 feet along the arc of a tangent curve to the left, concave northwesterly, having a radius of 304.00 feet, and a central angle of $34^{\circ}55'12''$, more or less to the East Line of said Lot 26; thence South $00^{\circ}31'23''$ West, a distance of 353.25' to the **True Point of Beginning**.

Containing an approximate area of 10.00 acres.



Date: September 7, 2022

EXHIBIT "A"

All that real property situated in the Southeast Quarter of Section 36, Township 17 South, Range 19 East, Mound Diablo Base and Meridian and being the South half of Lot 23 and a portion of Lot 26 of the Laguna De Tache Grant, filed in Book 2 of Record of Surveys at Page 60, more particularly described as follows:

The South half of said Lot 23 and Lot 26, **Excepting Therefrom** the following described parcel:

Beginning at the Southeast Corner of said Lot 26, thence North $89^{\circ}29'12''$ West along the South Line of said Lot 26, a distance of 1320.39 feet to the Southwest Corner of said Lot 26 and the West Line of the Southeast Quarter of said Section 36; thence North $00^{\circ}31'39''$ East along the West Line of said Lot 26 and the West Line of said Southeast Quarter, a distance of 441.81 feet; thence leaving said West Lines, South $89^{\circ}29'12''$ East and parallel with the South Line of said Lot 26, a distance of 325.41 feet; thence South $00^{\circ}31'39''$ West and parallel with said West Line of Lot 26, a distance of 173.38 feet; thence North $83^{\circ}21'08''$ East a distance of 141.66 feet; thence North $89^{\circ}40'49''$ East a distance of 681.29 feet; thence 185.28 feet along the arc of a tangent curve to the left, concave northwesterly, having a radius of 304.00 feet, and a central angle of $34^{\circ}55'12''$, more or less to the East Line of said Lot 26; thence South $00^{\circ}31'23''$ West, a distance of 353.25' to the **True Point of Beginning**.


Containing an approximate area of 20.02 acres.



Date: September 7, 2022

RECORDING REQUESTED BY AND WHEN RECORDED, MAIL TO:

Law Office of John W. Gordon
P.O. Box 798
Lemoore, CA 93245



FRESNO County Recorder
Paul Dictos, C.P.A.
DOC- 2014-0099142
Check Number 1360
Monday, SEP 08, 2014 11:15:06
Ttl Pd \$22.00 Rcpt # 0004169687
JZG/R3/1-2

MAIL TAX STATEMENTS TO:

Leona J. Fuller, Trustee
22800 S. Valentine Avenue
Riverdale, CA 93656

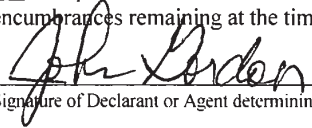
A.P.N. 053-110-29

DOCUMENTARY TRANSFER TAX SNONE*

*INTO TRUST R&T 11930

___ Computed on the consideration or value of property conveyed; OR

___ Computed on the consideration or value less liens or encumbrances remaining at the time of sale.


Law Office of John W. Gordon
Signature of Declarant or Agent determining tax - Firm Name

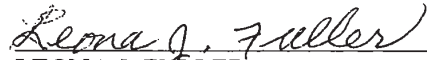
GRANT DEED

LEONA J. FULLER, a widow, hereby GRANT to LEONA J. FULLER, TRUSTEE OF THE LEONA J. FULLER LIVING TRUST dated August 14, 2014, their whole interest in the real property in the City of Riverdale, County of Fresno, State of California, commonly known as **22800 S. Valentine Avenue, Riverdale, CA 93656**, and as legally described on Exhibit A, attached and incorporated by reference.

THE PURPOSE OF THIS DEED IS TO TRANSFER ALL OF THE GRANTORS' INTEREST, TO A REVOCABLE INTER VIVOS TRUST ESTABLISHED FOR THE BENEFIT OF GRANTORS. R&T 11930

DATED: August 25, 2014

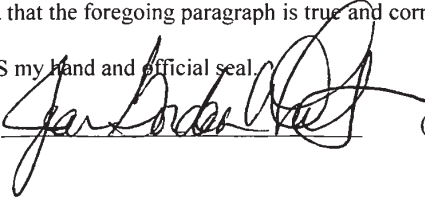
State of California)
) ss.
County of Kings)


LEONA J. FULLER

On August 25, 2014, before me, Jean Gordon White, Notary Public, personally appeared LEONA J. FULLER 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  (Seal)



MAIL TAX STATEMENTS AS DIRECTED ABOVE

EXHIBIT A

**Lot 26 and the South Half of Lot 23, Section 36, Township 17 South,
Range 19 East, of the Laguna De Tache Grant.**

A.P.N. 053-110-29

2



AT MOBILE HOME FACING NORTH



AT MOBILE HOME FACING NORTHEAST



AT MOBILE HOME FACING NORTHWEST



AT MOBILE HOME FACING SOUTH



AT MOBILE HOME FACING SOUTHEAST



AT MOBILE HOME FACING SOUTHWEST



AT MOBILE HOME FACING WEST



FACING EAST FROM MOBILE HOME



EAST SIDE OF MOBILE HOME



EAST SIDE OF RESIDENCE



NORTH SIDE MOBILE HOME



NORTH SIDE OF RESIDENCE



SOUTH SIDE MOBILE HOME



SOUTH SIDE OF RESIDENCE



WEST SIDE MOBILE HOME



WEST SIDE OF RESIDENCE