



County of Fresno

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

DATE: November 16, 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

FROM: Elliot Racusin, Planner
Development Services and Capital Projects Division

SUBJECT: Director Review and Approval No. 4755

APPLICANT: Gabriel Torres

DUE DATE: **December 1, 2023**

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to allow a permanent 1,000 square foot proposed secondary conventional residence with an existing 1,716 square foot conventional primary residence on a 2.31-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

The subject parcel is located on the southeast corner of E. Central Ave. and S Lemon Ave. (APN: 185-161-10) (21807 E Central Ave) (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 **December 1, 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, Elliot Racusin, Planner, Development Services and Capital Projects Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-4245, or email eracusin@fresnocountyca.gov

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Activity Code (Internal Review): 2392

Enclosures



Fresno County Department of Public Works and Planning

Date Received: 11/14/23 DRA 4755 (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:

Secondary residence not to exceed 2000 square feet on a 2.31-acre parcel in the AE-20 zone district

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: Southeast side of E Central Ave between E Central Ave and S Lemon Ave Street address:

APN: 185-161-10 Parcel size: 2.31-acres Section(s)-Twp/Rg: S 31 - T 14 S/R 24 E

ADDITIONAL APN(s):

I, Gabriel Torres (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 (Print or Type) Gabriel Torres Address 21807 Central Ave Reedley City 93654 Zip 559 Phone 7257617

Applicant (Print or Type) Same as Above Address Address City City Zip Zip Phone Phone

Representative (Print or Type) Address Address City City Zip Zip Phone Phone

CONTACT EMAIL: jt78613@gmail.com

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: DRA Fee: \$ 1,570
Application Type / No.: credit Fee: \$ (247)
Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
PER/Initial Study No.: Fee: \$
Ag Department Review: Fee: \$ 32
Health Department Review: Fee: \$ 432
Received By: ER Invoice No.: TOTAL: \$ 1,789

UTILITIES AVAILABLE:

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

STAFF DETERMINATION: This permit is sought under Ordinance Section:

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

Related Application(s):

APN # - - -

Zone District:

APN # - - -

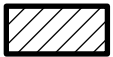
Parcel Size:

APN # - - -

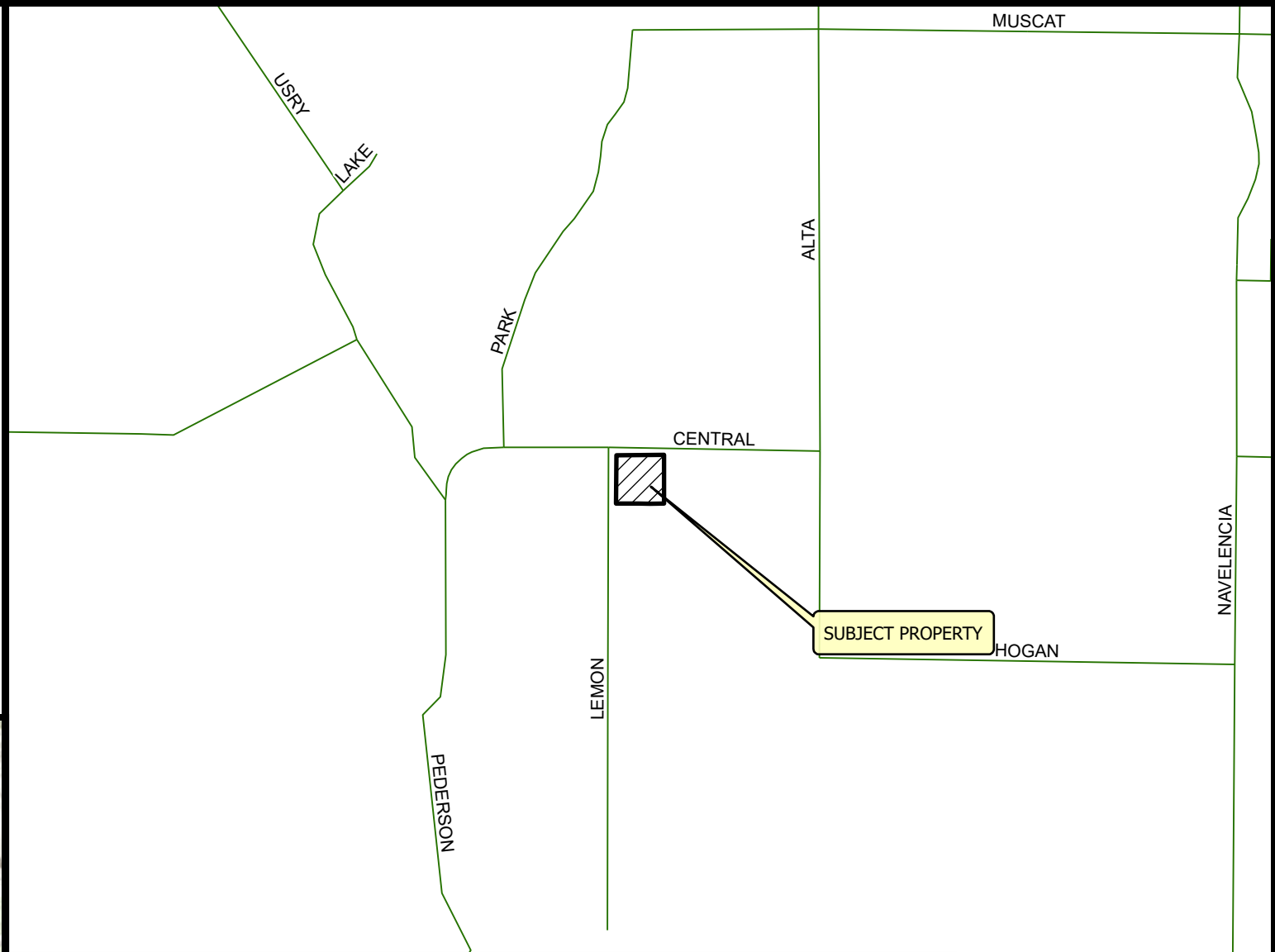
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over.....

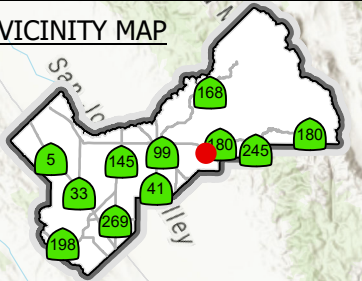
Legend



Subject Property



VICINITY MAP

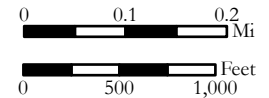


LOCATION MAP



DRA 4755

2023

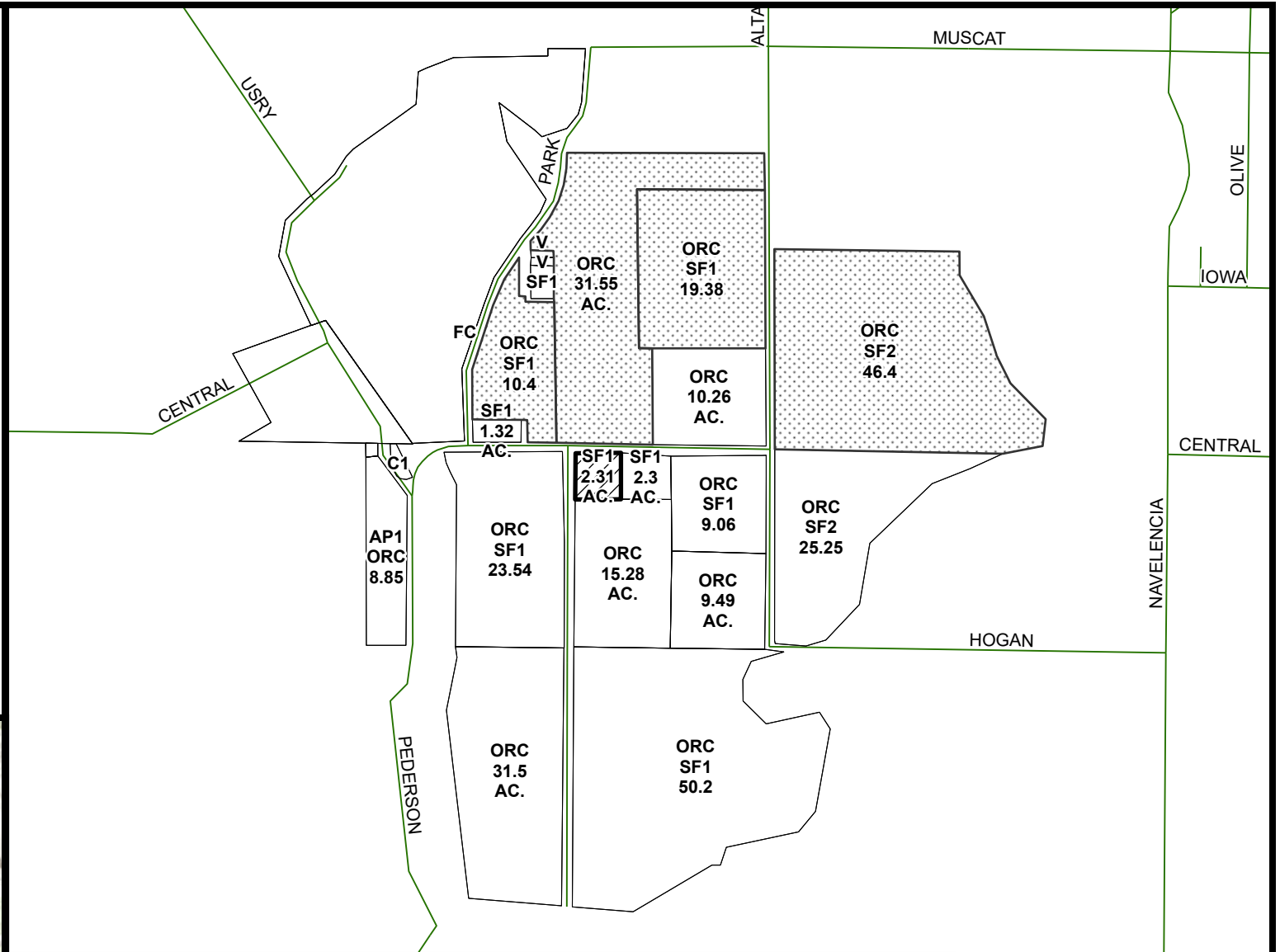
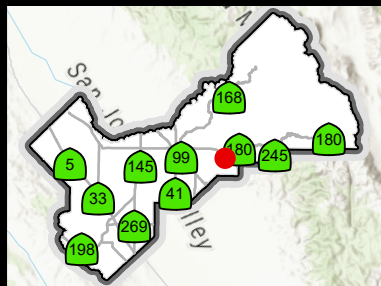
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : chuvang
On Date : 11/15/2023



LEGEND:

-  Subject Property
-  Ag Contract Land

| LEGEND |
|------------------------------|
| AP1 - APARTMENT |
| C# - COMMERCIAL |
| FC - FIELD CROP |
| ORC - ORCHARD |
| SF#- SINGLE FAMILY RESIDENCE |
| V - VACANT |

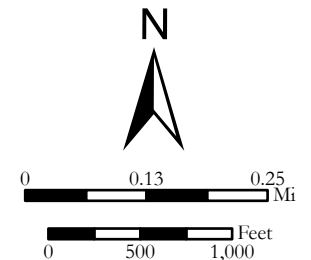


Existing Land Use Map




DRA 4755

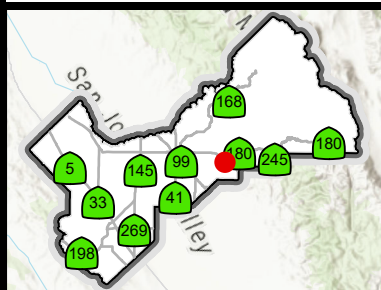
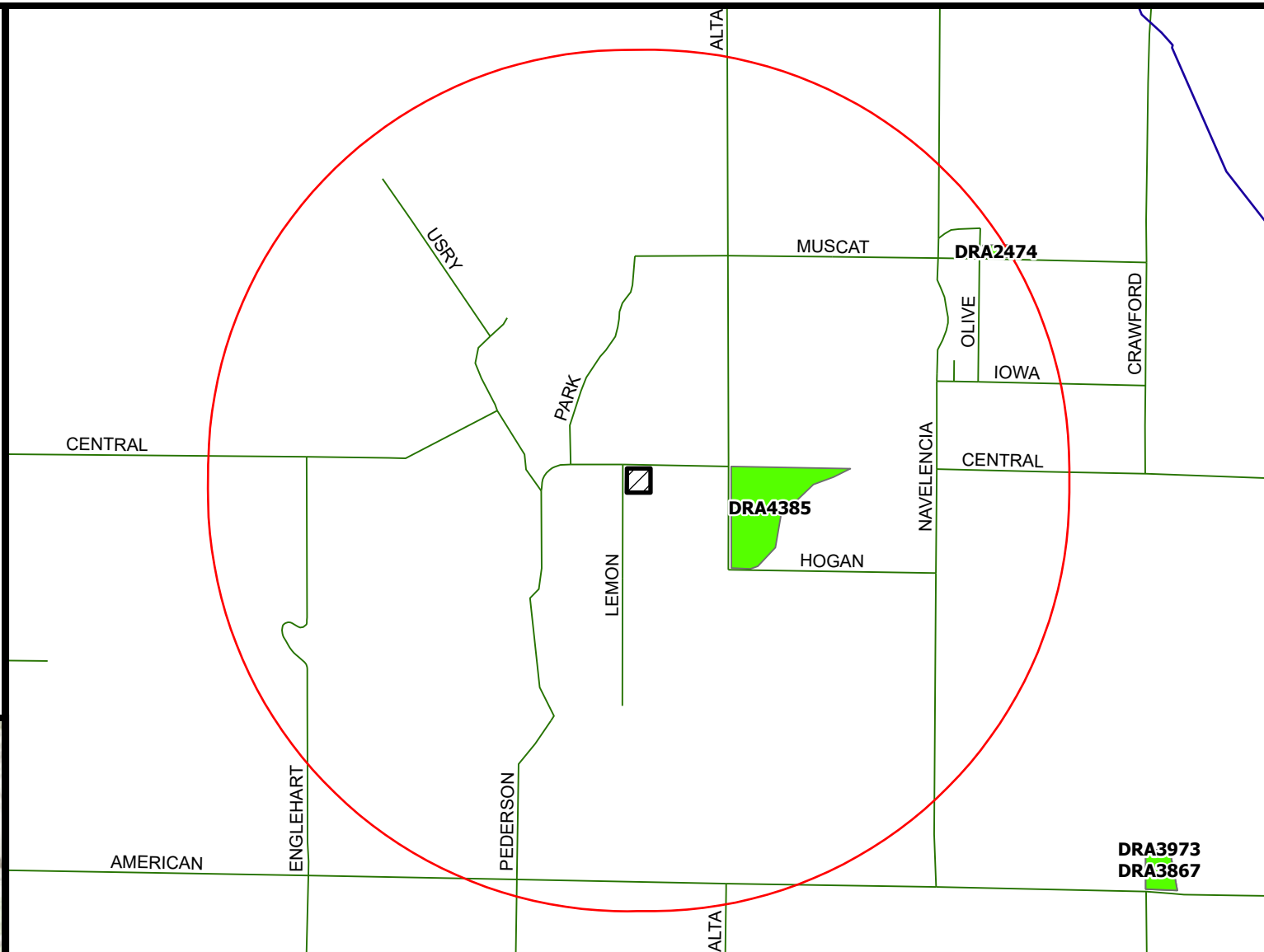
2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
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 On Date : 11/15/2023



Legend

-  One Mile Buffer
-  Subject Property
-  DRA Permits

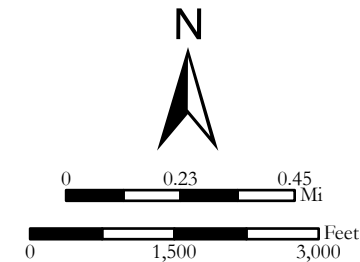


Proximity Map



DRA 4755

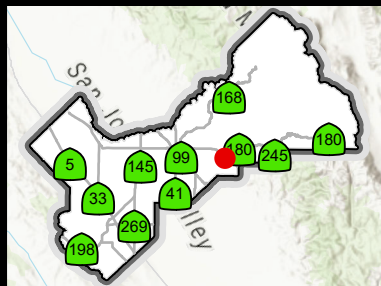
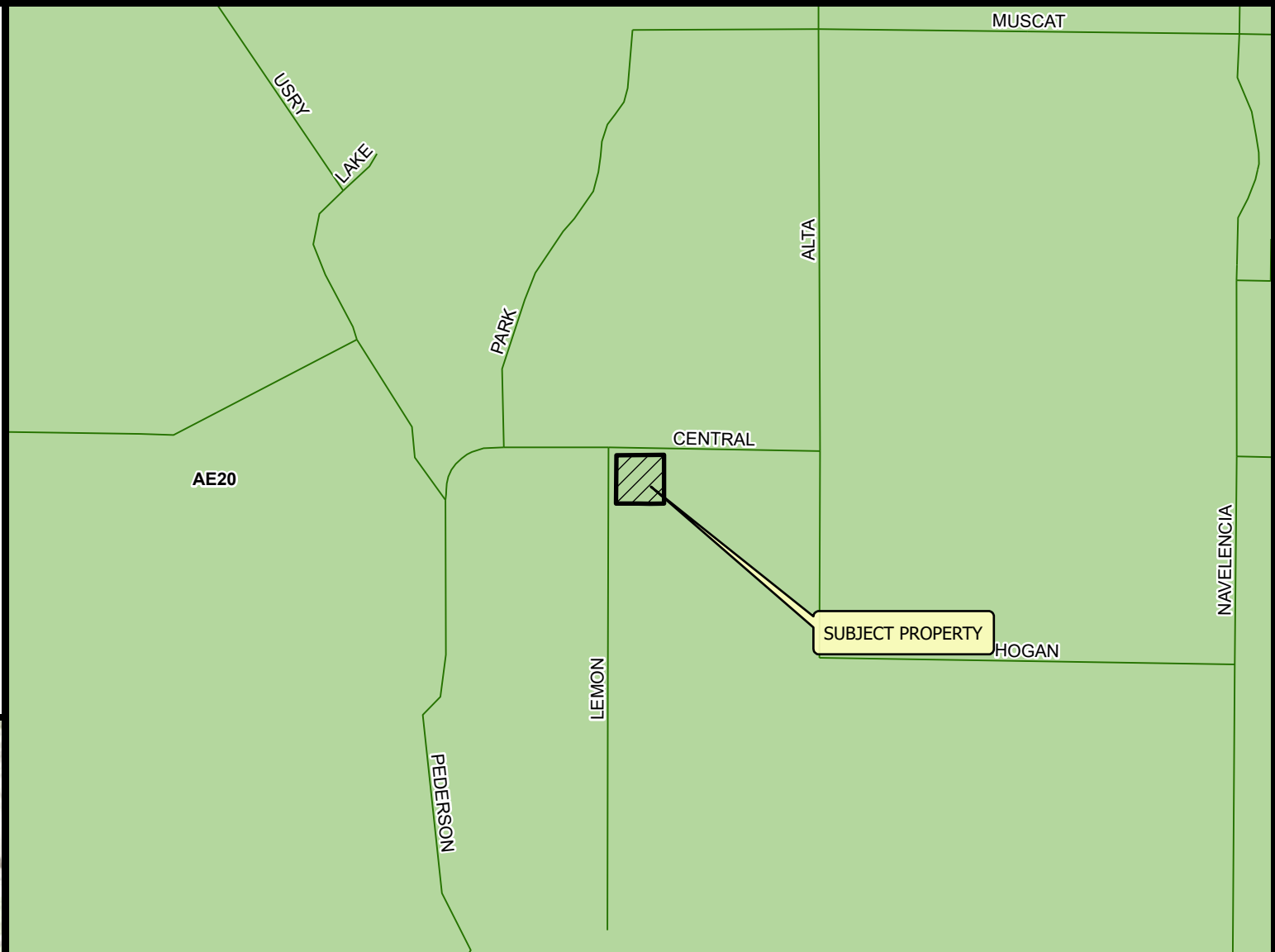
2023

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Legend

-  Subject Property
-  AE20

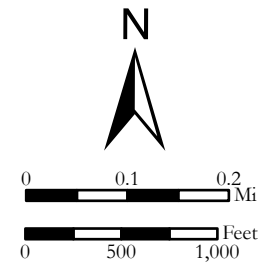


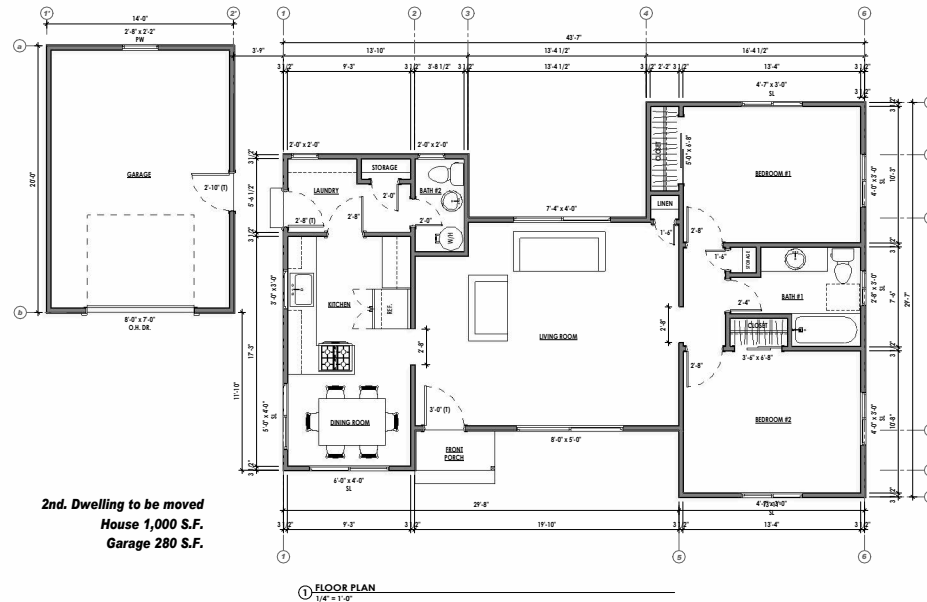
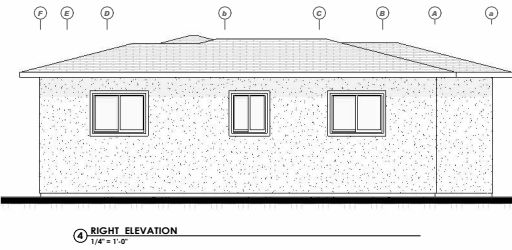
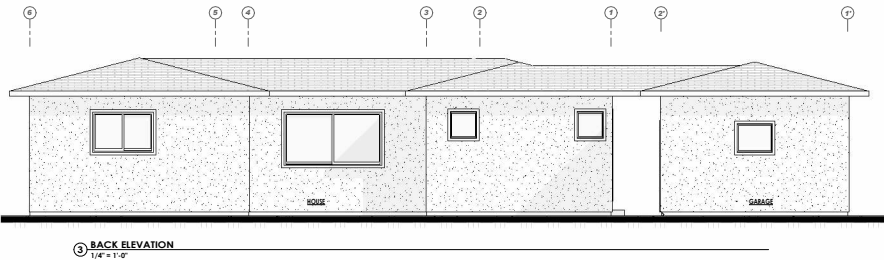
Existing Zoning Map

DRA 4755
STR 31 - 14S / 24E

2023

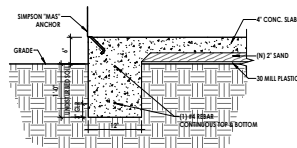
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : chuang
On Date : 11/15/2023



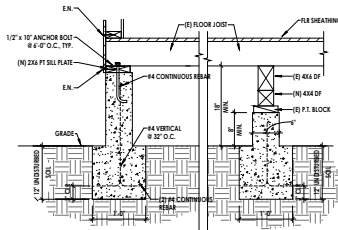


2nd. Dwelling to be moved
House 1,000 S.F.
Garage 280 S.F.

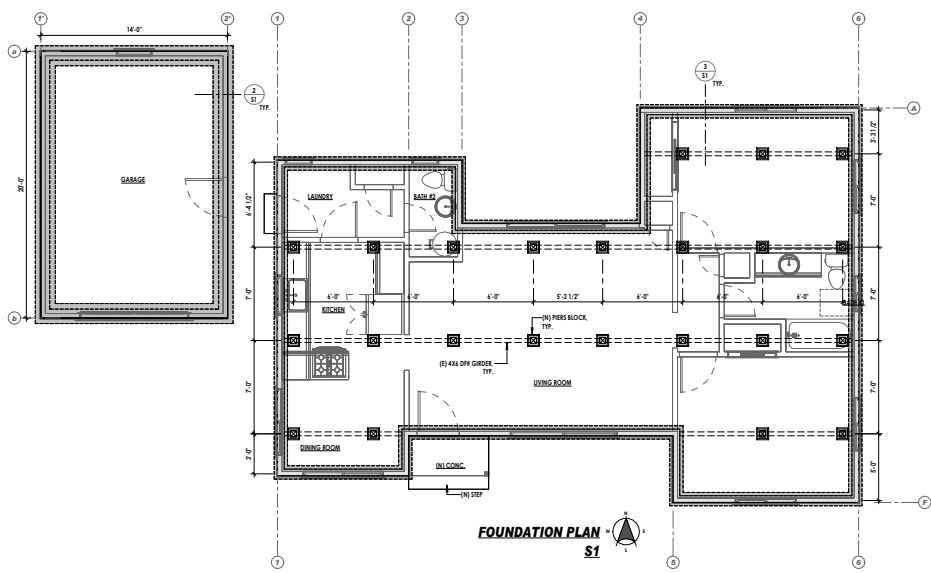
GABRIEL TORRES
21807 CENTRAL AVE.
REEDLEY, CA 93654
APN: 185-161-10



2 GARAGE PERIMETAL DETAIL
1" = 1/2"

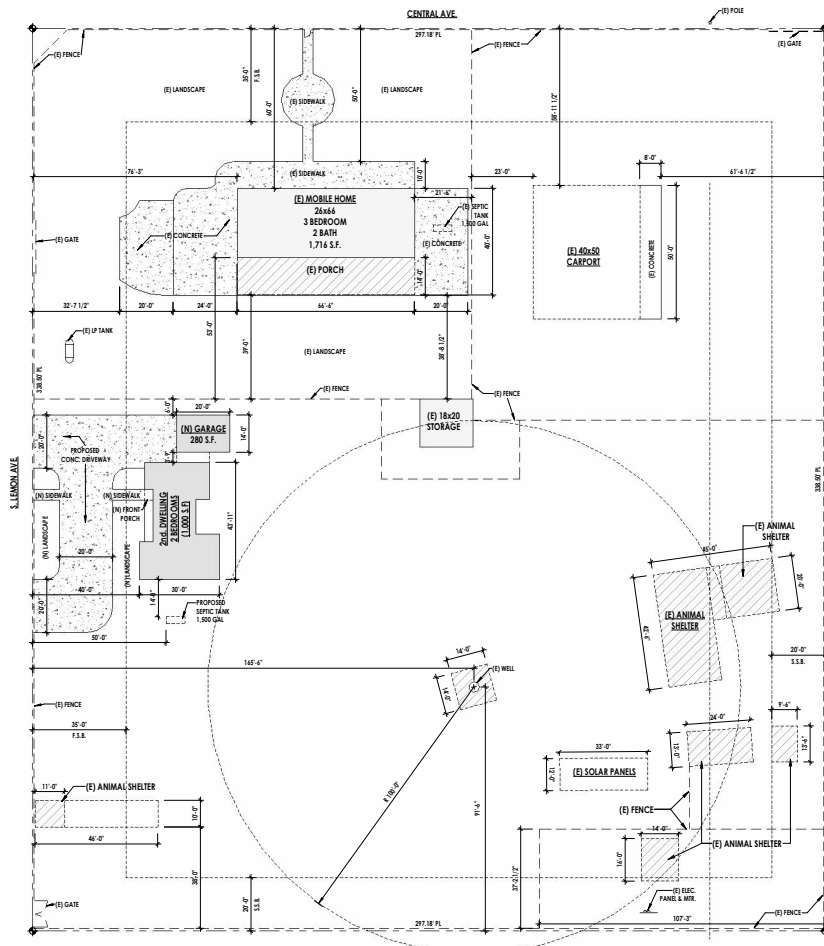


3 FOUNDATION FOOTING
1" = 1/2"



FOUNDATION PLAN
S1

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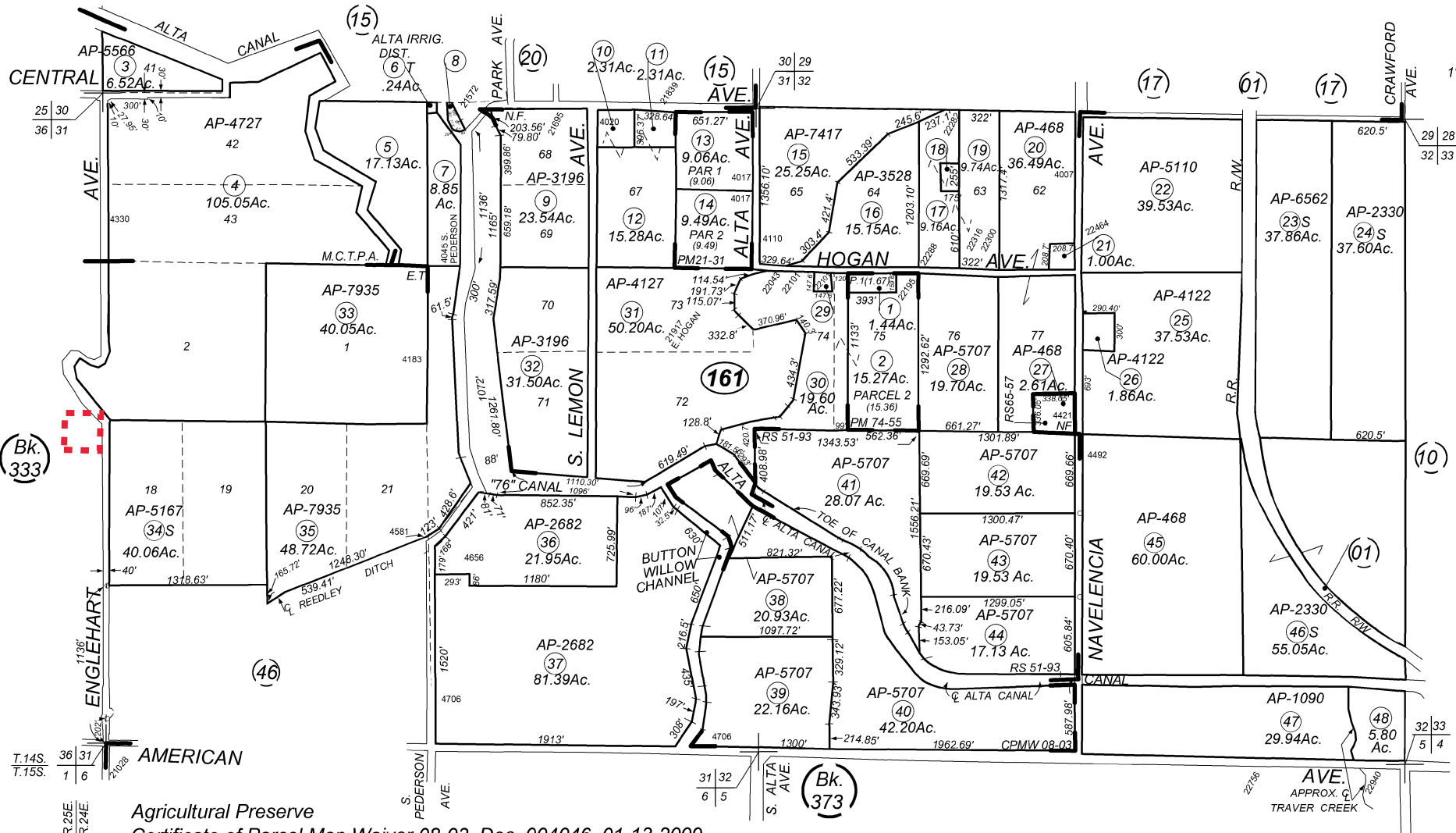
① SITE PLAN
1" = 20'-0"



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APN: 185-161-10



-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.



Agricultural Preserve
Certificate of Parcel Map Waiver 08-03, Doc. 004046, 01-13-2009
Eppinger Tract - R.S. Bk. 3, Pg. 53
Mt. Campbell Tract - Plat "A" - R.S. Bk. 1, Pg. 88
Navelencia Farms (Amended) - Plat bk. 7, Pg. 88
Parcel Map No. 3085 - Bk. 21, Pg. 31

Parcel Map No. 8154 - Bk.74 , Pg. 55
Record of Survey - Bk.51, Pg.93
Record of Survey - Bk. 65, Pg. 57

Assessor's Map Bk.185 - Pg.16
County of Fresno, Calif.

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