



# County of Fresno

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

DATE: May 7, 2024

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, Attn: Attn: James Anders,  
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; Alex Pretzer; Dominique Navarette  
Development Services and Capital Projects, Zoning & Permit Review,  
Attn: Daniel Gutierrez, Senior Planner  
Development Services and Capital Projects, Development Engineering,  
Attn: Laurie Kennedy, Office Assistant III  
Water and Natural Resources Division, Attn: Augustine Ramirez, Division  
Manager  
Water and Natural Resources Division, Attn: Roy Jimenez, Senior Planner  
Water and Natural Resources Division, Transportation Planning, Attn:  
Hector Luna, Senior Planner/Darren Findley, Senior Engineering  
Technician/Brody Hines, Planner  
Water and Natural Resources Division, Community Development, Attn:  
Yvette Quiroga, Principal Planner  
Design Division, Attn: Mohammad Alimi, Division Manager;  
Erin Haagenson, Principal Staff Analyst  
Resources Division, Attn: Daniel Amann, 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, Kevin Lolkus, Lt. Brandon  
Purcell, Kathy Curtice, Adam Maldonado  
CA Highway Patrol (CHP), Attn: Captain Austin Matulonis  
Pacific Gas and Electric, Centralized Review Team, Attn: [PGEPlanReview@pge.com](mailto:PGEPlanReview@pge.com)  
Santa Rosa Rancheria Tachi Yokut Tribe, Attn: Ruben Barrios, Tribal Chairman,  
Director/Shana Powers, Cultural Director

Selma Unified School District, Attn: Marilyn Shepard, Superintendent  
Fresno County Fire, Attn: Diane Rodriguez  
Central Kings GSA/Consolidated Irrigation District, Attn: Phil Desatoff, General  
Manager  
Kings River Conservation District, Attn: Paul Peschel, General Manager

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

SUBJECT: Director Review and Approval No. 4770

APPLICANT: CVEAS – Brenda Ramirez

DUE DATE: **May 22, 2024**

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to allow a mobile home to be placed on the 19.23-acre parcel as a secondary dwelling unit. The secondary dwelling unit not to be over 2,00 square feet. The subject property is located within the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

The subject parcel is located on the east side of Academy Avenue, 0.5-miles south of Huntsman Avenue, approximately 1.5-miles from the city limits of the City of Parlier. (APN: 393-031-15) (ADDRESS: 11227 S. Academy 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 **May 22, 2024**. Any comments received after this date may not be used.

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

Please address any correspondence or questions related to environmental and/or policy/design issues to me, 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  
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*Activity Code (Internal Review): 2392*

Enclosures



Fresno County Department of Public Works and Planning

Date Received:

(Application No.)

MAILING ADDRESS:

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

LOCATION:

Southwest corner of Tulare & "M" Streets, Suite A
Street Level
Fresno Phone: (559) 600-4497
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:

Adding a new mobile home.

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: West side of S Academy Ave.
between E Rose Ave. and E. Dinuba Ave.
Street address: 11227 S Academy Ave. Selma, CA 93662

APN: 393-031-15 Parcel size: 19.33 acres Section(s)-Twp/Rg: S 3 - T 16 S/R 22 E

ADDITIONAL APN(s):

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

Table with 5 columns: Name, Address, City, Zip, Phone. Rows for Owner (Nazha Jaber), Applicant (Brenda Ramirez), and Representative.

CONTACT EMAIL: bramirez@cveas.com

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
PER/Initial Study No.: Fee: \$
Ag Department Review: Fee: \$
Health Department Review: Fee: \$
Received By: Invoice No.: TOTAL: \$

UTILITIES AVAILABLE:

WATER: Yes [X] / No [ ]
Agency: Domestic Well
SEWER: Yes [X] / No [ ]
Agency: Septic system

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 # - -

APN # - -

RECORDING REQUESTED BY:

Old Republic Title Company

Escrow No.: 1411027338  
APN: 393-031-15

When Recorded Mail Document and Tax Statements to:

Nazha Munir Jabar  
1420 SHAW AVE  
CLOVIS, CA 93611

Fresno County Recorder  
Paul Dictos, CPA

**2023-0074247**

Recorded at the request of:  
ERECORDING PARTNERS NETWORK

08/11/2023 03:47 36

Titles: 1 Pages: 3

Fees: \$17.00

CA SB2 Fees:\$0.00

Taxes: \$619.30

Total: \$636.30

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

## Grant Deed

**Exempt from fee per GC27388.1(a)(2) and GC27388.2(b) ; document is subject to the imposition of documentary transfer tax**

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is \$619.30

(X) computed on full value of property conveyed, or

( ) computed on full value less of liens and encumbrances remaining at time of sale.

(X) Unincorporated area: ( ) City of

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

Tiffanie Lanette Bell, an unmarried woman

hereby GRANT(S) to

Nazha M. Jabar, a married woman, as her sole and separate property

that property in Unincorporated area of Fresno County, State of California, described as follows:

\* \* \* See "Exhibit A" attached hereto and made a part hereof. \* \* \*



Date: July 12, 2023

Tiffanie Lanette Bell  
Tiffanie Lanette Bell

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 CA

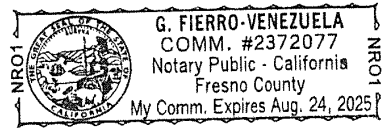
County of Fresno

On 7/12/23 before me, G. FIERRO-VENEZUELA a Notary Public, personally appeared Tiffanie Lanette Bell who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature: [Handwritten Signature]  
Name: G. FIERRO-VENEZUELA  
(Typed or Printed)



(Seal)

**ORDER NO. : 1411027338**

**EXHIBIT A**

The land referred to is situated in the unincorporated area of the County of Fresno, State of California, and is described as follows:

The East half of the Northeast quarter of the Northeast quarter of Section 3, Township 16 South, Range 22 East, Mount Diablo Base and Meridian, in the County of Fresno, State of California, according to the Official Plat thereof.

APN: 393-031-15

RECORDING REQUESTED BY:

Old Republic Title Company

Escrow No.: 1411027338

APN No.: 393-031-15

When Recorded Mail Document and Tax Statements to:

Nazha Munir Jabar

1811 W. Del Altair Rd  
Reedley Ca 93654

Fresno County Recorder  
Paul Dictos, CPA

**2023-0074248**

Recorded at the request of:  
ERECORDING PARTNERS NETWORK

08/11/2023 03:47 36

Titles: 1 Pages: 3

Fees: \$17.00

CA SB2 Fees:\$0.00

Taxes: \$0.00

Total: \$17.00

SPACE ABOVE THIS LINE FOR RECORDERS USE

## Quit Claim Deed

**Exempt from fee per GC27388.1(a)(2) and GC27388.2(b); document recorded in connection with a concurrent transfer subject to the imposition of documentary transfer tax**

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$0.00 SPOUSE TO SPOUSE R & T 11911

( ) computed on full value of property conveyed, or

( ) computed on full value less value of liens and encumbrances remaining at time of sale.

(X) Unincorporated area: ( ) City of

( ) Realty not sold.

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

Mohammad Abdel Jaber, Spouse of grantee herein

hereby REMISE(S), RELEASE(S) AND FOREVER QUITCLAIM(S) to

Nazha M. Jabar, a married woman as her sole and separate property

that property in Unincorporated area of Fresno County, State of California, described as follows:

\* \* \* See "Exhibit A" attached hereto and made a part hereof. \* \* \*

This Deed is given to establish of record that the undersigned Grantor, spouse of the Grantee herein, acquired no interest to said property by reason of the Deed to said Grantee recording concurrently herewith and the interest acquired by said Grantee is his/her sole and separate property.

Mail Tax Statements to Grantee at address above

Date July 24, 2023

**MAIL TAX STATEMENTS AS DIRECTED ABOVE**

FTGIS-100 4/01

Page 1 of 2

*Handwritten signature/initials*

Mohammad Abdel Jaber

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 CA  
County of Fresno

On 07-25-2023 before me, Johanna Yang Thao a Notary Public, personally appeared Mohammad Abdel Jaber, 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.

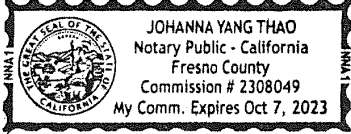
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Johanna Yang Thao

Name: Johanna Yang Thao  
(Typed or Printed)

(Seal)



MAIL TAX STATEMENTS AS DIRECTED ABOVE

**ORDER NO. :** 1411027338

**EXHIBIT A**

The land referred to is situated in the unincorporated area of the County of Fresno, State of California, and is described as follows:

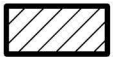
The East half of the Northeast quarter of the Northeast quarter of Section 3, Township 16 South, Range 22 East, Mount Diablo Base and Meridian, in the County of Fresno, State of California, according to the Official Plat thereof.

APN: 393-031-15

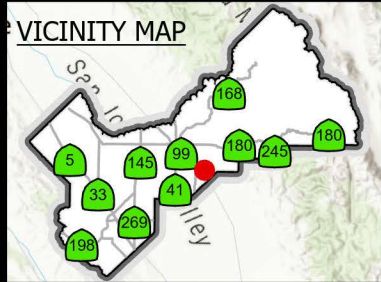
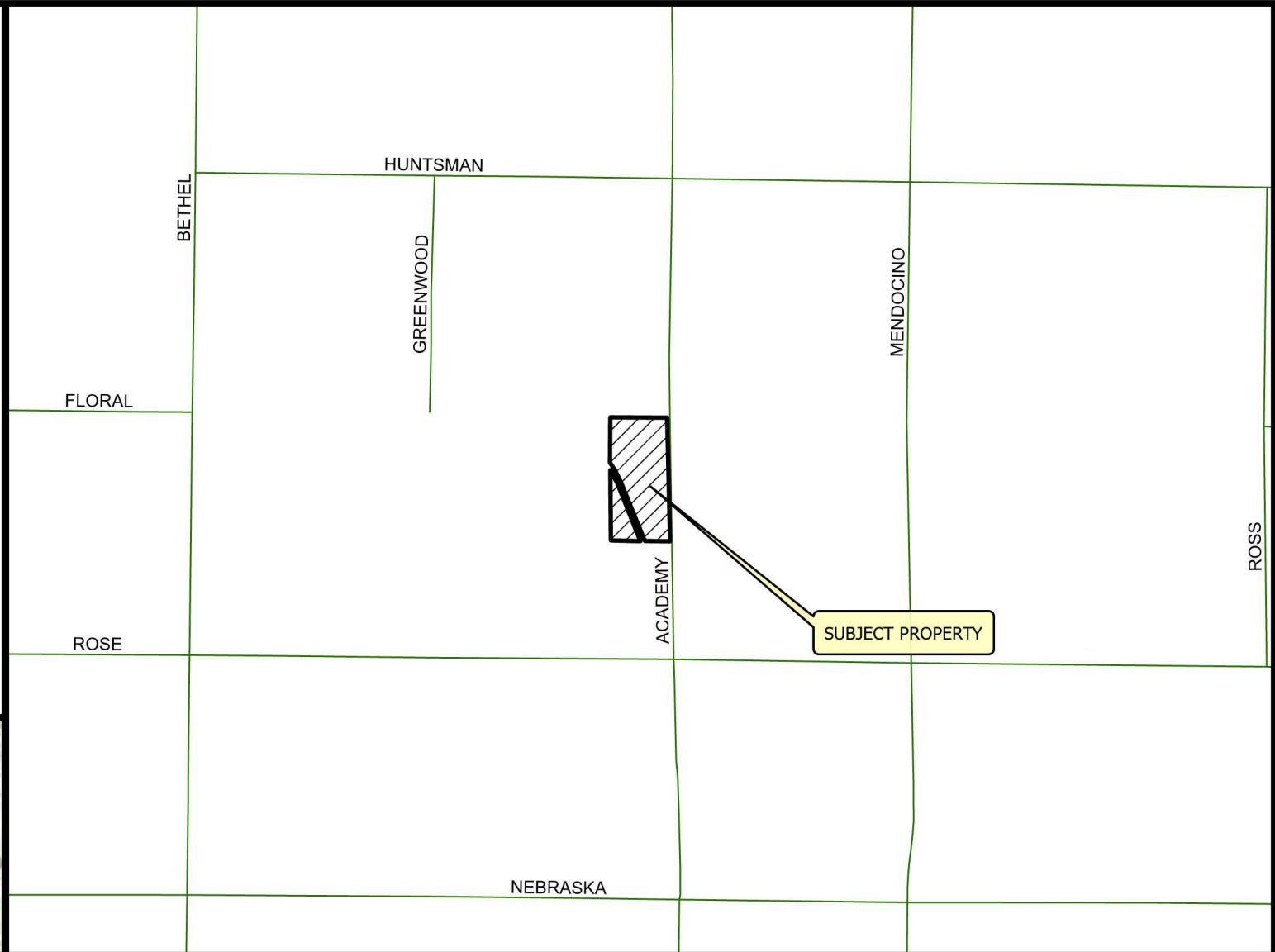




**Legend**



Subject Property

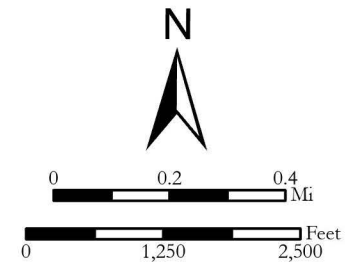


# LOCATION MAP



## DRA4770

## 2024

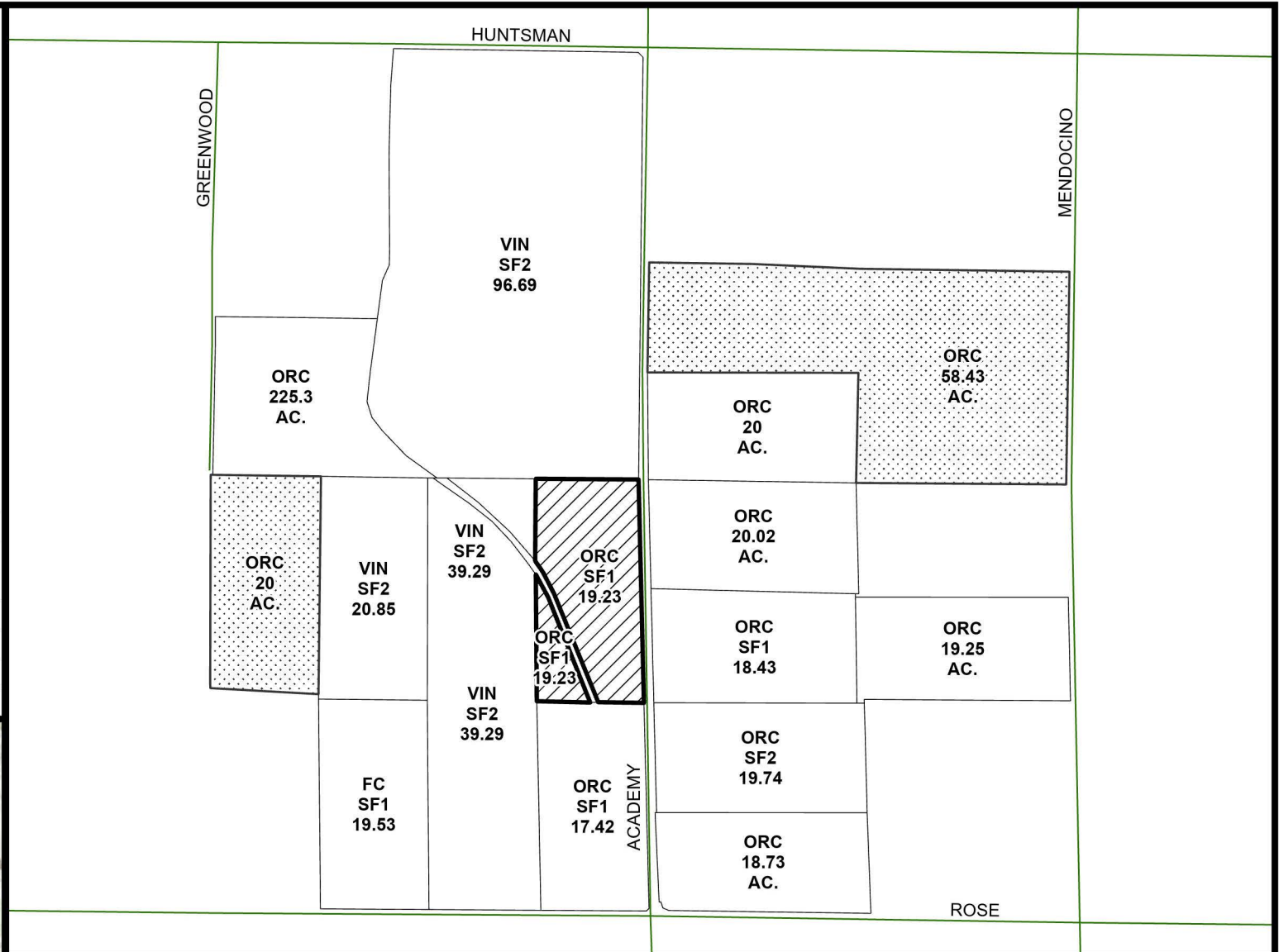
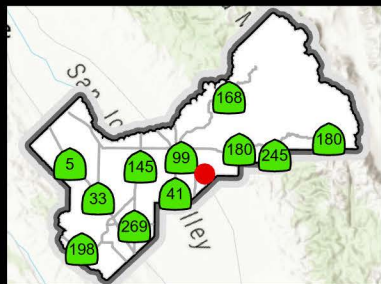
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
Person Prepared by : jocervantes  
On Date : 4/29/2024



**LEGEND:**

-  Subject Property
-  Ag Contract Land

LEGEND
FC - FIELD CROP
ORC - ORCHARD
SF#- SINGLE FAMILY RESIDENCE
V - VACANT
VIN - VINEYARD

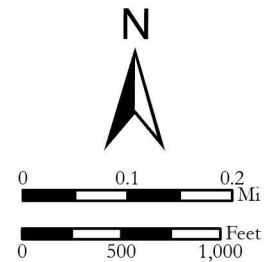


**Existing Land Use Map**




**DRA4770**

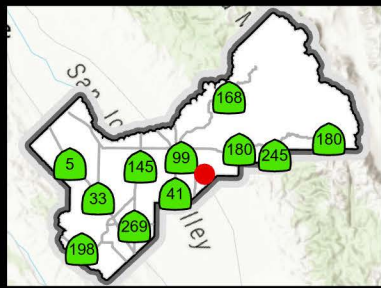
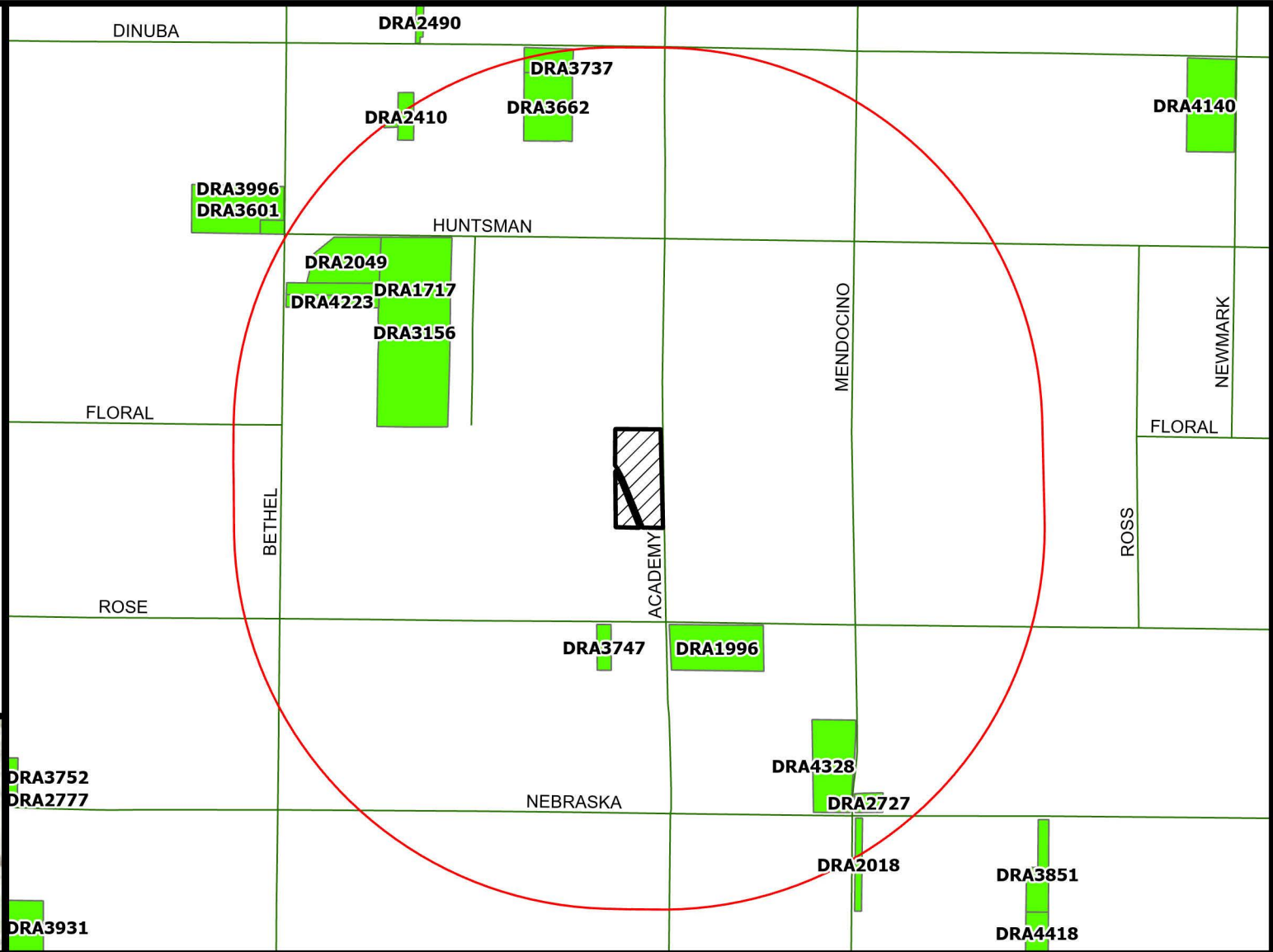
**2024**

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
 Person Prepared by : jocervantes  
 On Date : 4/29/2024



**Legend**

-  1 Mile Buffer
-  Subject Property
-  LU Permits

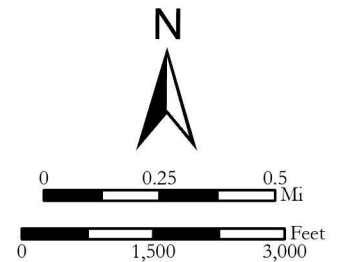


# Proximity Map

## DRA4770

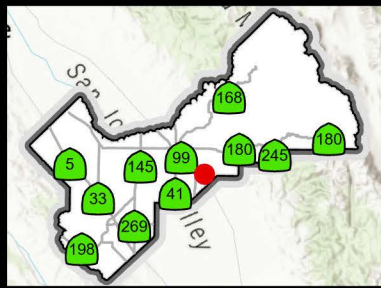
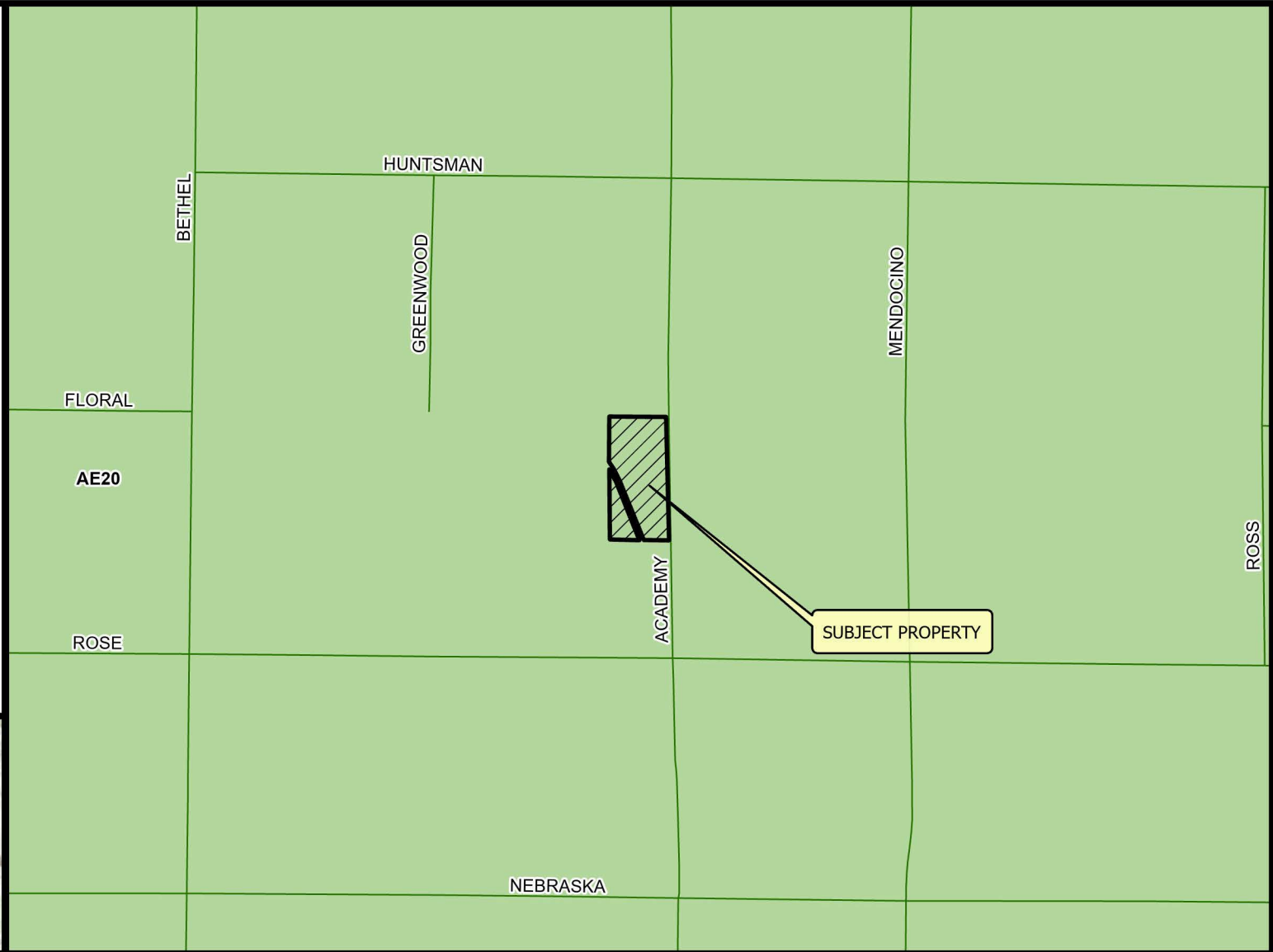
## 2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
Person Prepared by : jocervantes  
On Date : 4/29/2024



**Legend**

-  Subject Property
-  AE20

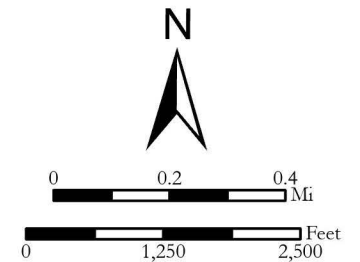


# Existing Zoning Map

DRA4770  
STR 3 - 16S / 22E

2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
Person Prepared by : jocervantes  
On Date : 4/29/2024







Email To: [bramirez@cveas.com](mailto:bramirez@cveas.com)

Development Services  
and  
Capital Projects  
Division

Mail To:  
2511 LOGAN ST  
SELMA CA  
93662

Pre-Application Review

Department of Public Works and Planning

NUMBER: 24-000601  
APPLICANT: CVEAS - Brenda Ramirez  
PHONE: 559-891-8811

PROPERTY LOCATION: 11227 S ACADEMY SELMA, California, 93662, USA

APN(s): 393-031-15 ALCC: No  Yes # \_\_\_\_\_ VIOLATION NO. \_\_\_\_\_

CNEL: No  Yes \_\_\_\_\_ (level) LOW WATER: No  Yes \_\_\_\_\_ WITHIN 1/2 MILE OF CITY: No  Yes \_\_\_\_\_

ZONE DISTRICT: AE-20 ; SRA: No  Yes \_\_\_\_\_ HOMESITE DECLARATION REQ'D.: No  Yes \_\_\_\_\_

LOT STATUS: \_\_\_\_\_

Zoning:  Conforms; ( ) Legal Non-Conforming lot; ( ) Deed Review Req'd (see Form #236)

Merger: May be subject to merger: No  Yes \_\_\_\_\_ ZM# \_\_\_\_\_ Initiated \_\_\_\_\_ In process \_\_\_\_\_

Map Act: ( ) Lot of Rec. Map;  On '72 rolls; ( ) Other \_\_\_\_\_ ; ( ) Deeds Req'd (see Form #236)

SCHOOL FEES: No \_\_\_\_\_ Yes  DISTRICT: Selma Unified PERMIT JACKET: No \_\_\_\_\_ Yes

FMFCD FEE AREA: \_\_\_\_\_ ( ) Inside /  Outside District No.: \_\_\_\_\_ FLOOD PRONE: No  Yes \_\_\_\_\_

PROPOSAL PRE-APPLICATION FOR A DIRECTORS REVIEW AND APPROVAL TO ALLOW FOR A MOBILE HOME TO BE A PERMANENT SECOND RESIDENCE. SECOND RESIDENCE NOT TO BE OVER 2000 SQFT AND OWNER MUST RESIDE IN ONE OF THE DWELLING UNITS ON THE PROPERTY.

COMMENTS: Submitted Site plan shows 10' setback proposed needs to be at least 20'

ORD. SECTION(S): 816.2-W BY: Garrett Sanders DATE: 1/16/24

GENERAL PLAN POLICIES:

LAND USE DESIGNATION: Agricultural ( ) GPA: \_\_\_\_\_  
COMMUNITY PLAN: \_\_\_\_\_ ( ) AA: \_\_\_\_\_  
REGIONAL PLAN: \_\_\_\_\_ ( ) CUP: \_\_\_\_\_  
SPECIFIC PLAN: \_\_\_\_\_  DRA: \$1,570.00 ( ) ALCC: \_\_\_\_\_  
SPECIAL POLICIES: \_\_\_\_\_ ( ) VA: \_\_\_\_\_  
SPHERE OF INFLUENCE: \_\_\_\_\_ ( ) AT: \_\_\_\_\_  
ANNEX REFERRAL (LU-G17/MOU): \_\_\_\_\_ ( ) JT: \_\_\_\_\_

PROCEDURES AND FEES:

( ) MINOR VA: \_\_\_\_\_  
 HD: \$432.00  
 AG COMM: \$25.00  
( ) IS/PER\*: \_\_\_\_\_  
( ) VIOL. (35%): \_\_\_\_\_  
( ) Other: \_\_\_\_\_  
Filing Fee: \$ 2,027.00  
( ) JPM: \_\_\_\_\_ Pre-Application Fee: -\$247.00  
( ) JTPMW: \_\_\_\_\_ Total County Filing Fee: \$1780.00

COMMENTS: \_\_\_\_\_

FILING REQUIREMENTS:

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

OTHER FILING FEES:

- ( ) Archaeological Inventory Fee: \$75 at time of filing  
(Separate check to Southern San Joaquin Valley Info. Center)
- ( ) CA Dept. of Fish & Wildlife (CDFW): (\$50+\$2,916.75)  
(Separate check to Fresno County Clerk for pass-thru to CDFW.  
Must be paid prior to IS closure and prior to setting hearing date.)

BY: Raymundo Peraza DATE: 2-12-24  
PHONE NUMBER: (559) 600 - 4224

NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:

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

PLU # 113 Fee: \$247.00  
Note: This fee will apply to the application fee if the application is submitted within six (6) months of the date on this receipt.

Selma Unified  
Fresno County Fire  
Central Kings Gr&A  
Consolidated Irrigation Dist.  
Kings River Conservation  
4th Sup. Dist.  
Santa Rosa Rancheria OVER.....  
14.23 - acres



# County of Fresno

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

February 13, 2024

CVEAS – Brenda Ramirez  
2511 Logan Street  
Selma Ca. 93662  
bramirez@cveas.com

Dear: CVEAS – Brenda Ramirez

## **Pre-Application Review No. 24-000601**

### Proposal:

Director Review and Approval will be needed to allow the for a mobile home to be placed on the 19.23-acre parcel as a secondary dwelling unit. The secondary dwelling unit not to be over 2,00 square feet. 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 Academy Avenue, 0.5-miles south of Huntsman Avenue, approximately 1.5-miles from the city limits of the City of Parlier. (APN: 393-031-15) (ADDRESS: 11227 S. Academy Avenue) (Sup. Dist. 4).

### DRA- 2<sup>nd</sup> Residence:

A Director Review and Approval (DRA) is required to allow a permanent second residence in the Select Zone District. I am enclosing the necessary forms to return for a complete application. In order to approve a Director Review and Approval, the Fresno County Ordinance Code requires that four mandatory Findings of Fact must exist before a Director Review and Approval may be granted (see enclosed Director Review and Approval handout). Your application will be reviewed, and a staff recommendation made based upon these four mandatory Findings.

As part of the DRA process, if approved, it may be necessary to record a Covenant between the County and the owner, which will run with the land, requiring that one of the dwelling units be occupied by the property owner(s) or another owner of record. The Covenant must be signed, notarized, and recorded.

### Agricultural Review:

Your property is located in an area of agricultural land use. As such, the proposal will be routed to the Fresno County Department of Agriculture for review and comment by staff of the Agricultural Commissioner's Office. A Project Review Fee of \$25.00 will be charged for review of your proposal by this Department.

### County Health Department Review:



CVEAS – Brenda Ramirez  
February 13, 2024

The proposal will be routed to the Fresno County Department of Public Health, Environmental Health Division for review and comments. Project Review Fees of \$432.00 will be charged for review of your proposal by this Department.

Fire Protection District:

You are located within the jurisdiction of the Fresno County Fire Protection District which conducts plan reviews on all projects to confirm that certain fire and life safety issues are addressed. Some examples of fire and life safety issues are fire apparatus access, fire lanes, gates, water supply systems, fire suppression systems, fire alarm systems, high-piled storage, evacuation plans, exiting systems, and hazardous materials storage.

It is suggested that you contact the Fresno County Fire Protection District at (559) 493-4359 to schedule a meeting to discuss the specific fire protection requirements for the project during the design stage of the project.

Consult with surrounding property owners:

Often the Planning Commission and/or Board of Supervisors will enquire if an applicant has discussed their project with the neighborhood. Staff would recommend you contact the surrounding property owners and residents to determine if there are concerns and/or support for your project. Surrounding property owners will receive a notice of the application and any public hearings and/or appeal hearings in the mail. Property owners will have the opportunity to comment on the project.

As required by State statute and as refined by County Policies, Public Notices are mailed to Property Owners as listed in the Assessor's rolls, that are within either 600 feet, ¼-mile, ½, mile or a mile of the project; depending on the density and size of the sounding properties, and the nature of the application. These lists are public records and we can provide you a copy if you wish to use them to reach out to your neighbors.

Project Description and Operational Statement:

It is important that in your application the project's description be well defined when they are submitted, if a project needs to be revised after the initial routing it will delay the processing and a new Application with the revised project description would be required to be submitted with new signatures along with a 25% revision fee. Similarly, it is important that your operational statement is carefully prepared as it is the basis for reviewing and analyzing your project, and a standard condition of approval is that the use may only be operated consistent with the operational statement.

**BELOW ARE THE FILING REQUIREMENTS FOR YOUR PROJECT:**

**Refunds:** Submission of fees and all required documents does not indicate in any way that an application will be approved. If processing of an application is discontinued. Only a portion of the fees paid will be eligible for refund; the amount will depend on where you are in the process.

**Application Form:** This application is a green form. Please fully complete the owner, applicant, and representative portions of the application. All owners included on the Grant

Deed must sign the application. An electronic version of the form is available. Please contact us via email to receive the electronic version.

**Agent Authorization Form:** The Agent Authorization form is only required when a property owner grants authority to an individual to submit and/or pursue a land use entitlement application on their behalf.

**Initial Study Application:** This application form is a stapled five-page form. Please complete and sign.

**Pre-Application Review:** This is the single blue sheet that has been completed and returned to you with this letter. Please return the completed blue Pre-Application Review sheet with your formal application submittal. The information provided on this sheet will be needed to complete the application. **(Note: The Pre-Application Fee of \$247.00 will be applied to the Filing Fee if a formal application is submitted within six months of the date on the Pre-Application form. The following Filing Fee information assumes that the application will be filed within the six-month time period.)**

**Filing Fees:**

The fees below

Director Review and Approval (DRA) Application	\$ 1,570.00
Agricultural Commissioner Review	\$ 25 .00
Public Health Environmental Review	\$ <u>432.00</u>
Minus the \$247.00 Pre-Application Credit (If within 6months)	\$ <u>- 247.00</u>
Please make check payable to “Fresno County” for:	\$ <u><u>1,780.00</u></u>

*(Credit cards have a 2.219% Transaction Fee)*

**Legal Description:** Submit a copy of the Grant Deed to the property with the legal description. (Note: The legal description must correlate with the property boundaries depicted on the Site Plan drawing.)

**Site Plans, Floor Plans and Elevations:** Four (4) folded copies of a detailed Site Plan are required. We route projects for comments electronically, therefore we request that electronic versions of all drawings be submitted in PDF format. If that is not possible, we require one black-line print in either 8½”x11” or 11”x17” size so that it can be scanned. Please refer to the enclosed *Site Plan Requirements for Second Residences* for detailed requirements on preparing Site Plans. It is important that all requirements are met in order for the Site Plan to be acceptable. Therefore, you may wish to review the Site Plan with a Planner prior to submitting the application. In addition, four (4) folded copies of both the proposed and existing Floor Plans and Elevations are required, as well as an electronic PDF version or reduction as described above.

CVEAS – Brenda Ramirez  
February 13, 2024

**Proposed Septic System:** It is critical to clearly identify on the site plan the location of any existing and proposed septic systems. If you are choosing to use an existing septic system for both residences, clearly identify how you will be tying into the system and identify the capacity of the existing tank and length of the leach lines. Please refer to the enclosed *Location of Sewage Disposal System* handout for information on capacity and location requirements, as well as the *Site Plan Requirements for Second Residences* handout.

**Photographs:** Provide labeled photos of the existing dwelling plus panoramic views of the property (north, northeast, east, southeast, south, southwest, west, and northwest) taken from the proposed location of the second dwelling.

**In order to save time processing your application, we recommend that you or your representative schedule a meeting to review your application submittal prior to filing a formal application.**

If you have any questions regarding the information described in this letter, or wish to schedule a meeting concerning the filing of an application, please contact me at rperaza@fresnocountyca.gov or (559) 600-4224.

Sincerely,

*Reymundo Peraza*

Reymundo Peraza, Planner  
Development Services and Capital Projects Division/  
Current Planning & Environmental Section

RP

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Enclosures



# 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.

BRENDA RAMIREZ  
Agent Name (Print or Type)

CVEAS  
Company Name (Print or Type)

2511 LOGAN ST  
Mailing Address

SELMA, CA 93662  
City / State / Zip Code

(559) 891-8811  
Phone Number

bramirez@cveas.com  
Email Address

343-031-15  
Project APN

11227 S ACADEMY AVE  
Project Street Address

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

Project Description (Print or Type):

AUDW FOR MOBILE HOME ON 19.23 ACRE PARCEL AS A  
SECONDARY DWELLING UNIT. NOT TO EXCEED 2,000 SQ FT

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.

Nazha  
Owner Signature

01/29/24  
Date

NAHZA JABER (559) 358-0101  
Owner Name (Print or Type) Phone Number

\_\_\_\_\_  
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 14360Devs&Pln\FORMS\F410 Agent Authorization 8-14-19 doc

DEVELOPMENT SERVICES AND CAPITAL PROJECTS DIVISION  
2220 Tulare Street, Sixth Floor / Fresno, California 93721 / Phone (559) 600-4497 / 600-4022 / 600-4540 / FAX 600-4200  
The County of Fresno is an Equal Employment Opportunity Employer

**AGENT AUTHORIZATION  
ADDITIONAL PROPERTY LIST**

Project APN \_\_\_\_\_

Project Street Address \_\_\_\_\_

Project APN \_\_\_\_\_

Project Street Address \_\_\_\_\_

Project APN \_\_\_\_\_

Project Street Address \_\_\_\_\_

Project APN \_\_\_\_\_

Project Street Address \_\_\_\_\_

Project APN \_\_\_\_\_

Project Street Address \_\_\_\_\_

Project APN \_\_\_\_\_

Project Street Address \_\_\_\_\_

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





# 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

- Property Owner: NAZHA JABER Phone/Fax: (559) 358-0101

Mailing Address: 1420 SHAW AVE SUITE 102 CLOVIS, CA 93611

Street City State/Zip
- Applicant: BRENDA RAMIREZ Phone/Fax: (559) 891-8811

Mailing Address: 2511 LOGAN ST SELMA, CA 93662

Street City State/Zip
- Representative: BRENDA RAMIREZ Phone/Fax: (559) 891-8811

Mailing Address: 2511 LOGAN ST SELMA, CA 93662

Street City State/Zip
- Proposed Project: ALLOW FOR MOBILE HOME ON 19.23- ACRE PARCEL AS A SECONDARY DWELLING UNIT, NOT TO EXCEED 2000 SQ FT
- Project Location: 11227 S ACADEMY AVE
- Project Address: 11227 S ACADEMY AVE SELMA, CA 93662
- Section/Township/Range: 3 / 16S / 22E
- Parcel Size: 19.23
- Assessor's Parcel No. 393-031-15 OVER.....



10. Land Conservation Contract No. (If applicable): N/A

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

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> <u>N/A</u> LAFCo (annexation or extension of services) | <input checked="" type="checkbox"/> <u>N/A</u> 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 checked="" 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 - EXCLUSIVE AGRICULTURE

14. Existing General Plan Land Use Designation: AGRICULTURE USES & OPERATION

**ENVIRONMENTAL INFORMATION**

15. Present land use: VINES, CROPS, AGRICULTURE  
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:  
RESIDENCE & GARAGE / SHOP

Describe the major vegetative cover: AG USE - VINES

Any perennial or intermittent water courses? If so, show on map: CANYON - SHOWN ON MAP

Is property in a flood-prone area? Describe:  
NO

16. Describe surrounding land uses (e.g., commercial, agricultural, residential, school, etc.):  
North: AE 20 - EXCLUSIVE Ag  
South: AE 20 - EXCLUSIVE Ag  
East: AE 20 - EXCLUSIVE Ag  
West: AE 20 - EXCLUSIVE Ag

17. What land use(s) in the area may be impacted by your Project?: NONE

18. What land use(s) in the area may impact your project?: NONE

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  No

B. Daily traffic generation:

I. Residential - Number of Units	<u>2</u>
Lot Size	<u>19.23</u>
Single Family	<u>2</u>
Apartments	<u>0</u>

II. Commercial - Number of Employees	<u>/</u>
Number of Salesmen	<u>/</u>
Number of Delivery Trucks	<u>/</u>
Total Square Footage of Building	<u>/</u>

III. Describe and quantify other traffic generation activities: N/A

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

21. Describe any source(s) of noise in the area that may affect your project: NONE

22. Describe the probable source(s) of air pollution from your project: NONE

23. Proposed source of water:

private well

community system<sup>1</sup>—name: \_\_\_\_\_ OVER.....

24. Anticipated volume of water to be used (gallons per day)<sup>2</sup>: 1000 GALLONS
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>: 100 GALLONS DAILY
27. Anticipated type(s) of liquid waste: TYPICAL DOMESTIC
28. Anticipated type(s) of hazardous wastes<sup>2</sup>: NONE
29. Anticipated volume of hazardous wastes<sup>2</sup>: NONE
30. Proposed method of hazardous waste disposal<sup>2</sup>: N/A
31. Anticipated type(s) of solid waste: TYPICAL DOMESTIC
32. Anticipated amount of solid waste (tons or cubic yards per day): 25 LB/HOUSEHOLD/DAY
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): N/A
34. Proposed method of solid waste disposal: WASTE MANAGEMENT
35. Fire protection district(s) serving this area: FRESNO COUNTY FIRE PROTECTION DISTRICT
36. Has a previous application been processed on this site? If so, list title and date: NO
37. Do you have any underground storage tanks (except septic tanks)? Yes \_\_\_\_\_ No
38. If yes, are they currently in use? Yes \_\_\_\_\_ No

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

Wachef  
 SIGNATURE

04/09/24  
 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, 2019: \$3,271.00 for an EIR; \$2,354.75 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.

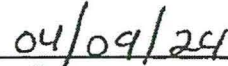
The following projects are exempt from the fees:

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.

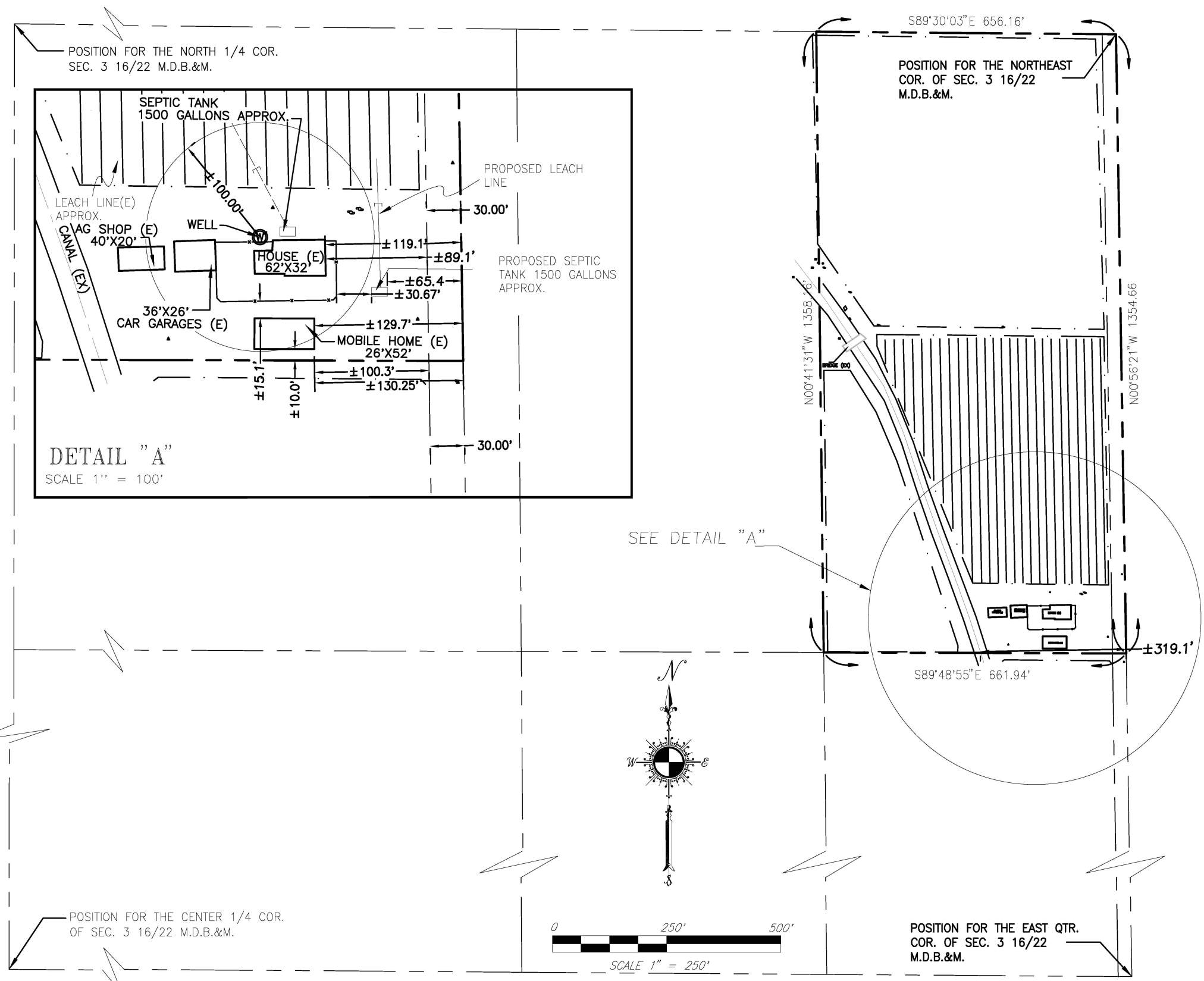
  
\_\_\_\_\_  
Applicant's Signature

  
\_\_\_\_\_  
Date

# SITE'PLAN

**LEGEND:**

- ORIGINAL BOUNDARY
- NEW DIVISION
- SECTION LINE
- ROAD RIGHT OF WAY
- ORCHID LIMIT
- CANAL CENTERLINE
- (R-1) RECORD DATA PER PARCEL MAP 3650, BOOK 46 OF PARCEL MAPS AT PAGE 11, F.C.R.
- O.R.F.C. OFFICIAL RECORD FRESNO COUNTY
- F.C.R. FRESNO COUNTY RECORDS.
- (W) WELL AS DESCRIBED
- OE— OVERHEAD ELECTRICAL LINE
- EXISTING GUY WIRE
- SSCO SANITARY SEWER CLEAN OUT
- SS SANITARY SEWER
- PP POWER POLE
- MTR METER
- GUY GUY WIRE
- ABD ABANDONED
- STR STRUCTURE
- PAT PATIO
- DOM DOMESTIC



**CVEAS CENTRAL VALLEY ENGINEERING AND SURVEYING**

2511 LOGAN STREET  
SELMA, CA 93662  
WWW.CVEAS.COM

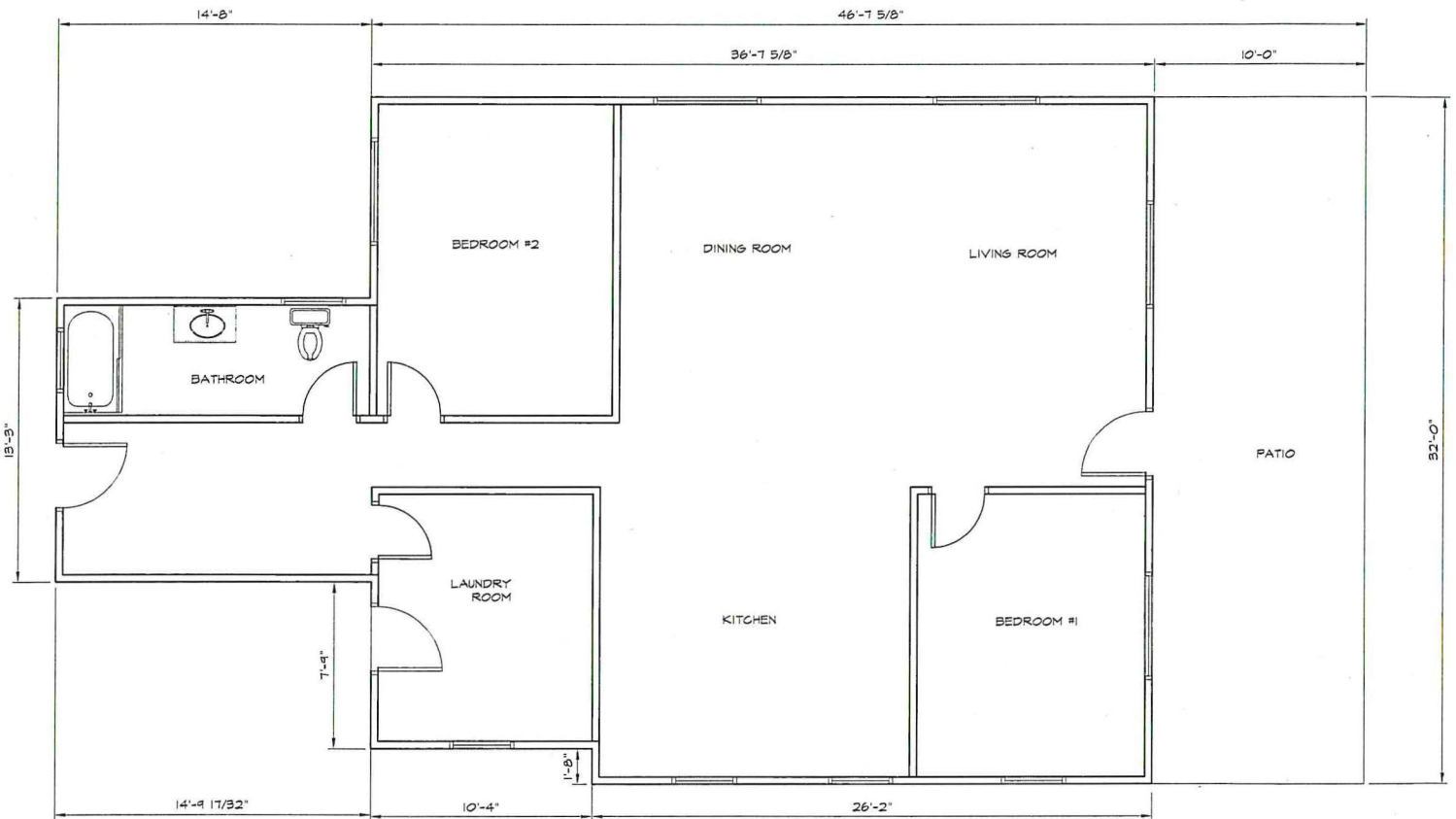
Tel. (559) 891-8811  
Fax (559) 891-8815  
Email: info@cveas.com

CIVIL ENGINEERING \* LAND SURVEYING \* CONSTRUCTION \* CUSTOM HOME DESIGN  
COMMERCIAL BUILDING DESIGN \* PLANNING & PROJECT MANAGEMENT

DATE: 02/26/2024  
 JOB NO.: 23085TX DRA  
 DRAWN BY: AJ/NS

# FLOOR PLAN

EXISTING HOUSE  
AREA: ± 1,348 SF  
PATIO: ± 314 SF

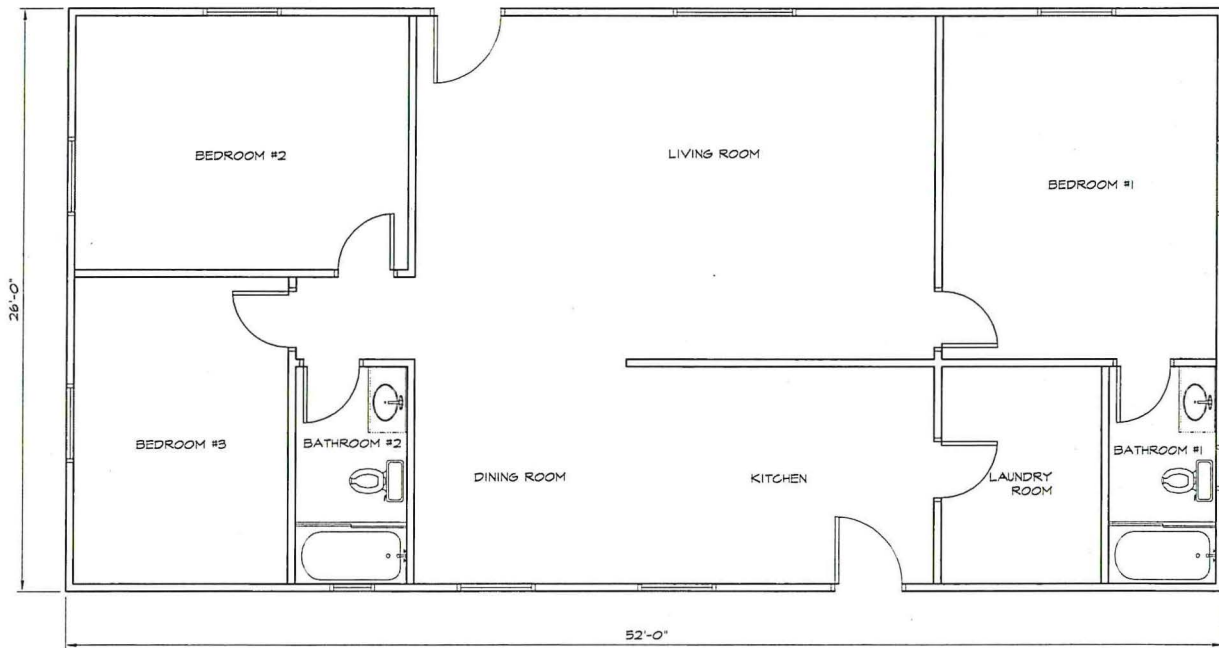


NOT TO SCALE

ADDRESS: 11221 S ACADEMY AVE.  
SELMA, CA 93662

# FLOOR PLAN

NEW MOBILE HOME  
AREA: ± 1,352 SF



NOT TO SCALE

ADDRESS: 11221 S ACADEMY AVE  
SELMA, CA 95662



11227 S Academy Ave. Selma, CA 93662

MAIN HOUSE



North elevation - Side

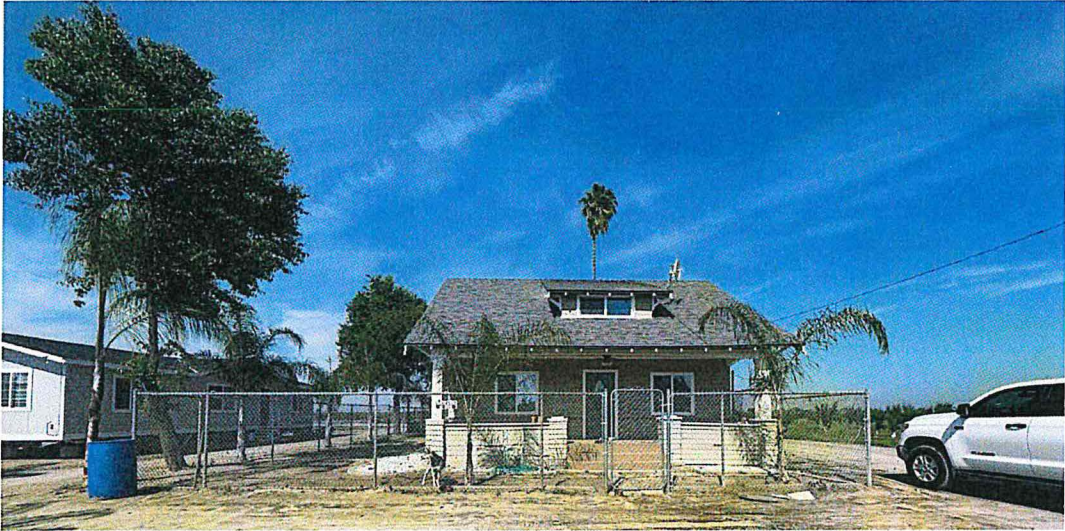


South elevation - Side





West elevation - Rear



East elevation - Front



MOBILE HOME



North elevation – Front



South elevation - rear



West elevation - Side



East elevation - Side