



County of Fresno

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

DATE: January 24, 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, 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/Darren Findley, Senior Engineering
Technician/Brody Hines, Planner
Water and Natural Resources Division, Community Development, Attn:
Yvette Quiroga, Principal Planner
Design Division, Attn: Mohammad Alimi, Division Manager;
Erin Haagenson, Principal Staff Analyst
Resources Division, Attn: Daniel Amann, Interim Division Manger
Resources Division, Special Districts, Attn: Christopher Bump, Principal
Staff Analyst,
Road Maintenance and Operations Division, Attn: Wendy Nakagawa,
Supervising Engineer
Department of Public Health, Environmental Health Division, Attn: Deep
Sidhu, Supervising Environmental Health Specialist; Kevin Tsuda,
Environmental Health Specialist;
Agricultural Commissioner, Attn: Melissa Cregan
Sheriff's Office, Attn: Captain Ryan Hushaw, Adam Esmay, Kevin Lolkus, Lt. Brandon
Purcell
CA Highway Patrol (CHP), Attn: Captain Kevin Clays,
Pacific Gas and Electric, Centralized Review Team, Attn: PGEPlanReview@pge.com
CALTRANS, Attn: David Padilla, Division Chief/Nicholas Isla, Transportation Planner
Santa Rosa Rancheria Tachi Yokut Tribe, Attn: Ruben Barrios, Tribal Chairman,
Director/Shana Powers, Cultural Director

Fresno County Fire District, Attn: Diane Rodriguez
North Kings GSA, Attn: Kassy D. Chauhan, P.E. Executive Officer Designate
Fresno Irrigation District, Attn: Lawrince Kimura, P.E. Chief Engineer
Kings River Conservation District, Attn: Paul Peschel, General Manager

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

SUBJECT: **Variance No. 4164 and Environmental Review No. 8531**

APPLICANT: Dale G. Mell & Associates

DUE DATE: **February 8, 2024**

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to waive the minimum lot size requirements to allow the creation of a 2-acre parcel from an existing 20-acre parcel located within the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

The subject parcel is located on the south/west corner of Maple Avenue and Clayton Avenue, approximately 2-miles from the City of Fresno. (APN: 334-310-06) (ADDRESS: 6532 S. Maple Avenue, Fresno Ca. 93725) (Sup. Dist. 1).

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 **February 8, 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).

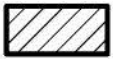
Please address any correspondence or questions related to environmental and/or policy/design issues to me, Reymundo Peraza, Planner, Development Services and Capital Projects Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-4224, or email rperaza@fresnocountyca.gov

RP
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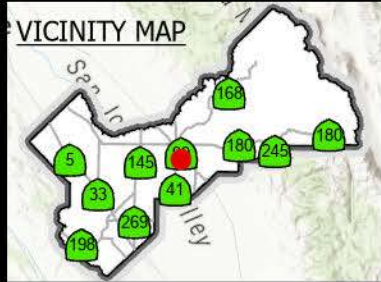
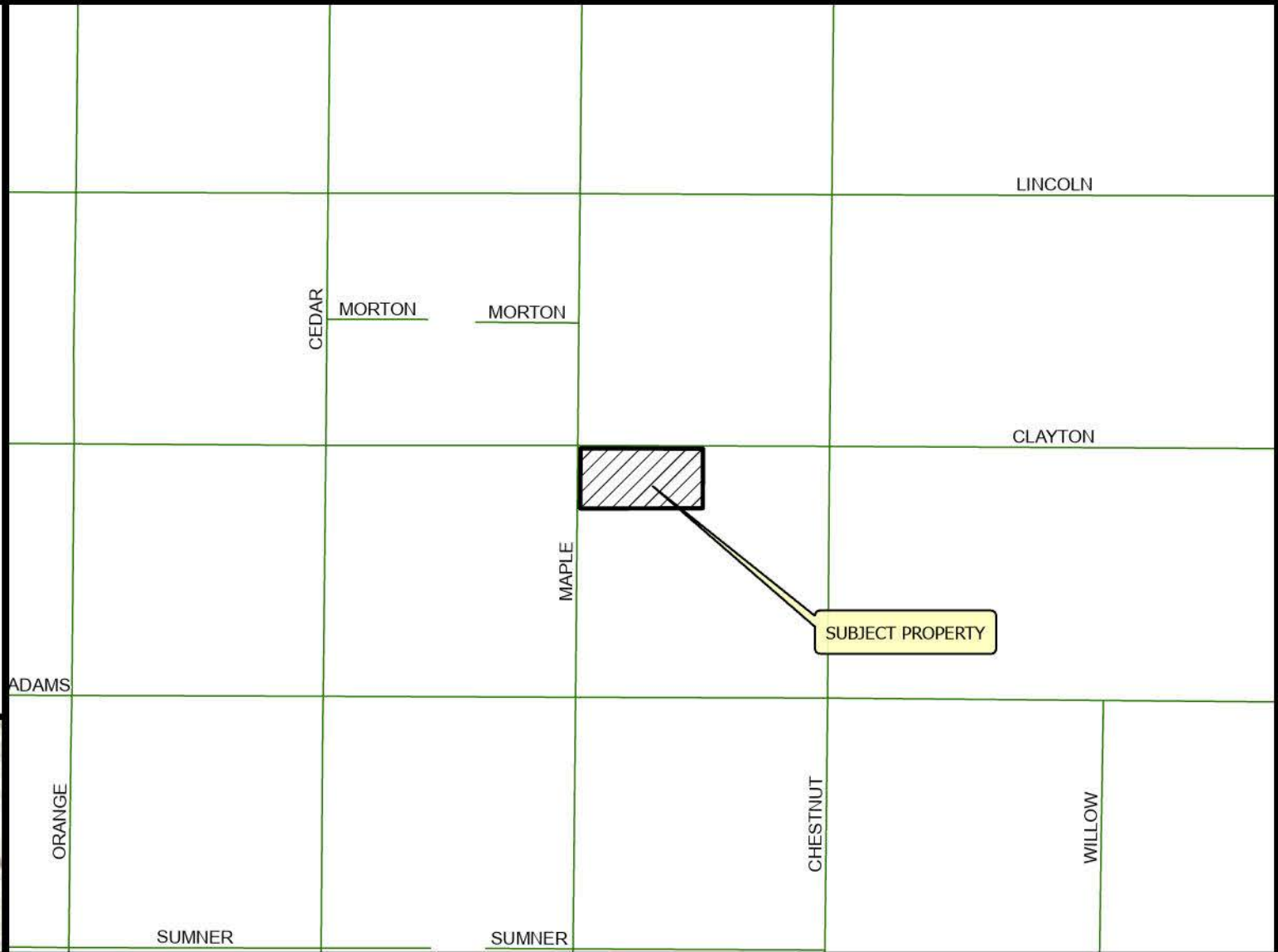
Activity Code (Internal Review): 2377

Enclosures

Legend



Subject Property

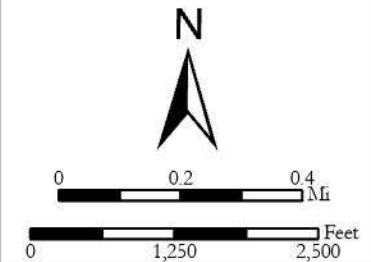


LOCATION MAP

VA4164

2024

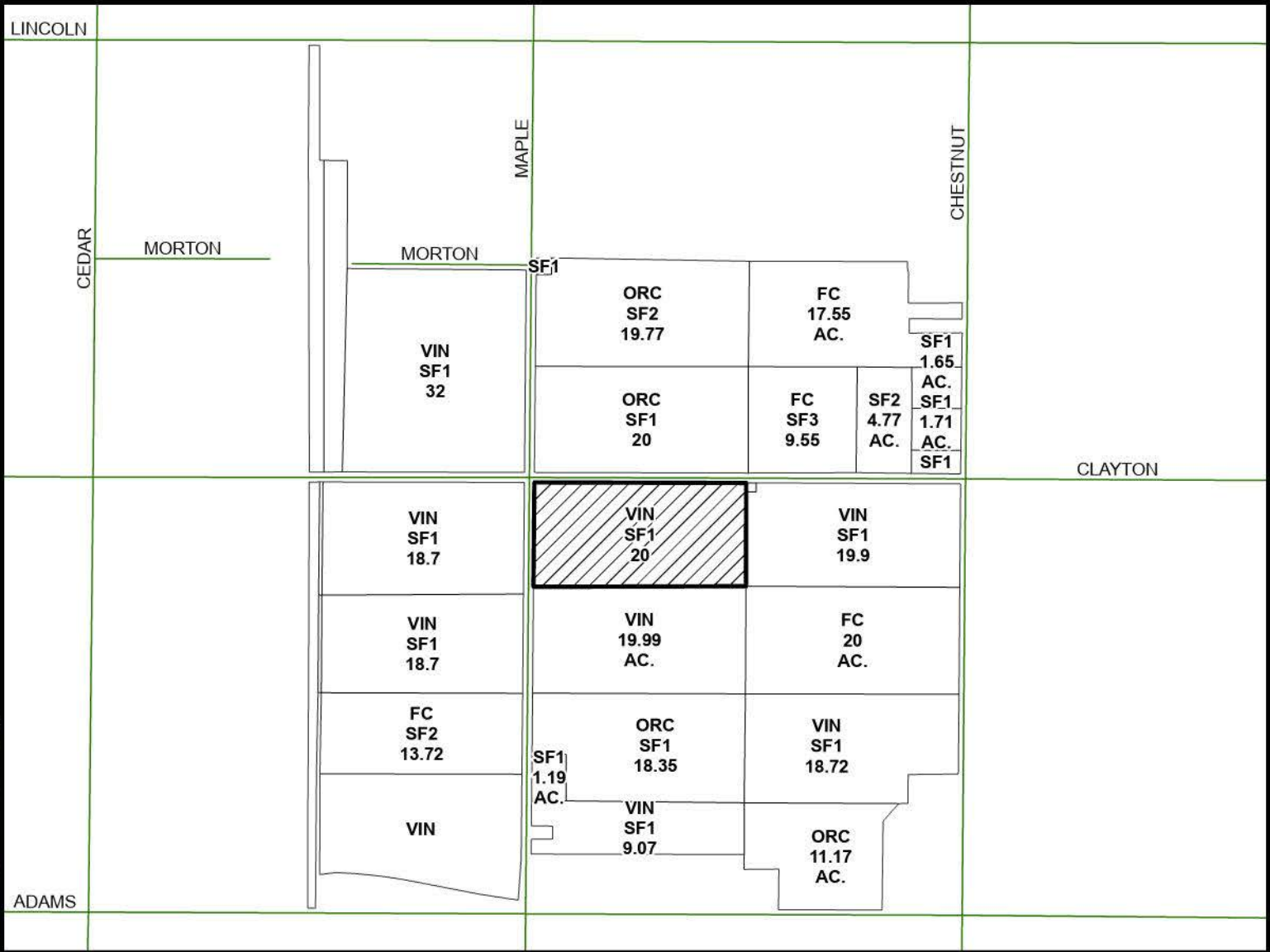
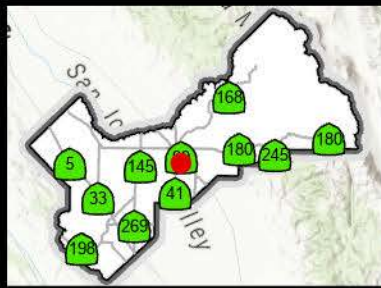
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : jocervantes
On Date : 1/18/2024



LEGEND:

 Subject Property

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

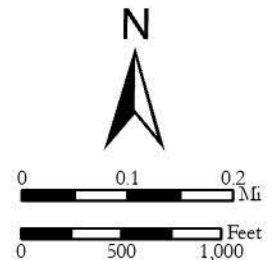


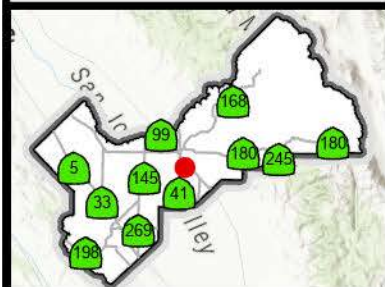
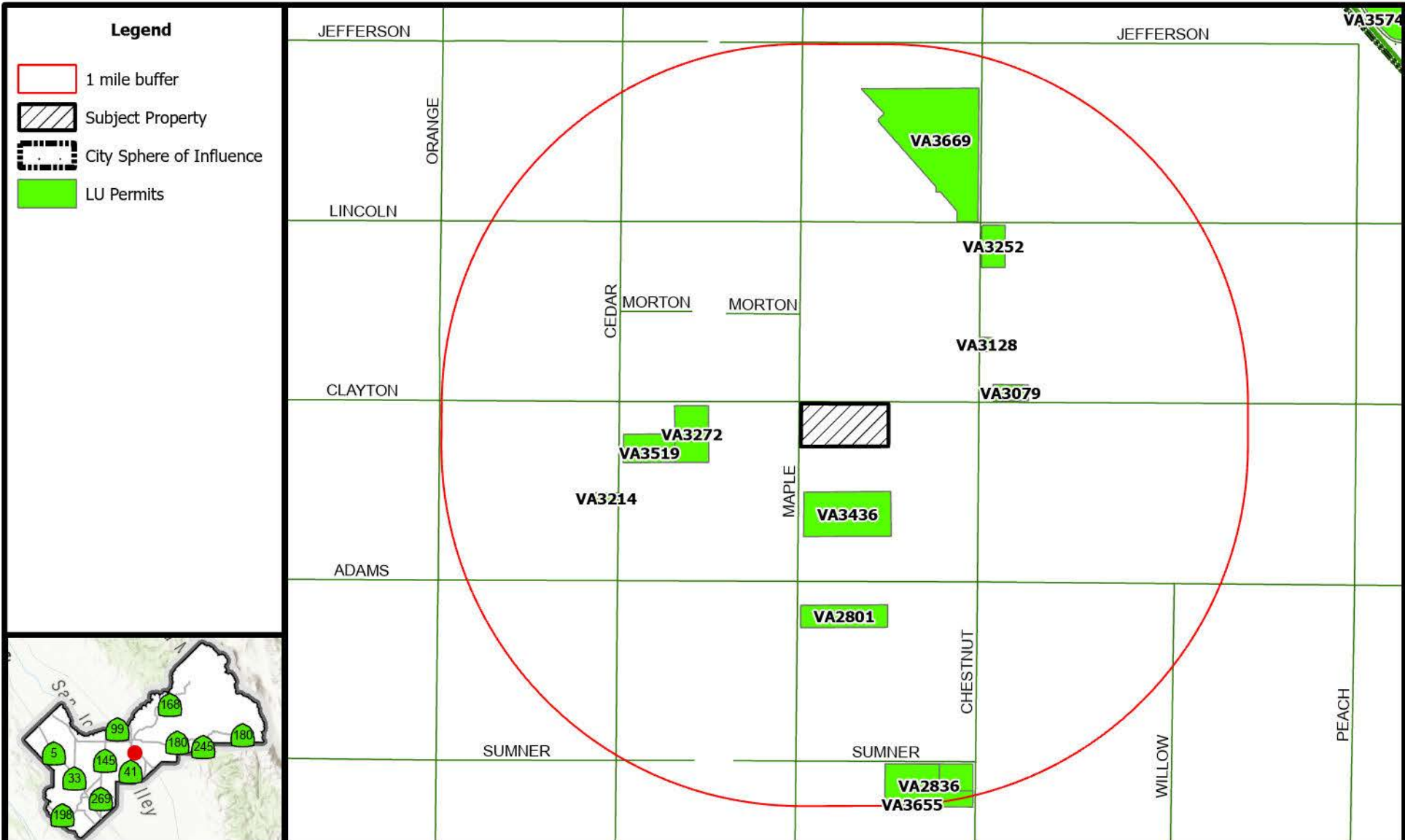
Existing Land Use Map

VA4164

2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : jocervantes
On Date : 1/18/2024

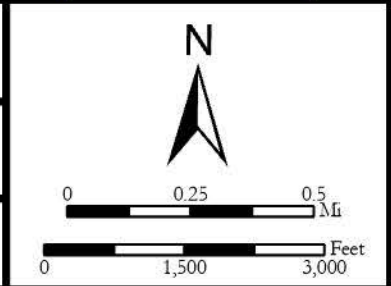







Proximity Map

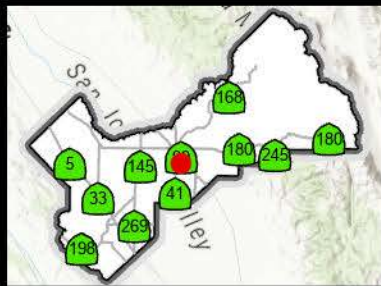
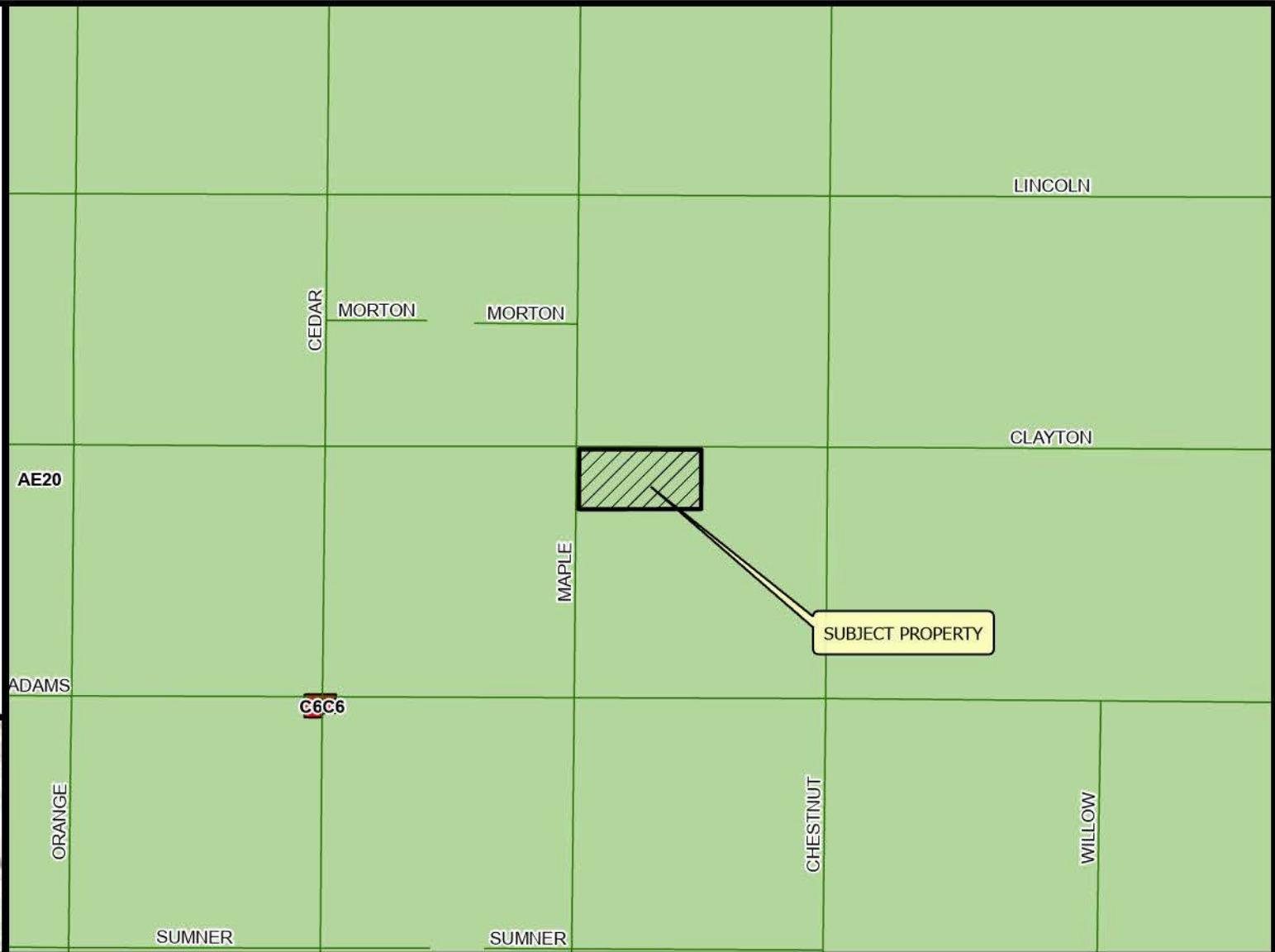
VA4164 | **2024**

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : jocervantes
 On Date : 1/18/2024



Legend

-  Subject Property
-  C6
-  AE20

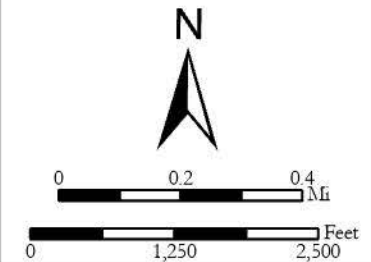


Existing Zoning Map

VA4164
STR 12 - 15S / 20E

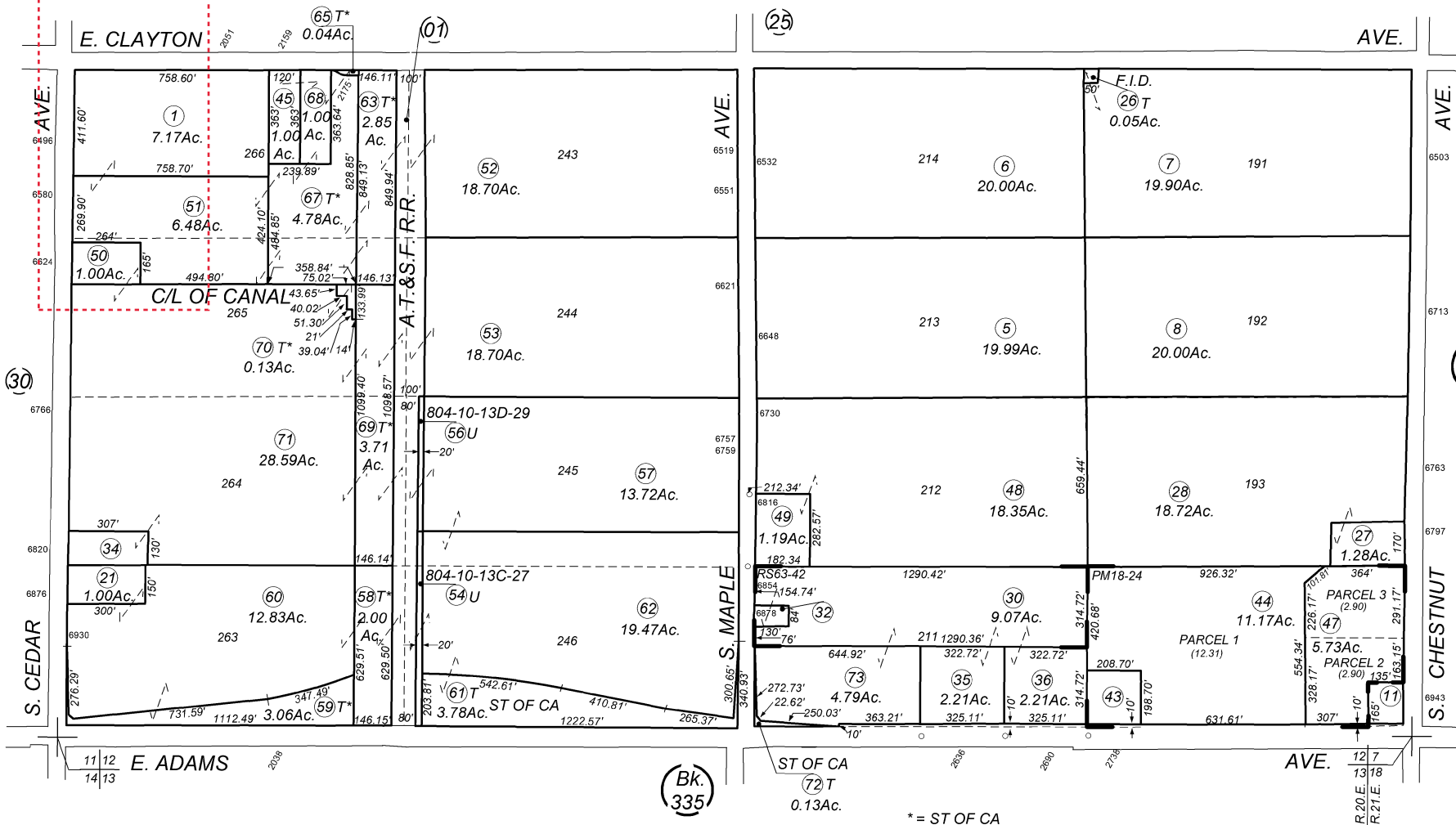
2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : jocervantes
On Date : 1/18/2024



-NOTE-

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



Parcel Map No. 2581 - Bk. 18, Pg. 24
Record of Survey - Bk. 63, Pg. 42
Washington Irrigated Colony - Plat Bk. 2, Pg. 4

Assessor's Map Bk. 334 - Pg. 31
County of Fresno, Calif.

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



Fresno County Department of Public Works and Planning

Date Received:	(Application No.)
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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) Tentative parcel map
- 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:

Variance to waive lot size. creation of approximately 1 AC parcel from an existing 20 AC Parcel.

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 E. Clayton
 between S. Maple and S. Chestnut
 Street address: 6532 S. Maple Ave., Fresno

APN: 33-310-06 Parcel size: 20 AC Section(s)-Twp/Rg: S 12 - T 15 S/R 20 E

ADDITIONAL APN(s): _____

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.

<u>Vincent M. & Lynn M. Napoli</u>	<u>6532 S. Maple Ave.</u>	<u>Fresno</u>	<u>CA</u>	<u>93725</u>
Owner (Print or Type)	Address	City	Zip	Phone
<u>Dale G. Mell & Associates</u>	<u>2090 N. Winery Ave.</u>	<u>Fresno</u>	<u>CA</u>	<u>93703</u>
Applicant (Print or Type)	Address	City	Zip	Phone
<u>Same as above</u>				
Representative (Print or Type)	Address	City	Zip	Phone

CONTACT EMAIL:

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)	
Application Type / No.:	Fee: \$
Application Type / No.:	Fee: \$
Application Type / No.:	Fee: \$
Application Type / No.:	Fee: \$
PER/Initial Study No.:	Fee: \$
Ag Department Review:	Fee: \$
Health Department Review:	Fee: \$
Received By: _____	Invoice No.: _____
TOTAL: \$	

UTILITIES AVAILABLE:

WATER: Yes / No
 Agency: _____

SEWER: Yes / No
 Agency: _____

STAFF DETERMINATION: This permit is sought under Ordinance Section:

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

Sect-Twp/Rg: _____ - T _____ S/R _____ E
 APN # _____ - _____ - _____
 APN # _____ - _____ - _____
 APN # _____ - _____ - _____
 APN # _____ - _____ - _____

RECORDING REQUESTED BY:
Vince & Lynn Napoli
AND WHEN RECORDED MAIL THIS DEED AND, UNLESS
OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO
Vince & Lynn Napoli, TTE
6532 S Maple Ave
Fresno CA 93725
Order No.:
Escrow No.:



2022-0030711

FRESNO County Recorder
Paul Dictos, CPA

Tuesday, Mar 08, 2022 01:28:15 PM

Titles: 1 Pages: 1
Fees: \$19.00
CA SB2 Fee: \$0.00
Taxes: \$0.00
Total: \$19.00
V.N.

A.P.N. 334-310-06

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

TRUST TRANSFER DEED

GRANT DEED (EXCLUDED FROM REAPPRAISAL UNDER PROPOSITION 13, I.E., CALIF. CONST. ART 13A §1 ET SEQ.)
THE UNDERSIGNED GRANTOR(S) DECLARE(S) UNDER PENALTY OF PERJURY THAT THE FOLLOWING IS TRUE AND CORRECT:
DOCUMENTARY TRANSFER TAX IS \$ 0.00

- Computed on full value of property conveyed, or computed on full value less value of liens or encumbrances remaining at time of sale or transfer
- There is no Documentary transfer tax due. (state reason and give Code § or Ordinance number) **Exempt from fee per GC 27388.1(a)(2) transfer of real property that is a residential dwelling to an owner/occupier**
- R&T Code Sec 11930 transfer to a trust**
- Unincorporated area; city of **Fresno County** AND
- This is a Trust Transfer under §62 of the Revenue and Taxation Code and Grantor(s) has (have) checked the applicable exclusion:
 - Transfer to a revocable trust; Transfer to a short-term trust not exceeding 12 years with Trustor holding the reversion;
 - Transfer to a trust where the Trustor or the Trustor's spouse is the sole beneficiary; Change of trustee holding title;
 - Transfer from trust to Trustor or Trustor's spouse where prior transfer to trust was excluded from reappraisal and for a valuable consideration, receipt of which is acknowledged.
 - Other:

GRANTOR(S): Vincent M Napoli

hereby **GRANT(S) TO: Vincent Mathew Napoli and Lynn Marie Hock napoli, Trustees of the Napoli Family Trust dated March 08, 2022**
the following described real property in the City of
County of **Fresno**, State of California:

LOT 214 OF WASHINGTON IRRIGATED COLONY AS PER MAP RECORDED IN BOOK 2 PAGE 4 OF PLATS, FRESNO COUNTY RECORDS.

Dated: **March 08, 2022**

Vincent M. Napoli

Vincent M Napoli

ACKNOWLEDGMENT

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 **03-08-2022** before me, **Robin J Schumacher, Notary Public**

(HERE INSERT NAME AND TITLE OF THE OFFICER)

personally appeared **Vincent M Napoli**

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 *Robin J. Schumacher*

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

same as listed above

NAME

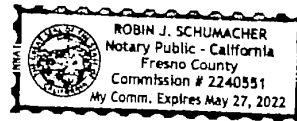
STREET ADDRESS

CITY, STATE & ZIP

NONJC-014 (Rev. 01/01/2015)



TRUST TRANSFER DEED





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.

DALE G. MELL
Agent Name (Print or Type)

DALE G. MELL ASSOCIATES
Company Name (Print or Type)

2090 N. WINERY AVE
Mailing Address

FRESNO / CA / 93703
City / State / Zip Code

(559) 292-4046
Phone Number

dale@dalemell.com / mansela@dalemell.com
Email Address

334-310-00
Project APN

6532 S. MAPLE AVE. FRESNO
Project Street Address

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

Project Description (Print or Type):

VARIANCE APPLICATION

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.

Vincent Napolitano & Lynn Napolitano
Owner Signature

11-03-23
Date

Vincent Napolitano & Lynn Napolitano
Owner Name (Print or Type)

559-8395815
Phone Number

napolitanolyn@peoplepc.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.



Development Services and Capital Projects Division

Pre-Application Review

Department of Public Works and Planning

NUMBER: APPLICANT: PHONE:

PROPERTY LOCATION: APN(s): ALCC: No Yes # VIOLATION NO. CNEL: No Yes (level) LOW WATER: No Yes WITHIN 1/2 MILE OF CITY: No Yes ZONE DISTRICT: 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: PERMIT JACKET: No Yes FMFCD FEE AREA: () Outside () District No.: FLOOD PRONE: No Yes PROPOSAL

COMMENTS: ORD. SECTION(S): BY: DATE:

GENERAL PLAN POLICIES: LAND USE DESIGNATION: () GPA: () MINOR VA: COMMUNITY PLAN: () AA: () HD: REGIONAL PLAN: () CUP: () AG COMM: SPECIFIC PLAN: () DRA: () ALCC: SPECIAL POLICIES: () VA: () IS/PER*: SPHERE OF INFLUENCE: () AT: () Viol. (35%): ANNEX REFERRAL (LU-G17/MOU): () TT: () Other:

COMMENTS: Filing Fee: \$ Pre-Application Fee: - \$247.00 Total County Filing Fee:

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 - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction () 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+\$2,764) (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: DATE: PHONE NUMBER: (559) -

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 () ALUC 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.

OVER.....

OTHER PERMIT REQUIREMENTS AND/OR FEES

Although the primary purpose of the Pre-application Review is to identify the zoning ordinance application(s) required for your proposed project, our staff also makes every effort to identify other requirements or procedures that you may have to address in order to complete the project. We know how important it is for you to identify all of the steps, requirements and fees that may be encountered. During a pre-application meeting, the bottom portion of the "Pre-application Review" (see reverse side) will be used for that purpose. Items checked at the bottom of the form reference other clearances, applications or permit requirements that will involve additional fees. Some of these fees may be substantial, as shown in the examples cited below.

Drainage Ordinance:	Fees range from \$500/acre to \$15,000/acre. <i>(Fee determination is made during the application review process.)</i>
Site Plan Review (SPR):	Fees range from \$3,911 to \$13,691 depending on the size of the area being developed.
School District:	Fees vary and are set by each district. The most common fees are about \$2.00/square-foot for residential construction, and \$0.30/square-foot for commercial and industrial buildings. <i>(Contact the applicable school district.)</i>

Despite our best efforts at the pre-application meeting, it is not always possible to identify all of the requirements or fees that may be applicable to your project. Certain requirements, for example, may be identified during the application review process when we obtain comments from reviewing agencies such as the Air Pollution Control District, the California Regional Water Quality Control Board, the Fire Protection District, Water and Sewer Districts, and the County Health Department. It is important to recognize that your project may be subject to the permit and fee requirements of these and other agencies. We encourage you to contact these agencies to obtain current fee and permit information that may apply. In addition to the above, a Public Facility Impact Fee and Regional Transportation Mitigation Fee may also be assessed at building permit issuance.

If you have questions regarding any of the matters discussed above, we encourage you to discuss them with staff prior to submitting your application. A contact person and their phone number are listed on the front of this form.



DALE G. MELL & ASSOCIATES

ENGINEERING & SURVEYING SERVICES

2090 N. WINERY AVE. - FRESNO, CA 93703 - (559) 292-4046 - EMAIL: DMAOFFICE@DALEMELL.COM

Supplemental Application

Findings for Variance APN 334-310-06 to create 2.5 AC parcel in AE20 Zone District

1. ***There are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other properties in the vicinity having the identical zoning classification;***

History of farming and family ownership:

The exceptional and extraordinary circumstances with this application begins with the history of Bartolo & Rosaria Napoli purchasing 32 acres at the northwest corner of Maple and Clinton Avenue in 1958. Rosaria raised Anna (1960) and Vincent (1962) on their farm; attended local schools and graduated from Washington High School and Reedley College with an A.S. in Plant Science. In 1982 the Napoli's bought the 20-acre ranch at the southeast corner of Maple and Clayton Avenue with a 1,311-sf single family residence (built in 1950) and current residence of Vincent and Lynn Napoli (applicants for the Variance Application to create a homesite parcel). The Estate of Rosaria Napoli left equal interest to the original 32-acre ranch to Anna and Vincent, 100% interest to the 20-acre ranch was left to Vincent.

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; The right to create a lot less than 20 acre for residence.***

Having farmed and lived his entire life on his parent's ranch; unfortunately, Vincent's health is failing and doctors recommends he not continue with his passion of farming... retiring and retaining your homesite after 61 years of farming, living, learning, laboring, sacrificing with family is a property right earned by Vincent and enjoyed by others in the in the area. Unfortunately, Vincint's mother died not exercising her right, under L4-A-9(gifting a parcel to the family member involved in the farming operations) before her passing in early 2021 resulting in the only recourses for retirement for their current residence is apply for a variance to create the 2.5-acre parcel by land division.

3. ***The granting of the 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;***

The existing residence, family history, friends and farming are an integral part of the current community at Maple and Clayton Avenues and not injurious to property and improvements in the vicinity.

4. *The granting of such variance will not be contrary to the objectives of the Fresno County General Plan.*

Policy LU-A.9 allows creation of homesite parcels smaller than the minimum parcel size required by zoning. The objective is to protect the general agricultural land and provide for those uses which are necessary and an intergrade part. Granting of this variance would have been approached under LU-A.9 if Mr. & Mrs. Napoli had applied for a gift deed to their son Vincent for his work and sole management of the farming operations, prior to their passing in 2008 and 2022. Unfortunately, that application was never submitted and a gift deed parcel is not applicable. Vincent has lived and worked on the farm since 1962 which would have qualified him for a homesite retention if he had held the title at that time. Unfortunately, his labor was that of a family member only which doesn't qualify as ownership therefore a homesite retention parcel is not applicable.

The only remaining application available to create the missed opportunity for gift deed/and deficient time in the ownership for homesite retention parcel, is this variance application and if approved followed with a parcel map. Vincient Napoli has lived and farmed the land years beyond those required by current ordnance please consider this and approve the variance as submitted.

1. A lot less than twenty (20) acres is required for financing construction of a residence to be owned and occupied by the owner of abutting property; or
 2. The lot or lots to be created are intended for use by persons involved in the farming operation and related to the owner by adoption, blood, or marriage within the second degree of consanguinity, and there is no more than one (1) gift lot per twenty (20) acres; or
 3. The present owner owned the property prior to the date these policies were implemented and wishes to retain his/her homesite and sell the remaining acreage for agricultural purposes.
- from the original parcel. The remainder parcel shall be entitled to no less than one residential unit.

The granting of this variance, for a homesite parcel by Parcel Map, is consistent with the objectives of the Fresno County General Plan as outlined above.



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** : Napoli Family Trust / Napoli Vincent Mathew / Napoli Lynn Marie Hock **Phone/Fax** (559) 834-5815

Mailing Address: 6532 S Maple Ave Fresno CA/93725
Street City State/Zip

2. **Applicant** : Dale G. Mell & Associates **Phone/Fax:** (559) 292-4046

Mailing Address: 2090 N. Winery Ave. Fresno CA/93703
Street City State/Zip

3. **Representative:** Same As Applicant **Phone/Fax:** _____

Mailing Address: _____
Street City State/Zip

4. **Proposed Project:** Variance to waive lot size. Creation od approximately 1 Ac parcel
from an existing 20 ac parcel.

5. **Project Location:** SEC. Maple and Clayton

6. **Project Address:** 6532 S Maple Ave, Fresno 93725

7. **Section/Township/Range:** 12 / 15 / 20 8. **Parcel Size:** 20 AC

9. **Assessor's Parcel No.** 334-310-06 **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 District¹: AE20

14. Existing General Plan Land Use Designation¹: AE20

ENVIRONMENTAL INFORMATION

15. Present land use: AG and Residential

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

Single form residence built in 1950. Barn for Ag equipment storage and art studio.

Describe the major vegetative cover: Vineyard

Any perennial or intermittent water courses? If so, show on map: No

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

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

North: Residential, Agriculture

South: Residential, Agriculture

East: Residential, Agriculture

West: Residential, Agriculture

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 X No

B. Daily traffic generation:

I. Residential - Number of Units 1
 Lot Size
 Single Family
 Apartments

II. Commercial - Number of Employees
 Number of Salesmen
 Number of Delivery Trucks
 Total Square Footage of Building

III. Describe and quantify other traffic generation activities: Harvesting

20. Describe any source(s) of noise from your project that may affect the surrounding area: Tractors (Ag. equipment).

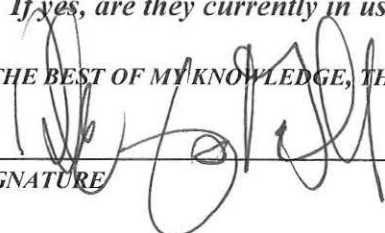
21. Describe any source(s) of noise in the area that may affect your project: Ag. equipment.

22. Describe the probable source(s) of air pollution from your project: Ag. equipment.

23. Proposed source of water:
 (X) private well
 () community system³--name: _____ *OVER.....*

24. Anticipated volume of water to be used (gallons per day)²: 400 gal.
25. Proposed method of liquid waste disposal:
 (X) septic system/individual
 () community system³-name _____
26. Estimated volume of liquid waste (gallons per day)²: 350
27. Anticipated type(s) of liquid waste: Septic
28. Anticipated type(s) of hazardous wastes²: None
29. Anticipated volume of hazardous wastes²: None
30. Proposed method of hazardous waste disposal²: N/A
31. Anticipated type(s) of solid waste: Food and containers
32. Anticipated amount of solid waste (tons or cubic yards per day): 0.5 CY/D.
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): 0.25
34. Proposed method of solid waste disposal: Private carriers
35. Fire protection district(s) serving this area: Cal Fire
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

9-1-23

 DATE

¹Refer to Development Services and Capital Projects Conference Checklist
²For assistance, contact Environmental Health System, (559) 600-3357
³For County Service Areas or Waterworks Districts, contact the Resources Division, (559) 600-4259

(Revised 12/14/18)

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

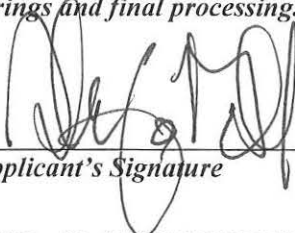
State law requires that specified fees (effective January 1, 2019: \$3,271.00 for an EIR; \$2,354.75 for a Mitigated/Negative Declaration) be paid to the California Department of Fish and Wildlife (CDFW) for projects which must be reviewed for potential adverse effect on wildlife resources. The County 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

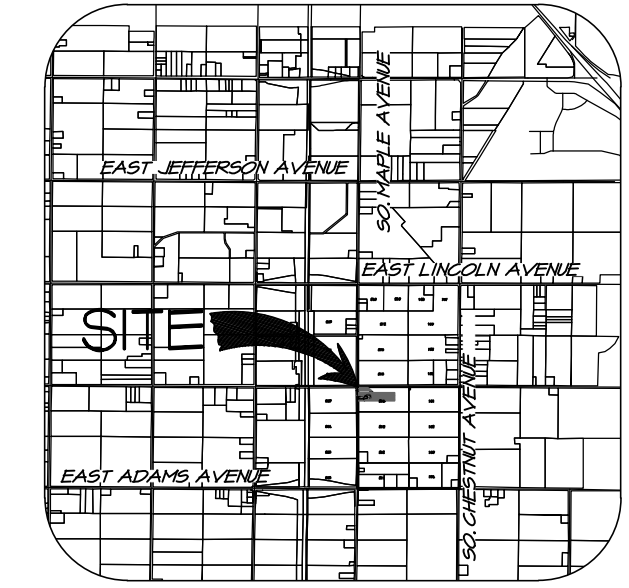
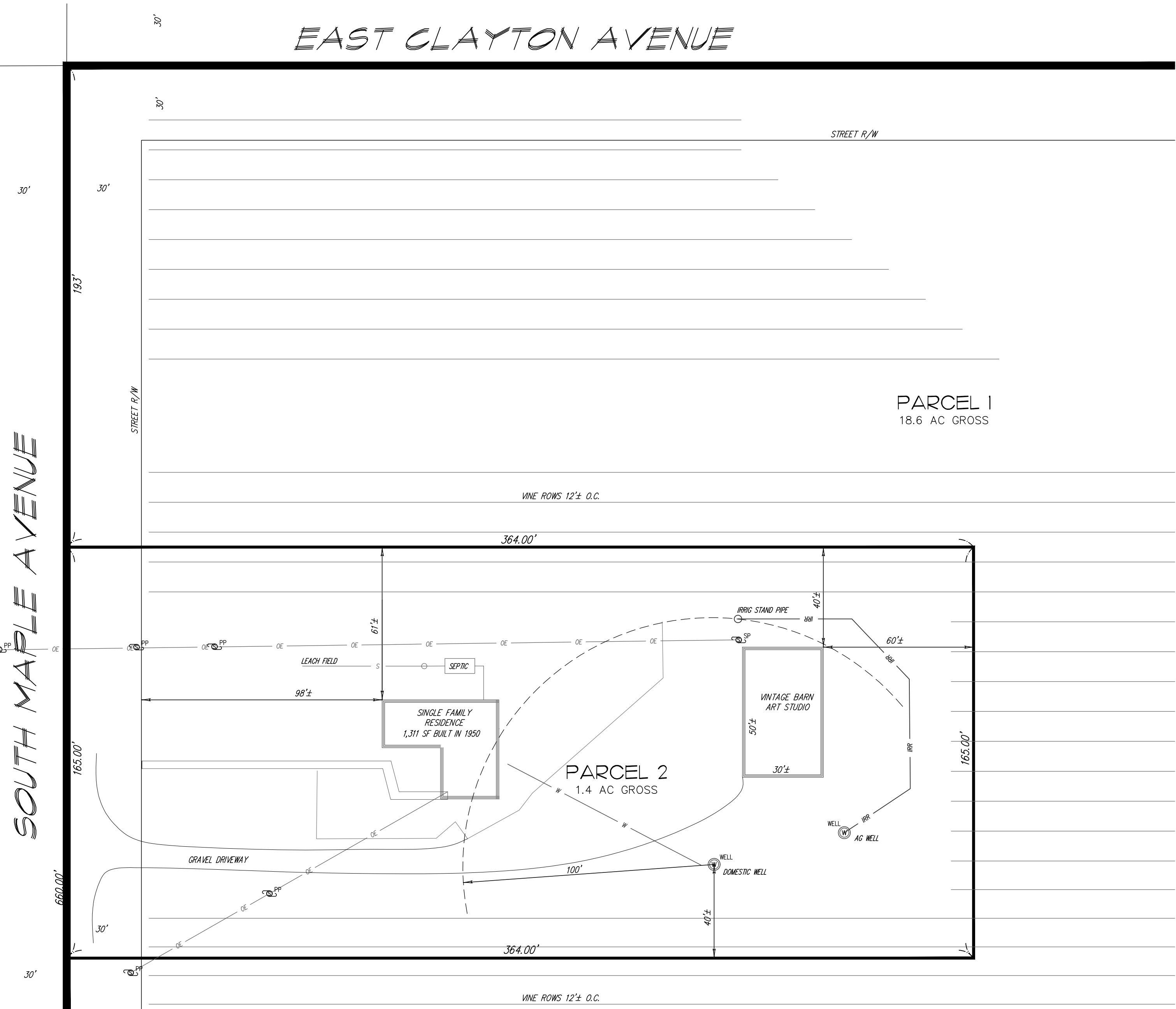


Date

PLOTTED BY: DALE G. MELL - 2/13/2023 11:06:15 PM V:\PROJECTS\2022\PROJECTS\22-094\DWGS\22-094TPM.DWG

SOUTH MAPLE AVENUE

EAST CLAYTON AVENUE



LOCATION MAP
NOT TO SCALE

NOTES

- 1 SITE ADDRESS: 6532 SOUTH MAPLE AVENUE
- 2 ASSESSOR'S PARCEL NO.: 334-310-06
- 3 EXISTING ZONING: AE 20
- 4 EXISTING LAND USE: AG AND RESIDENTIAL
- 5 PROPOSED ZONING: AE 20
- 6 PROPOSED LAND USE: RESIDENTIAL & AG TO REMAIN
- 7 PREPARED FROM RECORD DATA & FIELD SURVEYS
- 8 EXISTING STRUCTURES ON SITE AS NOTED
- 9 EXISTING STREET IMPROVEMENTS AS SHOWN
- 10 THERE ARE (2) EXISTING WELLS, (1) SEPTIC TANK WITH LEACHING FIELD
- 11 PARCEL DESIGN PROVIDES FOR OPTIMUM SOLAR OPPORTUNITIES WITH NORTH-SOUTH ORIENTATION, ENABLING ARCHITECTURAL DESIGN TO INCORPORATE
- 12 SURROUNDING LAND USE: AG & RESIDENTIAL
- 13 (E) STREET DEDICATIONS PER PLATS VOL 2 PG 42 FOR
- 14 (E) SOURCE OF WATER: PRIVATE ONSITE WELL
- 15 THE EXISTING & PROPOSED METHOD OF SEWAGE DISPOSAL: EXISTING SEPTIC SYSTEM
- 16 THE FOLLOWING UTILITIES ARE EXISTING: (GAS, ELECTRIC, TELEPHONE & CABLE T.V.)
- 17 THE SITE ACREAGE IS 20 GROSS ACRES THERE WILL BE 2 PARCELS IN THIS MAP WITH A MINIMUM SIZE OF 1.4 AC

SCALE: 1" = 30'



TENTATIVE PARCEL MAP NO. _____

BEING A PORTION OF SECTION 12,
TOWNSHIP 15 SOUTH, RANGE 20 EAST,
MOUNT DIABLO BASE & MERIDIAN

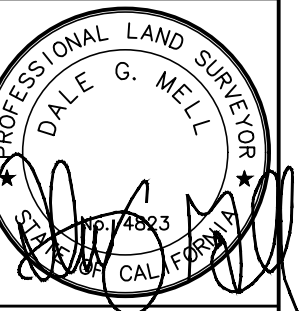
SITE LOCATION: 6532 SOUTH MAPLE AVENUE
ASSESSOR'S PARCEL NO(S): 334-310-06

PREPARED FOR:

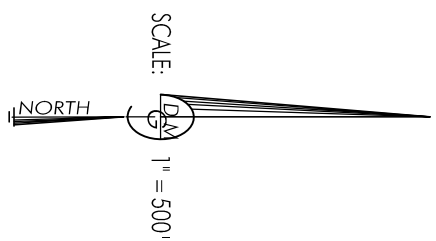
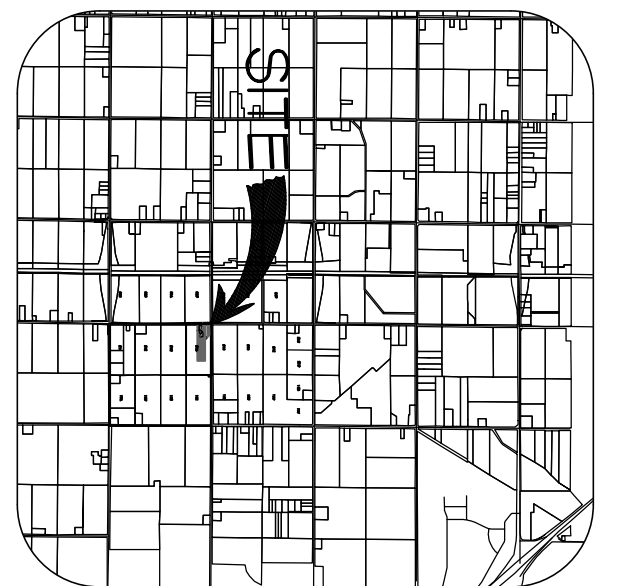
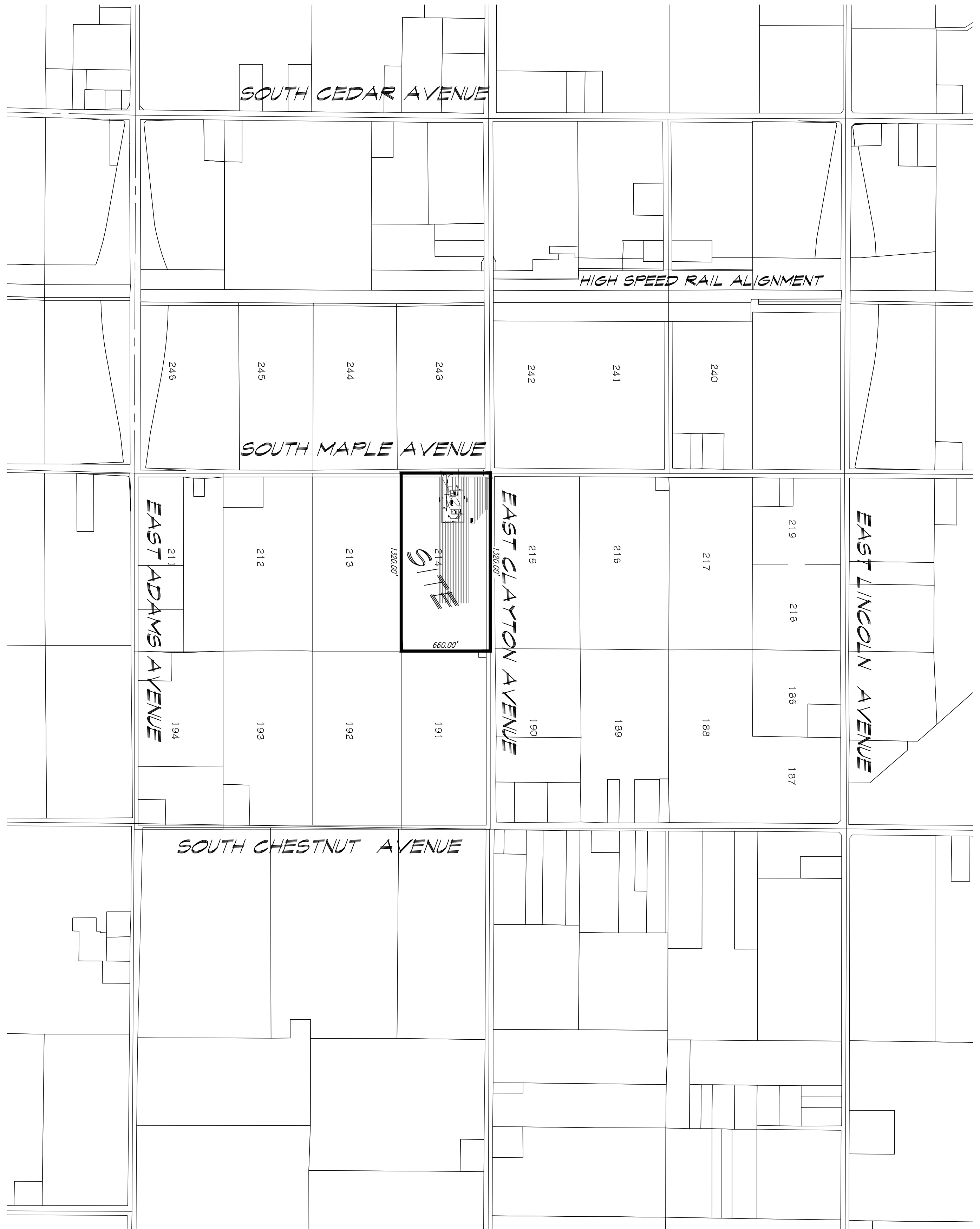
VINCENT & LYNN NAPOLI
6532 SOUTH MAPLE AVENUE
FRESNO CA 93725

PREPARED BY:

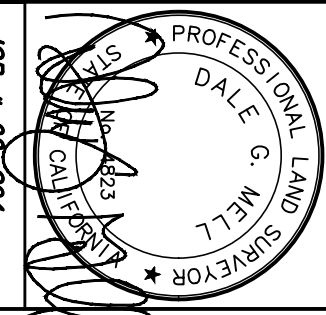
DALE G. MELL & ASSOCIATES
ENGINEERING & SURVEYING SERVICES
2090 NORTH WINERY AVENUE, FRESNO, CALIFORNIA 93703
1537/252-6646 FAX 251-7520 EMAIL: DM@DALEMELL.COM



JOB # 22-094
DRAWN BY: D.G.MELL
CHECKED BY: DGM
SCALE: 1" = 30'
DATE: 02/13/23
DWG # 22-094TPM
FIELD BOOK: LL
DATE OF SURVEY: XX/XX/XX
LAST REVISED:



JOB # 22-094
 DRAWN BY: D.G.MELL
 CHECKED BY: DGM
 SCALE: 1" = 500'
 DATE: 02/13/23
 DWG # 22-094TPM
 FIELD BOOK: LL
 DATE OF SURVEY: XX/XX/XX
 LAST REVISION:



PREPARED BY:
DALE G. MELL
 & ASSOCIATES
 ENGINEERING & SURVEYING SERVICES
 2090 NORTH WINERY AVENUE, FRESNO, CALIFORNIA 93703
 (559) 292-4046 * FAX 251-9220 * EMAIL: STAFF@DALEMELL.COM

PREPARED FOR:
VINCENT & LYNN NAPOLI
 6532 SOUTH MAPLE AVENUE
 FRESNO CA 93725

TENTATIVE PARCEL MAP NO. _____

SITE LOCATION:
6532 SOUTH MAPLE AVENUE
 ASSESSOR'S PARCEL NO(S):
334-310-06

BEING A PORTION OF SECTION 12,
 TOWNSHIP 15 SOUTH, RANGE 20 EAST,
 MOUNT DIABLO BASE & MERIDIAN



North West



North

A street view from Maple looking east. The foreground shows a paved road with a yellow line. To the left, there is a small pond and a house. In the middle ground, there are utility poles and a large tree. The background shows a flat landscape under a clear blue sky.

Street View from Maple Looking East