



County of Fresno

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

DATE: August 11, 2026

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 Planning
Development Services and Capital Projects, Attn: Chris Motta, Division Manager
Development Services and Capital Projects, Attn: James Anders, Principal Planner
Development Services and Capital Projects, Current Planning, Attn: Ober Ramirez,
Senior Planner
Development Services and Capital Projects, Zoning & Permit Review, Attn: Daniel
Gutierrez, Senior Planner
Development Services and Capital Projects, Attn: Kevin Nehring, Deputy County
Surveyor
Development Services and Capital Projects, Attn: Mike Granat, Chief Building
Inspector
Development Services and Capital Projects, Development Engineering,
Attn: Laurie Kennedy, Office Assistant III
Water and Natural Resources Division, Attn: Augustine Ramirez, Division
Manager; Dareen Findley, Surveyor
Water and Natural Resources Division, Transportation Planning, Attn: Hector Luna,
Principal Planner; Brody Hines, Planner; Domonique Advincula, Planner
Water and Natural Resources Division, Community Development, Attn: Yvette
Quiroga, Principal Planner
Design Division, Attn: Joseph Harrell, Division Manager
Resources Division, Attn: Daniel Amann, Division Manager
Resources Division, Special Districts, Attn: Christopher Bump, Special Districts
Manager
Road Maintenance and Operations Division, Attn: Mohamoud Mohamed
Senior Engineer
Department of Public Health, Environmental Health Division, Attn: Deep
Sidhu, Supervising Environmental Health Specialist; Kevin Tsuda,
Environmental Health Specialist
North Central Fire Protection District, Attn: Robert Gonzalez, Division Chief;
robert.gonzalez@northcentralfire.org
Fresno County Department of Agriculture, Attn: Melissa Cregan

FROM: Oscar Gake, Planner
Development Services and Capital Projects Division

SUBJECT: Variance Application No. 4216, Environmental Review Application No. 8972

APPLICANT: Dirk Poeschel Land Development Services

DUE DATE: **August 26, 2026**

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to allow for the creation of a 2-acre parcel and a 29.53-acre parcel from an existing 31.53-acre parcel in the AE-20 (Exclusive Agriculture, 20-acre minimum parcel size) Zone District. A mapping procedure to follow if approved.

The subject parcel is located on the north side of W. Shields Ave. approximately .25 miles east of the intersection with N. Trinity Ave. The property is approximately 3.25 miles northwest of the City of Kerman (APNs: 015-230-24S & 25S) (17682 W. Shields Ave.) (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 **August 26, 2026**. 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, Oscar Gake, 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 ogake@fresnocountyca.gov.

OG

G:\4360Devs&Pln\PROJSEC\PROJDOCS\VA\4200-4299\4216 (DPLDS)\Routing\VA 4216 Routing Ltr.docx

310 Activity Code (Internal Review): 2377

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

DESCRIPTION OF PROPOSED USE OR REQUEST:

Request approval of a Variance to create a 2.0+/- ac. homesite from an existing 31.53+/- ac. parcel in the AE-20 zone district. This request is associated with Pre-Application Review No. 25-006726.

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: north side of S. Shields Ave.

between N. Trinity Ave. and N. Shasta Ave.

Street address: 17682 W. Shields Ave., Kerman CA 93630

APN: 015-230-24s & 015-230-25s Parcel size: ±1.35 ac (24s) / ±30.18 ac (25s) Section(s)-Twp/Rg: S 22 - T 13 S/R 17 E

ADDITIONAL APN(s): _____

I, M. Jordan Harris (for D.P.) (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.

Gregory Jordan Harris	3362 N. Shasta Ave.	Kerman	93630	559-567-1152
Owner (Print or Type)	Address	City	Zip	Phone
Gregory Jordan Harris	3362 N. Shasta Ave.	Kerman	93630	559-567-1152
Applicant (Print or Type)	Address	City	Zip	Phone
Dirk Poeschel Land Development Services	923 Van Ness Ave. Ste. 200	Fresno	93721	559-445-0374
Representative (Print or Type)	Address	City	Zip	Phone

CONTACT EMAIL: dirk@dplds.com; lowella@dplds.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 ☒ / No ☐

Agency: existing domestic well

SEWER: Yes ☒ / No ☐

Agency: existing septic system

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 # _____ - _____ - _____



Email to:
jharrisfarms@gmail.com

Mail to: 3362 N Shasta Ave
Kerman CA 93430

**Development Services
and
Capital Projects
Division**

Pre-Application Review

Department of Public Works and Planning

NUMBER: 25-006726

APPLICANT: Gregory Jordan Harris

PHONE: (559) 567-1152

PROPERTY LOCATION: 17682 W SHIELDS AVE KERMAN, CA, 93630

APN(s): 015-230-24S & 25S

ALCC: No

Yes #6768

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: (x) 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: (x) 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: () Inside / (x) Outside District No.: FLOOD PRONE: No ☒ Yes

PROPOSAL VARIANCE TO CREATE A 1.52 AC PARCEL FROM EXISTING 33.95 AC PARCEL IN THE AE-20 ZONE DISTRICT.

MAPPING PROCEDURE TO FOLLOW IF VARIANCE IS APPROVED.

COMMENTS: Nitrogen Loading Analysis required for 1.52 AC parcel. Applicant has been advised. APN 015-230-24S is finance parcel created by TPMW 92-37. Policy Planning clearance required.

ORD. SECTION(S): 808.2.040

BY: A. Lujan

DATE: 05/27/2025

GENERAL PLAN POLICIES:

LAND USE DESIGNATION: Agriculture

COMMUNITY PLAN:

REGIONAL PLAN:

SPECIFIC PLAN:

SPECIAL POLICIES:

SPHERE OF INFLUENCE:

ANNEX REFERRAL (LU-G17/MOU):

COMMENTS:

PROCEDURES AND FEES:

() GPA: () MINOR VA:

() AA: (x) HD: \$365.00

() CUP: (x) AG COMM: \$34.00

() DRA: (x) ALCC: \$3,490.36

(x) VA: \$3,399.12 (x) IS/PER*: \$274.77

() AT: () Viol. (35%):

() TT: () Other:

() PLA: Filing Fee: \$

() TPM: Pre-Application Fee: - \$262.04

() TPMW: Total County Filing Fee: \$7,301.21

FILING REQUIREMENTS:

(x) Land Use Applications and Fees

(x) This Pre-Application Review form

(x) Copy of Deed / Legal Description

(x) Photographs

() Letter Verifying Deed Review

() IS Application and Fees* * Upon review of project materials, an Initial Study (IS) with fees may be required.

(x) 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

(x) Project Description / Operational Statement (Typed)

(x) Statement of Variance Findings

(x) Statement of Intended Use (ALCC)

() Dependency Relationship Statement

() Resolution/Letter of Release from City of

(x) 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+\$2,968.75

(Separate check to Fresno County Clerk for pass-thru to CDFW.

Must be paid prior to IS closure and prior to setting hearing date.)

PLU # 113 Fee: \$262.04

Note: This fee will apply to the application fee if the application is submitted within six (6) months of the date on this receipt.

BY: Oscar Gake DATE: 5/30/25

PHONE NUMBER: (559) 600 - 4224

NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:

() COVENANT

() SITE PLAN REVIEW

() MAP CERTIFICATE

() BUILDING PLANS

(x) PARCEL MAP

() BUILDING PERMITS

() FINAL MAP

() WASTE FACILITIES PERMIT

() FMFCD FEES

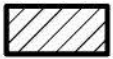
() SCHOOL FEES

(x) ALUC or ALCC

() OTHER (see reverse side)

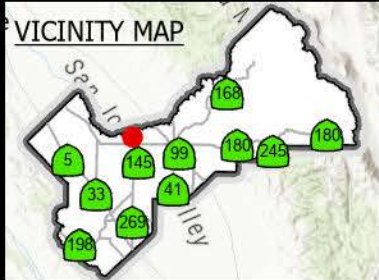
OVER.....

Legend



Subject Property

VICINITY MAP



LOCATION MAP

VA4216

2026

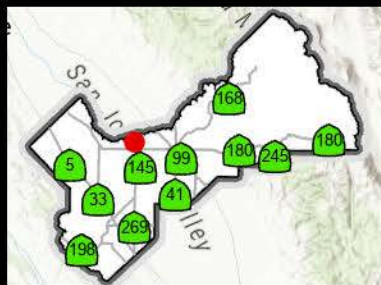
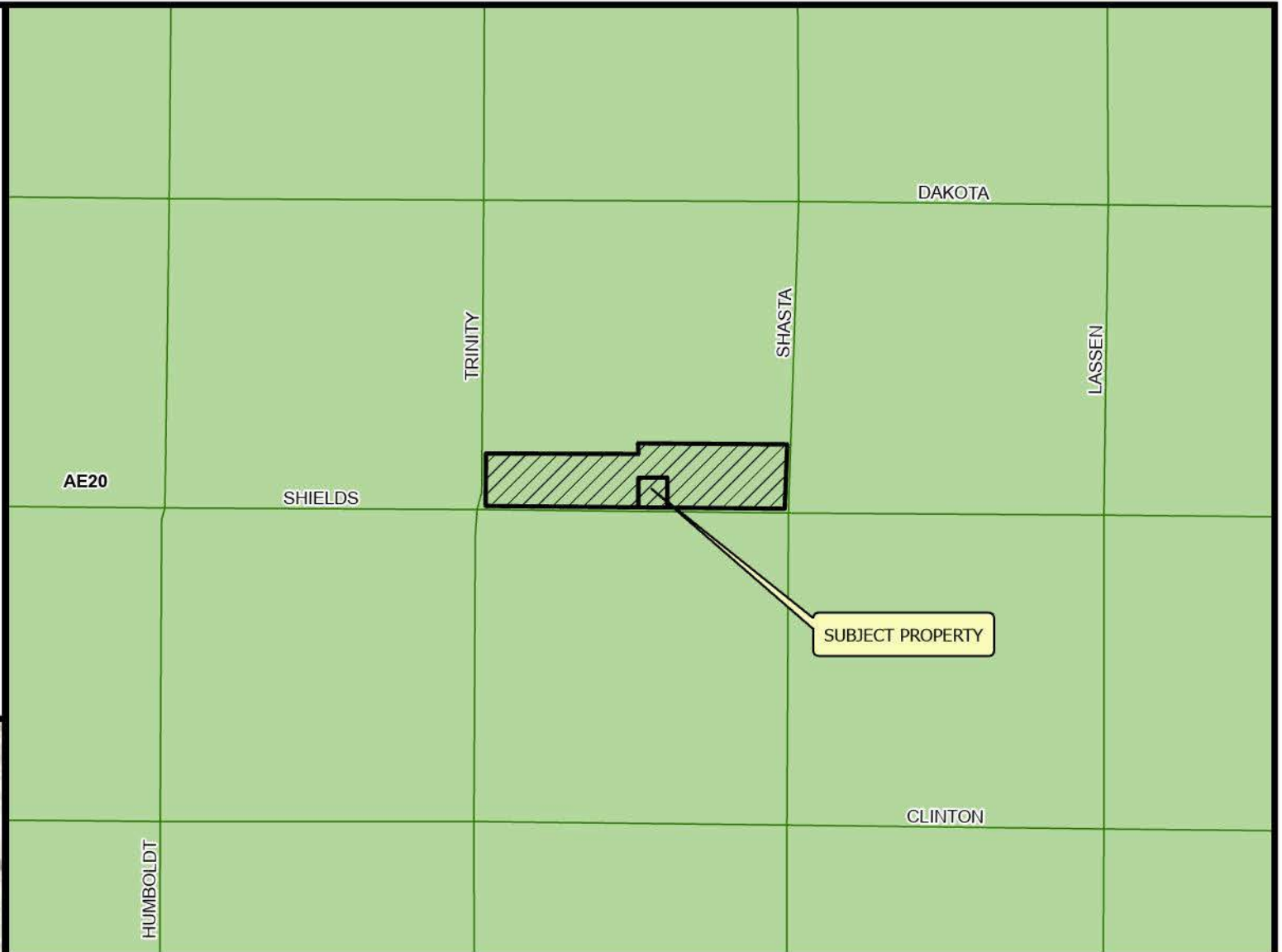
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : mdo
On Date : 7/28/2026



0 0.15 0.3 Mi

0 1,000 2,000 Feet

Legend



Existing Zoning Map

VA4216

STR 22 - 15S / 20E

2026

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division

Person Prepared by : mdo

On Date : 7/29/2026



0 0.15 0.3 Miles

0 1,000 2,000 Feet

LEGEND:

 Subject Property

 Ag Contract Land

LEGEND

VIN - VINEYARD

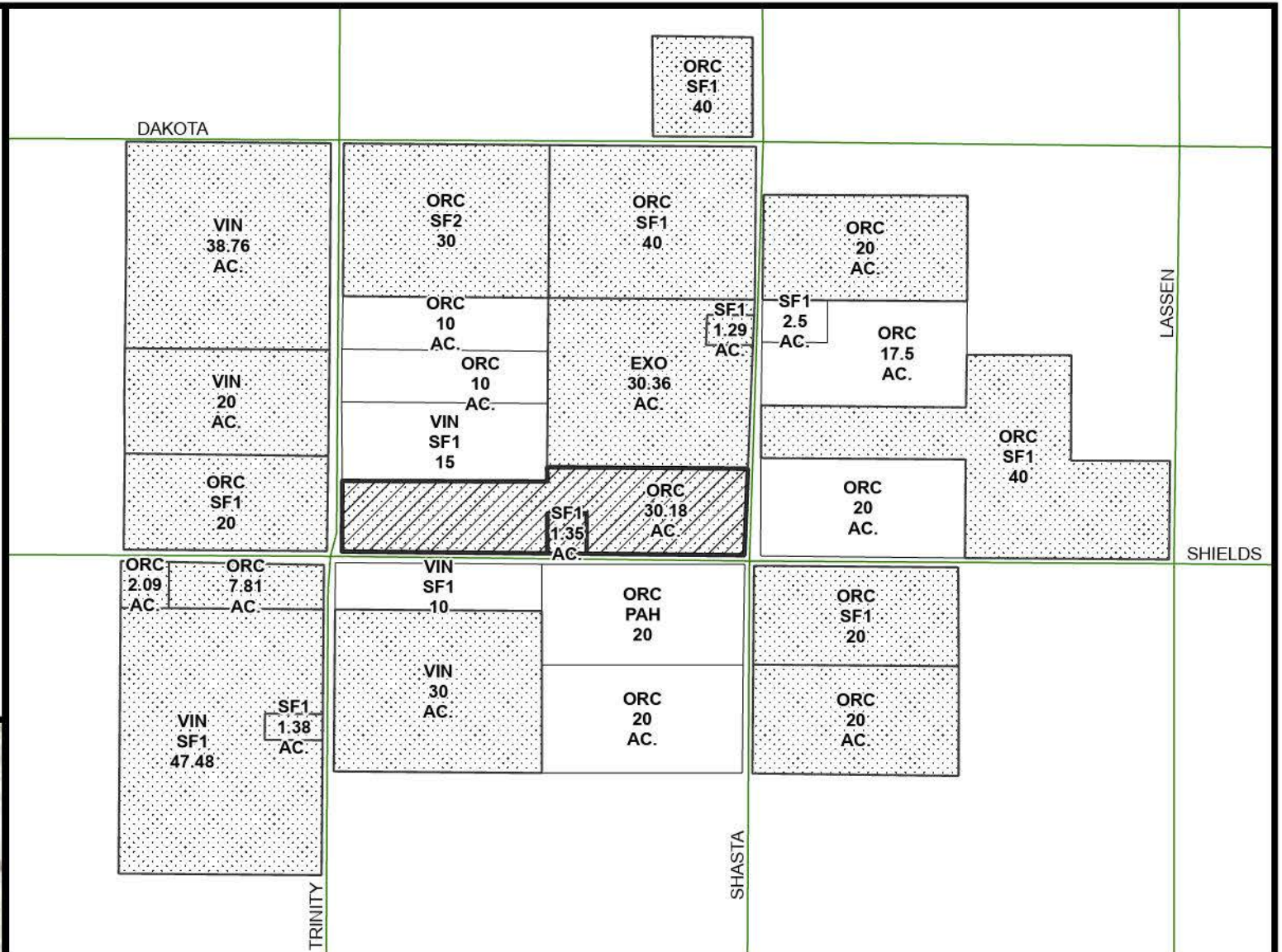
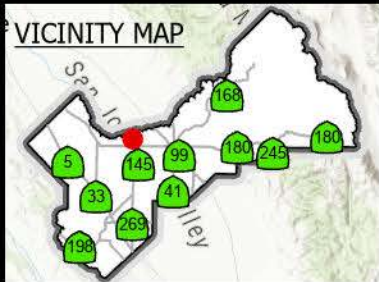
ORC - ORCHARD

SF#- SINGLE FAMILY RESIDENCE

EXO - EXOTIC CROP

V - VACANT

VICINITY MAP



Existing Land Use Map

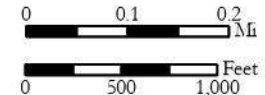
VA4216

2026

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division

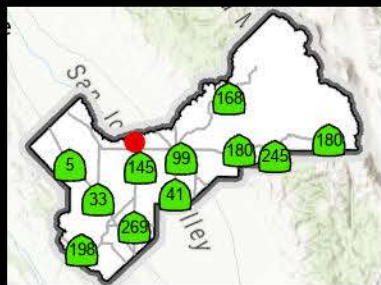
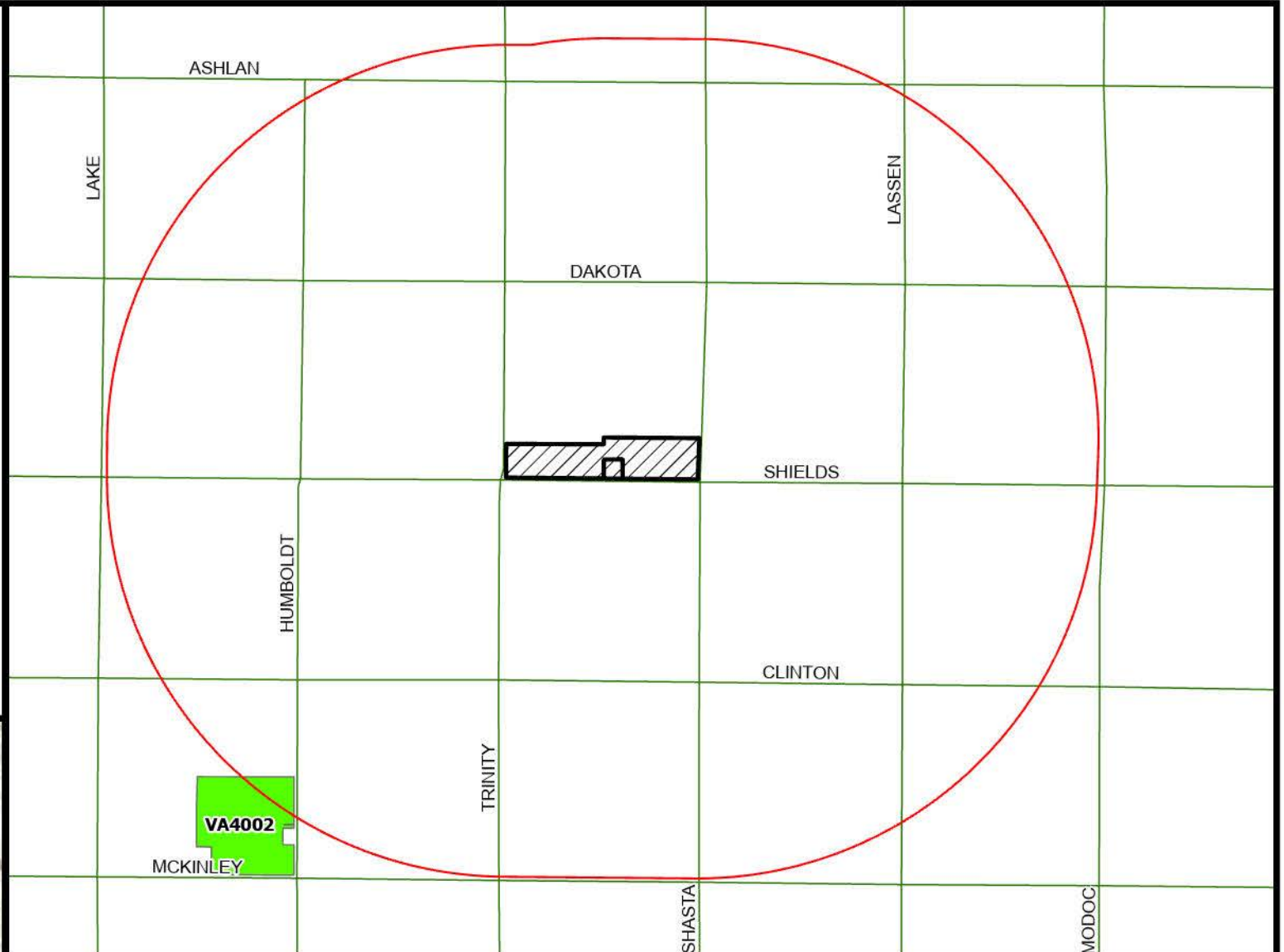
Person Prepared by : mdo

On Date : 7/28/2026



Legend

-  Mile Buffer
-  Subject Property
-  VA Permits

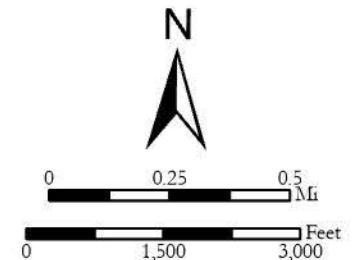


Proximity Map

VA4216

2026

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : mdo
 On Date : 7/29/2026

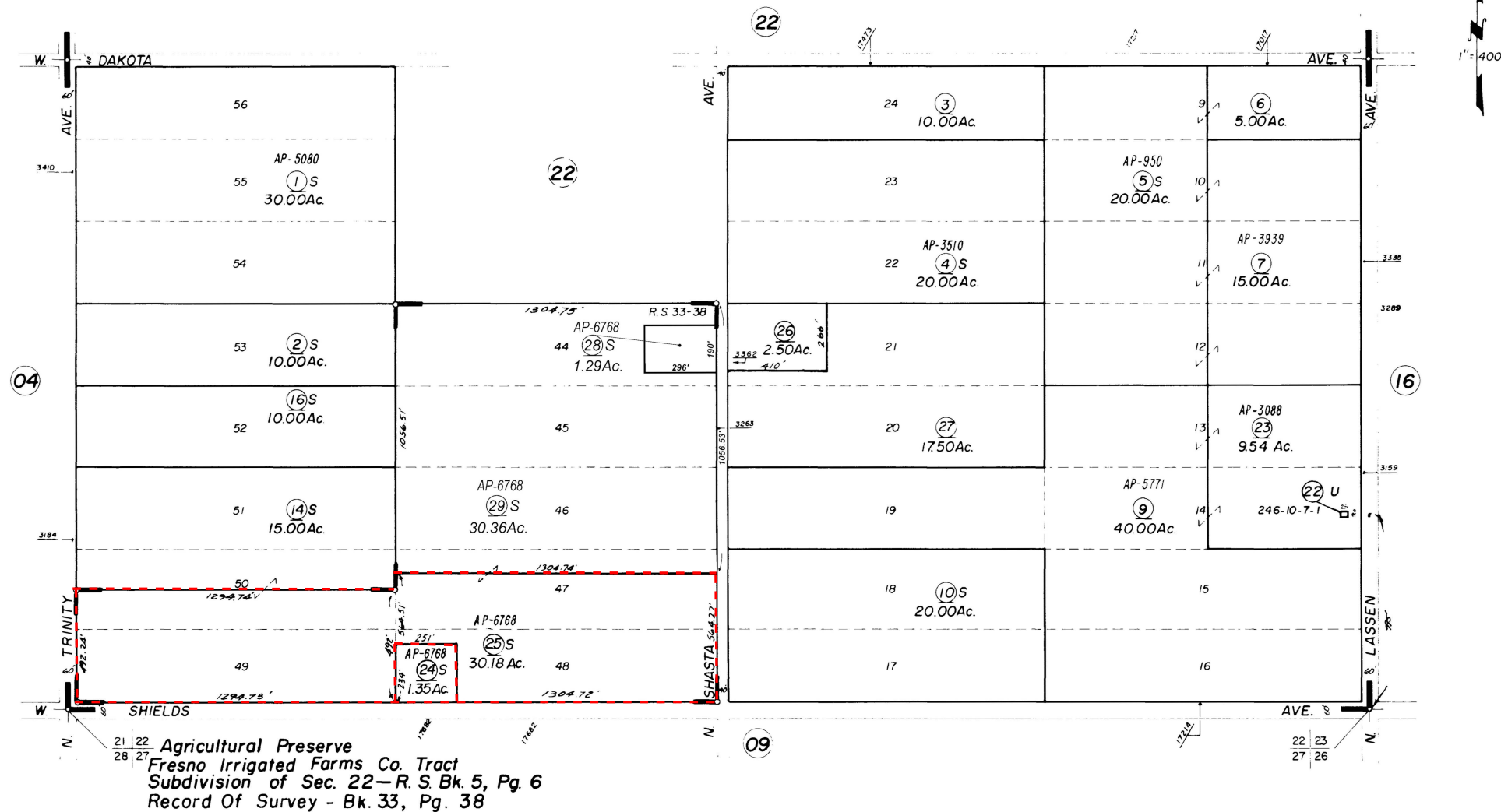


— NOTE —
This map is for Assessment purposes only.
It is not to be construed as portraying legal
ownership or divisions of land for purposes
of zoning or subdivision law.

SUBDIVIDED LAND IN POR. SEC. 22, T.13 S., R.17 E., M.D.B. & M.

Tax Area
120-008

15-23



Assessor's Map Bk. 15 -Pg. 23
County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.



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.

Agent Name (Print or Type)

Company Name (Print or Type)

Mailing Address

City / State / Zip Code

Phone Number

Email Address

Project APN

Project Street Address

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

Project Description (Print or Type):

Williamson Act Contract No. 6768 for the 2-ac homesite.

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

Owner Signature

Date

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:\4360Devs&Pin\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

VARIANCE FINDINGS
17682 W. Shields Ave.

May 27, 2026

Owner:

Mr. Gregory Jordan Harris
3362 N. Shasta Ave.
Kerman, CA 93430

Applicant:

Same as above.

Representative:

Dirk Poeschel Land Development Services, Inc.
923 Van Ness Ave., Suite 200
Fresno, CA 93721
559-445-0374

Property Location:

The project is located at 17682 W. Shields Ave.
Northeast corner of W. Shields Ave. & S. Trinity Ave.

APN:

015-230-24s & 015-230-25s

Existing General Plan Land Use Designation:

Agriculture

Existing Zoning Designation:

AE-20 (Exclusive Agriculture, 20 acre minimum)

Request:

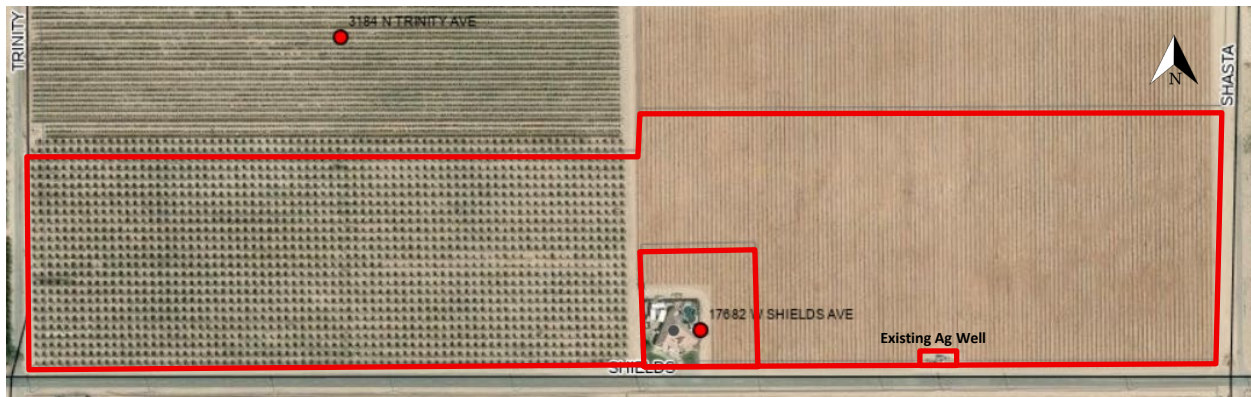
Approve a Variance to allow the creation of a 2.00 +/- acre parcel from 2 existing parcels totaling 31.53 +/- acres within the AE-20 Zone District. The 30.18 +/- acre parcel is identified as APN 015-230-25s and the 1.35 +/- acre parcel is identified as APN 015-230-24s. This request is associated with Pre-Application Review No. 25-006726.

The proposed homesite is proposed to be created via a Lot Line Adjustment, whereby the reconfigured agricultural acreage will be consolidated into one contiguous parcel to the north, which is also owned by the applicant. This coordinated action ensures that the overall agricultural land base is preserved and consolidated into a larger, more viable farming unit.

Background:

The subject parcels are under Williamson Act contract ALCC No. 6768 since Feb. 18, 1982. APN 015-230-24s was created via TPMW 92-37 in 1993 for financing purposes only. The property is improved with an existing 2,700 +/- sq. ft. residence constructed in 1995. The applicant, Mr. Gregory Jordan Harris, purchased the parcels on December 19, 2024. The applicant also purchased 31.65 +/- acres located north of subject parcels as illustrated on the attached APN map. Additionally, approximately 130 +/- acres in the immediate vicinity of subject parcels is owned by the applicant and applicant's family.

Over the past decade, the subject site has been utilized to farm raisins and pistachios, with blueberries planted this year. The crops are served by an on-site agricultural well located east of the existing homesite along Shields Ave. An application for Partial Cancellation of the proposed 2.00 +/- acre homesite will be submitted concurrent with this Variance request. For more details, see the attached project site plan prepared by Douglas Johnson Surveying.



The existing residence on the subject property is currently occupied by an agricultural operator who owns and manages a full-service hay harvesting and tree shaking company near Interstate 5, serving Fresno, Madera, and Merced Counties. Established in January 2015 by Luke and Melanie Hicks, the business provides essential agricultural services including cutting, raking, and baling hay, as well as seasonal tree shaking for both harvest and winter sanitation. The proximity of the residence to surrounding agricultural lands supports the efficient operation of their service-based agricultural enterprise, which is dependent on timely response to regional crop cycles and harvest schedules.

With the approved Variance, the applicant proposes to process a Lot Line Adjustment to consolidate the remaining agricultural acreage from the subject parcels to the adjoining parcel to the north, which is also owned by the applicant. This reconfiguration will eliminate any potential for fragmented agricultural remnants and will result in a larger, contiguous agricultural holding that is more efficient for ongoing farming operations of approximately 190 +/- family-owned acres in this area.

Finding 1:

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

The subject property contains an existing 2,700 +/- sq. ft. residence constructed in 1995 with independent access, domestic well, septic system, and established frontage along W. Shields Avenue. This homesite has functioned as a distinct residential unit for three decades, physically and operationally separate from the surrounding agricultural acreage. No changes such as expansion, alteration, or intensification of the existing residential use is proposed.

The combination of (1) a legally established, long-standing homesite, (2) existing independent infrastructure, and (3) the consolidation of agricultural acreage constitutes an exceptional circumstance applicable to this property that does not generally apply to other properties with the same zoning designation.

Recognition of this existing homesite through approval of the Variance would not grant a special privilege but instead would acknowledge and formalize a long-established condition that supports ongoing agricultural productivity both onsite and throughout the surrounding region.

Additionally, the proposed homesite is not being created in isolation but as part of a larger land consolidation effort. A proposed Lot Line Adjustment will consolidate the remaining agricultural acreage into an adjacent parcel under common ownership, resulting in a more efficient and contiguous farming operation of approximately 190 +/- family-owned acres in this area. This coordinated land use approach distinguishes the project from typical variance requests and further substantiates the presence of unique circumstances applicable to the subject property.

Finding 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 requested Variance is necessary to preserve the applicant's ability to utilize the property in a manner consistent with both its longstanding residential use and its ongoing role in supporting agricultural operations. The creation of a separate homesite allows the continued occupancy of the residence by an agricultural operator whose business is directly tied to servicing regional farming operations.

Without approval of the Variance, the applicant would be deprived of the ability to maintain and convey the residence in a manner consistent with similarly situated properties. The ability to reorganize the property through a Lot Line Adjustment while creating a separate homesite further supports the preservation of substantial property rights by allowing the applicant to consolidate agricultural operations onto a larger, more viable parcel while maintaining the lawful use of the existing residence.

Finding 3:

If granted, would the requested variance be detrimental to the public welfare or injurious to property or improvements in the area to which the property is located?

Granting the proposed Variance to create a 2.00 +/- acre homesite from an existing 31.53 +/- acre parcel will have no adverse impacts on the public or surrounding property owners. No new

improvements are proposed in conjunction with the lot creation. The existing residence is served by an adequate existing domestic well, septic tank system and driveway.

Granting the proposed Variance will not be detrimental to the public welfare of surrounding properties for the following reasons:

- a) The proposed homesite, on which a home exists, would not conflict with the continued agricultural operation on the remaining 29.53 +/- agricultural acreage.
- b) The applicant also proposes to voluntarily prohibit the creation of another homesite on the remaining 29.53 +/- acres. This voluntary condition will eliminate any possibility that the proposal will result in the removal of adjacent land from agricultural use or create other adverse impacts on agriculture.
- c) The proposed homesite is non-agricultural productive land since the residence has existed since 1995.
- d) The existing improvements and use of the property have been historically complementary to the adjacent agricultural uses.
- e) The project proposes a Lot Line Adjustment that will consolidate the remaining agricultural acreage into a larger adjoining parcel under the same ownership, thereby improving agricultural efficiency and avoiding the creation of irregular or non-viable remnant parcels.

The 20-acre minimum acreage requirement of the AE-20 Zone District is intended to prevent the creation of parcels that are too small to remain agriculturally viable and to minimize potential conflicts between residential and agricultural uses. The inclusion of a Lot Line Adjustment ensures that the proposal does not result in the fragmentation of agricultural land but instead facilitates consolidation. This outcome supports the long-term viability of agricultural operations and avoids adverse land use patterns that the AE-20 Zone District is intended to prevent.

The remaining acreage will continue to be under Williamson Act contract.

Finding 4:

The granting of such a Variance will not be contrary to the objective of the General Plan.

The proposed Variance, in conjunction with a proposed Lot Line Adjustment, is fully consistent with the goals and policies of the Fresno County General Plan, particularly those related to agricultural land conservation and the avoidance of parcel fragmentation. The proposal results in no net increase in the number of agricultural parcels and improves overall parcel configuration.

While the Variance allows for the formalization of an existing 2.00 +/- acre homesite, the balance of the property will be consolidated into a larger adjacent agricultural parcel under common ownership. This action results in a net benefit to agricultural land use by enhancing parcel size, configuration, and long-term farm-ability.

The project therefore does not undermine the intent of the AE-20 Zone District but instead reinforces it by:

- Maintaining productive agricultural acreage under Williamson Act contract;
- Preventing the creation of substandard or isolated agricultural remnants; and
- Supporting efficient agricultural operations through parcel consolidation.

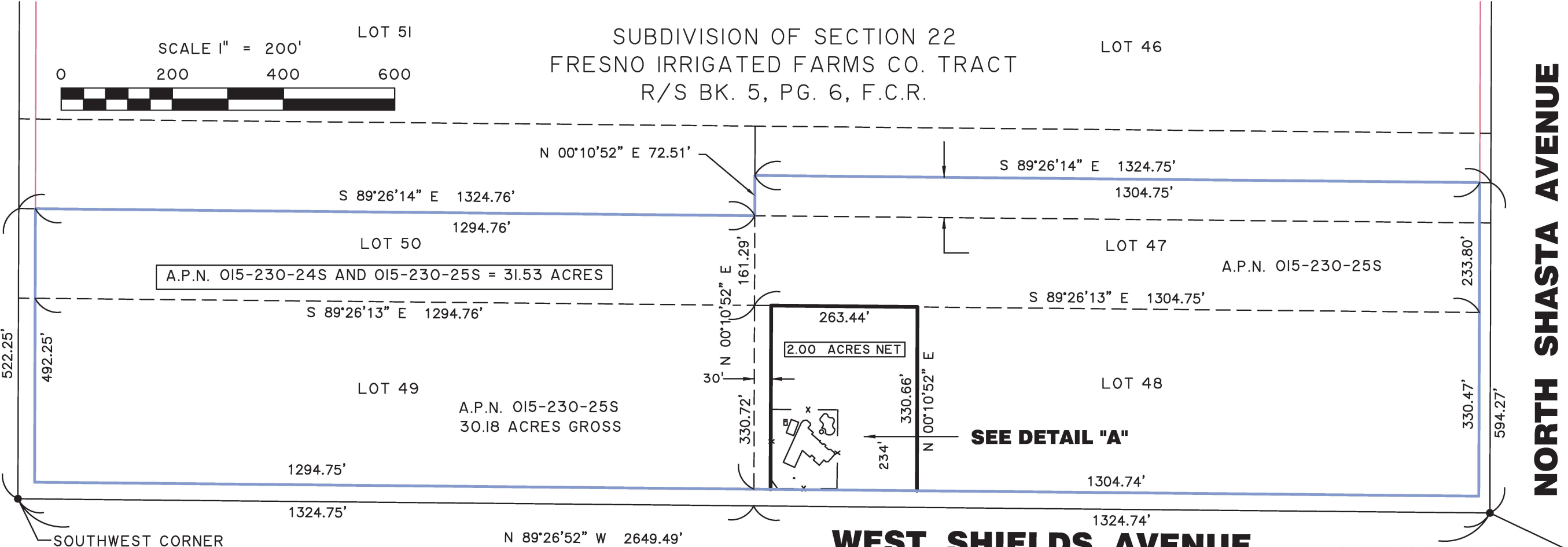
Additionally, the continued use of the homesite as residence of a regional agricultural service provider further advances General Plan policies that promote agricultural productivity and infrastructure. For these reasons, the proposed Variance will not be contrary to, and is consistent with, the objectives of the Fresno County General Plan.

[https://dplds.sharepoint.com/shared documents/current clients/harris, jordan - variance 26-12/variance submittal/variance findings.docx](https://dplds.sharepoint.com/shared%20documents/current%20clients/harris,%20jordan%20-%20variance%2026-12/variance%20submittal/variance%20findings.docx)

VARIANCE APPLICATION MAP PROPOSED PARCEL

NORTH TRINITY AVENUE

NORTH SHASTA AVENUE

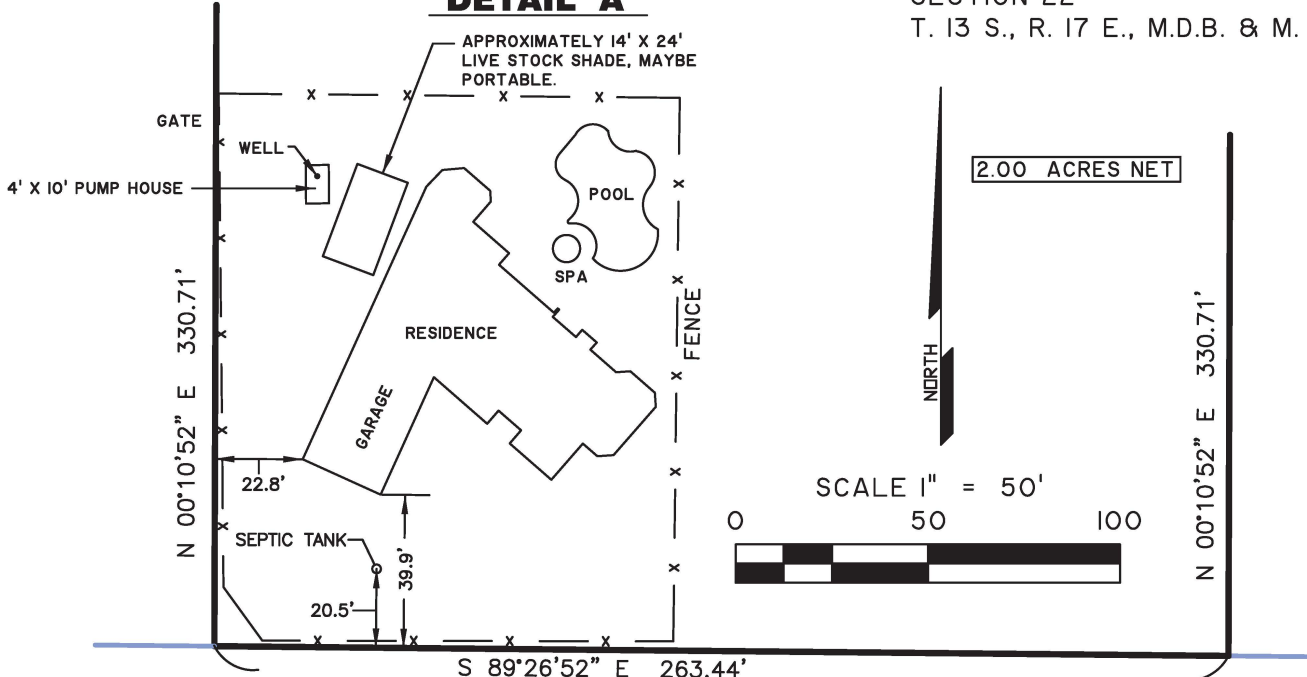


SOUTHWEST CORNER
SECTION 22
T. 13 S., R. 17 E., M.D.B. & M.

SOUTH QUARTER CORNER
SECTION 22
T. 13 S., R. 17 E., M.D.B. & M.

WEST SHIELDS AVENUE

DETAIL "A"



WEST SHIELDS AVENUE

OWNER: GREGORY JORDAN HARRIS AND SARAH ELIZABETH HARRIS

ADDRESS: 3362 NORTH SHASTA AVENUE PHONE NO: (559) 567-1152
KERNAN, CA 93630

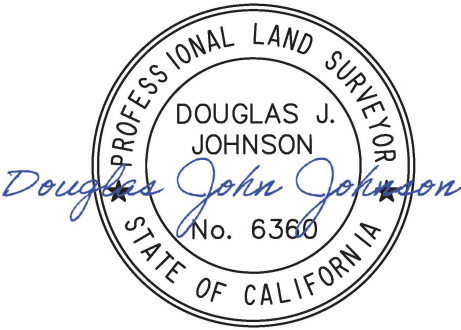
A.P.N. 015-230-25S AND 015-230-24S

AG. CONTRACT NO. 6768

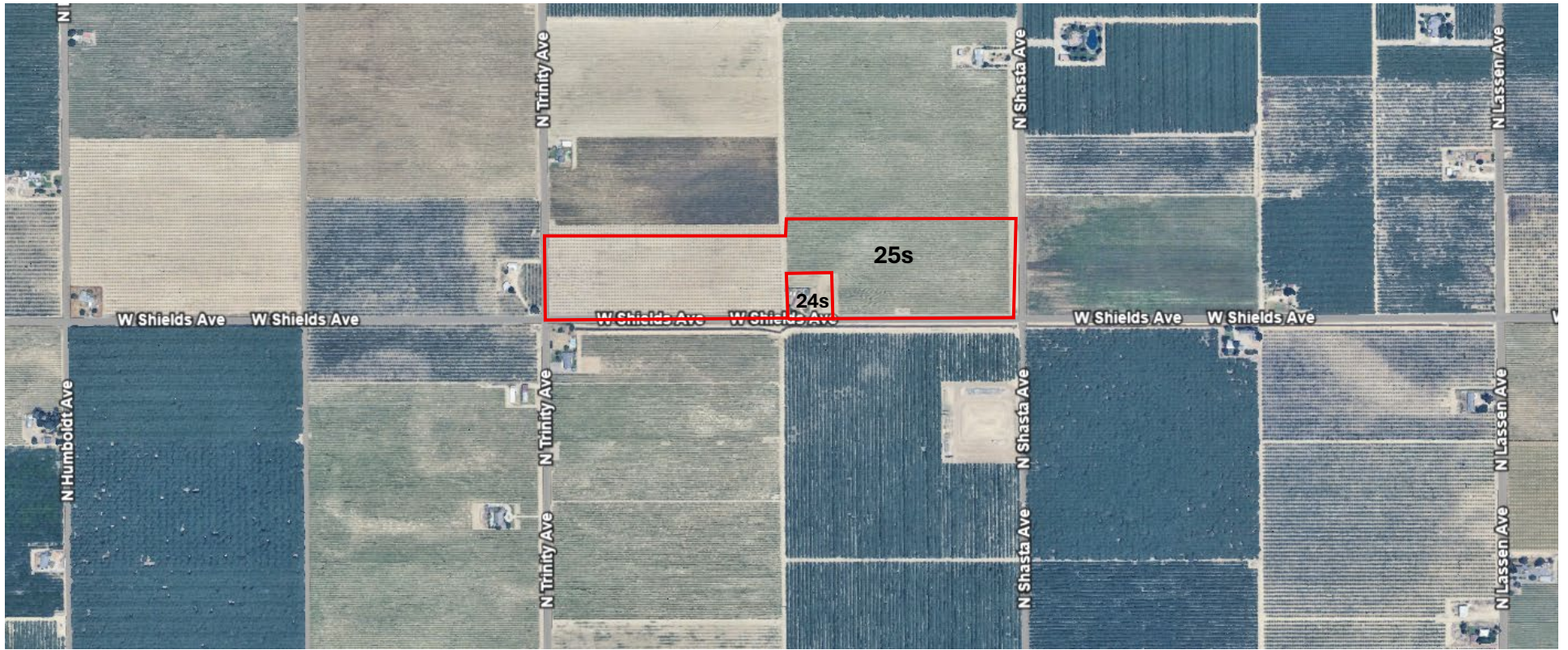
LEGEND:

DATA PER FIELD SURVEY MARCH 17, 2026

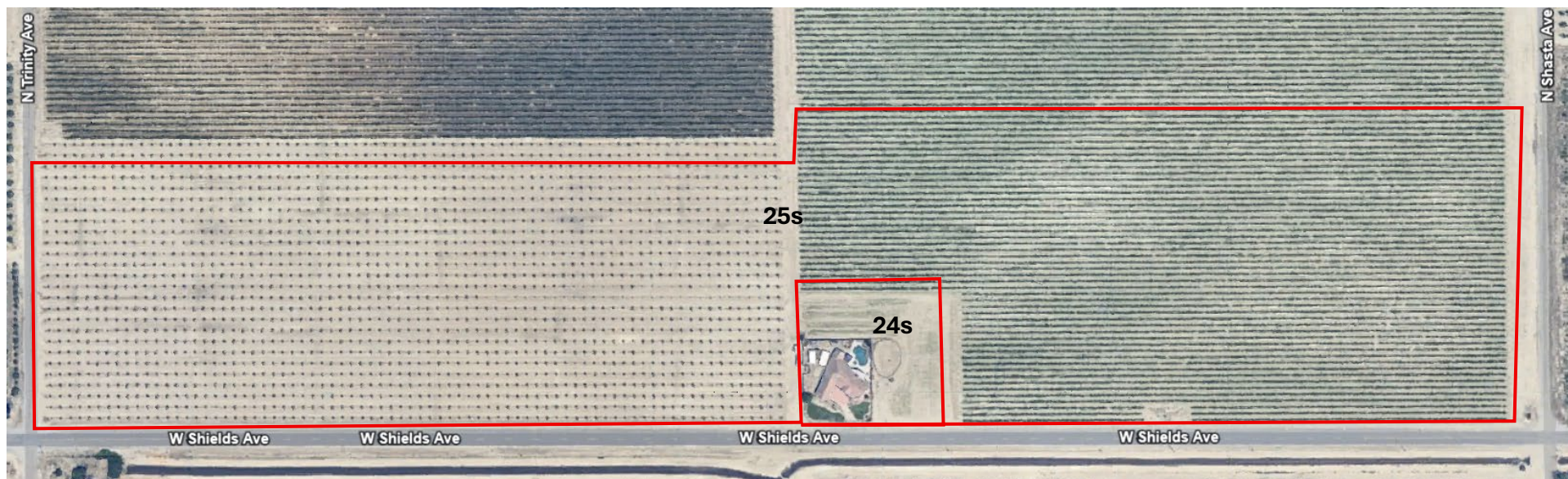
PREPARED BY: DOUGLAS "JOHN" JOHNSON LAND SURVEYING
4444 N. DICKENSON AVENUE
FRESNO, CA 93723
(559) 275-4900 CELL (559) 905-9691 DJOHNSON@DJPLS.COM



DATE: MARCH 24, 2026



AERIAL VIEW OF PROJECT AREA



AERIAL VIEW OF PROJECT SITE



BIRD'S EYE VIEW OF EXISTING HOME LOOKING NORTH

Feb 2025



STREET VIEW LOOKING NORTHWARD FROM SHIELDS AVE



BIRD'S EYE VIEW OF EXISTING HOME LOOKING SOUTH



BIRD'S EYE VIEW OF EXISTING HOME LOOKING NORTHEAST



BIRD'S EYE VIEW OF EXISTING HOME LOOKING SOUTHEAST

2024-0117873

Recorded at the request of:
SIMPLIFILE, PROVO

12/23/2024 01:10 05

Titles: 1 Pages: 3

Fees: \$17.00

CA SB2 Fees:\$0.00

Taxes: \$1974.50

Total: \$1991.50

RECORDING REQUESTED BY:
Fidelity National Title Company

**When Recorded Mail Document
and Tax Statement To:**

Gregory Jordan Harris and Sarah Elizabeth
Harris, husband and wife as joint tenants
3362 N. Shasta Ave.
Kerman, CA 93630

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow No.: FFOM-2012404249

Exempt from fee per GC 27388.1(a)(2); This document is a transfer that is subject to
Documentary Transfer Tax.

APN/Parcel ID(s): 015-230-24s and 015-230-25s

GRANT DEED

The undersigned grantor(s) declare(s)

- ☐ This transfer is exempt from the documentary transfer tax.
☒ **The documentary transfer tax is \$1,974.50** and is computed on:
☒ the full value of the interest or property conveyed.
☐ the full value less the liens or encumbrances remaining thereon at the time of sale.

The property is located in ☒ an Unincorporated area.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Jim Volkoff and Nancy Volkoff,
Trustees of the Jim and Nancy Volkoff Family Trust dated May 26, 2015, as amended, who acquired title as Jim Volkoff
and Nancy Volkoff, Trustees of the Jim and Nancy Volkoff Family Trust

hereby GRANT(S) to Gregory Jordan Harris and Sarah Elizabeth Harris, husband and wife as joint tenants
the following described real property in the Unincorporated Area of the County of Fresno, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

PROPERTY COMMONLY KNOWN AS: 17682 West Shields Avenue, Kerman, CA 93630

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED

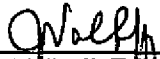
(continued)

APN/Parcel ID(s): 015-230-24s and 015-230-25s

Dated: December 19, 2024

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Jim Volkoff and Nancy Volkoff, Trustees of the Jim and Nancy Volkoff Family Trust dated May 26, 2015, as amended

BY: 
Jim Volkoff, TrusteeBY: 
Nancy Volkoff, Trustee

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 CaliforniaCounty of FresnoOn December 23, 2024 before me, Valerie Budzik, Notary Public,
(here insert name and title of the officer)personally appeared Jim Volkoff and Nancy Volkoff
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.

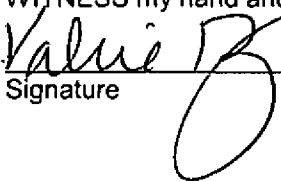
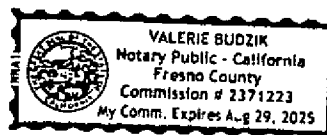

Signature

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 015-230-24s and 015-230-25s

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF FRESNO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THE SOUTH ONE-HALF OF LOT 47, AND THE SOUTH 72.51 FEET OF THE NORTH ONE-HALF OF LOT 47, AND ALL OF LOTS 48 AND 49, AND THE SOUTH ONE-HALF OF LOT 50 IN SECTION 22, TOWNSHIP 13 SOUTH, RANGE 17 EAST, MOUNT DIABLO BASE AND MERIDIAN OF FRESNO IRRIGATED FARMS COMPANY TRACT, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 5, PAGE 6 OF RECORD OF SURVEYS, FRESNO COUNTY RECORDS.