



County of Fresno

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

DATE: January 27, 2023

TO: Development Services and Capital Projects, Attn: Chris Motta, Principal Planner
Development Services and Capital Projects, Current Planning, Attn: David A. Randall, Senior Planner
Development Services and Capital Projects, Policy Planning, ALCC,
Attn: Mohammad Khorsand, Senior Planner
Development Services and Capital Projects, Zoning & Permit Review, Attn: Daniel Gutierrez/James Anders
Development Services and Capital Projects, Site Plan Review, Attn: Tawanda Mtunga
Development Services and Capital Projects, Building & Safety/Plan Check, CASp,
Attn: Dan Mather
Resources Division, Solid Waste, Attn: Amina Flores-Becker, Christopher Bump
Development Engineering, Attn: Kevin Nehring, Senior Engineer
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping
Road Maintenance and Operations, Attn: Nadia Lopez/Wendy Nakagawa
Design Division, Attn: Mohammad Alimi, Design Division Engineer
Transportation Planning, Attn: Hector Luna, Brody Hines, Senior Planner
Water and Natural Resources Division, Attn: Augustine Ramirez, Division Manager;
Roy Jimenez, Senior Planner
Department of Public Health, Environmental Health Division, Attn: Kevin Tsuda/Deep Sidhu
Fresno County Fire Protection, FKU.Prevention- Planning@fire.ca.gov
North Kings GSA, Attn: Kassy D. Chauhan, P.E, Executive Officer Designate
Fresno Metropolitan Flood Control District, developmentreview@fresnofloodcontrol.org

FROM: Alyce Alvarez, Planner
Development Services and Capital Projects Division

SUBJECT: Director Review and Approval Application No. 4732

APPLICANT: Kimberly Berger

DUE DATE: **February 13, 2023**

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to allow a mobile home as a permanent second residence on a 11.11-acre parcel in the AE-40 (Exclusive Agricultural, 40-acre minimum) Zone District. Mobile home not to exceed 2,000 square feet and the property owner must reside on the property.

The project site is located 791 feet west of the intersection of Tollhouse Rd. and N. Academy Ave., 1,900 feet north of E. Shepherd Ave., and approximately 3.45 miles east of the City of Clovis (APN: 150-070-79s) (12362 Tollhouse Rd.) (Sup. Dist. 5).

We must have your comments by **February 13, 2023**. Any comments received after this date may not be used.

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

Please address any correspondence or questions related to environmental and/or policy/design issues to me, Alyce Alvarez, Planner, Development Services and Capital Projects Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, STE. A Street Level, Fresno, CA 93721, or call (559) 600-9669 or alyalvarez@fresnocountyca.gov via email.

G:\4360Devs&Pln\PROJSEC\PROJDOCS\DRA\4700-4799\4732\Routing\DRA 4732 Routing Letter.docx

Activity Code (Internal Review): 2392

Enclosures



Fresno County Department of Public Works and Planning

Date Received: 1/23/23

DRA 4732 (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:

Empty box for description of proposed use or request.

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: 791 feetw. side of Tollhouse Rd. and N. Academy 1.900 feet N between of E. Shepard Ave. and approximately 3.45 miles E. of Clovis. Street address: 12362 Tollhouse Rd

APN: 150-070-795 Parcel size: Section(s)-Twp/Rg: S - T S/R E

ADDITIONAL APN(s):

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

Owner (Print or Type) Curtis Fleming 12362 Tollhouse Rd Clovis, CA 93611 (619) 518-0819
Applicant (Print or Type) Kimberly Berger 350 Crescent Dr. Galt, CA 95632 209-329-9368

Representative (Print or Type) Address City Zip Phone

CONTACT EMAIL: bergermodular@aatt.net

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: DRA 4732 Fee: \$ 1,570.00
Application Type / No.: Pre-App Credit Fee: \$ -247.00
Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
PER/Initial Study No.: Fee: \$
Ag Department Review: Fee: \$
Health Department Review: Fee: \$ 432.00
Received By: AA Invoice No.: 252922 TOTAL: \$ 1,755.00

UTILITIES AVAILABLE:

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

STAFF DETERMINATION: This permit is sought under Ordinance Section:

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

Related Application(s):

APN # - - -

Zone District:

APN # - - -

Parcel Size:

APN # - - -

APN # - - -



County of Fresno

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

AGENT AUTHORIZATION

AUTHORIZATION OF AGENT TO ACT ON BEHALF OF PROPERTY OWNER

The Agent Authorization form is required whenever a property owner grants authority to an individual to submit and/or pursue a land use entitlement application on their behalf. This form must be completed by the property owner and submitted with the land use entitlement application to confirm that the property owner has granted authority to a representative to sign application forms on their behalf and represent them in matters related to a land use entitlement application.

The below named person is hereby authorized to act on my behalf as agent in matters related to land use entitlement applications associated with the property listed below.

Kimberly Berger
Agent Name (Print or Type)

Company Name (Print or Type)

350 Crescent Dr.
Mailing Address

Galt, CA 95632
City / State / Zip Code

209 329 9368
Phone Number

bergermodular@att.net
Email Address

150-070-795
Project APN

12362 Tollhouse Rd. Clovis.
Project Street Address

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

Project Description (Print or Type):

791 feet west of the intersection of Tollhouse Rd. and N. Academy Ave. 1900 feet N. of E. Shepard Ave. and approximately 2.45 miles E. of the City of Clovis. (APN 150-070-795)

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.

Curtis Fleming
Owner Signature

12-06-2022
Date

Curtis Fleming
Owner Name (Print or Type)

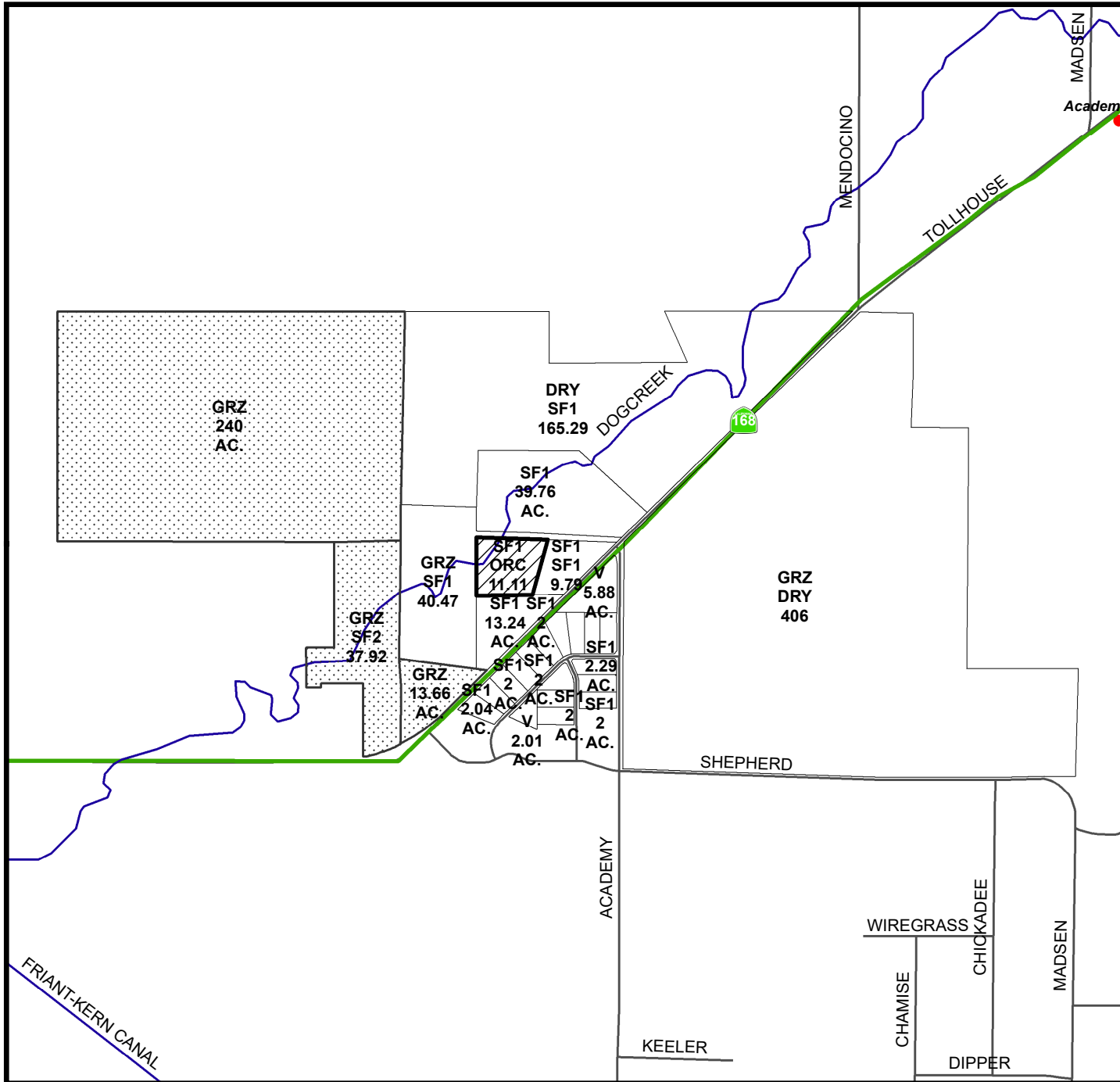
619-518-0819
Phone Number

CurtisFleming82@yahoo.com
Email Address

** If the legal owner of the property is a corporation, company, partnership or LLC, provide a copy of a legal document with this authorization form showing that the individual signing this authorization form is a duly authorized partner, officer or owner of said corporation, company, partnership or LLC.*




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

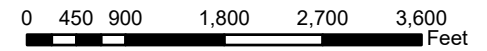
EXISTING LAND USE MAP



LEGEND	
DRY	- DRY FARMING
GRZ	- GRAZING
SF#	- SINGLE FAMILY RESIDENCE
V	- VACANT
ORC	- ORCHARD

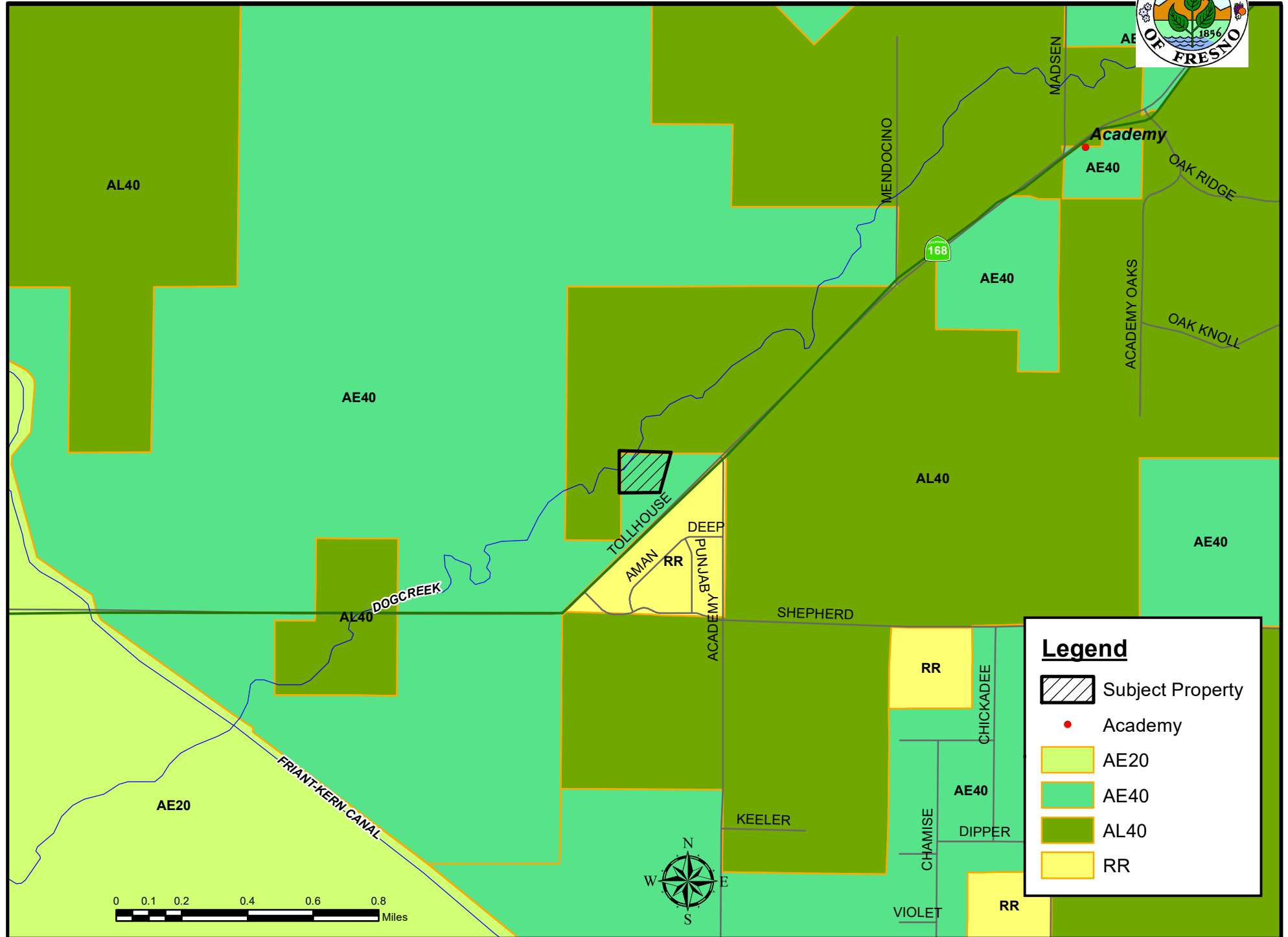
LEGEND:

-  Subject Property
-  Ag Contract Land
-  Academy



Department of Public Works and Planning
Development Services Division

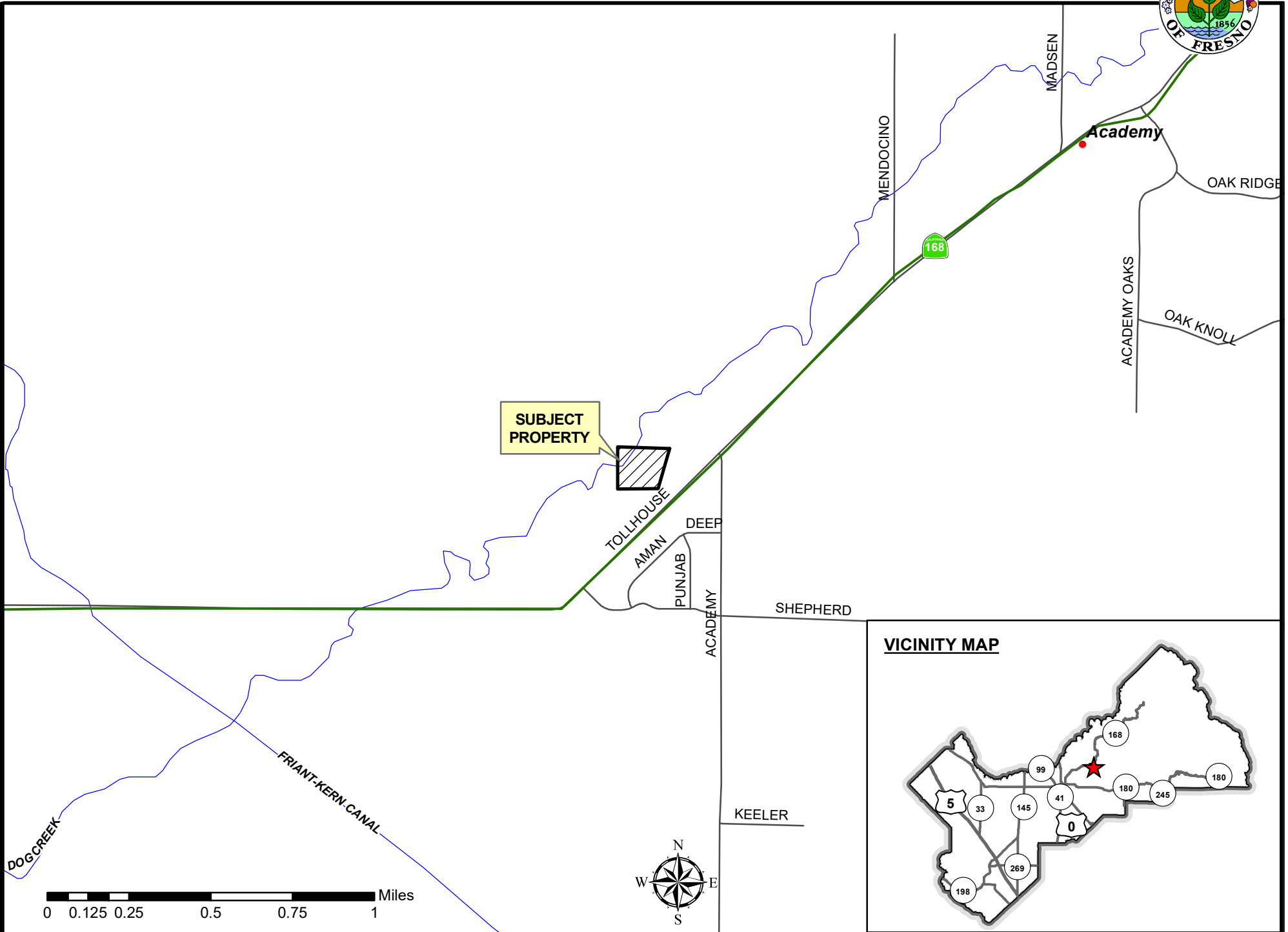
EXISTING ZONING MAP



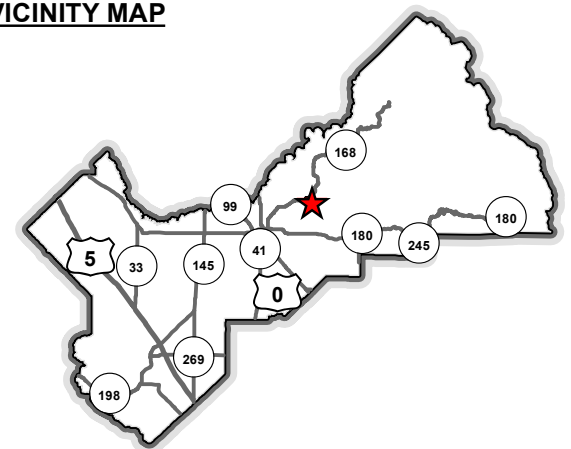
Legend

- Subject Property
- Academy
- AE20
- AE40
- AL40
- RR

LOCATION MAP



VICINITY MAP



APPROVED DIRECTOR REVIEWS WITHIN A QUARTER MILE RADIUS

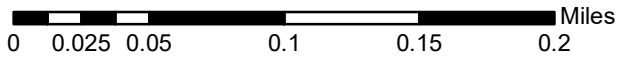


1/4
MILE
RADIUS

▲
SUBJECT PROPERTY

Legend

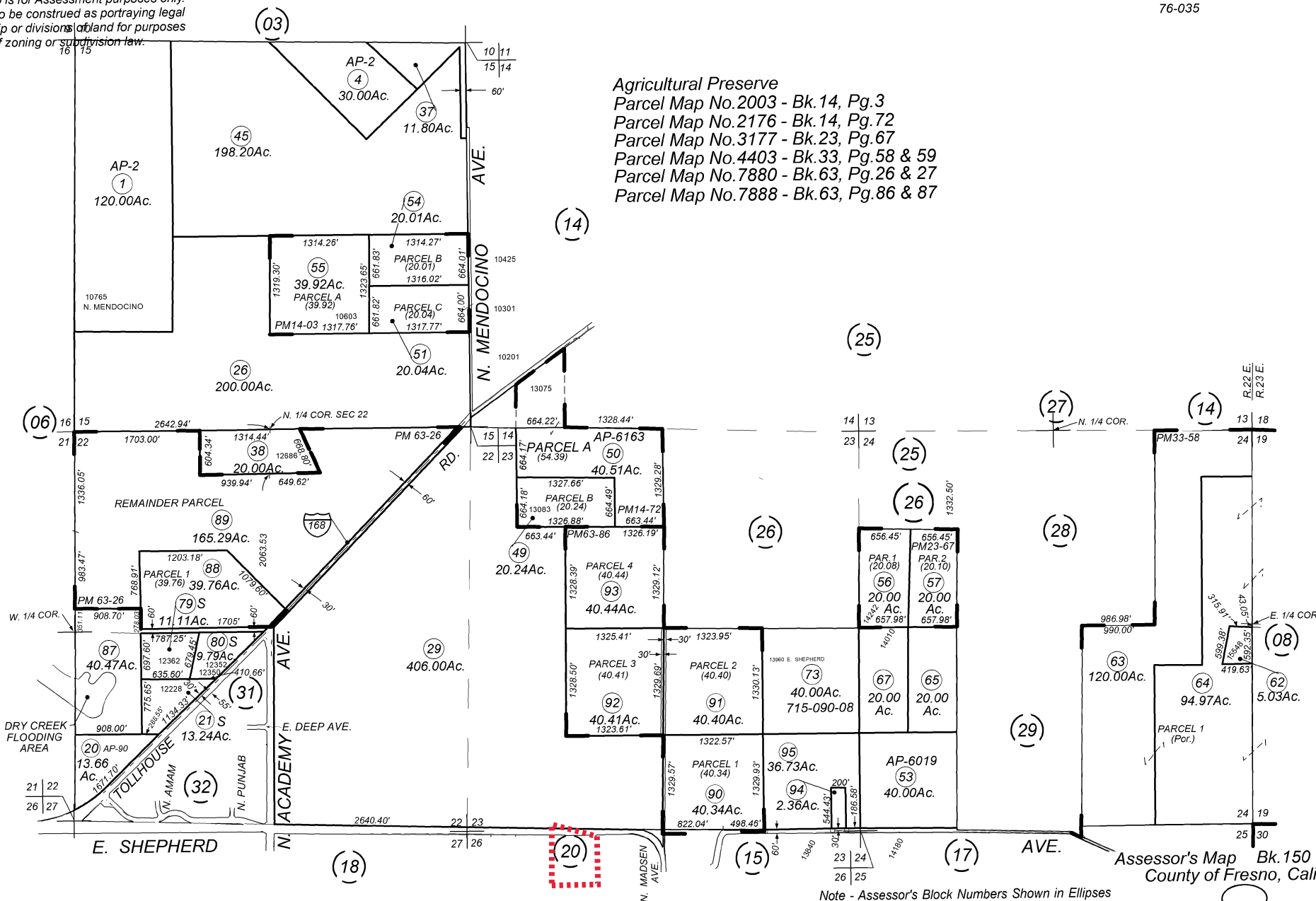
- ▲ Subject Property
- Approved DRAs



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

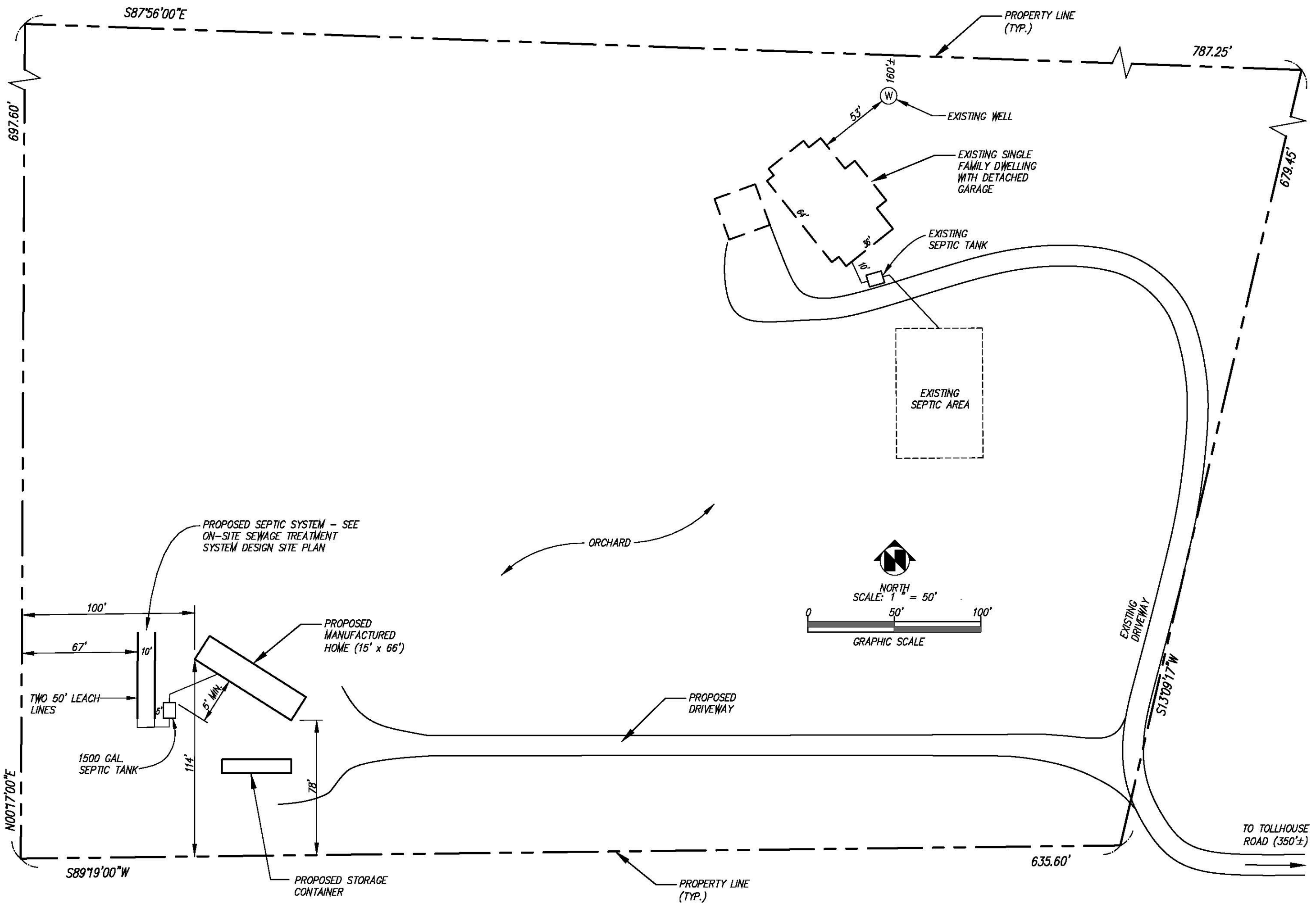


Agricultural Preserve
Parcel Map No.2003 - Bk.14, Pg.3
Parcel Map No.2176 - Bk.14, Pg.72
Parcel Map No.3177 - Bk.23, Pg.67
Parcel Map No.4403 - Bk.33, Pg.58 & 59
Parcel Map No.7880 - Bk.63, Pg.26 & 27
Parcel Map No.7888 - Bk.63, Pg.86 & 87



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

Assessor's Map Bk.150 - Pg.07
County of Fresno, Calif.



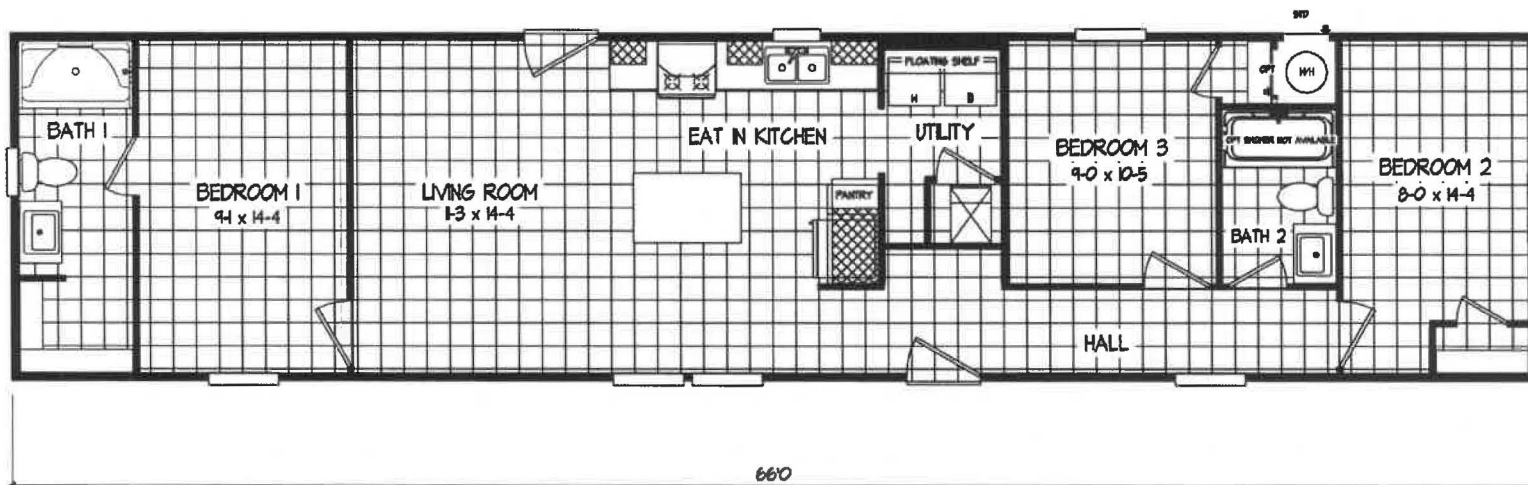
BERGER MODULAR
 KIMBERLY BERGER
 (209) 329-9368

REVISION	DESCRIPTION

DIANE WEIST
 12362 TOLLHOUSE ROAD
 CLOVIS, CA

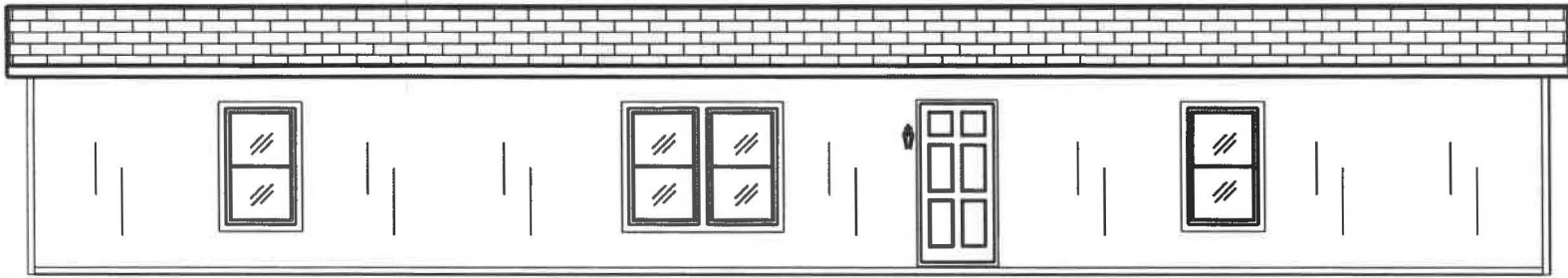
SHEET TITLE
SITE PLAN
 APN: 150-070-79

SHEET
1
 OF 1

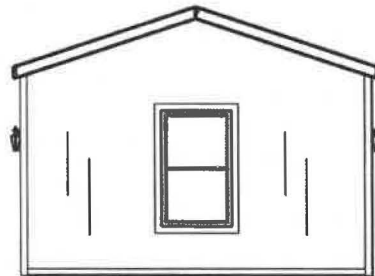


MODEL: TEM-16663A
 APPROX: 990 SQ.FT.
 3 BED, 2 BATH
 REV: 01-04-22





FRONT ELEVATION



RIGHT SIDE ELEVATION

BRAND	SCHULT	SERIES	S016	REVISIONS	BY	DATE	GENERAL NOTES	DRAWING TITLE	MODEL NAME	SO. FT.		
CLAYTON HOME BUILDING GROUP								EXTERIOR ELEVATION FRONT & RIGHT SIDE	TEMPO	990		
									PLANT	DESCRIPTION	MODEL NO.	
									951	16X66' 3BR-2BR	2251TEM16663A	
									DRAWN BY	DATE	DATE PRINTED	SHEET NO.
									ABM	12/15/2021	02/18/2022	20-1

Fresno County Recorder
Paul Dictos, CPA

2021-0159127

Recorded at the request of:
SIMPLIFILE, PROVO

09/29/2021 02:03 47

Titles: 1 Pages: 5

Fees: \$23.00

CA SB2 Fees: \$0.00

Taxes: \$727.10

Total: \$750.10

RECORDING REQUESTED BY:
Chicago Title Company

Escrow No.: 45003427-450-SM

Title No.: 45003427

**WHEN RECORDED MAIL DOCUMENT AND
TAX STATEMENT TO:**

**Curtis Fleming and Shuana Fleming
2874 Mitchell Avenue
Clovis, CA 93611**

COPY

APN: 150-070-79s

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned declares exemption under the following:

Exempt from fee per GC 27388.1 (a) (2); recorded in connection with a transfer subject to the imposition of documentary transfer tax

Property Address: 12362 Tollhouse Road, Clovis, CA 93619

GRANT DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

- This transfer is exempt from the documentary transfer tax.
- The documentary transfer tax is \$727.10 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 of the County of Fresno.

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

Camille M. Taggart, a married woman, as her sole and separate property, as to an undivided one-half interest and Georgia F. Owens, a married woman, as her separate property, as to an undivided one-half interest

hereby GRANT(s) to

Curtis Fleming and Shuana Fleming, husband and wife as joint tenants

the following real property in an Unincorporated Area of the County of Fresno, State of CA:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

NOT A

DEED!

Dated: September 17, 2021

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

SELLERS:

Camille M. Taggart
Camille M. Taggart

Georgia F. Owens

This document is executed in counterparts,
each of which is deemed to be an original,
but such parts constitute one and the
same instrument.

NOTARY ACKNOWLEDGEMENT(S) TO GRANT DEED

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.

1C 9-24-21
State of California Michigan) SS:
County of Jackson)

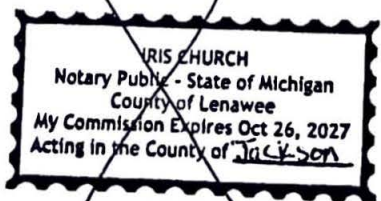
On September 24, 2021 before me, Iris Church
a Notary Public, personally appeared Camille M. Taggart and Georgia F. Owens

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 Iris Church (Seal)



1C
9-24-21
See Attached
Certificate

Dated: September 17, 2021

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

SELLERS:

Camille M. Taggart

Georgia F. Owens
Georgia F. Owens

This document is executed in counterparts,
each of which is deemed to be an original,
but such parts constitute one and the
same instrument.

NOTARY ACKNOWLEDGEMENT(S) TO GRANT DEED

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) SS:

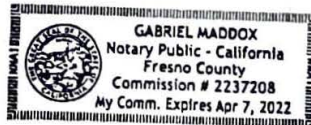
On September 23, 2021 before me, Gabriel Maddox
a Notary Public, personally appeared Camille M. Taggart and Georgia F. Owens

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 [Signature] (Seal)



Notary Public

INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of Michigan }
County of Jackson } ss.

On this the 24th day of September, 2021, before me,
Day Month Year

Iris Church, the undersigned Notary Public,
Name of Notary Public

personally appeared Camille M. Taggart
Name(s) of Signer(s)

- personally known to me - OR -
- 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 for the purposes therein stated.



WITNESS my hand and official seal.

Iris Church
Signature of Notary Public

Iris Church State of Michigan
County of Lenawee
Any Other Required Information
(Printed Name of Notary, Expiration Date, etc.)

Place Notary Seal/Stamp Above

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant Deed

Document Date: 9-24-21 Number of Pages: 2

Signer(s) Other Than Named Above: None

**EXHIBIT A
LEGAL DESCRIPTION**

For APN/Parcel ID(s): 150-070-79s

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

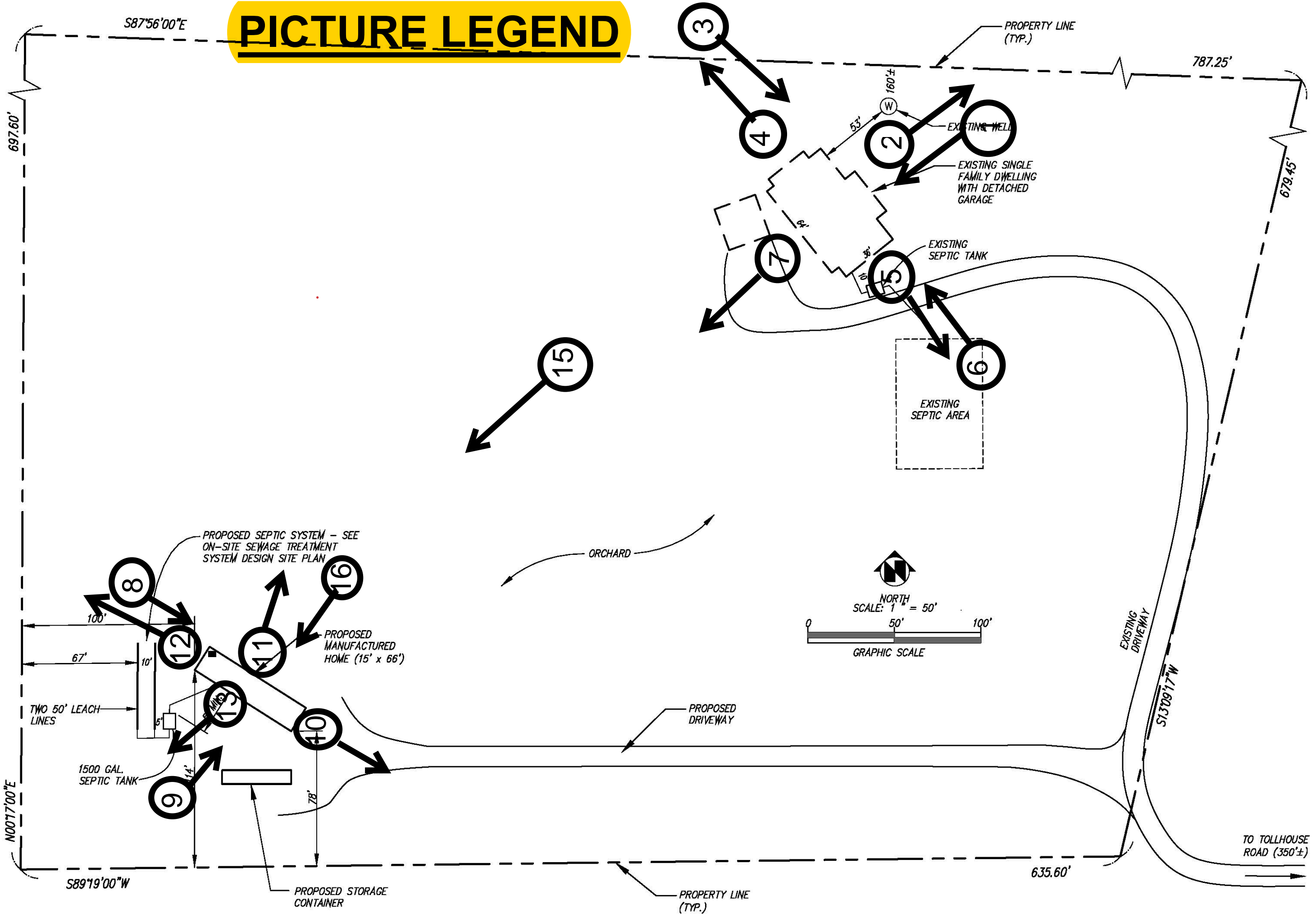
THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 22 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL GOVERNMENT PLAT THEREOF CONVEYED TO HOWARD OWENS, ET. UX, PER DEED RECORDED JULY 1, 1959, DOCUMENT NO. 46428 IN BOOK 4242, PAGE 155, OFFICIAL RECORDS OF FRESNO COUNTY LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID LANDS CONVEYED TO HOWARD OWENS, ET. UX., FROM WHICH THE NORTHWEST CORNER THEREOF BEARS NORTH 87°56'00" WEST A DISTANCE OF 787.25 FEET; THENCE SOUTH 13°09'17" WEST A DISTANCE OF 679.45 TO A POINT ON THE SOUTH LINE OF SAID LANDS CONVEYED TO HOWARD OWENS, ET. UX., FROM WHICH THE SOUTHWEST CORNER THEREOF BEARS SOUTH 89°19'00" WEST A DISTANCE OF 635.60 FEET.

EXCEPTING AN UNDIVIDED ONE-HALF OF THE OIL, GAS, AND/OR MINERALS IN AND TO SAID LANDS, TOGETHER WITH THE RIGHT OF THE GRANTORS, THEIR HEIRS, ASSIGNS, LESSEES, AND LEGAL REPRESENTATIVES AT ALL TIMES TO ENTER ON THE ABOVE DESCRIBED LAND AND TO TAKE ALL OF THE USUAL, NECESSARY OR CONVENIENT MEANS TO BORE WELLS, MAKE EXCAVATIONS, AND TO REMOVE THE OIL, AND/OR MINERALS HEREIN RESERVED AND FOUND THEREON, AS HERETOFORE RESERVED BY DEED RECORDED JULY 1, 1959, AS DOCUMENT NO. 46428, IN BOOK 4242, PAGE 156 OF OFFICIAL RECORDS.

ALSO EXCEPTING AN UNDIVIDED ONE-FOURTH OF THE OIL, GAS, AND/OR MINERALS IN AND TO SAID LANDS, TOGETHER WITH THE RIGHT OF THE GRANTORS, THEIR HEIRS, ASSIGNS, LESSEES, AND LEGAL REPRESENTATIVES AT ALL TIMES TO ENTER ON THE ABOVE DESCRIBED LAND AND TO TAKE ALL OF THE USUAL, NECESSARY OR CONVENIENT MEANS TO BORE WELLS, MAKE EXCAVATIONS, AND TO REMOVE THE OIL, AND/OR MINERALS HEREIN RESERVED AND FOUND THEREON, AS HERETOFORE RESERVED BY DEED RECORDED JULY 1, 1959, AS DOCUMENT NO. 46428, IN BOOK 4242, PAGE 155 OF OFFICIAL RECORDS.

PICTURE LEGEND



BERGER MODULAR
 KIMBERLY BERGER
 (209) 329-9368

REVISION	DESCRIPTION

DIANE WEIST
 12362 TOLLHOUSE ROAD
 CLOVIS, CA

SITE PLAN
 APN: 150-070-79







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C
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M
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