



County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

APPLICANT: Melissa White Holtermann (GSW Farms LLC)

APPLICATION NOS.: Initial Study No. 8285 and Variance Application No. 4138

DESCRIPTION: Allow the creation of a substandard sized two-acre parcel and an eighteen-acre parcel from an existing 20-acre parcel within the AE-20 (Exclusive Agricultural, 20-acre parcel minimum) Zone District.

LOCATION: The subject parcel is located on the east side of N. Biola Ave., approximately 2,000 feet south of W. Ashlan Ave., approximately 4 miles North of the City of Kerman. (APN: 016-110-07) (3488 N. Biola Ave.) (Sup. Dist. 1).

I. AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:

- A. Have a substantial adverse effect on a scenic vista; or
- B. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway; or
- C. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality; or
- D. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

FINDING: NO IMPACT:

This application proposes to allow the creation of a 2-acre parcel encompassing an existing single-family dwelling and several accessory buildings. As no development or additional outdoor lighting is proposed with this application, there will be no impacts to the existing visual character or quality of public views of the site and its surroundings.

The remainder of the 18-acre parcel is dedicated to agricultural production (orchards). Additionally, no scenic vistas or other scenic resources were identified, and the property is not located within a state scenic highway.

II. AGRICULTURAL AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology in Forest Protocols adopted by the California Air Resources Board. Would the project:

- A. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use; or
- B. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject parcel is currently restricted under Williamson Act contract. According to the 2016 Fresno County Important Farmland Map, Rural Land Mapping Edition, the subject property predominately contains Prime Farmland with a small portion of the property being classified as Farmland of Statewide Importance. The Policy Planning Unit of the Fresno County Department of Public Works and Planning determined that the proposed parcel creation is inconsistent with the provisions of the Williamson Act Contract, and the proposed 2-acre parcel does not meet the qualifications to remain in the Williamson Act Program and must be removed from the Contract through a partial cancellation of the contract. The Applicant will be required to file a petition for Partial Cancellation of Williamson Act Contract No. 3853. Additionally, as the remaining 18.00 acres does not meet the minimum parcels size to remain under contract, the Applicant must record a Notice of contract Non-Renewal. The land for which a Notice of Nonrenewal is recorded on will still be subject to all Williamson Act restrictions until the expiration date of the contract.

- C. Conflict with existing zoning for forest land, timberland or timberland zoned Timberland Production; or
- D. Result in the loss of forest land or conversion of forest land to non-forest use?

FINDING: NO IMPACT:

The subject parcel is not located in an area zoned for forest land or timberland zoned for Timberland Production, thus will not result in the loss of timberland or forest land.

- E. Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project, if approved, will result in the conversion of 2 acres of land to currently devoted to residential uses, unconnected to the existing agricultural operation. No additional residential development is proposed., and the separation of 2 net acres from the existing 20-net acre parcel would be a less than significant impact to Farmland due to the fact that about 18-acres, a substantial portion (approximately 90 percent) of the existing parcel's land area, will remain in agricultural production.

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

- A. Conflict with or obstruct implementation of the applicable Air Quality Plan; or
- B. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard; or
- C. Expose sensitive receptors to substantial pollutant concentrations; or
- D. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

FINDING: NO IMPACT:

No development is proposed, and no development will be authorized with this application. If the Variance application is approved, a mapping application will be required to create the proposed 2-acre parcel. No development is proposed; therefore, the approval of this application is will not result in any conflict with, obstruction of, or implementation of an applicable air quality plan; nor result in the generation of any additional criterial pollutants or emissions which may be associated with the existing farming operation.

IV. BIOLOGICAL RESOURCES

Would the project:

- A. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; or
- B. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; or
- C. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means; or
- D. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites; or
- E. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or
- F. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan?

FINDING: NO IMPACT:

The proposed parcel creation does not propose any development and will not conflict with any adopted Habitat Conservation Plan, Natural Community Conservation or other approved local, regional or state Habitat Conservation Plan.

V. CULTURAL RESOURCES

Would the project:

- A. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5; or
- B. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5; or
- C. Disturb any human remains, including those interred outside of formal cemeteries?

FINDING: NO IMPACT:

Aside from the ongoing agricultural operations on the subject parcel, no development or ground disturbance is proposed with this application. If approved, a subsequent mapping procedure will be required to create the proposed 2-acre residential parcel. No historical or archaeological resources were identified, and because no ground disturbance will occur, no previously unknown subsurface archaeological, historical or

cultural resources will be impacted as a result of the approval of this application or subsequent mapping procedure. Under the provisions of AB52, the Tribes who had previously requested notification were notified of this application. None of the Tribes responded to the notification or requested consultation on this project.

VI. ENERGY

Would the project:

- A. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation; or
- B. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

FINDING: NO IMPACT:

The approval of this application will authorize a mapping procedure to create a 2-acre parcel containing a single-family residence. The remaining acreage (approximately 18-acres) currently dedicated to almond production will remain engaged in the agricultural operation. No increase in the baseline consumption of energy associated with the agricultural operation or residential use is anticipated to result from the proposed parcel creation.

VII. GEOLOGY AND SOILS

Would the project:

- A. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - 1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault; or
 - 2. Strong seismic ground shaking; or
 - 3. Seismic-related ground failure, including liquefaction; or
 - 4. Landslides; or
- B. Result in substantial soil erosion or loss of topsoil; or
- C. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse; or
- D. Be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

FINDING: NO IMPACT:

The subject property is not located in an area subject to lateral spreading, subsidence, or liquefaction, as described in Chapters five (5-28) Seven (7-5) and Nine (9-9) or Figure 9-6 of the Fresno County General Plan Background Report (FCGPBR), nor is it located in an area of expansive soils as identified by Figure 7-1 of the FCGPBR. The project will not result adverse impacts associated with the rupture of a known fault, strong seismic ground shaking, ground failure or liquefaction, as there is no construction or ground disturbance proposed with this application.

- E. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

FINDING: LESS THAN SIGNIFICANT IMPACT:

If this application is approved, the resultant 2-acre parcel would contain one existing septic system which would be with the standards of the Fresno County Local Area Management Program (LAMP) which limits parcels to one septic system per two acres.

- F. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

FINDING: NO IMPACT:

No ground disturbance or other physical changes to the land are proposed with this application, and no paleontological or unique geologic resources were identified.

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

- A. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; or
- B. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

FINDING: NO IMPACT:

No development is associated with this application that would generate greenhouse gases or conflict with an applicable greenhouse gas emissions reduction plan.

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- A. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or
- B. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; or
- C. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; or
- D. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962 and, as a result, would it create a significant hazard to the public or the environment; or
- E. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area; or
- F. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; or
- G. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

FINDING: NO IMPACT:

The subject parcel is currently used for residential purposes and for the cultivation of almonds. No additional use of hazardous materials or generation of hazardous emissions is proposed with this application. The subject property is not located on a hazardous materials site, as identified by the US EPA NEPAssist mapping tool, nor within the boundaries of an airport land use plan or in an area of increased risk to persons or structures due to wildland fires. The subject parcel is also not located within two miles of an airport, or within the boundaries of an airport land use plan, and the use of the property will not change, therefore the project will not interfere with an emergency response or evacuation plan.

X. HYDROLOGY AND WATER QUALITY

Would the project:

- A. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

FINDING: NO IMPACT:

The subject parcel is currently engaged in agricultural production and use, this proposal entails a request to allow a minor land division and subsequent mapping procedure to

create a residential parcel, and will not involve a change in land use or and will not involve any waste discharge or any activity which may degrade surface or groundwater.

- B. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

FINDING: NO IMPACT:

The project does not entail any increase in the current level of water use. No concerns related to water supply were expressed by any reviewing agencies or County departments. The proposed 2-acre residential parcel contains a single-family dwelling and several accessory buildings which will be served by an existing domestic well. The remaining 18 acres contain almond orchards which will be irrigated by an on-site agricultural well. The Water and Natural Resources Division of the Fresno County Department of Public Works and Planning determined in their review that there would not be a net increase in water use resulting from approval of this application, as the residential and agricultural infrastructure is existing.

- C. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

1. Result in substantial erosion or siltation on or off site; or
2. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site; or
3. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or
4. Impede or redirect flood flows?

FINDING: NO IMPACT:

The project site is not located within the erosion hazard area for western Fresno County identified by Figure 7-4 of the Fresno County General Plan Background Report (FCGPBR). Additionally, no grading or development is proposed with this project; therefore, it will not increase surface runoff or contribute polluted runoff.

- D. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

FINDING: NO IMPACT:

The subject property is not located in an area at risk from the 100-year flood inundation as identified by Figure 9-7 or flood inundation from dam failure as identified by Figure 9-

8 of the Fresno County General Plan Background Report (FCGPBR), or at risk from tsunami or seiche; according to FEMA, FIRM Panel 2145H the property is located in Zone X, which is an area of minimal flood hazard.

- E. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

FINDING: NO IMPACT:

No additional water use is anticipated with this application. If approved, a mapping procedure will be required to create a 2-acre residential parcel which will be independent of the remaining 18-acre parcel's agricultural operation. No development or other ground disturbance is proposed which would result in erosion or siltation, or additional impervious surfaces that may increase surface runoff or alter the existing drainage plan.

XI. LAND USE AND PLANNING

Would the project:

- A. Physically divide an established community?

FINDING: NO IMPACT:

No development is proposed with this application, and creation of the proposed 2-acre parcel will not physically divide an established community.

- B. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed creation of the 2-acre residential parcel is not consistent with General Plan Policies LU-A.6, LUA.7 LU-A. 12, and LU-A.13 nor the property development standards of the Exclusive Agricultural Zone District. This Variance request to allow the creation of two substandard sized parcels. The proposed 2-acre substandard parcel would be used for residential purposes in an area of the County designated and zoned for agricultural uses which are not compatible with residential uses. Substandard parcels created for residential purposes in areas of the County designated and zoned for agricultural uses creates conflict with agricultural uses in the surrounding area; however, no significant environmental impacts are anticipated to result from the creation of the residential parcel. Future division of the remaining portion of the subject property, or the addition of a second residence on the proposed residential parcel, or the addition of a primary and secondary residence on the remaining 18-acre parcel could result in an increase in the residential density of the area.

XII. MINERAL RESOURCES

Would the project:

- A. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; or
- B. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local General Plan, Specific Plan or other land use plan?

FINDING: NO IMPACT:

No development or ground disturbance is proposed with this application; therefore, no impacts to mineral resources will occur. The subject property is not located in an area of known mineral resources as identified in the Fresno County General Plan Background Report.

XIII. NOISE

Would the project result in:

- A. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; or
- B. Generation of excessive ground-borne vibration or ground-borne noise levels; or
- C. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

FINDING: NO IMPACT:

No new noise impacts will occur as a result of this proposal, as no development is proposed. No increase in the baseline noise levels from the existing agricultural operation is anticipated.

XIV. POPULATION AND HOUSING

Would the project:

- A. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure); or
- B. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

FINDING: NO IMPACT:

The project intends to create a substandard parcel with the remaining land to be utilized for agricultural production. The underlying zone district for Agricultural uses will not change. Therefore, in considering the project scope and existing conditions, the project will not induce substantial unplanned population growth in the area and would not displace people or housing necessitating construction of replacement housing elsewhere

XV. PUBLIC SERVICES

Would the project:

- A. Result in substantial adverse physical impacts associated with the provision of new or physically-altered governmental facilities, or the need for new or physically-altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

- 1. Fire protection; or
- 2. Police protection; or
- 3. Schools; or
- 4. Parks; or
- 5. Other public facilities?

FINDING: NO IMPACT:

The proposed parcel creation will not require the provision of any new or physically altered government facilities.

XVI. RECREATION

Would the project:

- A. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or
- B. Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

FINDING: NO IMPACT:

The project will not result in an increase in use of existing neighborhood or regional parks or other recreational facilities.

XVII. TRANSPORTATION

Would the project:

- A. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities; or
- B. Be in conflict or be inconsistent with the California Environmental Quality Act (CEQA) Guidelines Section 15064.3, subdivision (b); or
- C. Substantially increase hazards due to a geometric design feature (*e.g.*, sharp curves or dangerous intersections) or incompatible uses (*e.g.*, farm equipment); or
- D. Result in inadequate emergency access?

FINDING: NO IMPACT:

No development or improvements to any existing transportation infrastructure are proposed with this application; therefore, no impacts to the circulation system, no increased hazards resulting from development, or changes in the adequacy of existing emergency access will occur.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

- A. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
 - 1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k); or
 - 2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)

FINDING: NO IMPACT:

No development or any ground disturbance is proposed with this application; therefore, no impacts to tribal cultural resources as defined in PRC Section 21704 will occur.

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

- A. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects; or
- B. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years; or
- C. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments; or
- D. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals; or
- E. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

FINDING: NO IMPACT:

No changes to the existing utilities and services are anticipated. The existing 20-acre parcel contains a domestic well and an agricultural well. If the application is approved, a subject mapping procedure to create the proposed 2-acre parcel will be required. As a result, the 2-acre parcel will retain the domestic well which serves the existing residence, and the remaining 18 acres will retain the agricultural well for irrigation of the almond orchards. No increased wastewater capacity is proposed and no increased generation of solid waste or conflicts with solid waste reduction statutes is anticipated.

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- A. Substantially impair an adopted emergency response plan or emergency evacuation plan, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects; or

- B. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire; or
- C. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment; or
- D. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

FINDING: NO IMPACT:

The subject property is not in an area prone to the occurrence of wildfire, or in an area of steep slopes.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- A. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

FINDING: NO IMPACT:

The subject parcel is located in an area of agricultural production, sparse residential development, and is itself involved in ongoing agricultural operations. No development or physical changes to the environment are proposed with this application; therefore, no impacts to the quality of the environment or reduction in habitat for fish and wildlife species are anticipated.

- B. Have impacts that are individually limited, but cumulatively considerable (“cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

As discussed under Section II and Section XI above, the proposed parcel creation will result in the conversion of a small portion of land to exclusively residential use, which residential use is currently appurtenant to the farming operation. If this Variance request is approved, a 2-acre portion of the land which contains the residence will become independent of the remaining portion of the land which is dedicated to almond

production. Additionally, the request to create a parcel containing less than the minimum acreage required by the underlying Zone District is inconsistent with both the Fresno County General Plan and Zoning Ordinance. However, due to the relatively small amount of acreage that will be converted and considering that the balance of the property, constituting approximately 18-acres, will remain in agricultural production, impacts to farmland resulting from this proposal would be less than significant.

- C. Have environmental effects which will cause substantial adverse effects on human beings either directly or indirectly?

FINDING: NO IMPACT:

The approval of this application will not result in an appreciable change in land use of the subject property, or the proposed residential parcel to be created. Both the residential use and the farming operation are existing and will continue. Therefore, the project will not result in environmental effects that would cause substantial adverse effects on human beings, directly or indirectly.

CONCLUSION/SUMMARY

Based upon the Initial Study prepared for Variance Application No. 4138, staff has concluded that the project will not have a significant effect on the environment. It has been determined that there would be no impacts to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources Utilities and Service Systems, and Wildfire.

Potential impacts related to Agricultural and Forestry Resources, Geology and Soils, and Land Use and Planning have been determined to be less than significant.

A Negative Declaration is recommended and is subject to approval by the decision-making body. The Initial Study is available for review at 2220 Tulare Street, Suite A, street level, located on the southwest corner of Tulare and "M" Street, Fresno, California.

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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 : GSW Farms LLC Phone/Fax 559 433 3785
Mailing Address: 7571 N. Remington Suite 104 Fresno CA 93711
Street City State/Zip

2. Applicant : GSW Farms LLC / Gunner White Phone/Fax: 559 433 3785
Mailing Address: 7571 N. Remington Suite 104 Fresno CA 93711
Street City State/Zip

3. Representative: Melissa White Holterman Phone/Fax: 559 749 7132
Mailing Address: 7571 N. Remington Suite 104 Fresno CA 93711
Street City State/Zip

4. Proposed Project: Variance application, cancellation of Williamson act and parcel split. Application # 22-004388

5. Project Location: Parcel is east side of N. Biola Ave. approx. 2,000 sqft south of Ashland Avenue 3.98 miles west of city of Kerman.

6. Project Address: 3488 N. Biola Avenue, Kerman, 93630

7. Section/Township/Range: _____ / _____ / _____ 8. Parcel Size: 20 acres

9. Assessor's Parcel No. 016-110-07 OVER.....

10. Land Conservation Contract No. (If applicable): 3853

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 District: AEZO

14. Existing General Plan Land Use Designation: AEZO

ENVIRONMENTAL INFORMATION

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

Home, Shop, TREES,

Describe the major vegetative cover: TREES

Any perennial or intermittent water courses? If so, show on map: _____

Is property in a flood-prone area? Describe:

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

North: Agricultural

South: Agricultural

East: Agricultural

West: Agricultural

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

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

19. Transportation:

NOTE: The information below will be used in determining traffic impacts from this project. The data may also show the need for a Traffic Impact Study (TIS) for the project.

A. Will additional driveways from the proposed project site be necessary to access public roads?
 Yes ✓ No

B. Daily traffic generation:

I. Residential - Number of Units	<u>1</u>
Lot Size	<u>2 ACRES</u>
Single Family	<u>1</u>
Apartments	<u>0</u>
II. Commercial - Number of Employees	<u>0</u>
Number of Salesmen	<u>0</u>
Number of Delivery Trucks	<u>0</u>
Total Square Footage of Building	<u>0</u>

III. Describe and quantify other traffic generation activities: _____

NONE - Home is currently being RENTED
all traffic (library) will be the same.

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

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

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

23. Proposed source of water:


private well

community system³--name: _____

OVER.....

24. Anticipated volume of water to be used (gallons per day)²: Daily for a Residential use.
25. Proposed method of liquid waste disposal:
 septic system/individual
 community system³-name _____
26. Estimated volume of liquid waste (gallons per day)²: Daily for one household.
27. Anticipated type(s) of liquid waste: Daily use for one household
28. Anticipated type(s) of hazardous wastes²: SAME AS ABOVE
29. Anticipated volume of hazardous wastes²: Same as above
30. Proposed method of hazardous waste disposal²: NONE
31. Anticipated type(s) of solid waste: NONE
32. Anticipated amount of solid waste (tons or cubic yards per day): NONE
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): NONE
34. Proposed method of solid waste disposal: NONE / current use
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
38. If yes, are they currently in use? Yes No _____

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



 SIGNATURE

8/11/2023

 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

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

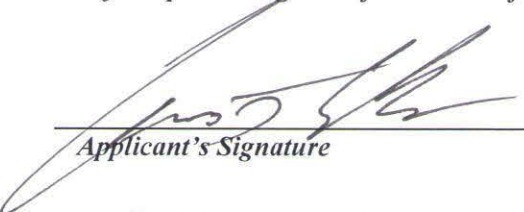
State law requires that specified fees (effective January 1, 2023: \$3,839.25 for an EIR; \$2,764.00 for a Mitigated/Negative Declaration) be paid to the California Department of Fish and Wildlife (CDFW) for projects which must be reviewed for potential adverse effect on wildlife resources. The County 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

8/16/2023

Date

G:\4360DEvs&PLN\PROJSEC\PROJDOCS\TEMPLATES\VIS-CEQA TEMPLATES\INITIAL STUDY APP.DOTX



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.

Melissa White Holterman GSW FARMS LLC
Agent Name (Print or Type) Company Name (Print or Type)

7571 N. Remington Suite 104
Mailing Address City / State / Zip Code

559-779-7132 Melissa@valleyharvest
Phone Number Email Address
properties.com

0110-110-07 _____
Project APN Project Street Address

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

Project Description (Print or Type):

Parcel is east side of N. Bida Ave.
approx. 2,000 sq ft. South of Ashlan Av. 3.98 miles from
City of Kereman

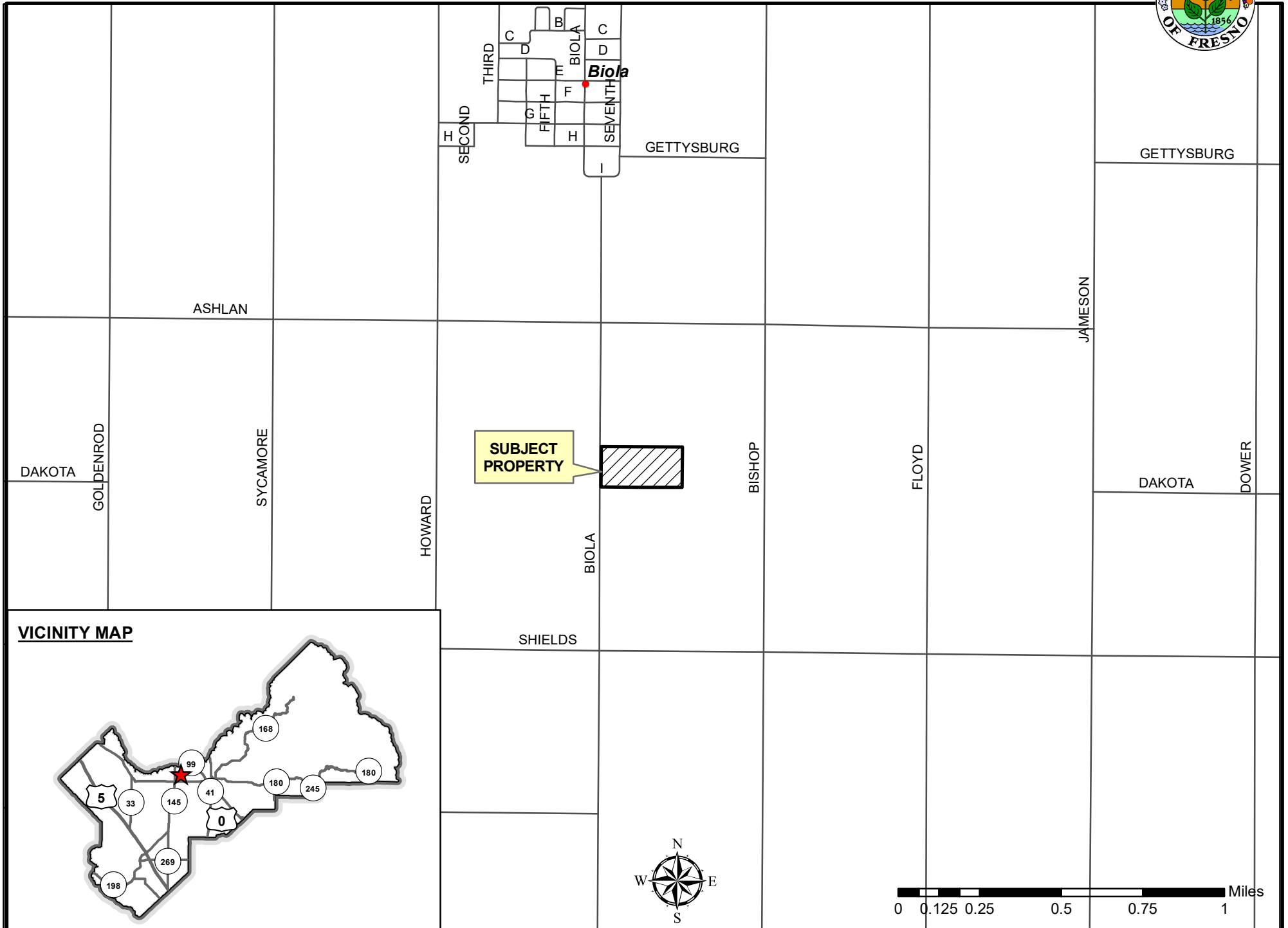
The undersigned declares under penalty of perjury that they own, possess, control or manage the property referenced in this authorization and that they have the authority to designate an agent to act on behalf of all the owners of said property. The undersigned acknowledges delegation of authority to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

[Signature] 8/16/2023
Owner Signature Date

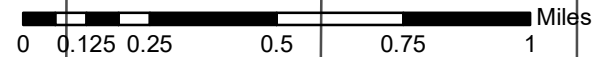
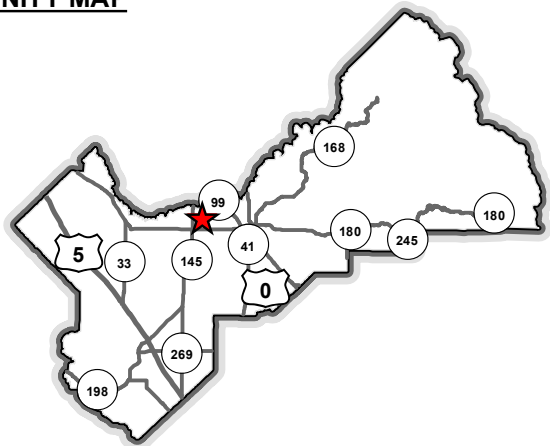
Gunner T. White 559433-3777 Gunner@trinity
Owner Name (Print or Type) Phone Number Email Address
Fruit.com

** 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.*

LOCATION MAP



VICINITY MAP



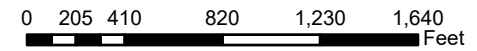
EXISTING LAND USE MAP



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

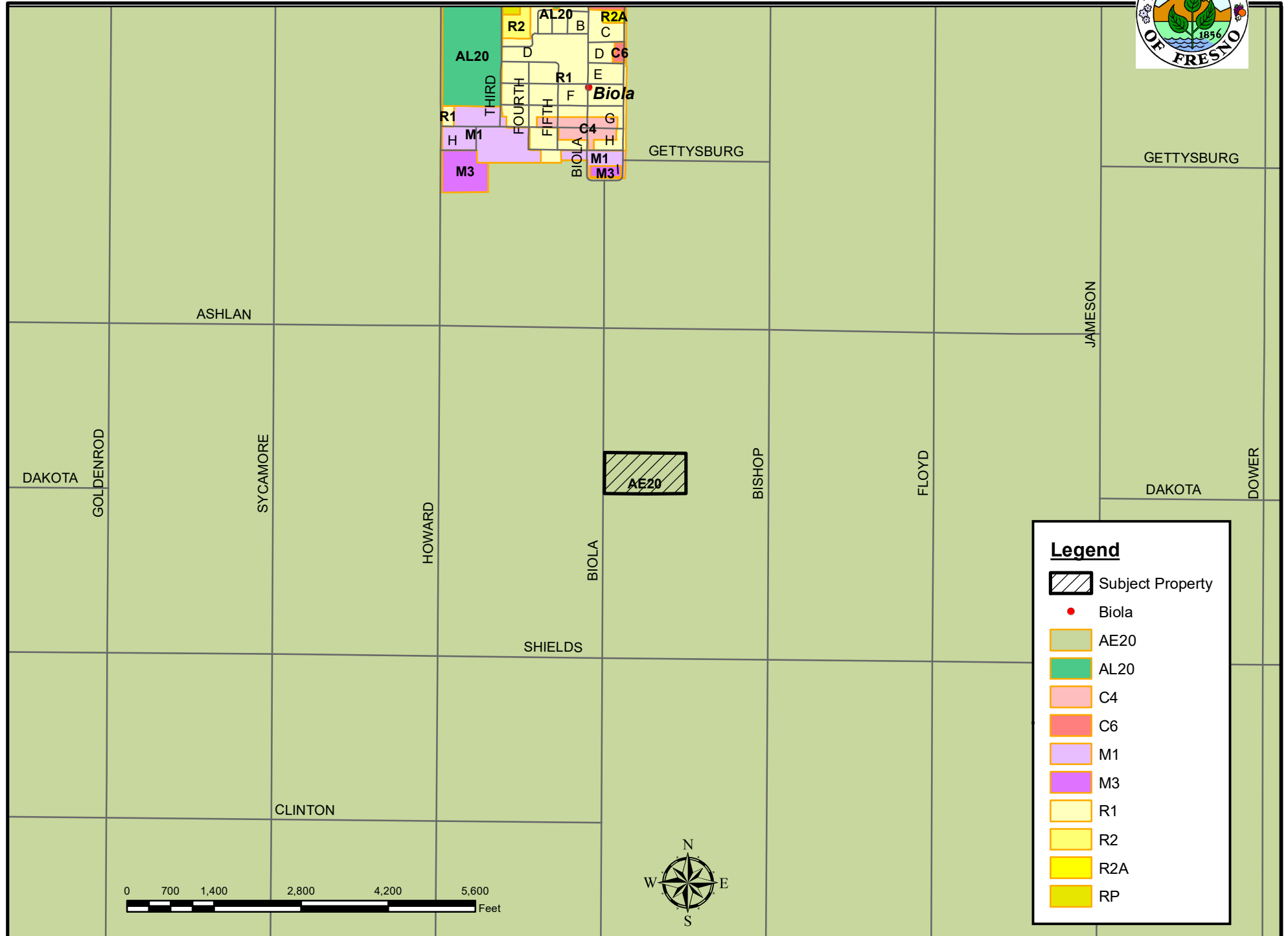
LEGEND:

- Subject Property
- Ag Contract Land



Department of Public Works and Planning
Development Services Division

EXISTING ZONING MAP



Legend

- Subject Property
- Biola
- AE20
- AL20
- C4
- C6
- M1
- M3
- R1
- R2
- R2A
- RP





Fresno County Department of Public Works and Planning

Date Received: 7-19-22

22-004388 (Application No.)

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

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

APPLICATION FOR:

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

DESCRIPTION OF PROPOSED USE OR REQUEST:

create A two acre Parcel out of a existing 20 acre.

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 Ashlan between Biola and Bishop Street address: 3488 N. Biola Avenue, Kerman, CA 93630

APN: 016-110-07 Parcel size: 20ac Section(s)-Twp/Rg: S 21 - T 13R S/R 18 E

ADDITIONAL APN(s):

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

Table with 5 columns: Name, Address, City, Zip, Phone. Rows for Owner, Applicant, and Representative.

CONTACT EMAIL: gunner@trinityfruit.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:
SEWER: Yes [] / No []
Agency:

STAFF DETERMINATION: This permit is sought under Ordinance Section:

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

Related Application(s):

APN # - -

APN # - -

APN # - -

APN # - -

Zone District:

Parcel Size:

over.....

**VARIANCE APPLICATION FINDINGS
AND OPERATIONAL STATEMENT**

**3488 N. Biola Avenue
Kerman, CA 93630**

APN 016-110-07

July 11, 2022

Applicant/Owner:

Gunner J. White,
Member
GSW Farms, LLC
7571 North Remington,
Suite 104
Fresno, CA 93711

Representative:

Melissa L. Holtermann, Esq.
Valley Harvest Properties, LLC.
1436 East Brandywine Avenue
Fresno, CA 93720
559-779-7132

Property Location:

3488 North Biola
Kerman, CA 93630

APN:

APN 016-110-07

Existing Zone Designation:

AE-20

Existing General Plan Land Use Designation:

Agricultural

Community Plan Are:

Valley Floor

Request:

Authorization to allow a variance for creation of a 2.0-acre parcel, (20 acre required- 2.0 acre proposed).

Background:

The GSW Farms on January 19, 2022, purchased parcel APN 061-110-07 20 acres. The APN 061-110-07, purchased, a 20-acre equivalent sized parcel having 18 net farmable acres that includes the former owner of the two-parcel home site. The GSW Farms desires to retain 18 acres net of the undeveloped land for their farming operation and sell the former owners home site as a separate parcel. GSW Farming is a farming operation and does not deal with housing or home sales.

Finding 1:

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

The home site is located in the Southeast quarter of Section 21, Township 13 South, Range 18 East, in an AE-20 zone district of Sycamore Ranch Tract in the County of Fresno. This proposed division is consistent with lot sizes of many of the surrounding parcels in the area, specifically APNs 301-320-19 and 3010-320-17, to the immediate east and west of this proposed division. Although the property is zoned AE-20, the County has approved other lot divisions already divided smaller than the 20-acres minimum and are too small to farm. GSW Farms is a farming operation and has no need for this home. The property is already in a condition where farming is not possible, this parcel will allow for it to be sold to someone for living space. The existing physical cartelistic of this part of the property only lend itself to residential purposes. With the housing shortage, this will be the best and highest use for this property. The westerly and southerly adjoining parcels also in the AE 20 zone district are similarly situated properties with 2-acre parcels to the north,

south, east and west of the applicants. Immediately east of the subject home site on the east side of North Biola Avenue is 20 acres with smaller parcels. There are an additional numerous non-conforming parcels located within said Section 21, ranging in size from 1.25 acres to 9.8 acres.

For the reasons stated above, the property has exceptional and extraordinary circumstances that support the requested variance.

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 applicant has the right to be granted the same ability to use the property as others have in the vicinity of the subject home site.

Over time the county has granted numerous variances to allow lots smaller than the required 20-acre lot size for owners to develop home sites.

Finding 3:

The granting of a 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.

Granting the proposed variance will not be detrimental to surrounding properties for various reasons. The home site has a domestic well separate from the agricultural operation that services the residence. The proposed project will not be injurious or detrimental to the public welfare. The proposed parcels are similar in size to existing parcels in the vicinity. The proposed parcels would have direct access to Public Street on the north side of the property. Therefore, the creation of these parcels will not have adverse effects on surrounding parcels.

The residence portion of the existing parcels home site contains roughly 2 acres and not used for agricultural purposes.

Finding 4:

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

If approved, the variance would not be in conflict with fanning practices in the area based on that all the portions of the existing and proposed parcels are currently utilizing will

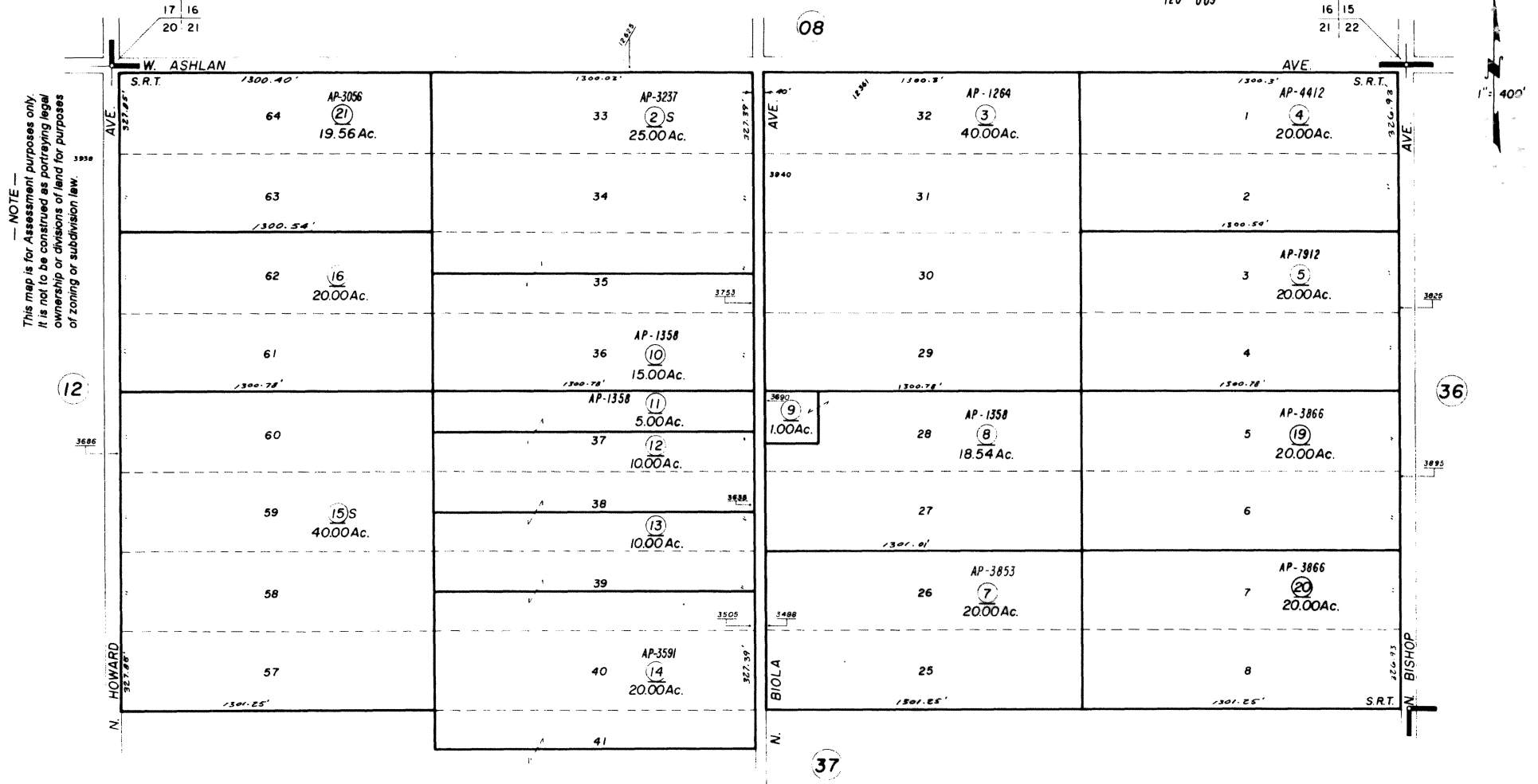
continue to utilize the parcels for agricultural purposes. The parcel's land use designation is agriculture under AE 20 Zoning ordinance. The proposal is to allow creation of 1 parcel that are similar to what exists on adjacent properties (single family residence, vacant and less than 20 acres in size.)

No general plan policies apply to this variance.

SUBDIVIDED LAND IN POR. SEC. 21, T.13 S., R.18 E., M.D.B.&M.

Tax Area
62 - 001
120 - 009

16-11



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
Sycamore Ranch Tract R.S. Bk. 8, Pg. 7 & 8

Assessor's Map Bk.16 -Pg.11
County of Fresno, Calif.

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

Fresno County Recorder
Paul Dictos, CPA

2022-0018555

Recorded at the request of:
SIMPLIFILE, PROVO

02/10/2022 03:05 49

Titles: 1 Pages: 3

Fees: \$17.00

CA SB2 Fees:\$0.00

Taxes: \$1100.00

Total: \$1117.00

RECORDING REQUESTED BY:

Chicago Title Company

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

Nico P. Gentile
GSW Farms, LLC, a California Limited Liability
Company
695 W. Cromwell Ave, #102
Fresno, CA 93711

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow Order No.: FWFM-4502108637

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: 3488 North Biola Avenue,
Kerman, CA 93630

APN/Parcel ID(s): 016-110-07

GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
 The documentary transfer tax is \$1,100.00 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, Lynn D. Cervelli, as Trustee of The
Lynn D. Cervelli Revocable Separate Property Trust under Trust Agreement dated March 4, 2014

hereby **GRANT(S)** to GSW Farms, LLC, a California Limited Liability Company

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: 3488 North Biola Avenue, Kerman, CA 93630

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED
(continued)

APN/Parcel ID(s): 016-110-07

Dated: January 13, 2022

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

The Lynn D. Cervelli Revocable Separate Property Trust under Trust

BY: *Lynn D. Cervelli*
Lynn D. Cervelli
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 California
County of Fresno

On 1/14/2022 before me, Roysla P. Castro, Notary Public,
(here insert name and title of the officer)

personally appeared Lynn D. Cervelli,
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.
Roysla P. Castro
Signature

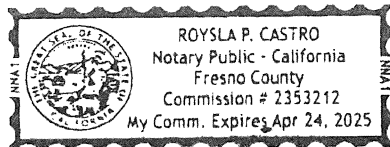


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 016-110-07

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

LOTS 25 AND 26 IN SECTION 21, TOWNSHIP 13 SOUTH, RANGE 18 EAST, MOUNT DIABLO BASE AND MERIDIAN OF SYCAMORE RANCH TRACT, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 8, PAGE 7 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

— NOTE —

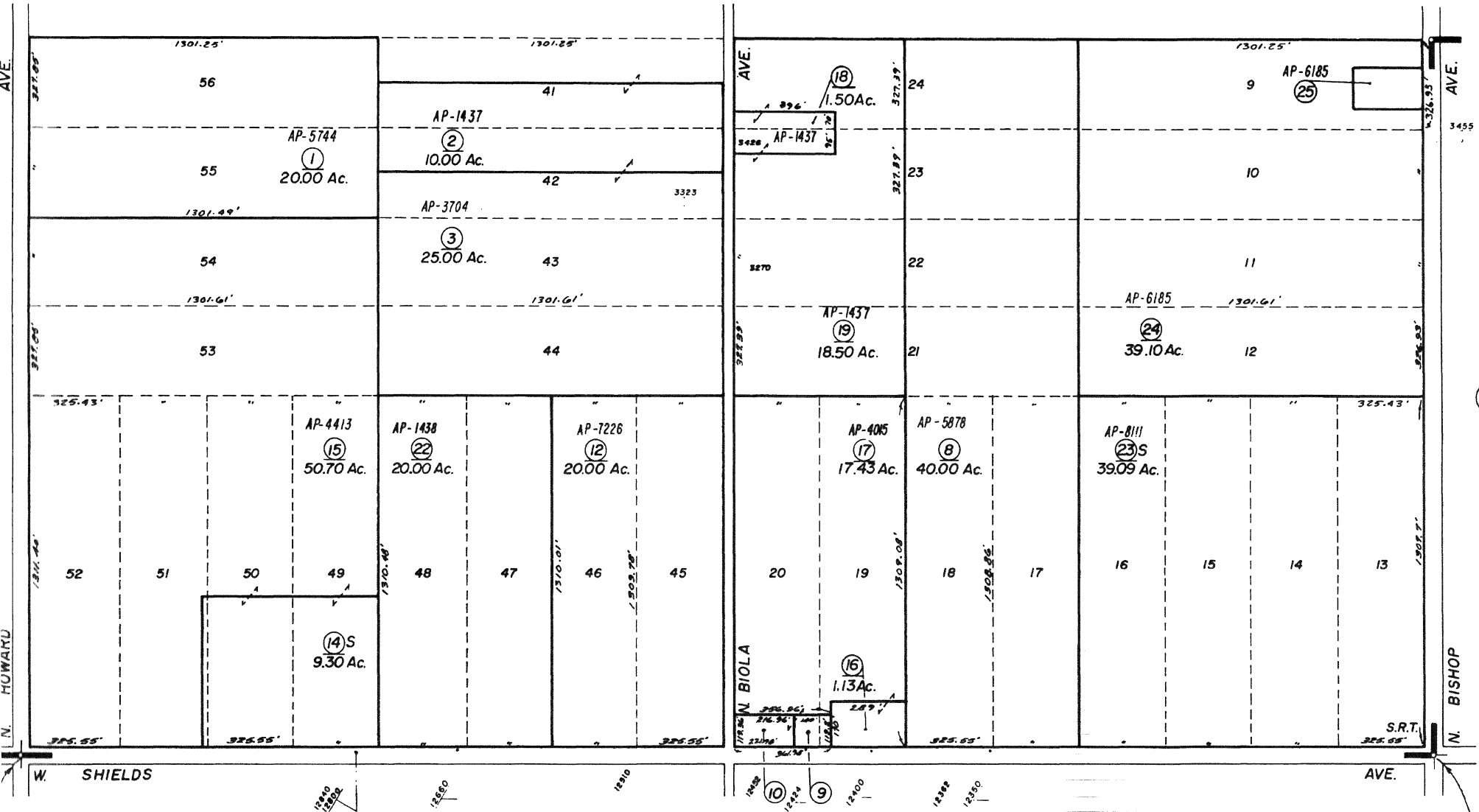
map is for Assessment purposes only, not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

SUBDIVIDED LAND IN POR. SEC. 21, T.13S., R.18E. M.D.B. & M.

Tax Area
120-009

11

14



Agricultural Preserve
Sycamore Ranch Tract - R. S. Bk. 8, Pg. 7

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

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

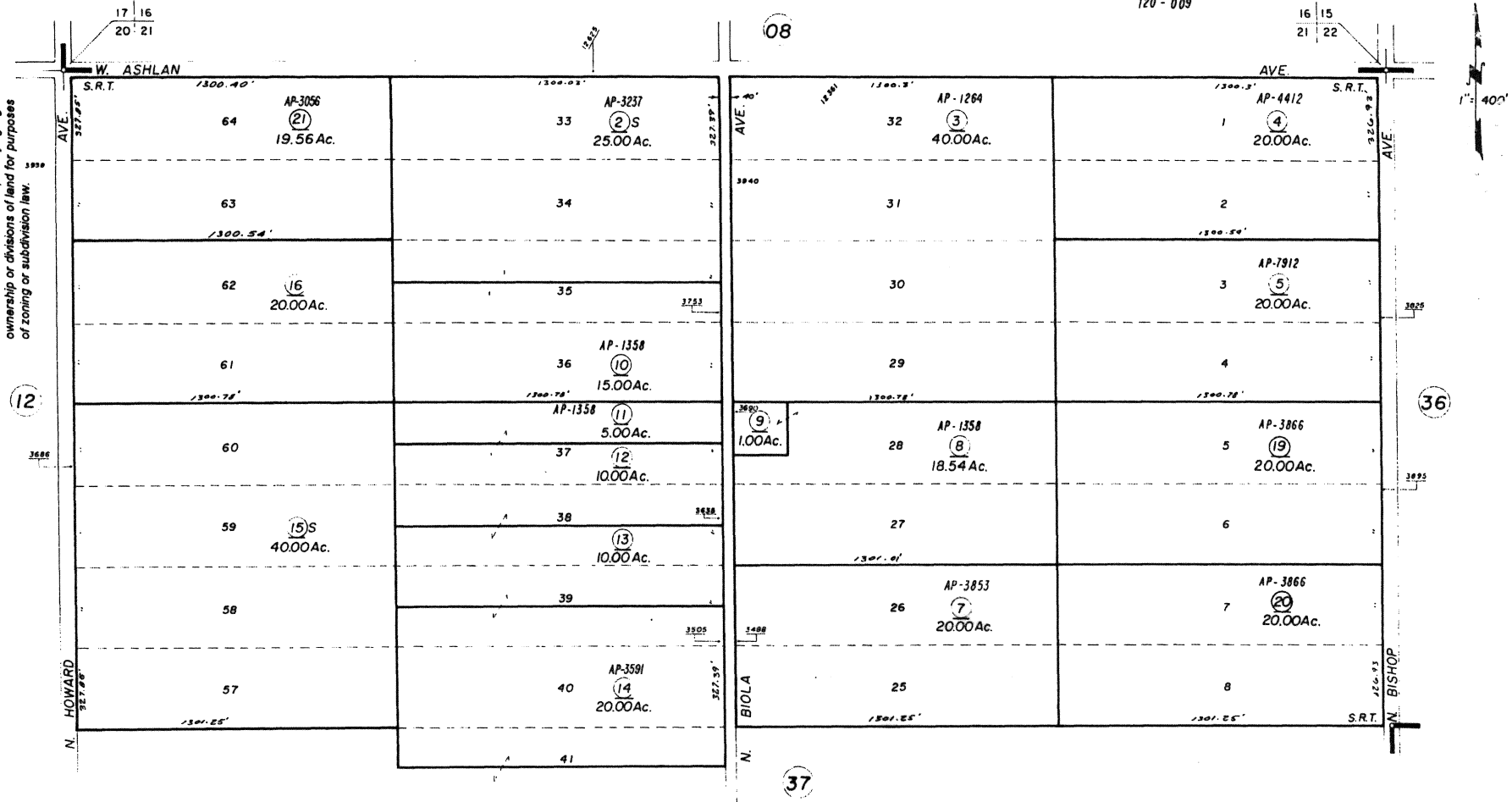


SUBDIVIDED LAND IN POR. SEC. 21, T.13 S., R.18 E., M.D.B.&M.

Tax Area
62 - 001
120 - 009

16-11

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
Sycamore Ranch Tract R.S. Bk. 8, Pg. 7 & 8

Assessor's Map Bk. 16 -Pg. 11
County of Fresno, Calif.

1963

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





Development Services
and
Capital Projects
Division

email to:
melissa@
valley harvest
.com

Pre-Application Review

Department of Public Works and Planning

NUMBER: 22-004388
APPLICANT: CERVELLI LYNN D TRUSTEE
PHONE: (559) 930-7134

PROPERTY LOCATION: 3488 N. BIOLA AVE
APN(s): 016-110-07 ALCC: No Yes # AP-3853 VIOLATION NO. NO
CNEL: No Yes (level) LOW WATER: No Yes WITHIN 1/2 MILE OF CITY: No Yes
ZONE DISTRICT: AE-20; SRA: No Yes HOMESITE DECLARATION REQ'D.: No Yes

LOT STATUS:
Zoning: () Conforms; () Legal Non-Conforming lot; () Deed Review Req'd (see Form #236)
Merger: May be subject to merger: No Yes ZM# Initiated In process
Map Act: () Lot of Rec. Map; () On '72 rolls; () Other; () Deeds Req'd (see Form #236)

SCHOOL FEES: No Yes DISTRICT: CENTRAL UNIFIED PERMIT JACKET: No Yes
FMFCD FEE AREA: () Outside () District No.: FLOOD PRONE: No Yes

PROPOSAL VARIANCE TO ALLOW A TWO (2) ACRE PARCEL FROM AN EXISTING 20 ACRES WITHIN THE AE-20 ZONE DISTRICT. MINIMUM 165'FT LOT WIDTH WITH PUBLIC ROAD FRONTAGE REQUIRED, MINIMUM 170'FT LOT DEPTH AND MINIMUM 20 ACRES IN LAND SIZE REQUIRED IN THE AE-20 ZONE DISTRICT. IF VARIANCE IS APPROVED A MAPPING PROCEDURE IN THE CREATION OF BOTH PARCELS.

COMMENTS:
ORD. SECTION(S): 816.5A BY: ALBERT AGUILAR DATE: 3/31/22

<u>GENERAL PLAN POLICIES:</u>	<u>PROCEDURES AND FEES:</u>
LAND USE DESIGNATION: <u>Agricultural</u> () GPA: () MINOR VA:	() JA: (<input checked="" type="checkbox"/>) HD: <u>365</u>
COMMUNITY PLAN: () AA:	(<input checked="" type="checkbox"/>) AG COMM: <u>34</u>
REGIONAL PLAN: () CUP:	() ALCC:
SPECIFIC PLAN: () JRA:	(<input checked="" type="checkbox"/>) IS/PER*: <u>259</u>
SPECIAL POLICIES: (<input checked="" type="checkbox"/>) VA: <u>6049</u> (<input checked="" type="checkbox"/>) Viol. (35%):	() Other:
SPHERE OF INFLUENCE: () AT:	
ANNEX REFERRAL (LU-G17/MOU): () TT:	

COMMENTS:
Filing Fee: \$
Pre-Application Fee: - \$247.00
Total County Filing Fee: 6,046.00

FILING REQUIREMENTS:

OTHER FILING FEES:

- () 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
- () Archaeological Inventory Fee: \$75 at time of filing (Separate check to Southern San Joaquin Valley Info. Center)
- () CA Dept. of Fish & Wildlife (CDFW): (\$50+\$2,480.25) (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: Marissa Parker DATE: 6/6/22
PHONE NUMBER: (559) 600-9669

NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:

- () COVENANT
- () MAP CERTIFICATE
- () PARCEL MAP
- () FINAL MAP
- () FMFCD FEES
- () ALUC or ALCC
- () SITE PLAN REVIEW
- () BUILDING PLANS
- () BUILDING PERMITS
- () WASTE FACILITIES PERMIT
- () SCHOOL FEES
- () 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.....

Fresno County

REG-RECEIPT: 12308-21903391
CASHIER ID: SBUNDROS 04-04-2022
Date Printed: Apr 04, 2022 13:17:43
22 004388 LU 247.00

Invoice
County of Fresno
Department of Public Works & Planning
Mailing Address: 2220 Tulare Street, 6th Floor Fresno, CA 93721
24-HR REQUEST LINE: 600-4131 LOCAL: 600-4560
TOLL FREE: 800742-1011 FAX: 600-4201



Sub Total 247.00
GST 0.00
PST 0.00
TOTAL DUE 247.00

INVOICE TO: CERVELLI LYNN D TRUSTEE

INVOICE NO: 232477
INVOICE DATE: April 01, 2022
PERMIT #: Folder LU
REFERENCE #: TPM

RECEIVED FROM :
CERVELLI LYNN D TRUSTEE
Check 247.00
TOTAL TENDERED 247.00
CHANGE DUE 0.00

PROJECT LOCATION: 3488 BIOLA KERMAN CA

PROJECT DESCRIPTION: VARIANCE TO ALLOW A TWO (2) ACRE PARCEL FROM AN EXISTING 20 ACRES WITHIN THE AE-20 ZONE DISTRICT. MINIMUM 165'FT LOT WIDTH WITH PUBLIC ROAD FRONTAGE REQUIRED, MINIMUM 170'FT LOT DEPTH AND MINIMUM 20 ACRES IN LAND SIZE REQUIRED IN THE AE-20 ZONE DISTRICT. IF VARIANCE IS APPROVED A MAPPING PROCEDURE IN THE CREATION OF BOTH PARCELS.

FEE DESCRIPTION	AMOUNT	COMMENT
Pre-Application Review (Conf Checklist)	\$247.00	
TOTAL	\$247.00	

SUMMARY	AMOUNT
OTHER	\$247.00
TOTAL	\$247.00

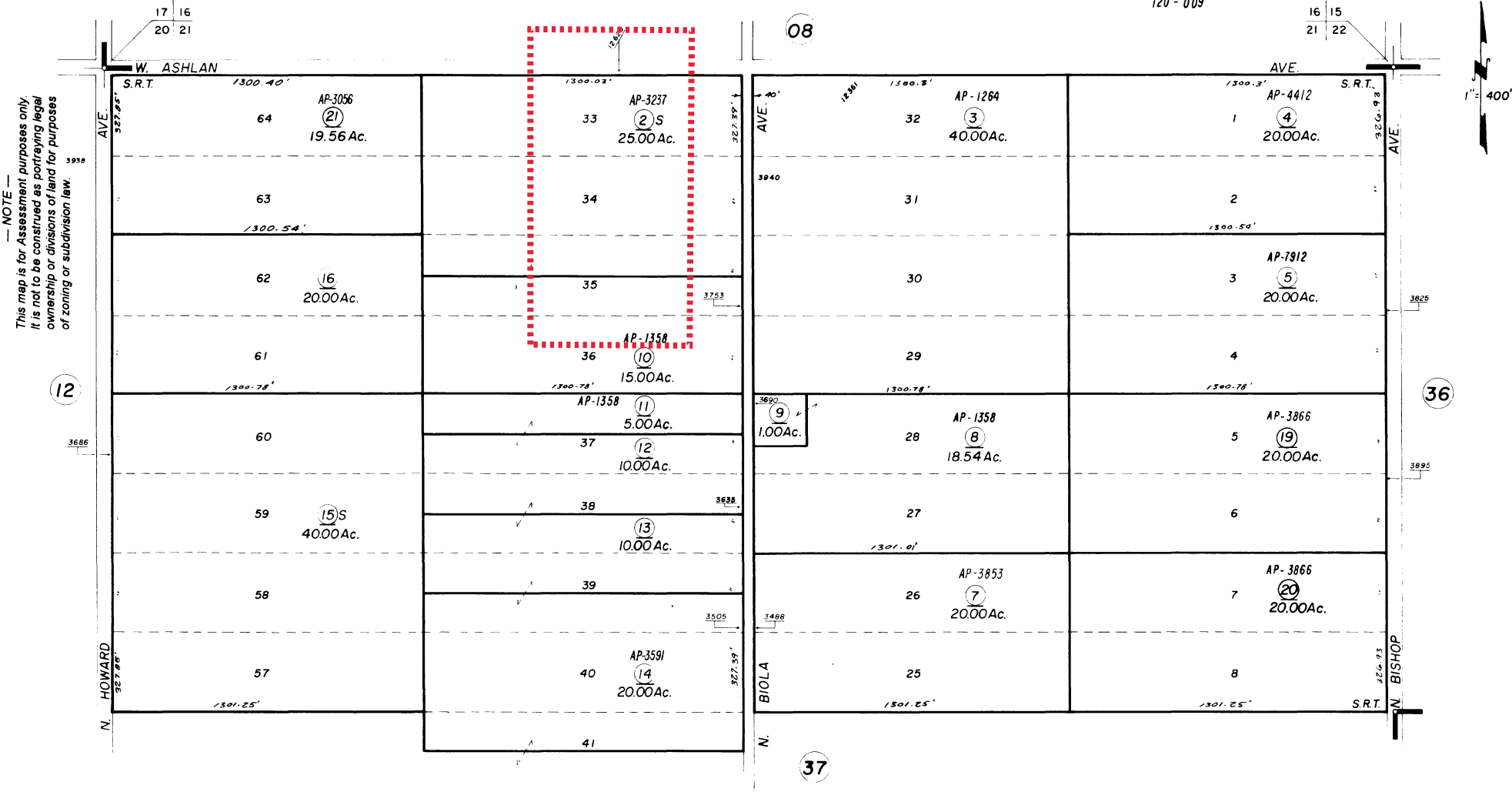
Total Billed:	\$247.00
Payment Received:	\$0.00
Balance Due:	\$247.00

FORM OF PAYMENT:

- Check
- Credit Card
- Cash
- DrawDown-Acct#

Roads Charge-Use Acct# _____

Submitted by: _____ Ext: _____



Agricultural Preserve
Sycamore Ranch Tract R.S. Bk. 8, Pg. 7 & 8

Assessor's Map Bk. 16 -Pg. 11
County of Fresno, Calif.



Fresno County Recorder
Paul Dictos, CPA

2022-0018554

Recorded at the request of:
SIMPLIFILE, PROVO

02/10/2022 03:05 49
Titles: 1 Pages: 4
Fees: \$40.00
CA SB2 Fees:\$0.00
Taxes: \$0.00
Total: \$40.00

RECORDING REQUESTED BY:

Chicago Title Company

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

Nico P. Gentile
GSW Farms, LLC, a California Limited Liability
Company
695 W. Cromwell Ave, #102
Fresno, CA 93711

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow Order No.: FWFM-4502108637

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: 3488 North Biola Avenue,
Kerman, CA 93630

APN/Parcel ID(s): 016-110-07

QUITCLAIM DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
No consideration R & T 11911.
- The documentary transfer tax is \$ NONE 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, GSW Farms, LLC, a California Limited Liability Company

hereby remises, releases and quitclaims to Lynn D. Cervelli, as Trustee of The Lynn D. Cervelli Revocable Separate Property Trust under Trust Agreement dated March 4, 2014

This Quitclaim Deed is given to terminate the Right of First Refusal given in that certain Memorandum of Lease and rights of First Refusal recorded 2017-0051522 of Official Records.

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

MAIL TAX STATEMENTS AS DIRECTED ABOVE


QUITCLAIM DEED
(continued)

APN/Parcel ID(s): 016-110-07

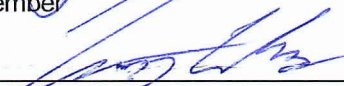
Dated: January 19, 2022

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

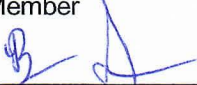
GSW Farms, LLC, a California Limited Liability Company

BY: 

Nico P. Gentile
Member

BY: 

Gunner J. White
Member

BY: 

Brayton E. Shebelut
Member

MAIL TAX STATEMENTS AS DIRECTED ABOVE

QUITCLAIM DEED
(continued)

APN/Parcel ID(s): 016-110-07

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CA

County of Fresno

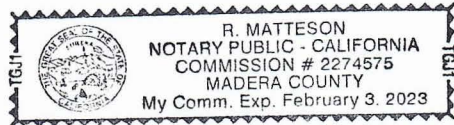
On 1-19-22 before me, R. Matteson, Notary Public,
(here insert name and title of the officer)

personally appeared Nico P. Gentile, Gunner J. White, Brayton E. Shebelut, 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



MAIL TAX STATEMENTS AS DIRECTED ABOVE

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 016-110-07

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

LOTS 25 AND 26 IN SECTION 21, TOWNSHIP 13 SOUTH, RANGE 18 EAST, MOUNT DIABLO BASE AND MERIDIAN OF SYCAMORE RANCH TRACT, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 8, PAGE 7 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MAIL TAX STATEMENTS AS DIRECTED ABOVE



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.

Melissa White Holtermann GSW Farms LLC
Agent Name (Print or Type) Company Name (Print or Type)

7571 W. Remington Suite 104 Fresno CA 93711
Mailing Address City / State / Zip Code

559-779-7132
Phone Number

melissaw@trinityfruit.com
Email Address

016-110-07
Project APN

3488 N. Biola, Kernaw, California
Project Street Address

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

Project Description (Print or Type):

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.

[Signature]
Owner Signature

8/16/22
Date

Gunner White 5598320409 Gunner@trinityfruit.com
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&Pln\FORMS\F410 Agent Authorization 8-14-19.doc







