



County of Fresno

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

DATE: March 8, 2024

TO: Department of Public Works and Planning, Attn: Steven E. White, Director
Department of Public Works and Planning, Attn: Bernard Jimenez,
Planning and Resource Management Officer
Development Services and Capital Projects, Attn: William M. Kettler,
Deputy Director
Development Services and Capital Projects, Attn: Chris Motta, Division Manager
Development Services and Capital Projects, Attn: Tawanda Mtunga,
Principal Planner
Development Services and Capital Projects, Attn: James Anders,
Principal Planner
Development Services and Capital Projects, Current/Environmental
Planning, Attn: David Randall, Senior Planner
Development Services and Capital Projects, Policy Planning, Attn:
Mohammad Khorsand, Senior Planner
Development Services and Capital Projects, Zoning & Permit Review,
Attn: Daniel Gutierrez, Senior Planner
Development Services and Capital Projects, Development Engineering,
Attn: Laurie Kennedy, Office Assistant III
Water and Natural Resources Division, Attn: Augustine Ramirez, Division
Manager
Water and Natural Resources Division, Attn: Roy Jimenez, Senior Planner
Water and Natural Resources Division, Transportation Planning, Attn:
Hector Luna, Senior Planner/Darren Findley, Senior Engineering
Technician/Brody Hines, Planner
Water and Natural Resources Division, Community Development, Attn:
Yvette Quiroga, Principal Planner
Design Division, Attn: Mohammad Alimi, Division Manager;
Erin Haagenson, Principal Staff Analyst
Resources Division, Attn: Daniel Amann, Interim Division Manger
Resources Division, Special Districts, Attn: Christopher Bump, Principal
Staff Analyst,
Road Maintenance and Operations Division, Attn: Wendy Nakagawa,
Supervising Engineer
Department of Public Health, Environmental Health Division, Attn: Deep
Sidhu, Supervising Environmental Health Specialist; Kevin Tsuda,
Environmental Health Specialist;
Agricultural Commissioner, Attn: Melissa Cregan
Pacific Gas and Electric, Centralized Review Team, Attn: PGEPlanReview@pge.com
Fresno County Fire Protection District, Attn: fkulprevention-planning@fire.ca.gov

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

SUBJECT: Director's Review and Approval No. 4763

APPLICANT: Luke and Molly Oliver

DUE DATE: March 26, 2024

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to allow the operation of a commercial horseback riding academy and horse boarding on an existing 40-acre parcel located within the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District.

The subject parcel is located on the south side of Spearhead Rd., approximately 770-feet west from the intersection with Little Sandy Rd., approximately one mile from the Unincorporated Community of Prather. (APN: 118-270-36) (31832 Spearhead Rd.) (Sup. Dist. 5).

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 **March 26, 2024**. Any comments received after this date may not be used.

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

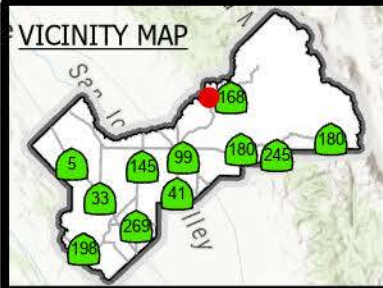
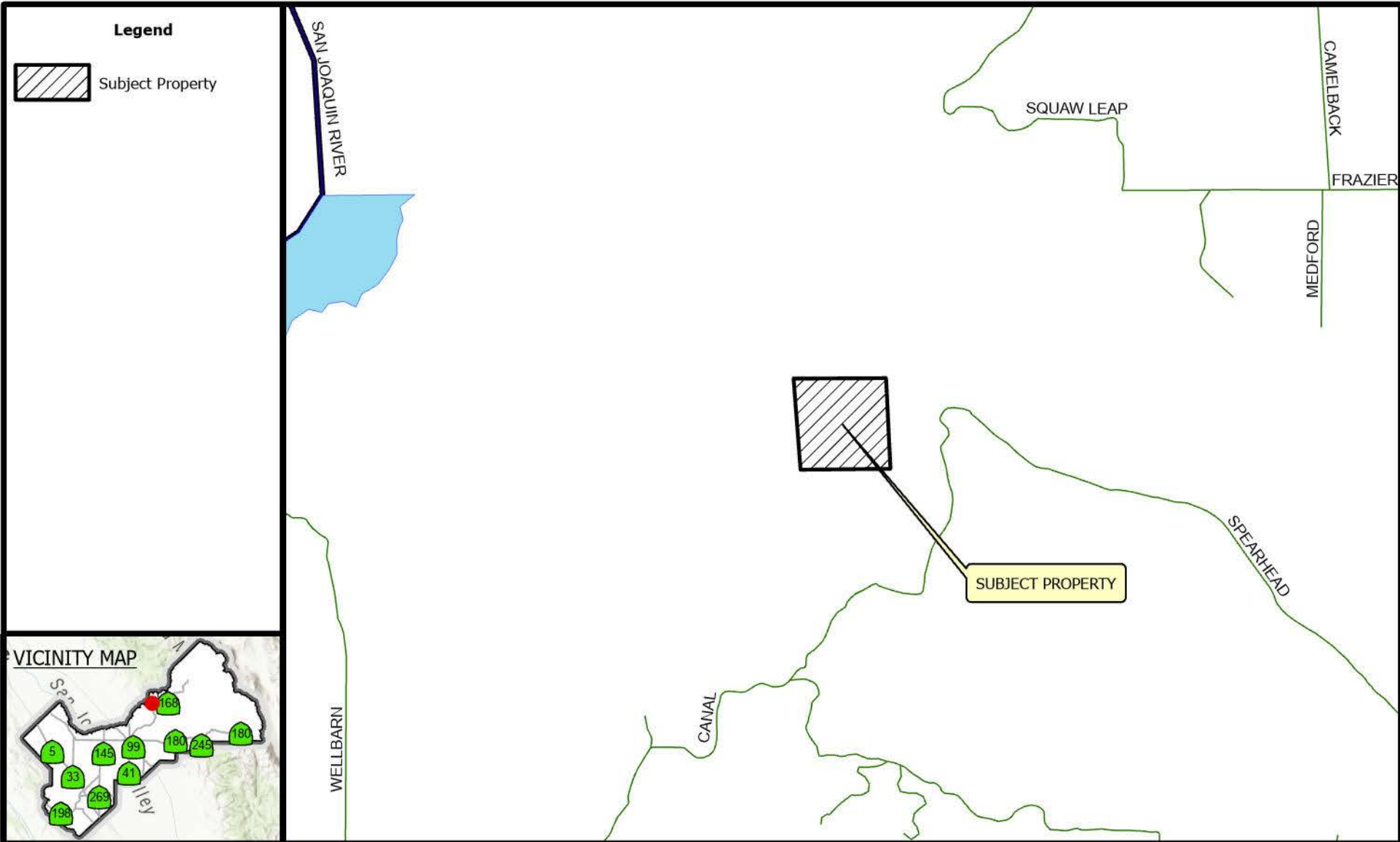
Please address any correspondence or questions related to environmental and/or policy/design issues to me, Alyce Alvarez, Planner, Development Services and Capital Projects Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559)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

AA

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Activity Code (Internal Review): 2392

Enclosures

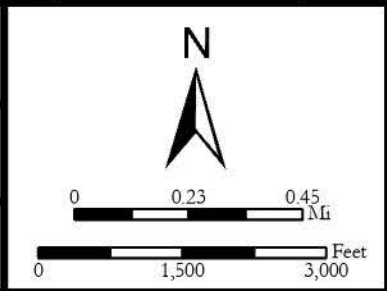


LOCATION MAP



APN: 118-270-36

2024

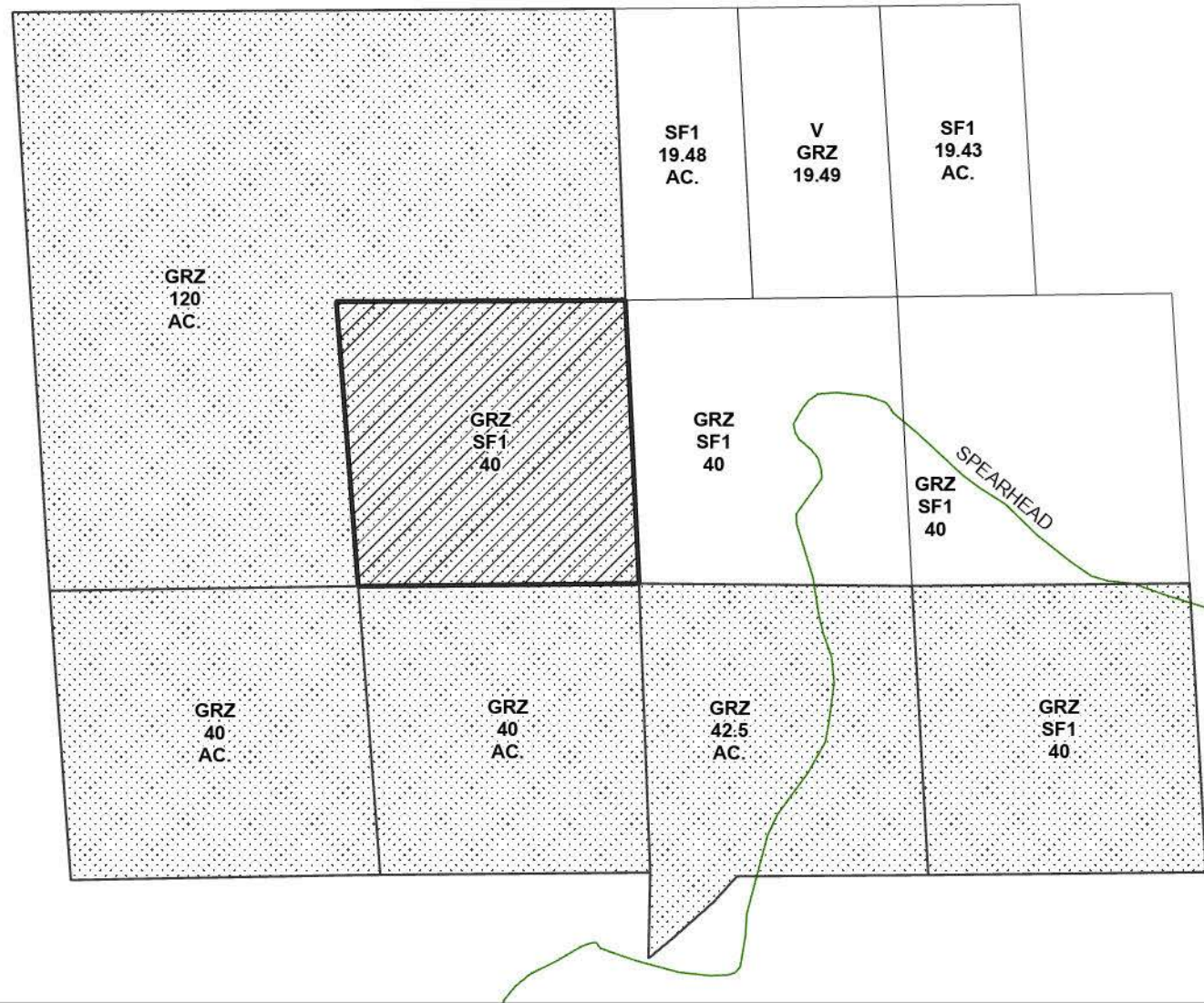
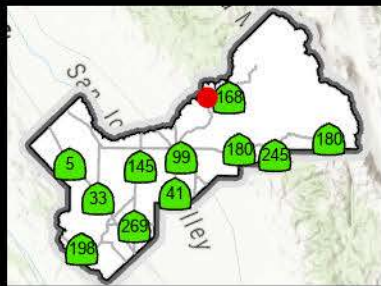
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : jocervantes
 On Date : 2/28/2024



LEGEND:

-  Subject Property
-  Ag Contract Land

LEGEND
GRZ - GRAZING
SF#- SINGLE FAMILY RESIDENCE
V - VACANT

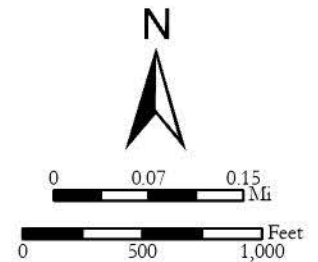


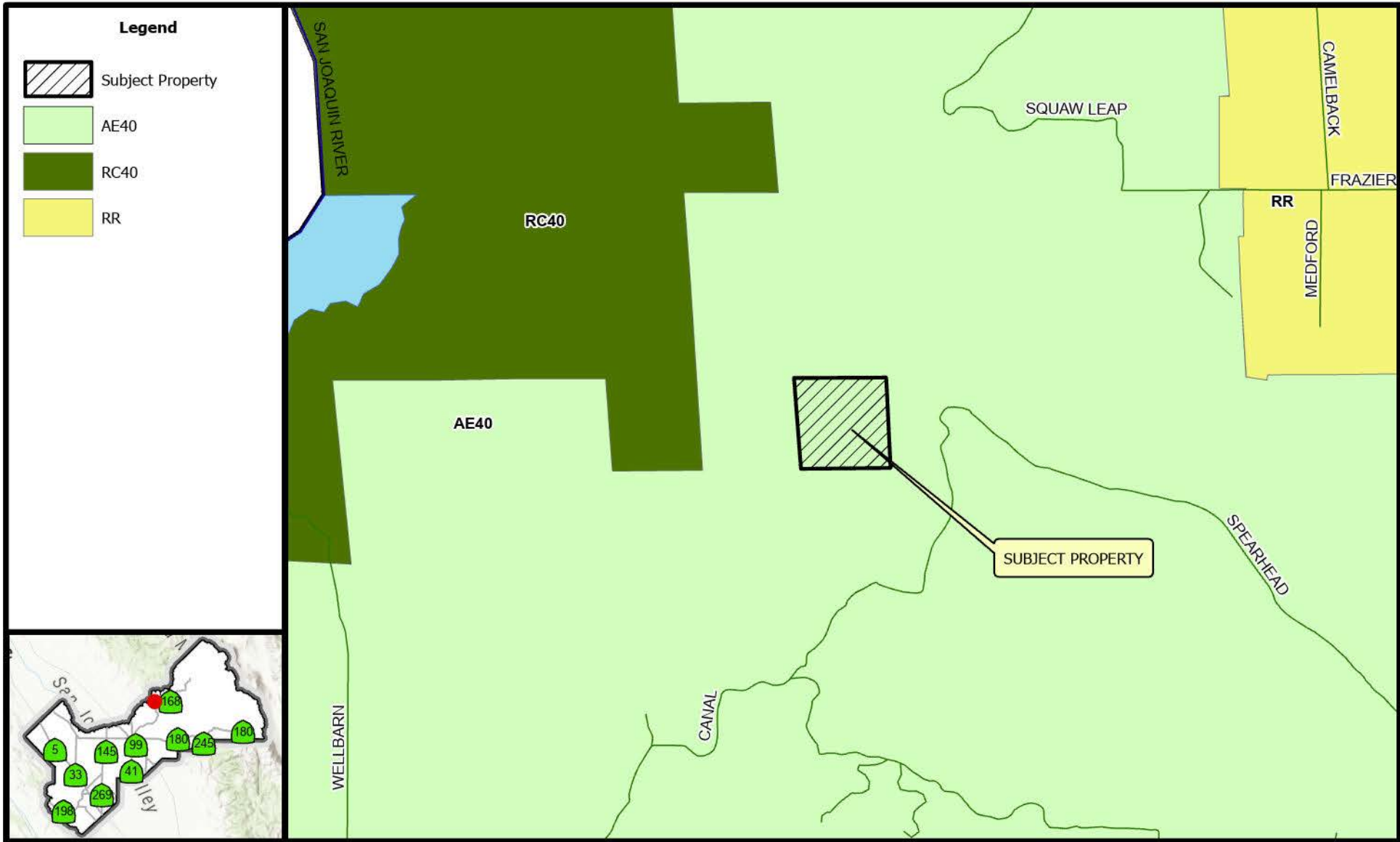
Existing Land Use Map

DRA4763





2024

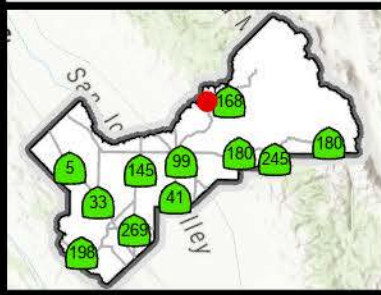
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : jocervantes
 On Date : 2/28/2024





Legend

-  Subject Property
-  AE40
-  RC40
-  RR

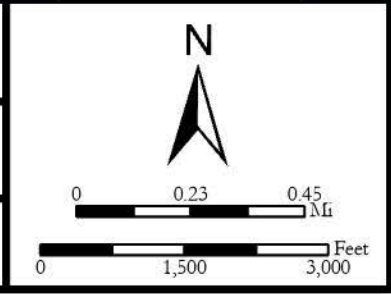


Existing Zoning Map

DRA4763
STR 14 - 10S / 22E

2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : jocervantes
 On Date : 2/28/2024

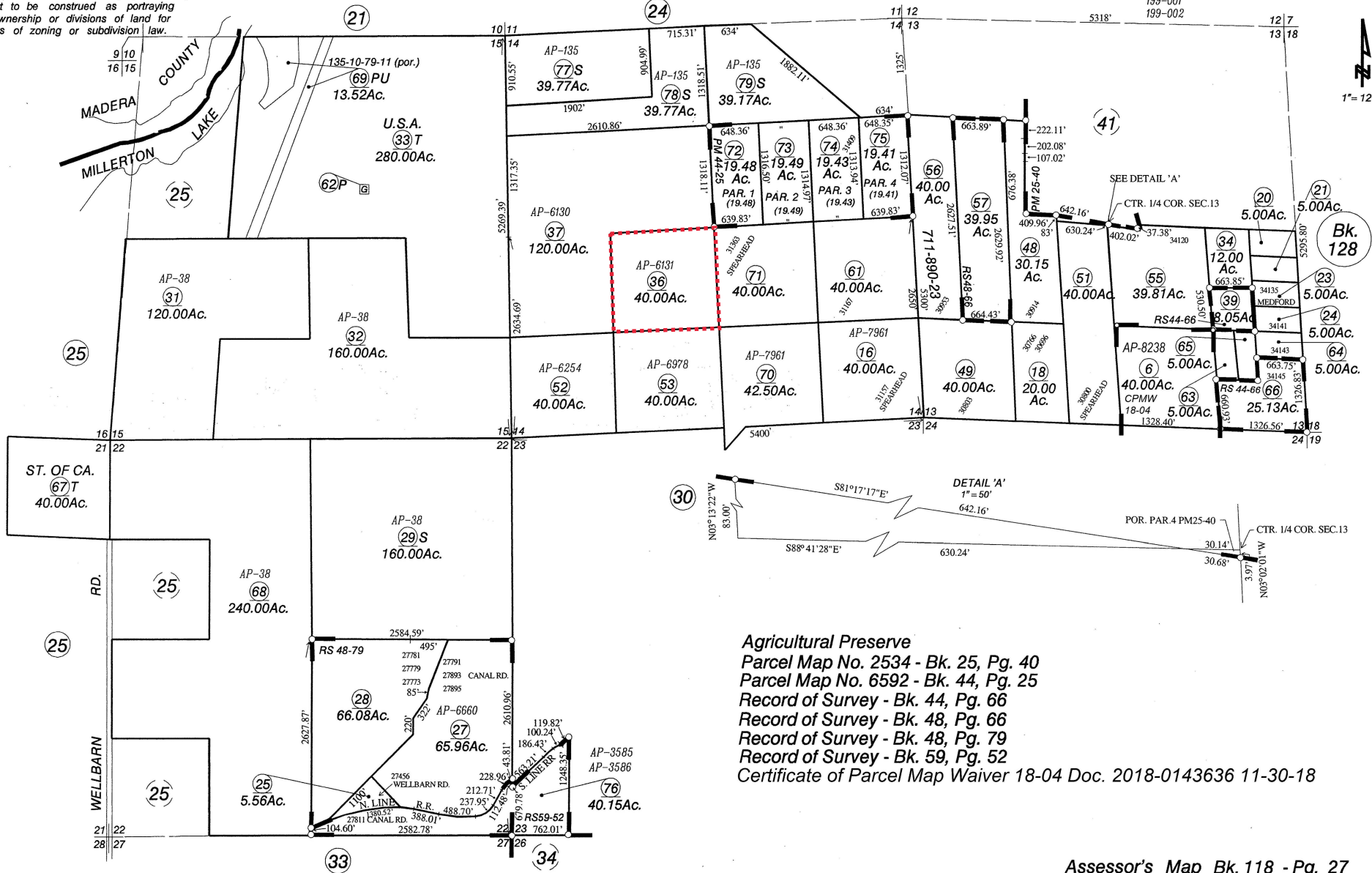


--- NOTE ---
 This map is for Assessment purposes only.
 It is not to be construed as portraying
 legal ownership or divisions of land for
 purposes of zoning or subdivision law.

SUBDIVIDED LAND AND POR. SEC'S. 13, 14, 15, 21 & 22, T. 10 S., R. 22 E., M. D. B. & M.

Tax Rate Area
 199-001
 199-002

118-27



Agricultural Preserve
 Parcel Map No. 2534 - Bk. 25, Pg. 40
 Parcel Map No. 6592 - Bk. 44, Pg. 25
 Record of Survey - Bk. 44, Pg. 66
 Record of Survey - Bk. 48, Pg. 66
 Record of Survey - Bk. 48, Pg. 79
 Record of Survey - Bk. 59, Pg. 52
 Certificate of Parcel Map Waiver 18-04 Doc. 2018-0143636 11-30-18

Assessor's Map Bk. 118 - Pg. 27
County of Fresno, Calif.

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

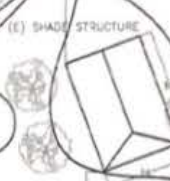
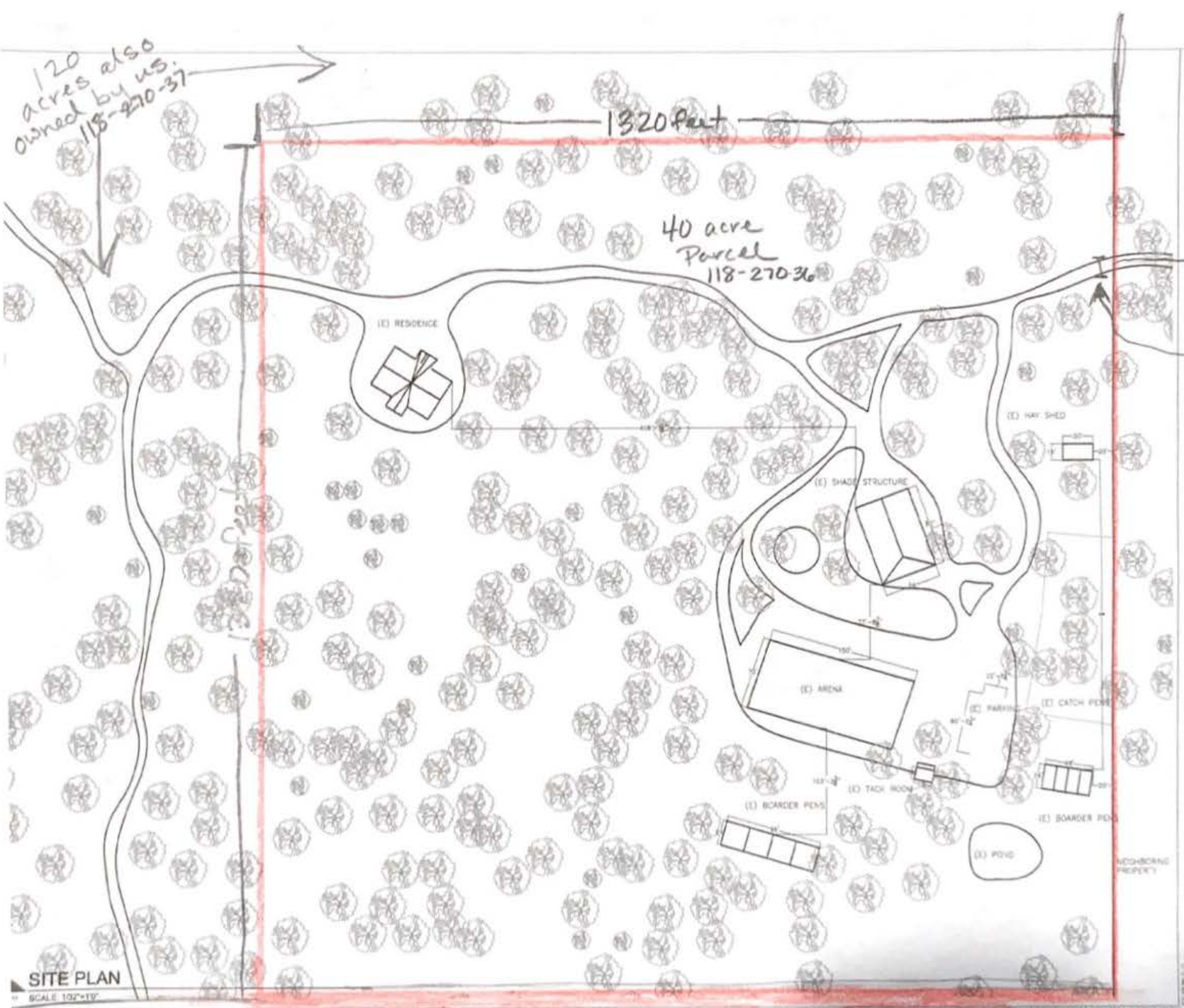


120 acres also owned by us. 118-270-37

1320 feet

40 acre Parcel 118-270-36

Road out to Spearhead
Dirt Roads approx 16' wide



SITE PLAN
SCALE 1/32"=1'-0"

PAGES

A1 SITE HISTORY
A2 SITE PLAN

CLIENT

OLIVER RESID

ADDRESS

31832 SPEARHEAD
PRATHER, CA

OWNER

LUKE & MOLLY
OLIVER

DATE

11/11/11

TITLE

SITE PLAN

REVISIONS

NO.	DATE	DESCRIPTION

DRAWN BY

JOB NUMBER

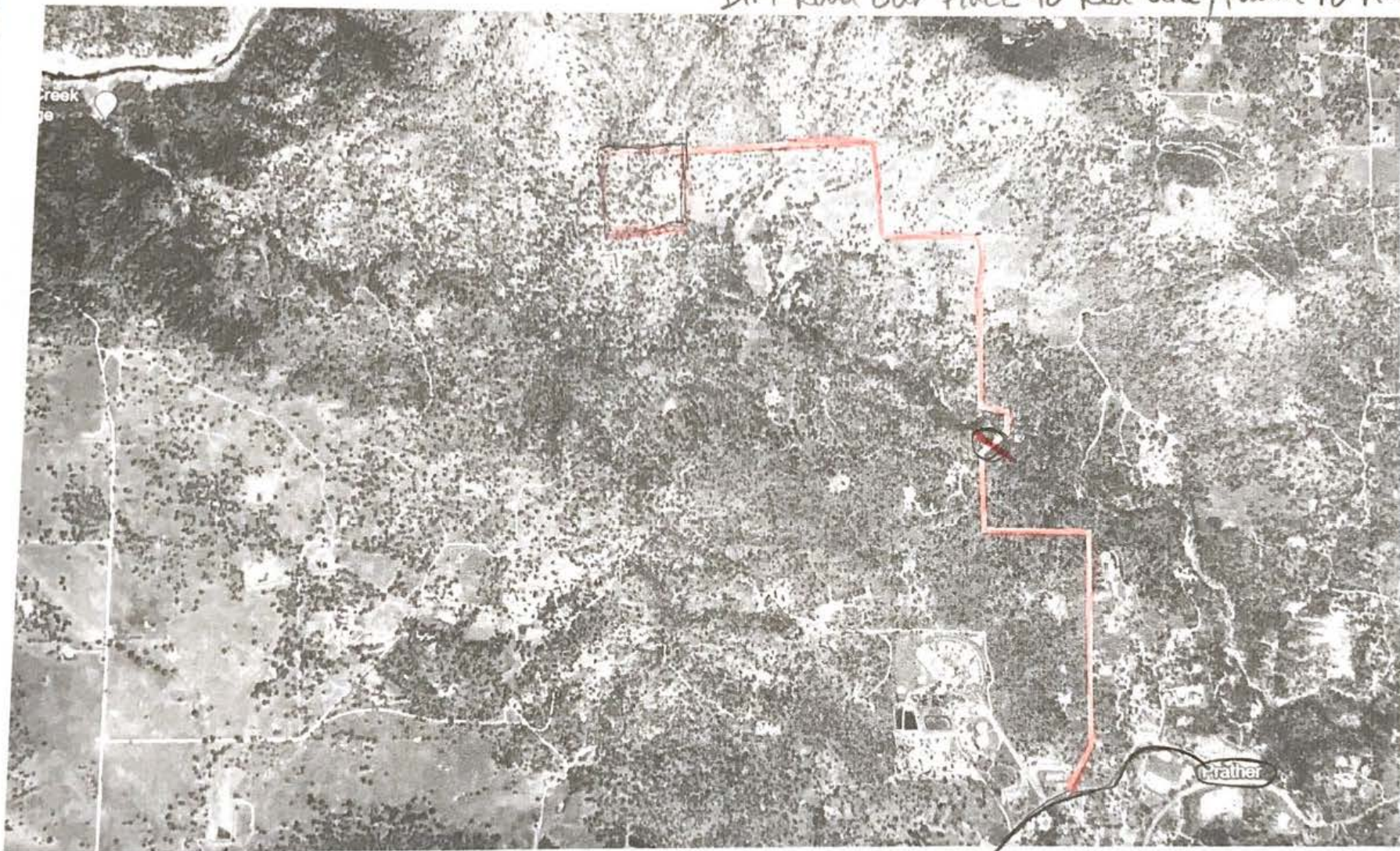
DATE

SCALE

STATUS

A2

Dirt Road our Place to Red Line, Paved to Auberry Road



Auberry Road

4471.48 m = **2.78** miles - Total
approx. 1.605 miles - Dirt
1.13 miles - Paved

Operational Statement Checklist Department of Public Works and Planning

#1.) The nature of our operation is to provide horseback riding lesson and horse boarding on our 160 acres.

#2.) We would like to provide lessons in the fall and in the spring, taking the winter off because of unpredictable weather and summer off because of the heat and busy schedules. All riding takes place outdoors. Sessions usually run about 8 weeks and have 4 kids per lesson. We would like to provide lessons Monday through Friday.

#3.) Number of riders depends on the demand from the community, the idea is 4 riders per lesson with 1-2 lessons per day. Home school kids have a very flexible schedule and kids in school would ride in the 3:00 to 5:30 time frame. With 4 riders per class there would be a maximum of 4 cars at each class, so 8 per day maximum but most of the time families and friends would ride at the same time slots and carpool back together.

#4.) This is a family run ranch and there are no employees.

#5.) No service or delivery vehicles.

#6.) The access to our ranch is a partially paved and partially dirt road.

#7.) We currently have plenty of open space to park vehicles. We would have more than enough room to designate up to six marked parking spots.

#8.) There are no goods sold on site.

#9.) We use an arena, horses and tack for riding.

#10.) No supplies or materials are used or stored, the horses live on the ranch.

#11.) There is no unsightly appearance or noise associated with this business. There is some dust on the dirt section of the road. We plan to put down more asphalt grindings as well as ask people to drive slowly and be respectful of our neighbors.

#12.) We can provide a portable bathroom with a hand washing station.

#13.) No water is used for the operation.

#14.) No advertising is proposed, we plan to run on word of mouth and we are an approved vendor with the charter schools which should provide plenty of students for horseback riding.

#15/#16.) We do have an existing tack room that we use for personal tack. We would like to use this building for lesson tack but if it is not allowed we do have a portable tack trailer we can use as well.

#17.) There is no outdoor lighting or sound being used.

#18.) No landscaping or fencing proposed.

#19.) Basically we would like to provide an opportunity for kids to ride and learn about horses. It's expensive and not an option for many children to own a horse. Some people want to own a horse and don't have a place to keep it, which is why we want to provide the boarding opportunity. Horses are gentle amazing animals that can work wonders for everyone. They provide an opportunity for kids to have a responsibility, to learn a good work ethic, and to get outside and off the computer games and TV. Shoveling manure can change a person's attitude in a matter of minutes. We have kids and adults alike that like to come out and pet or just be around the horses. We've had kids come out and do a few hours of shoveling manure for community service hours. We help put on the local gymkhana at Sierra High School as a fundraiser for the FFA. We provide horses for many of the kids that ride in that event because they want to participate but don't own a horse. The service that we would like to provide to the community is beneficial to all. Thank you for your consideration.

#20.) The Oliver Ranch LLC



Fresno County Department of Public Works and Planning

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

Date Received:

(Application No.)

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

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:

Horseback riding
Boarding

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: _____ side of _____
between _____ and _____

Street address: 31832 Spearhead Prather, CA 93651

APN: 118-270-36 Parcel size: 40 acres Section(s)-Twp/Rg: S 14 - T 10 S/R 22 E

ADDITIONAL APN(s): _____

I, Molly Oliver (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.

Luke & Molly Oliver PO Box 202 Prather 93651 559-288-3527

Owner (Print or Type) _____ Address _____ City _____ Zip _____ Phone _____

Applicant (Print or Type) Same Address _____ City _____ Zip _____ Phone _____

Representative (Print or Type) _____ Address _____ City _____ Zip _____ Phone _____

CONTACT EMAIL: mollycm67@hotmail.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 # _____ - _____ - _____

Zone District: _____

APN # _____ - _____ - _____

Parcel Size: _____

APN # _____ - _____ - _____

over.....



Looking North



Looking east and where proposed parking would be



Looking south. Also more parking by tack trailer



Looking west at riding arena

Picture of shade structure





Proposed boarding corrals



Different angle of parking area



Riding arena

Fresno County Recorder
Paul Dictos, CPA

2020-0134281

Recorded at the request of:
CHICAGO TITLE FRESNO - 7330

09/30/2020 11:32 19

Titles: 1 Pages: 4

Fees: \$28.00

CA SB2 Fees: \$0.00

Taxes: \$0.00

Total: \$28.00

RECORDING REQUESTED BY:
Chicago Title Company

**When Recorded Mail Document
and Tax Statement To:**
Luke D Oliver
31832 Spearhead Road
Prather, CA 93651

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow Order No.: FWFM-4502006677

Exempt from fee per GC 27388.1(a)(2); This document is a transfer of real property that is
a residential dwelling to an owner-occupier.

Property Address: 31832 Spearhead Road,
Prather, CA 93651

APN/Parcel ID(s): 118-270-36
118-270-37

GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
 The documentary transfer tax is \$ _____ 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, Luke Oliver and Molly Oliver, husband and wife as Joint Tenants,

hereby GRANT(S) to Luke D Oliver and Molly Oliver, 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: 31832 Spearhead Road, Prather, CA 93651

MAIL TAX STATEMENTS AS DIRECTED ABOVE

RECORDING REQUESTED BY:
Chicago Title Company

**This Document Was
Recorded Electronically**

When Recorded Mail Document
and Tax Statement To:
Luke D Oliver
31832 Spearhead Road
Prather, CA 93651

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow Order No.: FWF-4502006677

Exempt from fee per GC 27388.1(a)(2); This document is a transfer of real property that is
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PROPERTY COMMONLY KNOWN AS: 31832 Spearhead Road, Prather, CA 93651

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED
(continued)


APN/Parcel ID(s): 118-270-36
118-270-37

Dated: September 25, 2020

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



Luke Oliver



Molly Oliver

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 9-25-2020 before me, R. Matteson, Notary Public,
(here insert name and title of the officer)

personally appeared Luke Oliver and Molly Oliver,
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

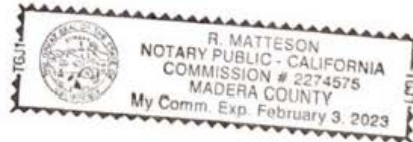


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 118-270-36 and 118-270-37

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

Parcel 1: APN 118-270-36

The Northeast quarter of the Southwest quarter of Section 14, Township 10 South, Range 22 East, Mount Diablo Base and Meridian, according to the Official Plat thereof.

Parcel 2:

An Easement for private road purposes over the following described real property lying in Section 13, 14, 24 and 25, all in Township 10 South, Range 22 East, Mount Diablo Base and Meridian, according to the Official Plat thereof.

(A) The North 60 feet of the East one-quarter of the Southwest quarter of said Section 13; and the North 60 feet of the Northwest quarter of the Southeast quarter of said Section 13.

(B) A strip of land 60 feet wide lying 30 feet each side of the following described centerline;

Commencing at the Southeast corner of the West three-quarters of the Northwest quarter of said Section 13; thence Westerly along the East and West centerline of said Section 13 and 14 to a point 30 feet West of the Northwest corner of the Northeast quarter of the Southwest quarter of said Section 14; thence Southerly along the West line of the Northeast quarter of the Southwest quarter of said Section 14 to a point 30 feet South of the North line of the South one-quarter of said Section 14; thence Easterly along the North line of the South one-quarter of said Sections 13 and 14 to a point 30 feet East of the Northeast corner of the Southwest quarter of the Southwest quarter of said Section 13; thence Southerly along the East line of the Southwest quarter of the Southwest quarter of said Section 13 to the South line of said Section 13; thence meandering in a Southerly direction to a point 30 feet West and 200 feet South of the Northwest corner of the Southeast quarter of the Northwest quarter of said Section 24; thence Southerly along the West line of the Southeast quarter of the Northwest quarter of said Section 24 to a point 30 feet South of the East and West centerline of said Section 24; thence East along said centerline to the Southeast corner of the Northwest quarter of said Section 24; thence Southerly parallel with and 30 feet West of the East line of the Southwest quarter of said Section 24 to the South line of said Section 24; thence continuing Southerly along said parallel line a distance of 100 feet, more or less, thence meandering in a Southwesterly direction to a point on the centerline of Auberry road, said point being distant 100 feet West, more or less, from the East line of the Northwest quarter of said Section 25.

Parcel 3: APN 118-270-37

The South half of the Northwest quarter and the Northwest quarter of the Southwest quarter of Section 14, Township 10 South, Range 22 East, Mount Diablo Base and Meridian, according to the Official Plat thereof.

Parcel 4:

An Easement for private road purposes over the following described real property lying in Section 13, 14, 24 and 25, all in Township 10 South, Range 22 East, Mount Diablo Base and Meridian, according to the Official Plat thereof.

(A) The North 60 feet of the East one-quarter of the Southwest quarter of said Section 13; and the North 60 feet of the Northwest quarter of the Southeast quarter of said Section 13.

(B) A strip of land 60 feet wide lying 30 feet each side of the following described centerline;

Commencing at the Southeast corner of the West three-quarters of the Northwest quarter of said Section 13; thence Westerly along the East and West centerline of said Section 13 and 14 to a point 30 feet West of the Northwest corner of

EXHIBIT "A"

Legal Description
(continued)

the Northeast quarter of the Southwest quarter of said Section 14; thence Southerly along the West line of the Northeast quarter of the Southwest quarter of said Section 14 to a point 30 feet South of the North line of the South one-quarter of said Section 14; thence Easterly along the North line of the South one-quarter of said Sections 13 and 14 to a point 30 feet East of the Northeast corner of the Southwest quarter of the Southwest quarter of said Section 13; thence Southerly along the East line of the Southwest quarter of the Southwest quarter of said Section 13 to the South line of said Section 13; thence meandering in a Southerly direction to a point 30 feet West and 200 feet South of the Northwest corner of the Southeast quarter of the Northwest quarter of said Section 24; thence Southerly along the West line of the Southeast quarter of the Northwest quarter of said Section 24 to a point 30 feet South of the East and West centerline of said Section 24; thence East along said centerline to the Southeast corner of the Northwest quarter of said Section 24; thence Southerly parallel with and 30 feet West of the East line of the Southwest quarter of said Section 24 to the South line of said Section 24; thence continuing Southerly along said parallel line a distance of 100 feet, more or less, thence meandering in a Southwesterly direction to a point on the centerline of Auberry road, said point being distant 100 feet West, more or less, from the East line of the Northwest quarter of said Section 25.