



County of Fresno

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

DATE: October 5, 2023

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
Department of Public Works and Planning, Attn: William M. Kettler,
Deputy Director of Planning
Development Services and Capital Projects, Attn: Chris Motta, Division Manager
Development Services and Capital Projects, Attn: Tawanda Mtunga,
Principal Planner
Development Services and Capital Projects, Current/Environmental
Planning, Attn: David Randall, Senior Planner
Development Services and Capital Projects, Policy Planning, Attn:
Mohammad Khorsand, Senior Planner
Development Services and Capital Projects, Zoning & Permit Review,
Attn: James Anders, Senior Planner/Daniel Gutierrez, Senior
Planner
Development Services and Capital Projects, Development Engineering,
Attn: Laurie Kennedy, Office Assistant III
Water and Natural Resources Division, Attn: Augustine Ramirez, Division
Manager
Water and Natural Resources Division, Attn: Roy Jimenez, Senior Planner
Water and Natural Resources Division, Transportation Planning, Attn:
Hector Luna, Senior Planner
Water and Natural Resources Division, Community Development, Attn:
Yvette Quiroga, Principal Planner
Design Division, Attn: Mohammad Alimi, Division Manager;
Erin Haagenson, Principal Staff Analyst
Resources Division, Attn: Daniel Amann, Interim Division Manger
Resources Division, Special Districts, Attn: Christopher Bump, Principal
Staff Analyst,
Road Maintenance and Operations Division, Attn: Wendy Nakagawa,
Supervising Engineer
Department of Public Health, Environmental Health Division, Attn: Deep
Sidhu, Supervising Environmental Health Specialist; Kevin Tsuda,
Environmental Health Specialist;
Agricultural Commissioner, Attn: Melissa Cregan
Sheriff's Office, Attn: Captain Ryan Hushaw, Adam Esmay, Kevin Lolkus
Pacific Gas and Electric, Centralized Review Team, Attn: PGEPlanReview@pge.com
Santa Rosa Rancheria Tachi-Yokut Tribe, Attn: Ruben Barrios, Tribal Chairman/
Shana Powers, Cultural Director
Dumna Wo Wah Tribal Government, Attn: Robert Ledger, Tribal Chairman/ Eric
Smith, Cultural Resources Manager/ Chris Acree, Cultural Resources Analyst
Picayune Rancheria of the Chukchansi Indians, Attn: Heather Airey,
Cultural Resources Director
Table Mountain Rancheria, Attn: Robert Pennell, Cultural Resources, Director

Fresno County Fire Protection, FKU.Prevention-Planning@fire.ca.gov

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

SUBJECT: Variance Application No. 4156 and Initial Study No. 8482

APPLICANT: Orlando Ramirez

DUE DATE: **October 20, 2023**

PROJECT: The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application for a Variance to allow the creation of a substandard size parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District from an existing 39.38-acre parcel. The proposed parcel is 1.27-acres in size and the existing parcel will be 38.11-acres with the intent to sell remainder parcel for continued agricultural use. Mapping procedure to follow if Variance approved.

The subject parcel is located on the north side of E. Caruthers Ave., approximately 0.25-miles east from the intersection with south De Wolf Ave., approximately 0.9-miles south of the City of Selma. (APN: 385-102-02s) (8420 E. Caruthers Ave.) (Sup. Dist. 4).

The Department is also reviewing for environmental effects, as mandated by the California Environmental Quality Act (CEQA) and for conformity with plans and policies of the County.

DEADLINE: 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 **October 20, 2023**. Any comments received after this date may not be used.

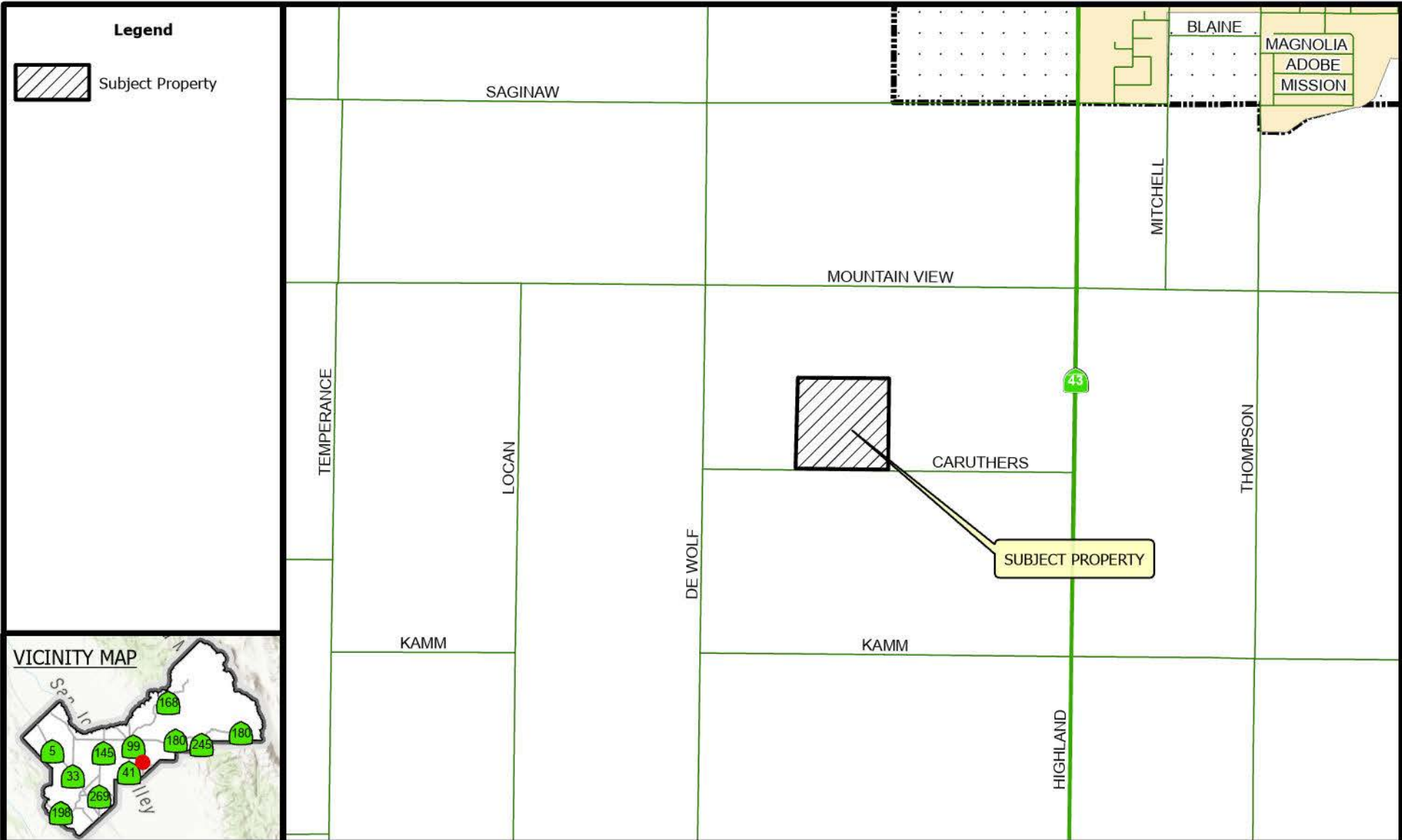
If you do not have comments, please provide a "NO COMMENT" response to our office by the above deadline (e-mail is also acceptable; see email address below).

If you have any questions about coordinating comments or questions related to environmental and/or policy/design issues please call Alyce Alvarez, at 600-9669 or alyalvarez@fresnocountyca.gov.


AA
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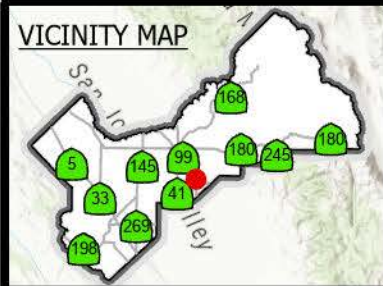
Activity Code (Internal Review): 2377

Enclosures



Legend

 Subject Property

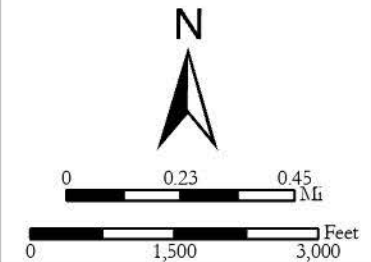


LOCATION MAP



VA4156 & IS8482

2023

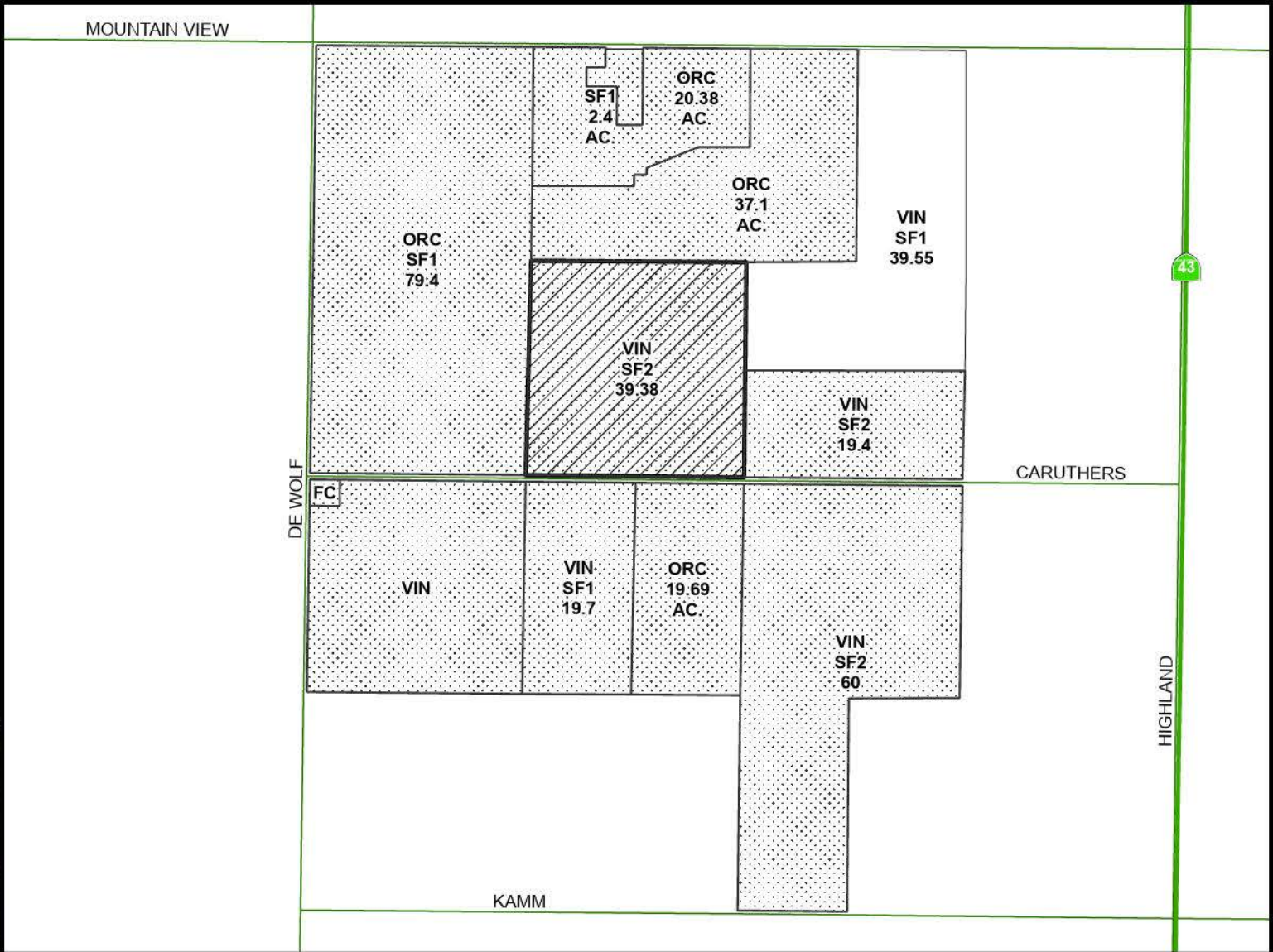
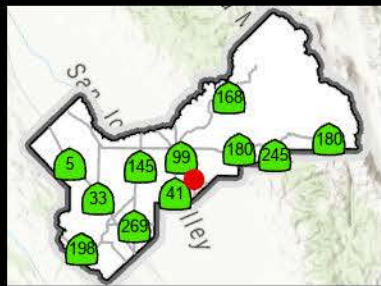
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : chuwang
 On Date : 9/26/2023



LEGEND:

-  Subject Property
-  Ag Contract Land

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

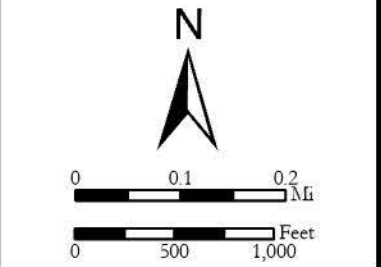


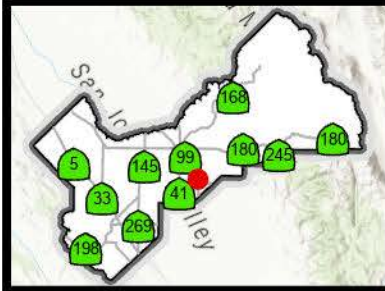
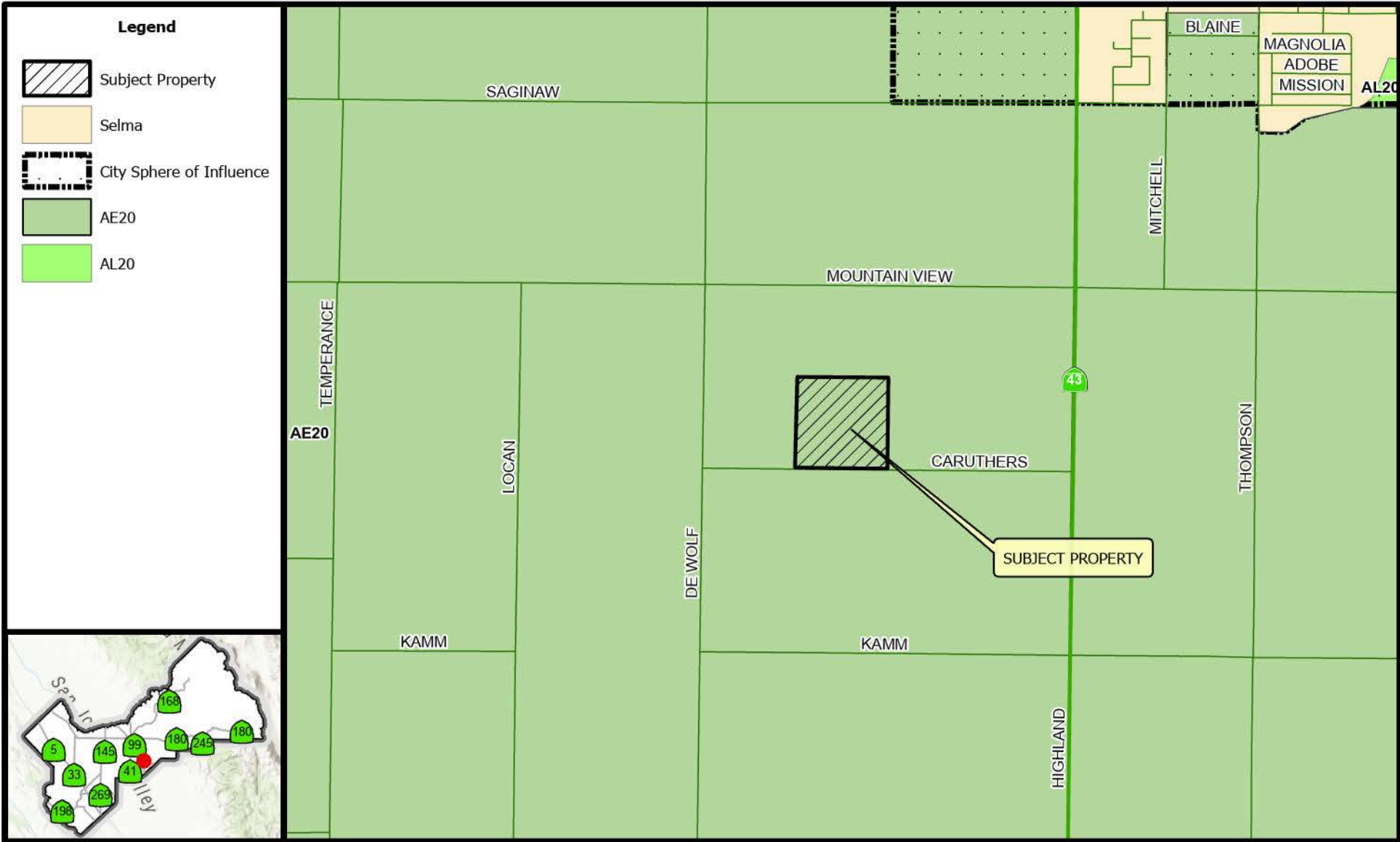
Existing Land Use Map

VA4156 & IS8482

2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : chuang
 On Date : 9/26/2023



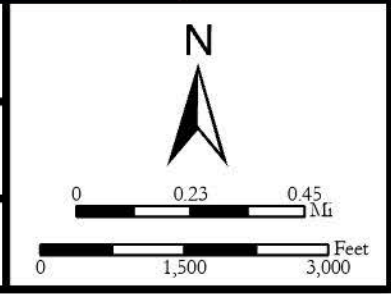


Existing Zoning Map

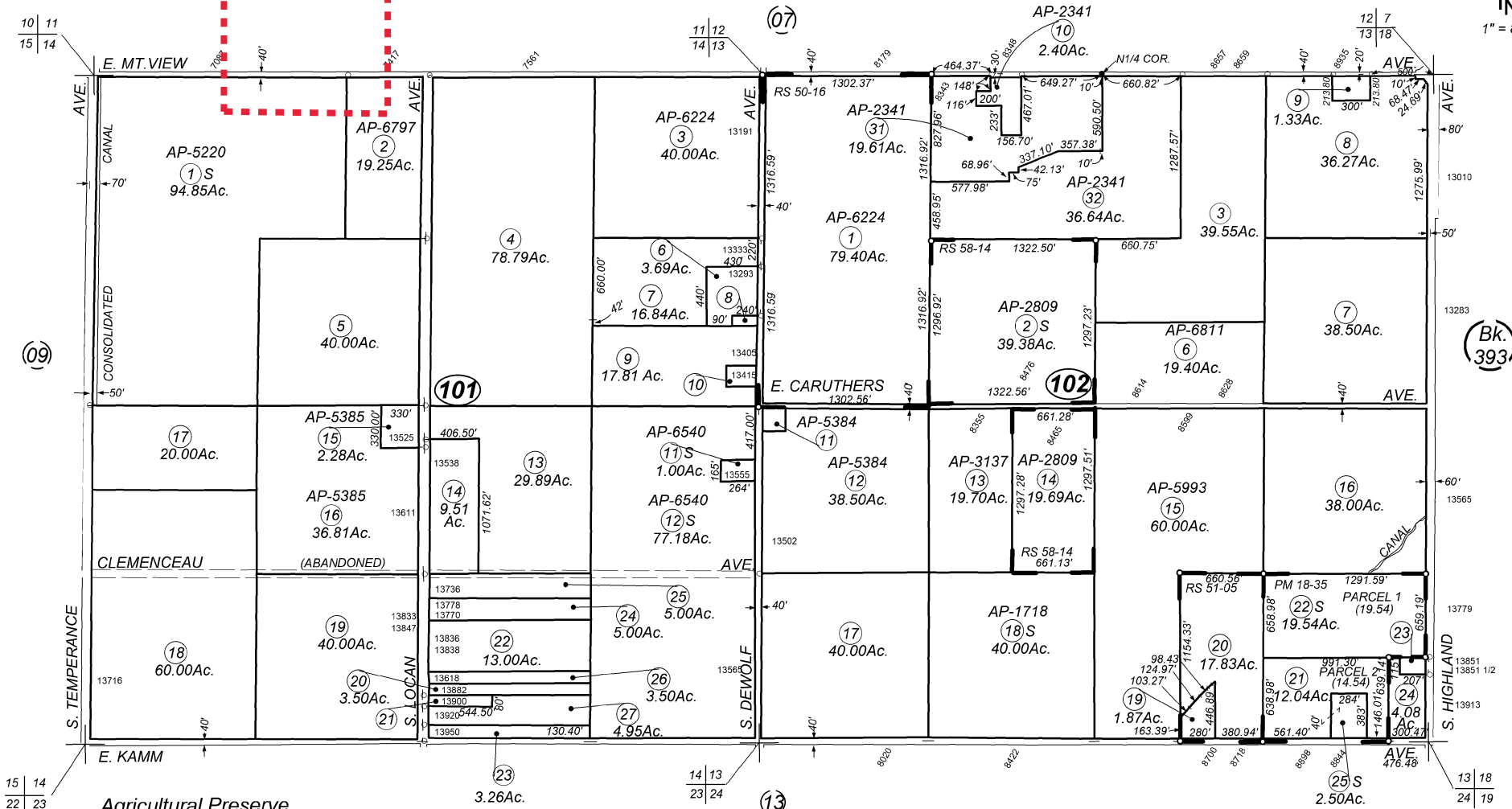
VA4156 & IS8482
 STR 13 - 15 / 20

2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : chuang
 On Date : 9/26/2023



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



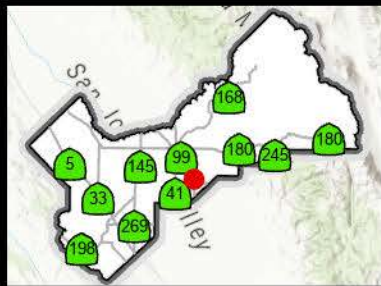
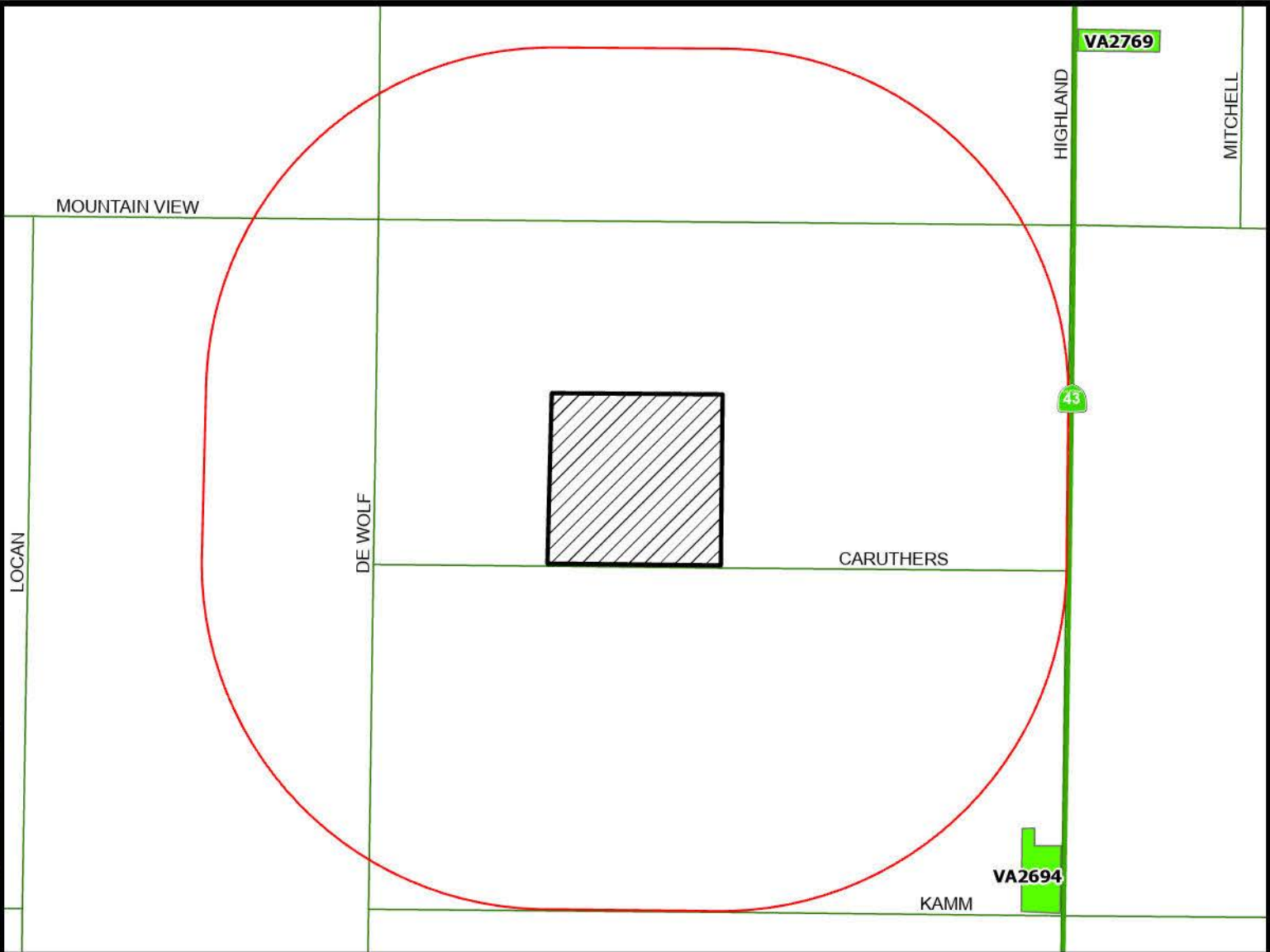
Agricultural Preserve
Parcel Map No.2733 - Bk.18, Pg.35
Record of Survey - Bk.51, Pg.05
Record of Survey - Bk.51, Pg.16
Record of Survey - Bk.58, Pg.48

Assessor's Map Bk. 458 - Pg. 25
County of Fresno, Calif.

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

Legend

-  halfmilebuffer
-  Subject Property
-  VA Permits

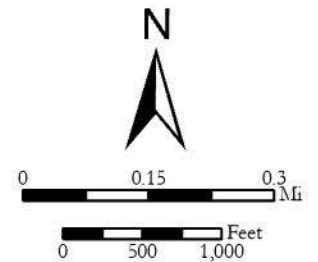


Proximity Map

VA4156 & IS8482

2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : chuvang
On Date : 9/26/2023



REQUIRED FINDINGS NECESSARY FOR THE GRANTING OF A VARIANCE APPLICATION AS SPECIFIED IN ZONING ORDINANCE SECTION 877

- 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 Kawano family has had the property since around 1953. The farming operation included table grapes. Mr. Colin Kawano is fully retired and is feeling the pressure of having to make decisions that influence his ability to maintain the farm. Colin would like to focus on retirement and full attention on his wife and grandchildren so it is now time to completely part ways with the farming business. Additionally, recent surgeries have limited movement to a 20% disability in the right arm which makes running a farming operation that much more difficult.

- 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.**

Granting of the variance will maintain and preserve the current vineyard operation. Mr. Kawano in conversation neighboring farmers who have interest in purchasing the vineyard for addition to their ongoing farming operations. Potential sale to a fellow neighbor will maintain the intent and purpose of the agriculturally zoned district for continued vineyard operation. The division of the property will permit Colin and Mrs. Kawano to remain in the existing forever home without further duress and the vineyard will maintain its current land use. The division of the property will not change current conditions, nor will it affect current Ag preserve status of the vineyard.

- 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.**

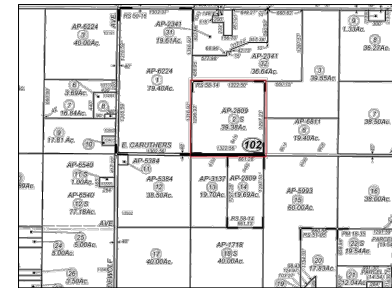
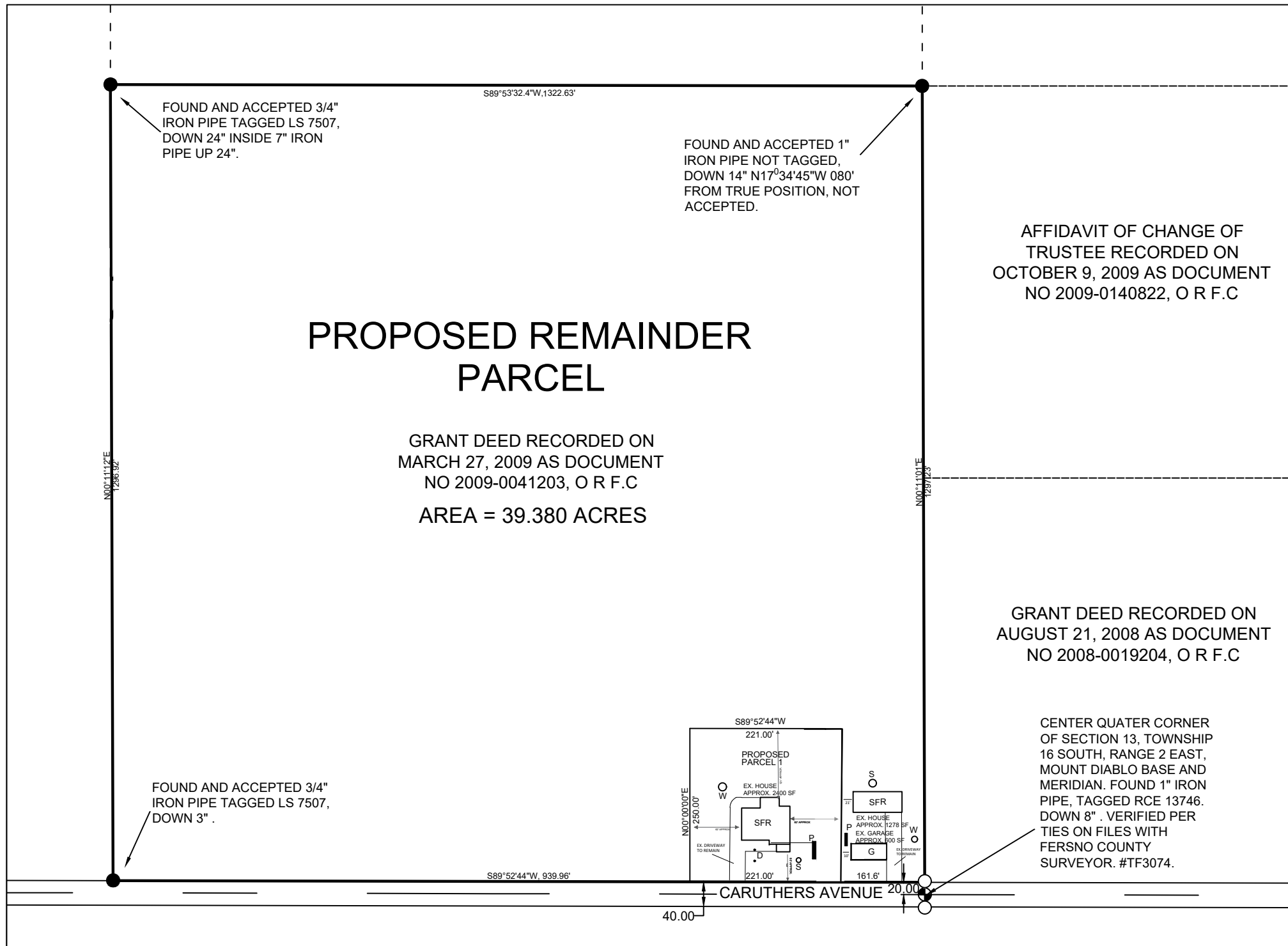
Subdivision of the property will not be materially detrimental to the existing home, agricultural environment, and/or surrounding areas. The immediate area is surrounded by established farming operations with homes in very rural settings. There is an existing additional single-family home on the east side of the Kawano residence that will remain with the proposed vineyard split. This will provide the new owner(s) with an established living opportunity in addition to the vineyard. All existing accessory buildings have been and are utilized for single-family rural residential uses that are compatible in nature, architectural elements and purpose.

Each residence independently maintains its own well and septic system per County requirements and the proposed division will not impact area properties and their existing improvements in any way.

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

The request to divide the property is unique and that the owner is seeking to simply divide and sell the vineyard property to a local area farmer while maintaining the family homestead. With sale of the vineyard, operationally that will not change, but rather provides Mr. Kawano the opportunity to keep the family home going forward and provides the Kawano's the ability to focus on caring for each other during these golden years. The General Plan permits the establishment of rural residential properties along with primary agricultural uses as proposed. The division of the property does not create a detriment to the General Plan objectives, nor does it jeopardize current farming practices of the site.

TENTATIVE MAP OF APN 102, PAGE 10 - BOOK 385, COUNTY OF FRESNO, CA



VICINITY MAP



AFFIDAVIT OF CHANGE OF TRUSTEE RECORDED ON OCTOBER 9, 2009 AS DOCUMENT NO 2009-0140822, O R F.C

PROPOSED REMAINDER PARCEL

GRANT DEED RECORDED ON MARCH 27, 2009 AS DOCUMENT NO 2009-0041203, O R F.C
AREA = 39.380 ACRES

GRANT DEED RECORDED ON AUGUST 21, 2008 AS DOCUMENT NO 2008-0019204, O R F.C

CENTER QUATER CORNER OF SECTION 13, TOWNSHIP 16 SOUTH, RANGE 2 EAST, MOUNT DIABLO BASE AND MERIDIAN. FOUND 1" IRON PIPE, TAGGED RCE 13746. DOWN 8" . VERIFIED PER TIES ON FILES WITH FERSNO COUNTY SURVEYOR. #TF3074.

- S SEPTIC
- W WELL
- D DRAIN
- G GARAGE
- P PROPANE

AC

PURPOSE :
TO INDICATE THE PROPOSED PARCEL SUBDIVISION.

NOTE :
PARCEL 1 = 55249.88 sqft; 1.27 Acre
REMAINDER PARCEL = 1660229.99 sqft; 38.11 Acre

Parent parcel boundary is marked in thick line

PREPARED BY:
ORLANDO RAMIREZ
RAMIREZ LAND PLANNING INC

CHECKED BY :

DATE: 2.May.2023

CLIENT:
COLIN KAWANO

PROJECT:
TENTATIVE PARCEL MAP

LOCATION:
APN 385-102-02S
FRESNO COUNTY, CA

DESCRIPTION :

Plan is created using a exisiting survey plan dated 20th June 2012 & a parcel exhibit. All distances are in US feet. Bearing are calculated. Area calculations conducted through CAD(computer Aided Design-Autodesk AutoCAD 2020 version)

SHEET NO
1 of 2 GRAPHIC SCALE= 1/16"=1'-0"



County of Fresno

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

PRE-APPLICATION REVIEW DISCLOSURE/DISCLAIMER

Completion of a Pre-Application Review is no longer a mandatory step necessary in order to submit a land use or mapping application to the Fresno County, Department of Public Works and Planning, Development Services Division for processing. The purpose of the Pre-Application Review is to allow the customer and staff to exchange information and confirm the necessary application process, required fees, and submittal material prior to the customer paying the actual application fees. Specifically, during the Pre-Application Review process, staff researches and provides the following information:


- If the proposed use is allowed based on the zoning of the subject parcel; the type(s) of application(s) required to permit the proposal to be processed.
- If the subject site is a legal parcel (Note: If the parcel is not legally created, no land use/mapping application can be processed until the legality issue is resolved).
- The anticipated level of environmental review.
- If the project site is under the Williamson Act Contract and if the proposed use is permitted under the Contract.
- If the site is located within a special district and if special considerations may be applicable to the project.
- Required application forms, filing fees, and filing requirements/materials.

While the Pre-Application Review is an option for any prospective application, in those cases where an applicant opts not to file for completion of a Pre-Application Review; the information research noted above that typically results from the Pre-Application Review process may not be realized until after the application fees have been accepted and the project has been routed for comment. This being the case, unexpected issues may arise that could impact the processing timeline and cost of the application and/or impact the determination as to whether the application can even continue to be processed as originally submitted. *Please note that if the application cannot be processed as submitted, the processing fees expended thus far will not be refunded.*

By opting out of the Pre-Application Review process, I hereby acknowledge the potential for additional application processing delays and costs.

ORLANDO RAMIREZ
PRINT NAME

PRINT NAME


SIGNATURE

SIGNATURE

5/23/23
DATE

DATE

G:\4360Devs&Pln\FORMS\F227 Pre-Application Review Waiver.doc



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.

Orlando Ramirez
Agent Name (Print or Type)

Ramirez Land Planning
Company Name (Print or Type)

4233 W Wathen Ave
Mailing Address

Fresno, CA 93722
City / State / Zip Code

559-903-9418
Phone Number

orlando@ramirezplanning.com
Email Address

385-102-02S
Project APN

8420 E Caruthers Ave
Project Street Address
Selma, CA 93662

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

Project Description (Print or Type):

Subdivide subject parcel into one smaller 1.27ac+/-
parcel with a 38.11ac+/- remainder parcel.

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.

Colin Kawano
Owner Signature

5/13/23
Date

COLIN KAWANO
Owner Name (Print or Type)

(559) 285-6920
Phone Number

TAYZAYYA@AOL.COM
Email Address

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

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



Fresno County Department of Public Works and Planning

Date Received:

(Application No.)

MAILING ADDRESS:

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

LOCATION:

Southwest corner of Tulare & "M" Streets, Suite A
Street Level
Fresno Phone: (559) 600-4497
Toll Free: 1-800-742-1011 Ext. 0-4497

APPLICATION FOR:

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

DESCRIPTION OF PROPOSED USE OR REQUEST:

Applicant requests to subdivide existing parcel and maintain existing single family residence with intent to sell remainder parcel for continued agricultural use.

CEQA DOCUMENTATION: Initial Study PER N/A

PLEASE USE FILL-IN FORM OR PRINT IN BLACK INK. Answer all questions completely. Attach required site plans, forms, statements, and deeds as specified on the Pre-Application Review. **Attach Copy of Deed, including Legal Description.**

LOCATION OF PROPERTY: North side of E Caruthers Ave
between Highland and DeWolf
Street address: 8420 E Caruthers Ave Selma, CA 93662

APN: 385-02-102S Parcel size: +/- 40ac Section(s)-Twp/Rg: S ___ - T ___ S/R ___ E

ADDITIONAL APN(s): _____

I, Orlando Ramirez (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.

Orlando Ramirez 8420 E. CARUTHERS AVE SELMA 93662 (559) 285-6920
Owner (Print or Type) Address City Zip Phone

Orlando Ramirez, Ramirez 4233 W Wathen Ave Fresno 93722 559-999-1963
Applicant (Print or Type) Address City Zip Phone

Representative (Print or Type) Address City Zip Phone

CONTACT EMAIL: Orlando@ramirezplanning.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: Private

SEWER: Yes / No
Agency: Private

STAFF DETERMINATION: This permit is sought under Ordinance Section:

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

Related Application(s): _____

APN # _____ - _____ - _____

Zone District: _____

APN # _____ - _____ - _____

Parcel Size: _____

APN # _____ - _____ - _____

APN # _____ - _____ - _____



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING

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 :** Colin Kawano **Phone/Fax** 559-285-6920

Mailing Address: 8420 E Caruthers Ave Selma CA 93662
Street City State/Zip

2. **Applicant :** Orlando Ramirez, Ramirez Land Planning **Phone/Fax:** 559-999-1963

Mailing Address: 4233 W Wathen Ave Fresno CA 93722
Street City State/Zip

3. **Representative:** _____ **Phone/Fax:** _____

Mailing Address: _____
Street City State/Zip

4. **Proposed Project:** Subdivide existing parcel and maintain existing single family residence with intent to sell remainder parcel for continued agricultural use.

5. **Project Location:** north side of Caruthers Ave between highland Ave and Dewolf Ave

6. **Project Address:** 8420 E Caruthers Ave Selma, CA 93662

7. **Section/Township/Range:** _____ / _____ / _____ 8. **Parcel Size:** 39ac +/-

9. **Assessors Parcel No.** 385-02-102S

DEVELOPMENT SERVICES DIVISION

10. Land Conservation Contract No. (If applicable): 2809

11. What other agencies will you need to get permits or authorization from:

- | | |
|--|--|
| <input type="checkbox"/> LAFCo (annexation) | <input type="checkbox"/> SJVUAPCD (Air Pollution Control District) |
| <input type="checkbox"/> CALTRANS | <input type="checkbox"/> Reclamation Board |
| <input type="checkbox"/> Division of Aeronautics | <input type="checkbox"/> Department of Energy |
| <input type="checkbox"/> Water Quality Control Board | <input type="checkbox"/> Airport Land Use Commission |
| <input type="checkbox"/> Other _____ | |

12. Will the project utilize Federal funds or require other Federal authorization subject to the provisions of the National Environmental Policy Act (NEPA) of 1969? Yes No

If so, please provide a copy of all related grant and/or funding documents, related information and environmental review requirements.

13. Existing Zone District¹: AE20

14. Existing General Plan Land Use Designation¹: Rural Residential

ENVIRONMENTAL INFORMATION

15. Present land use: Rural Residential / Farming

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

Existing single family homes and detached garage. Private well, septic and plumbing systems.

Describe the major vegetative cover: none-site maintained for farming use

Any perennial or intermittent water courses? If so, show on map: none

Is property in a flood prone area? Describe: n/a

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

North: agriculture

South: rural residential and agricultural

East: agriculture

West: agriculture

17. What land use(s) in the area may be impacted by your Project?: no impact

18. What land use(s) in the area may impact your project?: no impacts

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	1
Lot Size	1.3ac
Single Family	x
Apartments	_____

II. Commercial - Number of Employees	n/a
Number of Salesmen	_____
Number of Delivery Trucks	_____
Total Square Footage of Building	_____

III. Describe and quantify other traffic generation activities: _____

None- Existing SFR is used owned by retired owner. Farming operation will not change and will not generate additional traffic

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:

(x) private well

() community system³ --name: _____

24. Anticipated volume of water to be used (gallons per day)²: _____

25. Proposed method of liquid waste disposal:
(x) septic system/individual
() community system³-name _____

26. Estimated volume of liquid waste (gallons per day)²: _____

27. Anticipated type(s) of liquid waste: n/a _____

28. Anticipated type(s) of hazardous wastes²: n/a _____

29. Anticipated volume of hazardous wastes²: n/a _____

30. Proposed method of hazardous waste disposal²: n/a _____

31. Anticipated type(s) of solid waste: household _____

32. Anticipated amount of solid waste (tons or cubic yards per day): n/a _____

33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): n/a _____

34. Proposed method of solid waste disposal: existing county ESA hauler _____

35. Fire protection district(s) serving this area: fresno county fire _____

36. Has a previous application been processed on this site? If so, list title and date: n/a _____

37. Do you have any underground storage tanks (except septic tanks)? Yes _____ No x _____

38. If yes, are they currently in use? Yes _____ No x _____

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


SIGNATURE

5/15/23
DATE

¹Refer to Development Services Conference Checklist

²For assistance, contact Environmental Health System, (559) 445-3357

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 GAME FEE

State law requires that specified fees (\$2,839.25 for an EIR; \$2,044.00 for a Negative Declaration) be paid to the California Department of Fish and Game (DFG) for projects, which must be reviewed for potential adverse effect on wildlife resources. The County is required to collect the fees on behalf of the DFG. 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 DFG for eligible projects determined by that agency to have "no effect on wildlife." That determination must be provided in advance from DFG to the County at the request of the applicant. You may wish to call the local office of the DFG at (559) 222-3761, if you need more information.

Upon completion of the Initial Study you will be notified of the applicable fee. Payment of the fee will be required before your project will be forwarded to the project analyst for scheduling of any required hearings and final processing. The fee will be refunded if the project should be denied by the County.



Applicant's Signature



Date

G:\4360DEVS&PLN\FORMS\INITIAL STUDY APPLICATION MASTER 1-5-11.DOC

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL DOCUMENT
AND TAX STATEMENT TO:

Colin M. Kawano

8476 E Caruthers Ave.

Selma, Ca 93662



FRESNO County Recorder
Robert C. Werner

DOC- 2009-0041203

Acct 5-First American Title Insurance Company

Friday, MAR 27, 2009 08:00:00

Ttl Pd \$21.00

Nbr-0002959728

APR/R1/1-4

Space Above This Line for Recording

A.P.N.: 385-100-07-S

File No.: 1004-3248872 (DEC)

GRANT DEED

The Undersigned Grantor(s) declare(s): DOCUMENTARY TRANSFER TAX **\$.00**; CITY TRANSFER TAX **\$.00**;
SURVEY MONUMENT FEE **\$.00**

This is a conveyance by reason of inter vivos gift or by reason of death of a person, that is outright to, or in trust for the benefit of, a person or entity and is EXEMPT from the imposition of the Documentary Transfer Tax pursuant to § 11930 of the Revenue and Taxation Code.

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

Max Kawano and Fumi Kawano, Co-Trustees of the 1995 Max Kawano and Fumi Kawano Revocable Trust created on November 8, 1995

hereby GRANT(s) to **Colin M. Kawano, a single man**

the following described property in the Unincorporated of , County of **Fresno**, State of **California**:

See Exhibit A attached hereto for legal description.

Mail Tax Statements To: **SAME AS ABOVE**

STATE OF California)SS
COUNTY OF Fresno)

On March 24, 2009, before me, J. Garrett, Notary Public, personally appeared Max Kawano i Fumi Kawano

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.

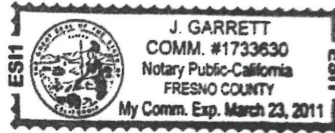
WITNESS my hand and official seal.

Signature

J. Garrett

My Commission Expires: 3/23/2011

Notary Name: J. Garrett
Notary Registration Number: 1733630



This area for official notarial seal

Notary Phone: 559-221-1968
County of Principal Place of Business: Fresno

A.P.N.: 385-100-07-S

File No.: 1004-3248872 (DEC)

Dated: 03/24/2009

Max Kawano and Fumi Kawano Revocable Trust created 11/8/95

Max Kawano

Max Kawano, Co-Trustee

Fumi Kawano

Fumi Kawano, Co-Trustee

EXHIBIT A

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE UNITED STATES GOVERNMENT TOWNSHIP PLAT APPROVED BY THE SURVEYOR GENERAL ON JULY 15, 1854;

EXCEPT THEREON ONE-HALF OF THE OIL, GAS AND MINERAL RIGHTS, AS RESERVED IN THE DEED FROM HENRY T. ANDERSON AND NOEMI ANDERSON, HIS WIFE, TO MAX KAWANO, A SINGLE MAN, DATED JANUARY 25, 1951, RECORDED FEBRUARY 16, 1951, IN BOOK 2971, PAGE 231 OF OFFICIAL RECORDS DOCUMENT NO. 9965.

Facing East

1.



Facing North

2.



Facing South

3.



Facing West

4.



Facing East



Facing North



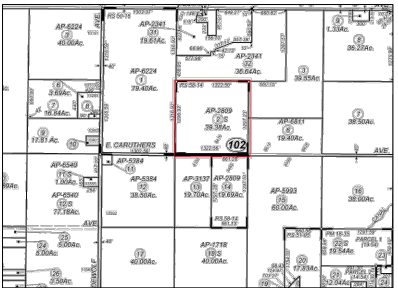
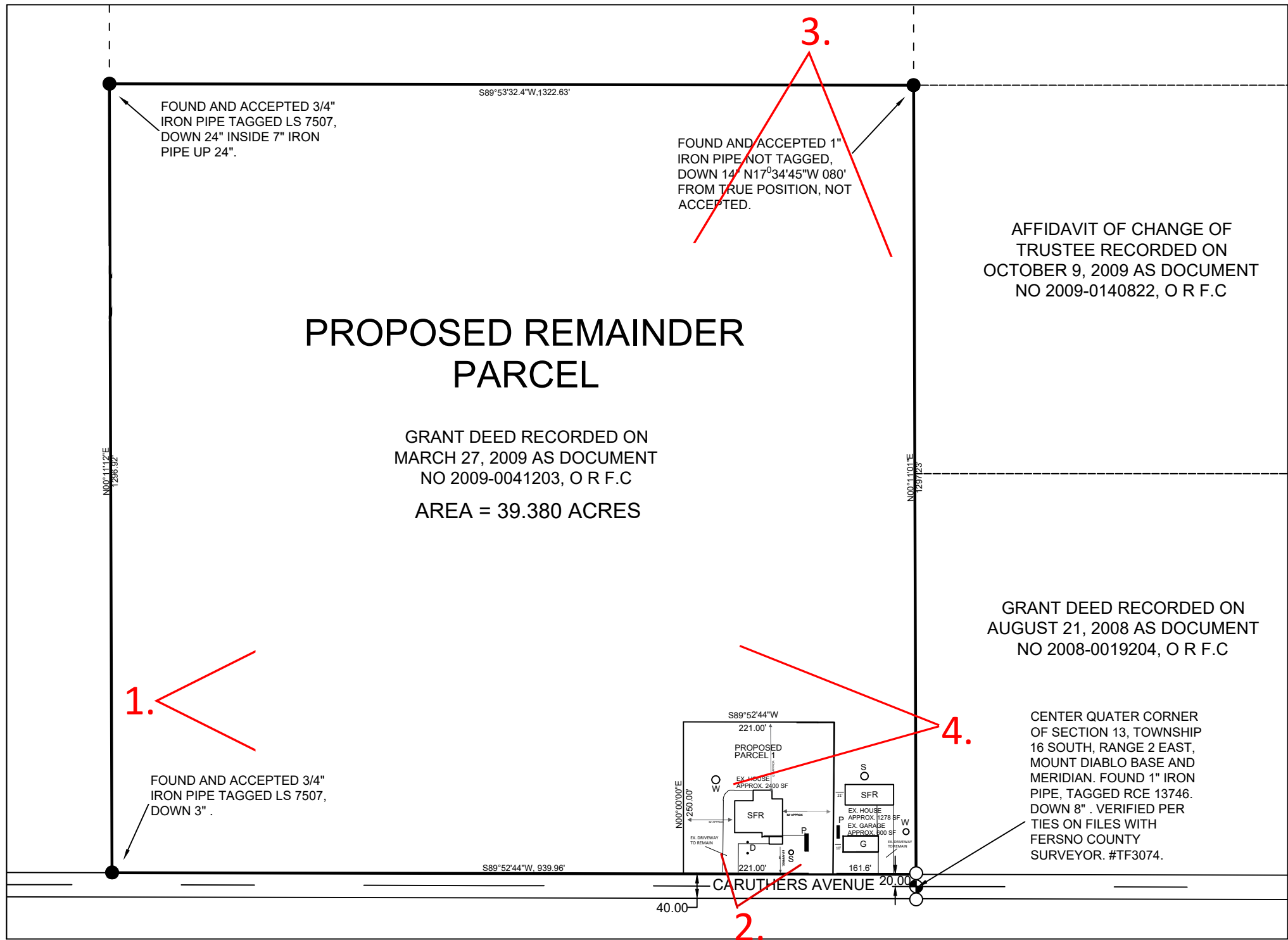
Facing South



Facing West



TENTATIVE MAP OF APN 102, PAGE 10 - BOOK 385, COUNTY OF FRESNO, CA



VICINITY MAP



AC

PURPOSE :
TO INDICATE THE PROPOSED PARCEL SUBDIVISION.

NOTE :
PARCEL 1 = 55249.88 sqft; 1.27 Acre
REMAINDER PARCEL = 1660229.99 sqft; 38.11 Acre

Parent parcel boundary is marked in thick line

PREPARED BY:
ORLANDO RAMIREZ
RAMIREZ LAND PLANNING INC

CHECKED BY :

DATE: 2.May.2023

CLIENT:
COLIN KAWANO

PROJECT:
TENTATIVE PARCEL MAP

LOCATION:
APN 385-102-02S
FRESNO COUNTY, CA

SHEET NO
1 of 2 **GRAPHIC SCALE=** 1/16"=1'-0"

AFFIDAVIT OF CHANGE OF TRUSTEE RECORDED ON OCTOBER 9, 2009 AS DOCUMENT NO 2009-0140822, O R F.C

GRANT DEED RECORDED ON AUGUST 21, 2008 AS DOCUMENT NO 2008-0019204, O R F.C

PROPOSED REMAINDER PARCEL

GRANT DEED RECORDED ON MARCH 27, 2009 AS DOCUMENT NO 2009-0041203, O R F.C
AREA = 39.380 ACRES

CENTER QUATER CORNER OF SECTION 13, TOWNSHIP 16 SOUTH, RANGE 2 EAST, MOUNT DIABLO BASE AND MERIDIAN. FOUND 1" IRON PIPE, TAGGED RCE 13746. DOWN 8" . VERIFIED PER TIES ON FILES WITH FERSNO COUNTY SURVEYOR. #TF3074.

- S SEPTIC
- W WELL
- D DRAIN
- G GARAGE
- P PROPANE

DESCRIPTION :
Plan is created using a exisiting survey plan dated 20th June 2012 & a parcel exhibit. All distances are in US feet. Bearing are calculated. Area calculations conducted through CAD(computer Aided Design-Autodesk AutoCAD 2020 version)