



# County of Fresno

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

DATE: March 11, 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: 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](mailto:PGEPlanReview@pge.com)  
Fresno County Fire Protection, FKU.Prevention-Planning@fire.ca.gov

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

SUBJECT: Variance Application No. 4162 / Director's Review and Approval Application No. 4757 & Environmental Review No. 8528

APPLICANT: David Horn, Yamabe and Horn Engineering

DUE DATE: **March 26, 2024**

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject applications concurrently proposing to allow a reduction in the property development standards to allow a reduced lot width and road frontage of 53.2-feet, where a minimum of 165-feet are required; allow a lot depth-to-width ratio in excess of 4 to 1; and allow a reduction of the minimum required setbacks for a single family residence and accessory buildings in conjunction with proposed Property Line Adjustment (PLA) 22-09 between an existing 1.86-acre parcel and 153.1-acre parcel. Additionally, allow two existing residences to remain on the proposed 1.86-acre parcel located within the AE-20 (Exclusive Agricultural, 20-acre minimum) Zone District.

The subject parcels are located on the east side of south Alta Ave, approximately 272 feet southeast from the intersection with Manning Ave, approximately 1.5-miles east from the City of Reedley. (APNs: 373-111-27 & 373-111-28) (9234 S. Alta Ave) (Sup. Dist. 4).

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 [alvalvarez@fresnocountyca.gov](mailto:alvalvarez@fresnocountyca.gov)

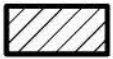
AA

G:\4360Devs&Pln\PROJSEC\PROJDOCS\VA\4100-4199\4162 - See DRA 4757\Routing\VA 4162 DRA 4757 Routing Ltr.doc

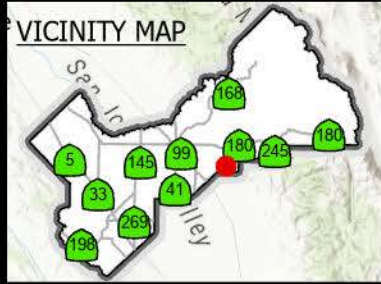
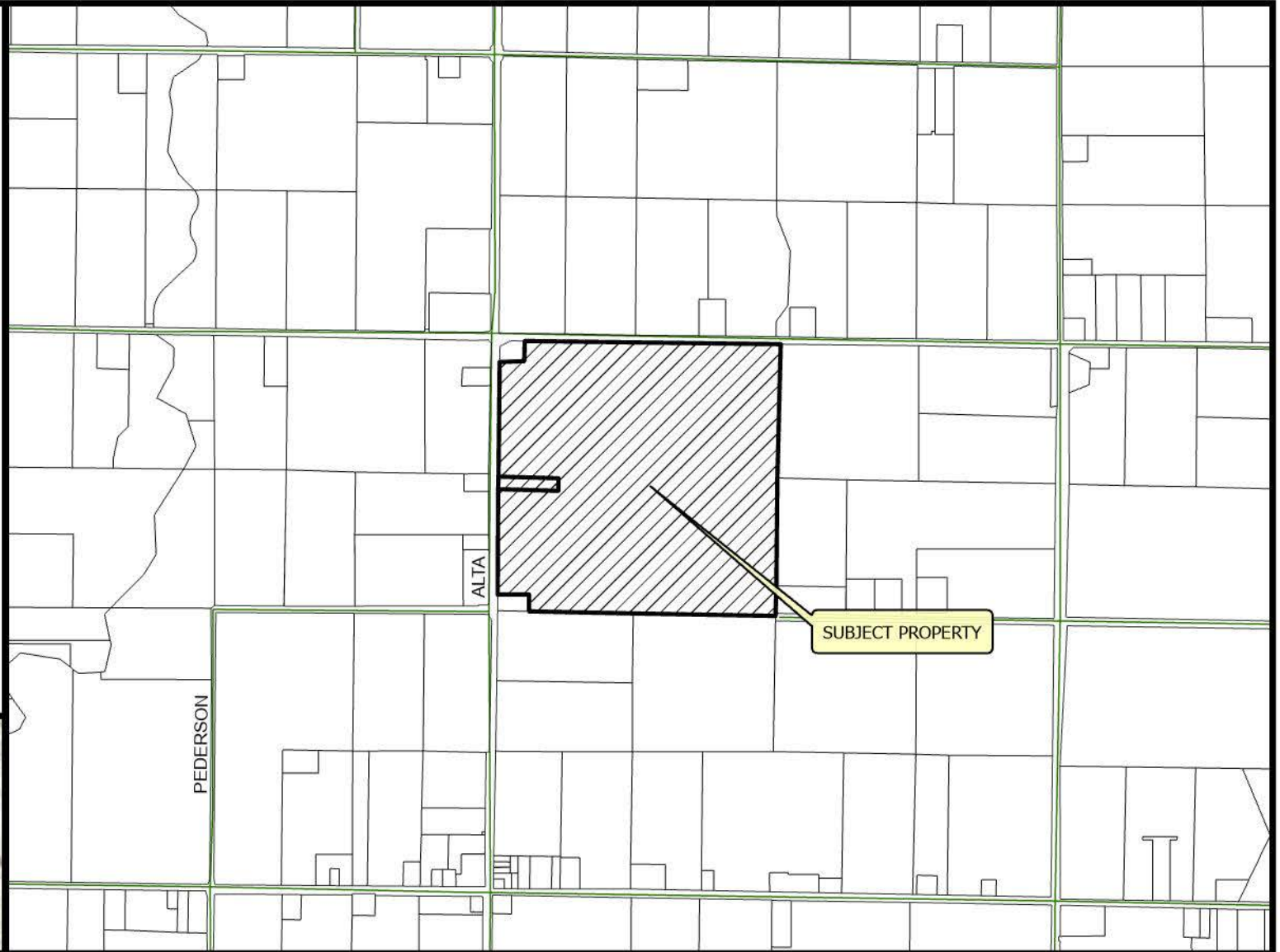
*Activity Code (Internal Review): 2377*

Enclosures

**Legend**



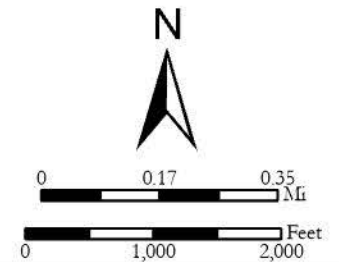
Subject Property





# LOCATION MAP

## VA 4162 & DRA 4757 | 2024

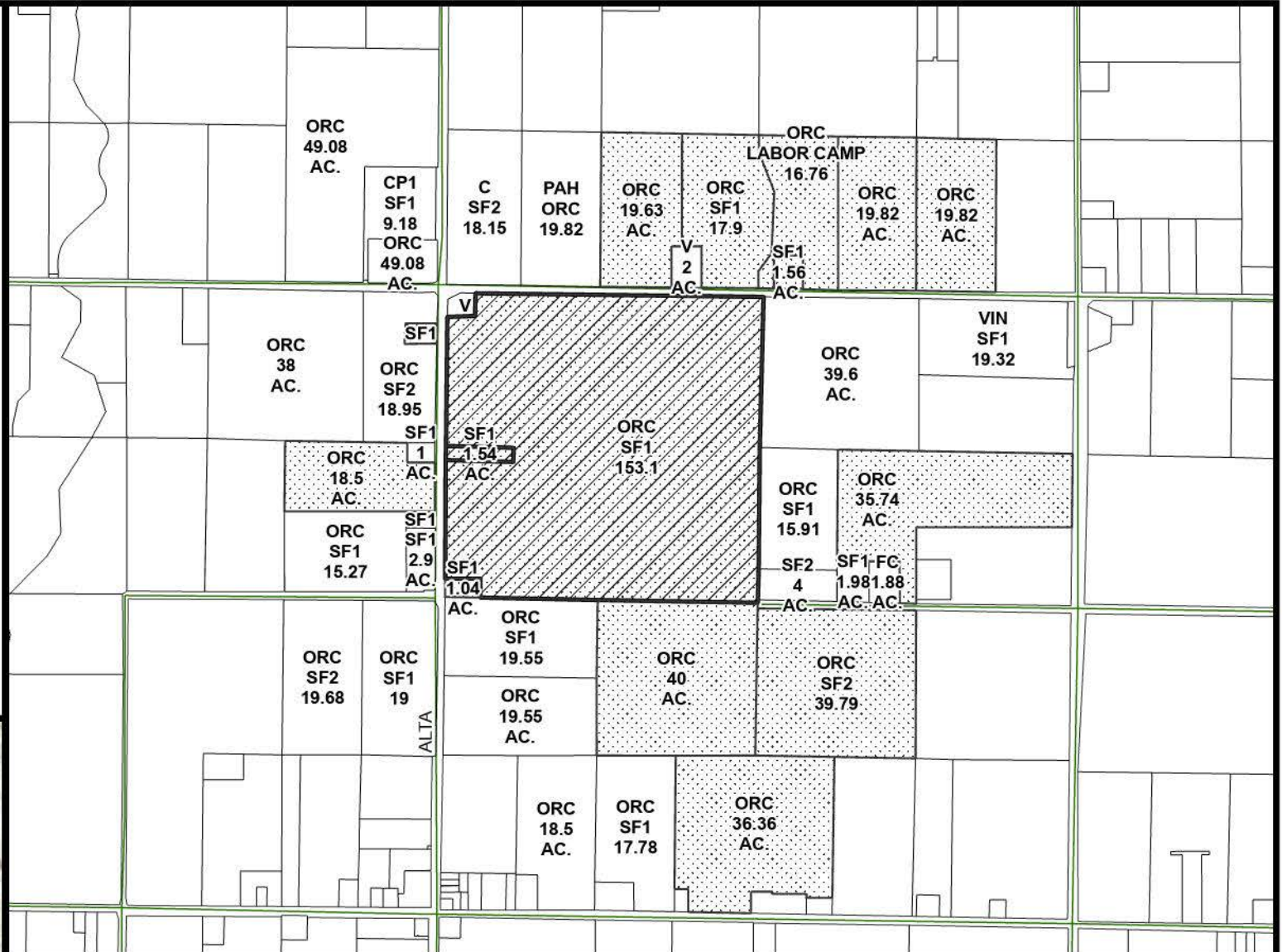
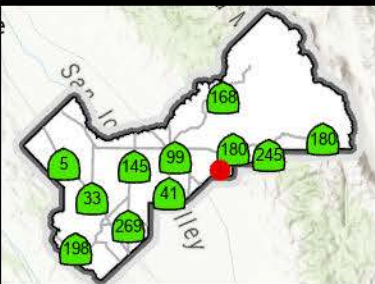
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
Person Prepared by : mayang  
On Date : 1/9/2024



**LEGEND:**

-  Subject Property
-  Ag Contract Land

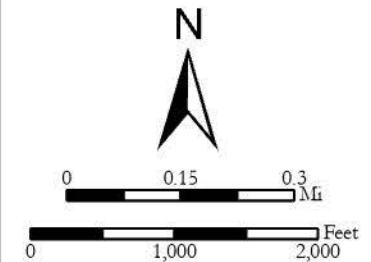
SF#- SINGLE FAMILY RESIDENCE
V - VACANT
ORC - ORCHARD
VIN - VINEYARD
FC - FIELD CROP
CP# - OFFICE COMM./PROF
C - COMMERCIAL
PAH - PACKING HOUSE

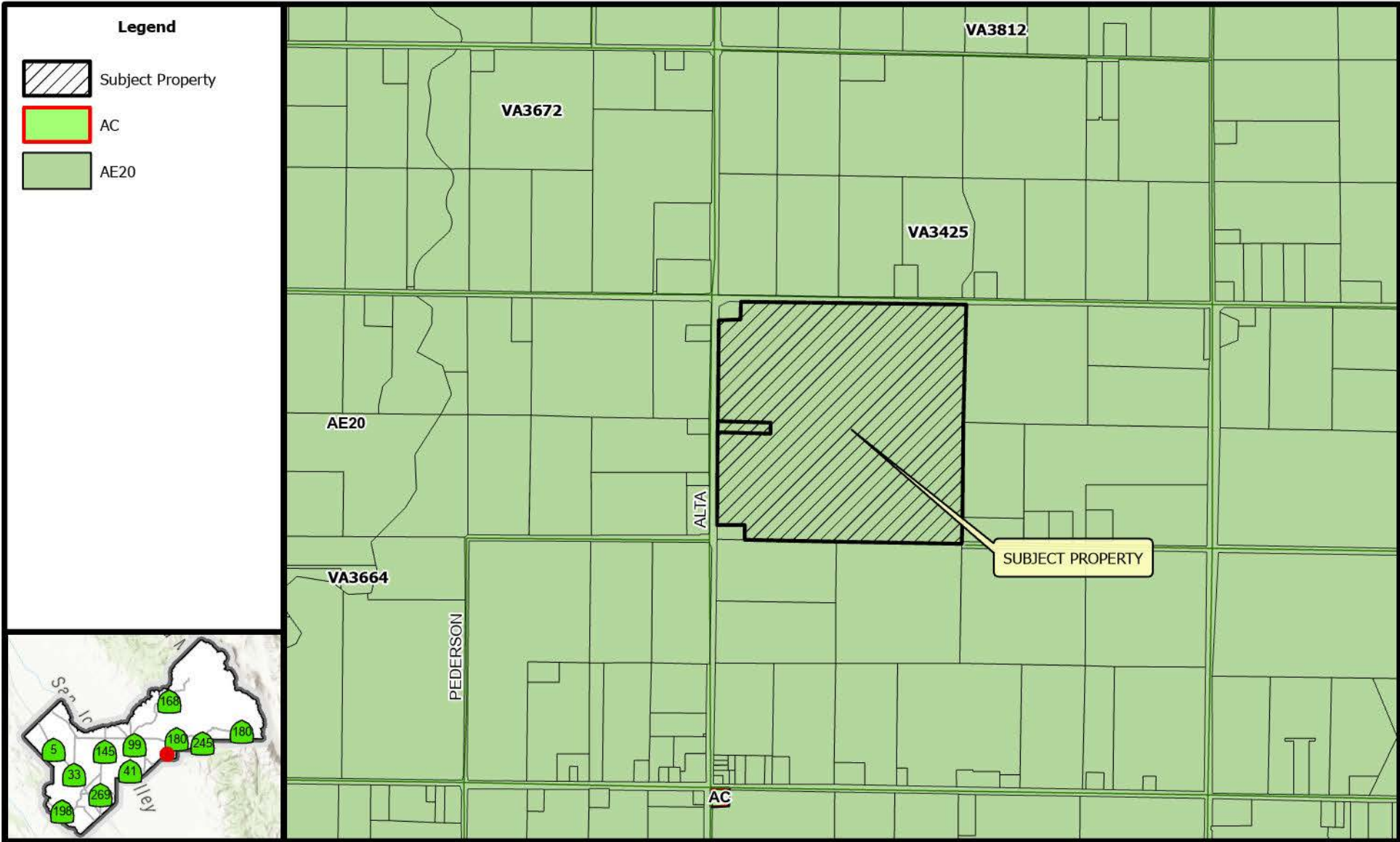





**Existing Land Use Map**

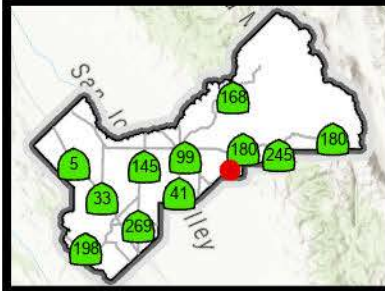
**VA 4162 & DRA 4757 | 2024**

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
 Person Prepared by : mayang  
 On Date : 1/9/2024





- Legend**
-  Subject Property
  -  AC
  -  AE20

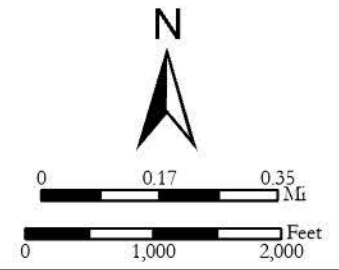


# Existing Zoning Map

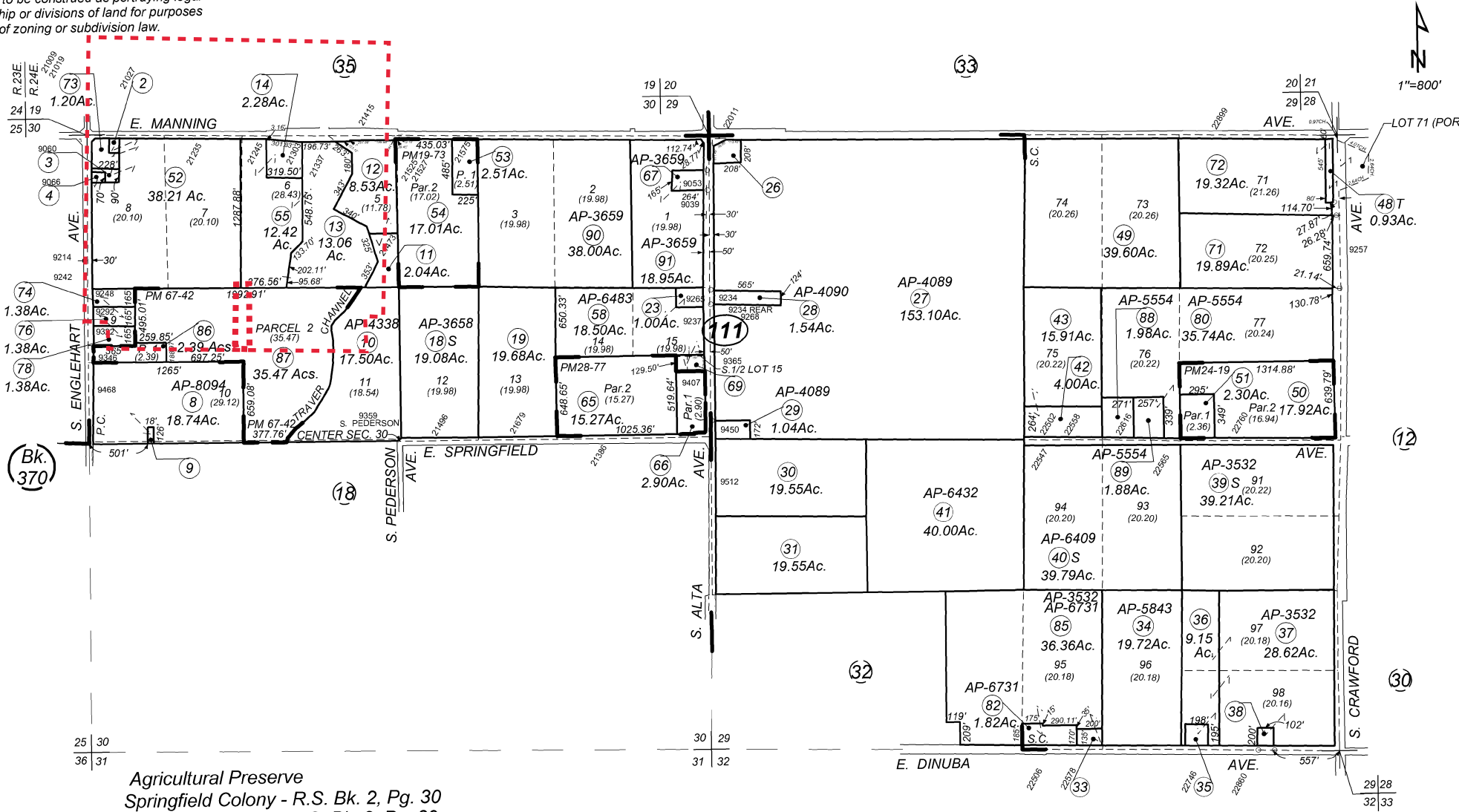
VA 4162 & DRA 4757  
STR 29 - 15S / 24E

2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
 Person Prepared by : mayang  
 On Date : 1/2/2024



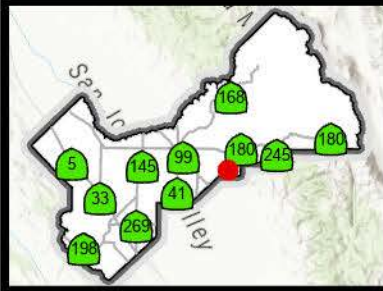
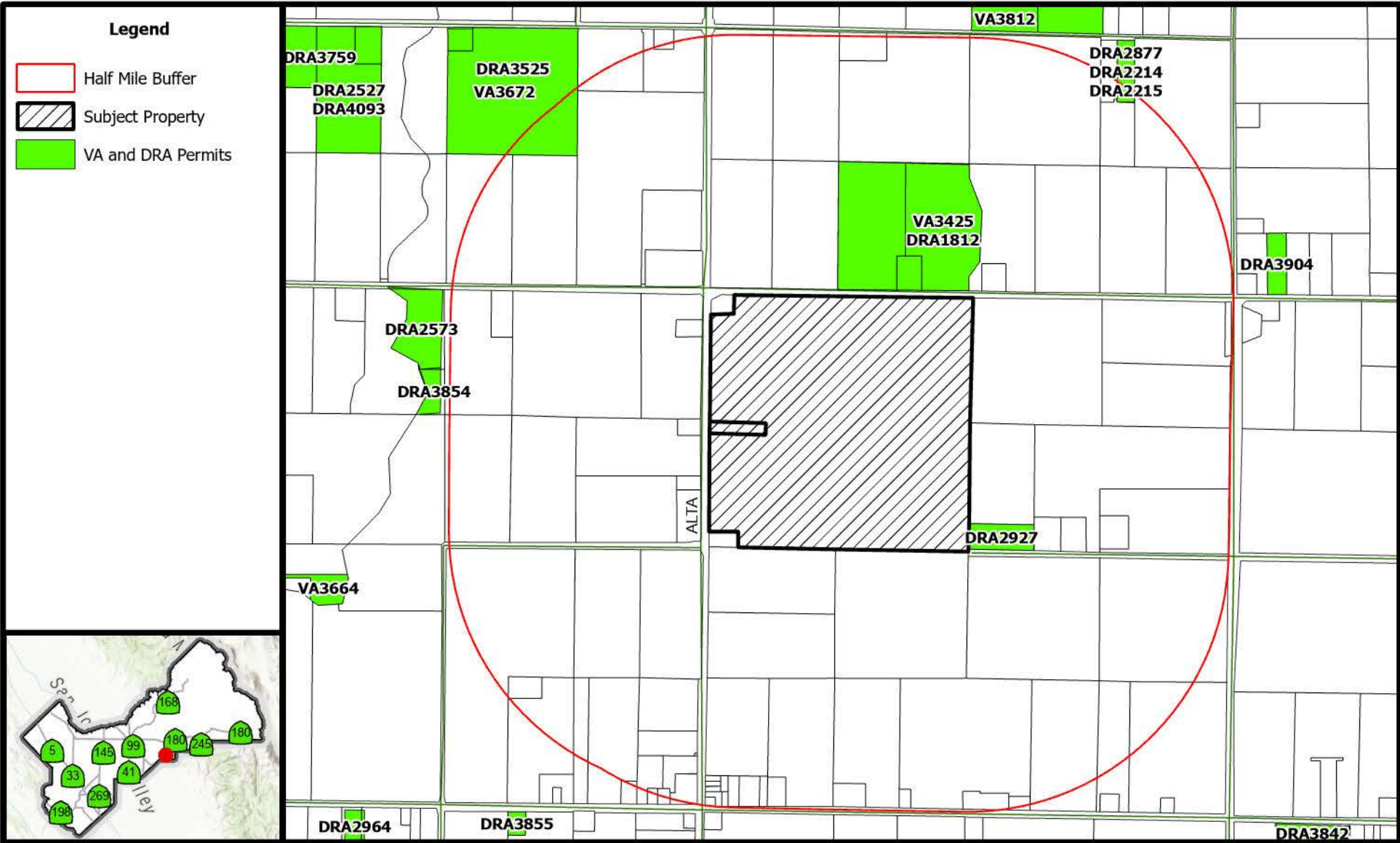
-NOTE-  
This map is for Assessment purposes only.  
It is not to be construed as portraying legal  
ownership or divisions of land for purposes  
of zoning or subdivision law.



**Agricultural Preserve**  
Springfield Colony - R.S. Bk. 2, Pg. 30  
Producers Colony - R.S. Bk. 2, Pg. 39  
Parcel Map No. 2915 - Bk. 19, Pg. 73  
Parcel Map No. 3693 - Bk. 24, Pg. 19  
Parcel Map No. 4379 - Bk. 28, Pg. 77  
Parcel Map No. 7978 - Bk. 67, Pg. 42

Assessor's Map Bk.373 - Pg.11  
County of Fresno, Calif.

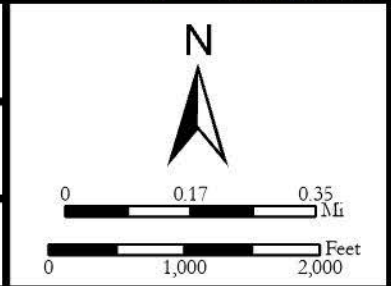
Note - Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

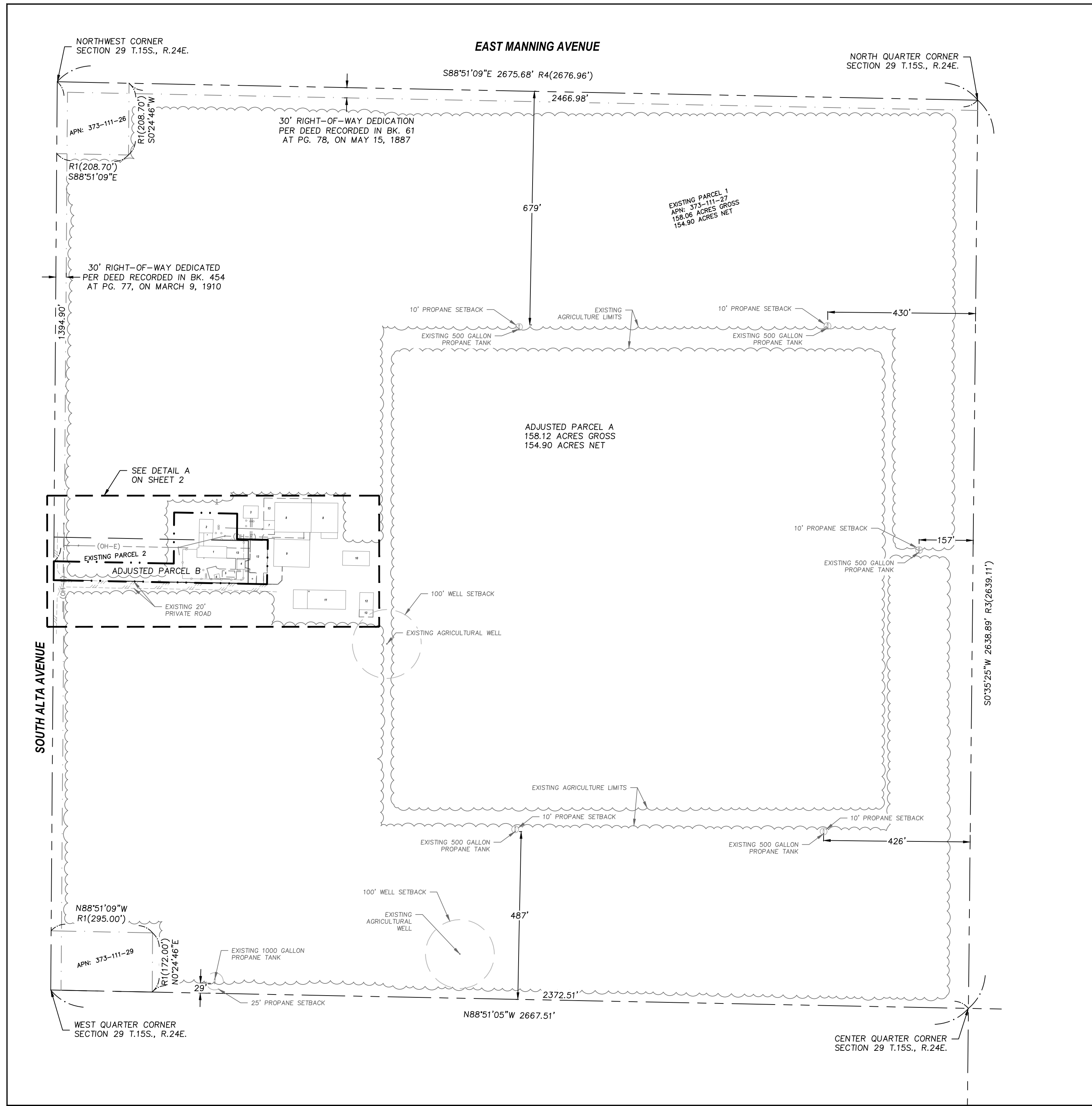


**Proximity Map**

**VA 4162 & DRA 4757 | 2024**

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 Person Prepared by : mayang  
 On Date : 1/2/2024

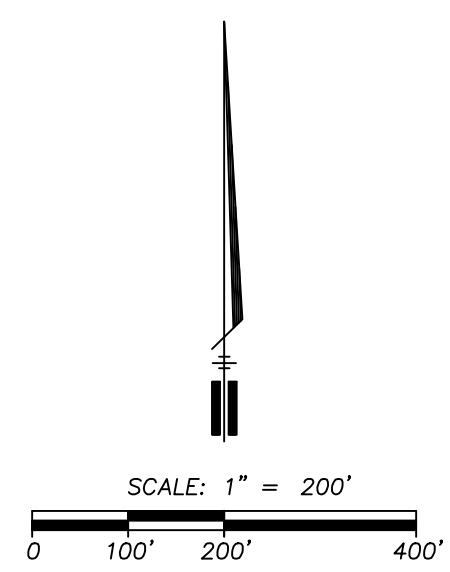




- LEGEND:**
- PROPOSED ADJUSTED PROPERTY LINE
  - EXISTING SECTION LINE
  - - - - - EXISTING PROPERTY / RIGHT-OF-WAY LINE
  - PROPERTY LINE TO BE REMOVED
  - EXISTING EDGE OF ROADWAY
  - (OH-E)--- EXISTING OVERHEAD LINES
  - EXISTING STRUCTURE
  - [G] EXISTING GAS METER
  - (W) EXISTING WATER WELL
  - (\*) EXISTING BOLLARD
  - (PP) EXISTING POWER POLE
  - R1( ) RECORD DATA PER DOCUMENT NO. 2017-0116139 RECORDED ON 09/14/2017 O.R.F.C.
  - R2( ) RECORD DATA PER PARCEL MAP NO. 4379, RECORDED IN BK. 28 OF PARCEL MAPS AT PAGE 77, F.C.R.
  - R3( ) RECORD DATA PER PARCEL MAP NO. 3693, RECORDED IN BK. 24 OF PARCEL MAPS AT PAGE 19, F.C.R.
  - R4( ) RECORD DATA PER RECORD OF SURVEY, RECORDED IN BK. 2 OF RECORD OF SURVEYS AT PAGE 30, F.C.R.
  - F.C.R. FRESNO COUNTY RECORDS
  - O.R.F.C. OFFICIAL RECORDS FRESNO COUNTY

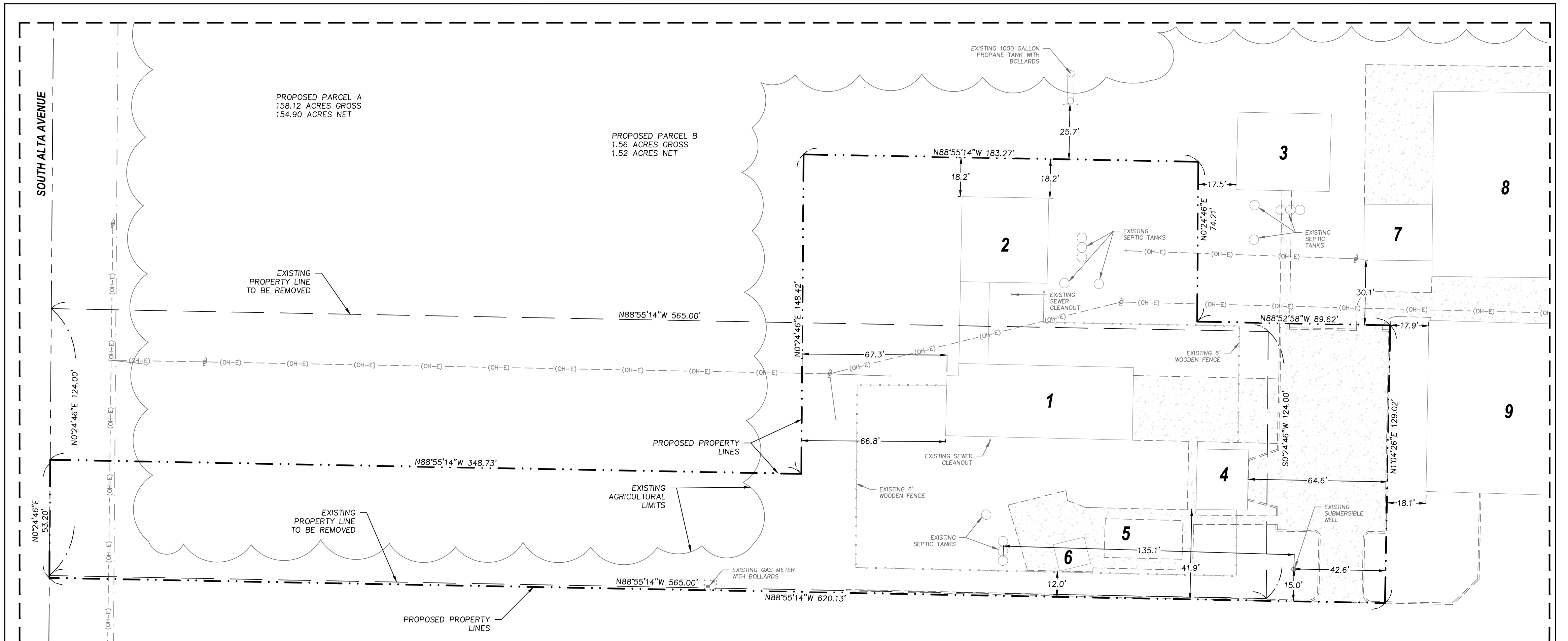
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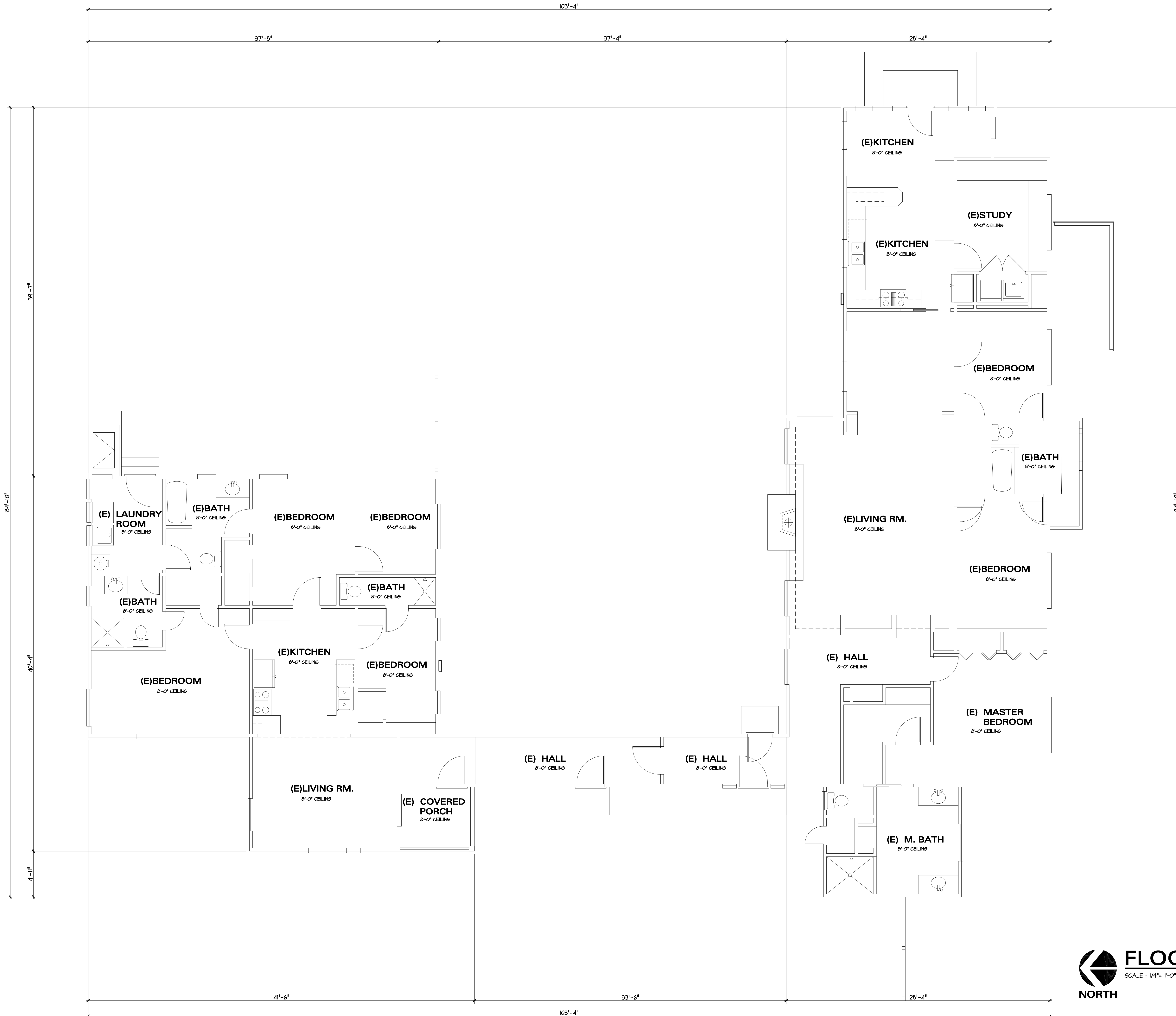
GPS (GLOBAL POSITION SYSTEM) BASED WGS 84 (WORLD GEODETIC SYSTEM OF 1984) GEODETIC (SEE SURVEYORS NOTE). THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 29, T.15S., R.24E., MOUNT DIABLO BASE AND MERIDIAN. TAKEN TO BE N0°24'46\"/>



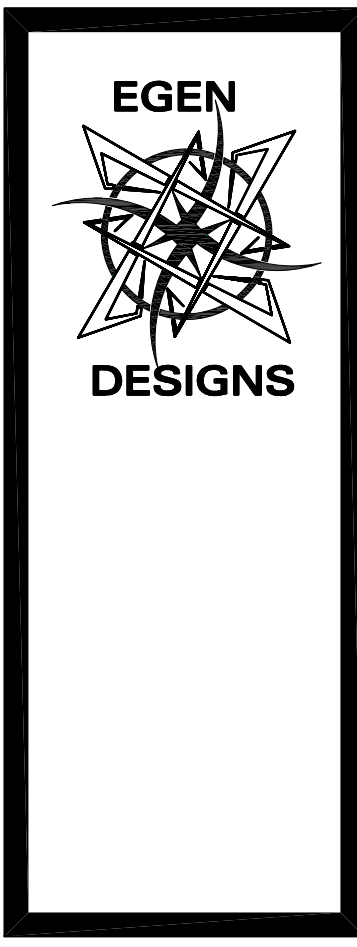
PROJECT TITLE		SITE PLAN	
SHEET DESCRIPTION		S. ALTA AVENUE & E. MANNING AVENUE	
	Date:	04/10/23	
	Scale:	As Noted	
	YH Job No.:	21-314	
	Sheet No.:	1	
	of _____ Sheets	3	
		<b>Yamabe &amp; Horn Engineering, Inc.</b> <b>CIVIL ENGINEERS • LAND SURVEYORS</b> 2985 N. BURL AVENUE SUITE 101 FRESNO, CA 93727 TEL: (559) 244-3123 WEBSITE: YANDHENG.COM	







REVISIONS



DRAWN BY :  
M. H.  
JOB NUMBER :  
23-01TD  
DATE :  
09/22/2023

**STEVENSON RESIDENCES  
EXISTING FLOOR PLAN**  
REEDLEY, CA 95224

6614 NORTH FRESNO STREET, SUITE #103  
STEVENSON, CA 95224  
PHONE: (562) 438-7798  
EMAIL: EGENDESIGNS@GMAIL.COM

**STEVENSON RESIDENCES  
REEDLEY, CALIFORNIA  
EGEN DESIGNS**

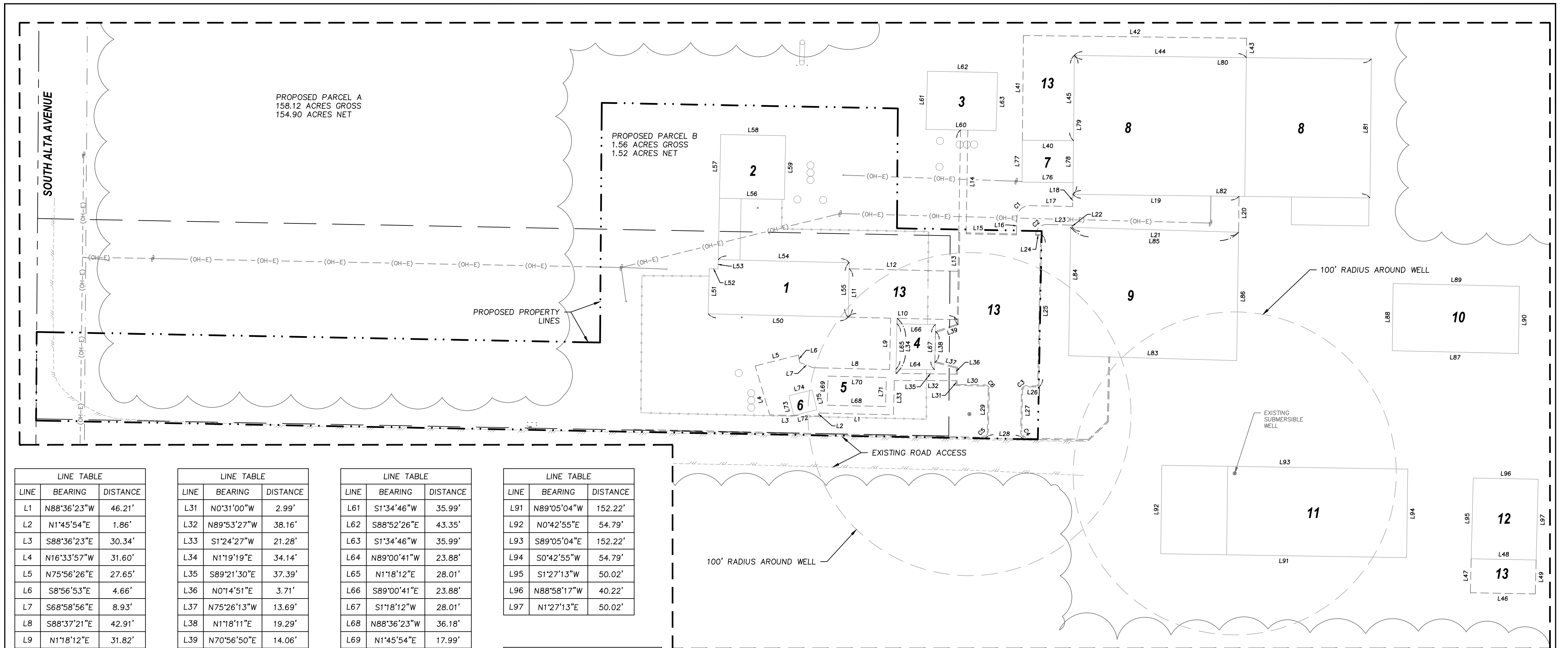
COMMERCIAL / RESIDENTIAL DESIGN

© EGEN DESIGNS. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF EGEN DESIGNS.

**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
NORTH

EXISTING LIVING AREA:	
HOUSE A:	2,060 SQ. FT.
HOUSE B:	1,254 SQ. FT.
ENCLOSED BREEZEWAY:	235 SQ. FT.
COVERED PORCH:	55 SQ. FT.
TOTAL:	3,604 SQ. FT.

SHEET NO.  
**A-2**  
OF



LINE	BEARING	DISTANCE
L1	N88°36'23"W	46.21'
L2	N1°45'54"E	1.86'
L3	S88°36'23"E	30.34'
L4	N16°33'57"W	31.60'
L5	N75°56'26"E	27.65'
L6	S8°56'53"E	4.66'
L7	S68°58'56"E	8.93'
L8	S88°37'21"E	42.91'
L9	N1°18'12"E	31.82'
L10	S88°39'03"E	67.43'
L11	N1°04'47"E	30.00'
L12	S88°39'03"E	67.48'
L13	N0°42'14"E	120.61'
L14	S0°55'07"W	63.62'
L15	S88°52'58"E	31.13'
L16	N1°23'13"E	9.87'
L17	S88°36'47"E	26.85'
L18	S1°23'13"W	7.58'
L19	S89°19'15"E	102.79'
L20	N0°40'45"E	22.22'
L21	N88°20'04"W	103.05'
L22	N1°23'13"E	1.40'
L23	S88°36'47"E	14.88'
L24	S88°45'31"E	3.05'
L25	S1°04'26"W	94.60'
L26	N88°07'35"W	7.65'
L27	S1°03'08"W	24.67'
L28	S88°39'11"E	23.65'
L29	S1°16'42"W	24.70'
L30	S88°51'28"E	17.76'

LINE	BEARING	DISTANCE
L31	N0°31'00"W	2.99'
L32	N89°53'27"W	38.16'
L33	S1°24'27"W	21.28'
L34	N1°19'19"E	34.14'
L35	S89°21'30"E	37.39'
L36	N0°14'51"E	3.71'
L37	N75°26'13"W	13.69'
L38	N1°18'11"E	19.29'
L39	N70°56'50"E	14.06'
L40	N90°00'00"W	31.63'
L41	N0°34'18"E	64.83'
L42	S89°17'31"E	138.14'
L43	S0°00'00"E	12.00'
L44	N89°17'31"W	106.48'
L45	S0°34'18"W	52.75'
L46	S88°58'17"E	40.22'
L47	N1°27'13"E	21.00'
L48	S88°58'17"E	40.22'
L49	N1°27'13"E	21.00'
L50	S88°39'03"E	86.70'
L51	S1°20'57"W	27.90'
L52	S88°55'13"E	5.46'
L53	S1°04'47"W	5.77'
L54	S88°39'03"E	81.11'
L55	S1°04'47"W	33.70'
L56	S88°59'50"E	40.22'
L57	N1°04'47"E	39.51'
L58	S88°59'50"E	40.22'
L59	S1°04'47"W	39.51'
L60	S88°52'26"E	43.35'

LINE	BEARING	DISTANCE
L61	S1°34'46"W	35.99'
L62	S88°52'26"E	43.35'
L63	S1°34'46"W	35.99'
L64	N89°00'41"W	23.88'
L65	N1°18'12"E	28.01'
L66	S89°00'41"E	23.88'
L67	S1°18'12"W	28.01'
L68	N88°36'23"W	36.18'
L69	N1°45'54"E	17.99'
L70	S88°37'21"E	36.07'
L71	S1°24'27"W	18.00'
L72	N76°15'48"E	14.80'
L73	S13°40'51"E	12.59'
L74	S76°15'48"W	14.80'
L75	N13°40'51"W	12.59'
L76	S89°25'42"E	31.64'
L77	N0°34'18"E	25.98'
L78	N0°34'18"E	25.98'
L79	N0°34'18"E	86.00'
L80	S89°19'15"E	183.86'
L81	N0°34'18"E	86.00'
L82	S89°19'15"E	183.86'
L83	S88°20'13"E	104.00'
L84	S0°52'54"W	79.49'
L85	S88°20'13"E	104.00'
L86	S0°52'54"W	79.49'
L87	S88°43'28"E	78.16'
L88	S0°43'09"W	41.59'
L89	N88°43'28"W	78.16'
L90	N0°43'09"E	41.59'

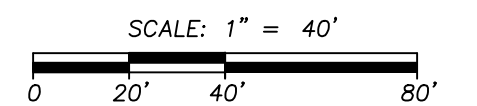
LINE	BEARING	DISTANCE
L91	N89°05'04"W	152.22'
L92	N0°42'55"E	54.79'
L93	S89°05'04"E	152.22'
L94	S0°42'55"W	54.79'
L95	S1°27'13"W	50.02'
L96	N88°58'17"W	40.22'
L97	N1°27'13"E	50.02'

CURVE	RADIUS	DELTA	LENGTH
C1	7.84'	87°39'15"	12.00'
C2	6.96'	89°18'37"	10.85'
C3	2.41'	88°26'06"	3.72'
C4	4.23'	96°36'21"	7.13'
C5	4.43'	90°00'08"	6.96'
C6	2.06'	102°01'17"	3.66'

10	(E) POLE BARN	TWO STORY
11	(E) SHOP	TWO STORY
12	(E) FERTIGATION BUILDING	TWO STORY
13	(E) IMPERVIOUS CONCRETE AREA	GROUND LEVEL

**LEGEND:**

- PROPOSED ADJUSTED PROPERTY LINE
- EXISTING SECTION LINE
- EXISTING PROPERTY / RIGHT-OF-WAY LINE
- PROPERTY LINE TO BE REMOVED
- EXISTING EDGE OF ROADWAY
- (OH-E) --- EXISTING OVERHEAD LINES
- EXISTING STRUCTURE
- EXISTING WOOD FENCE
- G --- EXISTING GAS METER
- W --- EXISTING WATER WELL
- ⊗ --- EXISTING BOLLARD
- ⊕ --- EXISTING POWER POLE



PROJECT TITLE		SITE PLAN	
SHEET DESCRIPTION		S. ALTA AVENUE & E. MANNING AVENUE	
	Date:	04/10/23	
	Scale:	As Noted	
	YH Job No.:	21-314	
	Sheet No.:	3	
		of 3 Sheets	
		<b>Yamabe &amp; Horn Engineering, Inc.</b> CIVIL ENGINEERS • LAND SURVEYORS 2985 N. BURL AVENUE SUITE 101 FRESNO, CA 93727 TEL: (559) 244-3123 WEBSITE: YANDHENG.COM	



April 5, 2023

Fresno County Department of Public Works and Planning  
2220 Tulare Street, Sixth Floor  
Fresno, CA 93721

RE: Required findings necessary for the granting of a Variance Application

Please accept this Variance Application to reduce the building setback to 10 feet; reduce the required road frontage to 53 feet, reduced the required lot depth-to-width ratio to 1:12, and reduce well setback to the property line to 14 feet for Property Line Adjustment 22-09 between a 1.56-acre and 158.12-acre parcel within the Exclusive Agricultural (AE-20) Zone District. The following are our comments addressing the required findings:

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.

Due to the small size of the existing 1.56-acre parcel and the PLA requirement that the proposed parcel match the area of the existing parcel, it would not be possible to meet the required road frontage, depth-to-width lot ratio and required setbacks for buildings and wells while still including the existing structures belonging to the current property owner. The current property line cuts through an existing covered walkway between one house. To include this house as well as the others under the same owner, it is necessary to create a Flag Lot. This still provides road access to the property but allows the parcel to encompass all of the owner's property. In addition, the existing 1.56-acre parcel does not currently meet the 1:4 road frontage ratio which makes it extraordinarily difficult to propose new property lines that extend the existing road frontage and include the existing structures that were previously, erroneously left out, while maintaining the same area of existing parcel.

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.

To preserve the agricultural production of the existing parcels, a variance will be necessary. If the required frontage and setbacks are met for the 1.56-acre parcel, the adjusted area would either include a significant portion of the 158.12-acre's crops or encumber their existing road access. Either choice would make it immensely more difficult for the 158.12-acre parcel to harvest the existing crops or would result in the complete loss of those crops. In addition, if the setbacks and frontages are met, the 1.56-acre parcel would not be able to

F:\2021\21-314\Word Docs\Variance\21-314\_Variance Findings.docx



encompass their existing structures which would make the new parcels detrimental to both owners.

3. The granting of the exception will not be materially detrimental to the public welfare or injurious to property and improvement in the vicinity in which the property is located.

The proposed parcel and exception for the reduction of frontage and setbacks will not be detrimental to the public or neighboring parcels. The currently proposed property lines will maximize safe agricultural production without disturbing public transit or operations. There is an established entrance to both the 1.56-acre parcel and 158.12-acre parcel which is currently not affected by this Property Line Adjustment. Lastly, the 1.56-acre parcels is surrounded on 3 sides by the 158.12-acre parcel with the 4<sup>th</sup> side being adjacent to South Alta Avenue. Therefore, no other parcels except those involved in the PLA will be affected. Granting a variance to place the property lines where they are currently proposed will allow for any possible future improvements to be implemented smoothly.

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

The current shape of the 1.56-acre parcel encompasses a significant amount of agricultural land belonging to the 158.12-acre parcel. If the frontage and setbacks are to be met for the proposed parcel, the smaller parcel would encompass even more of the adjacent agricultural land. If this variance were to be granted, both the 1.56-acre and 158.12-acre parcels would be allowed to function at their highest agricultural capacity – which is the goal of the General Plan for these parcels located in the (AE-20) agriculturally exclusive zone. Also, if the land is sold in the future, the currently proposed lines would be the most beneficial for future farming or development.

Sincerely,

David Horn, Applicant  
Yamabe & Horn Engineering, Inc.



Fresno County Department of Public Works and Planning

Date Received: [ ] (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:

[Empty box for description of proposed use or request]

CEQA DOCUMENTATION: Initial Study PER N/A

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

LOCATION OF PROPERTY: side of between and Street address:

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

ADDITIONAL APN(s):

I, [Signature] (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 (Owner/Applicant/Representative), Address, City, Zip, Phone

CONTACT EMAIL:

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 # - -

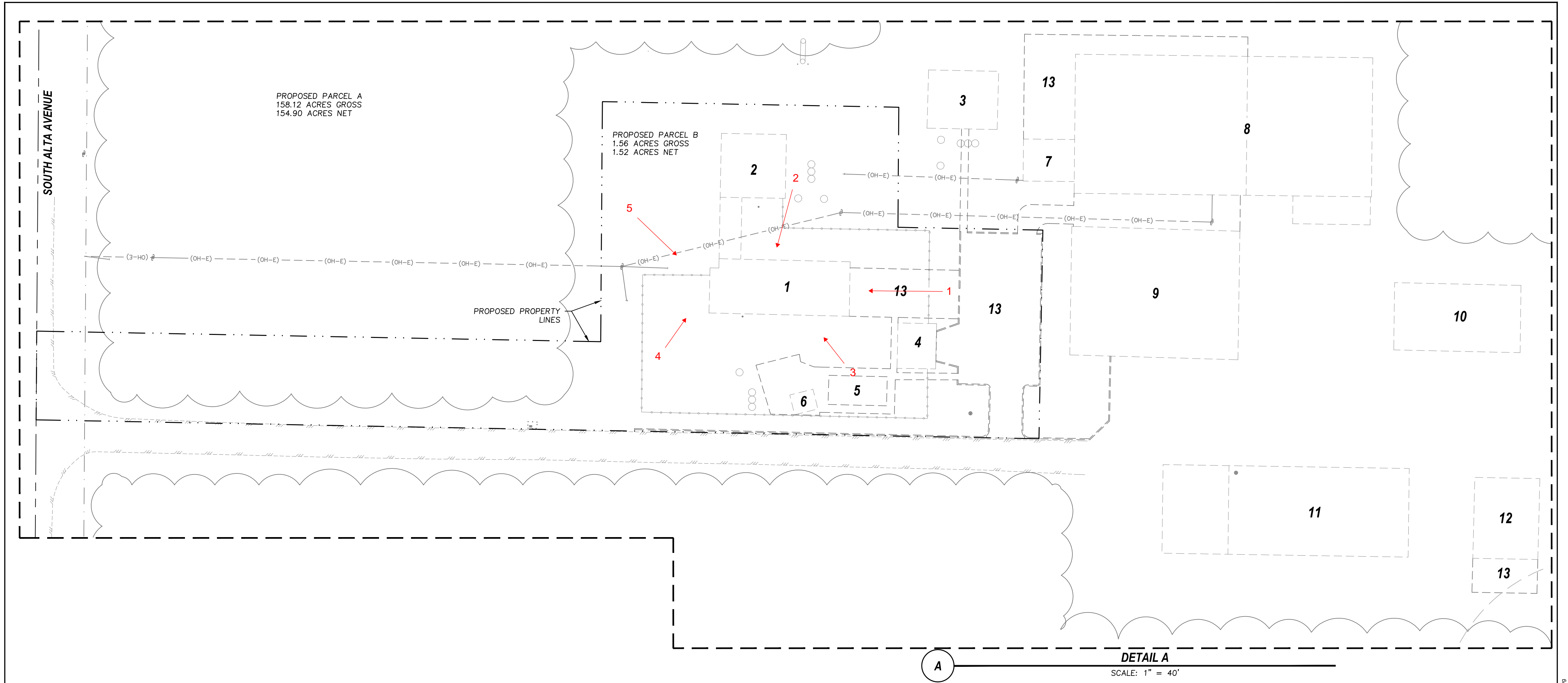
Parcel Size:



APN # - -

APN # - -

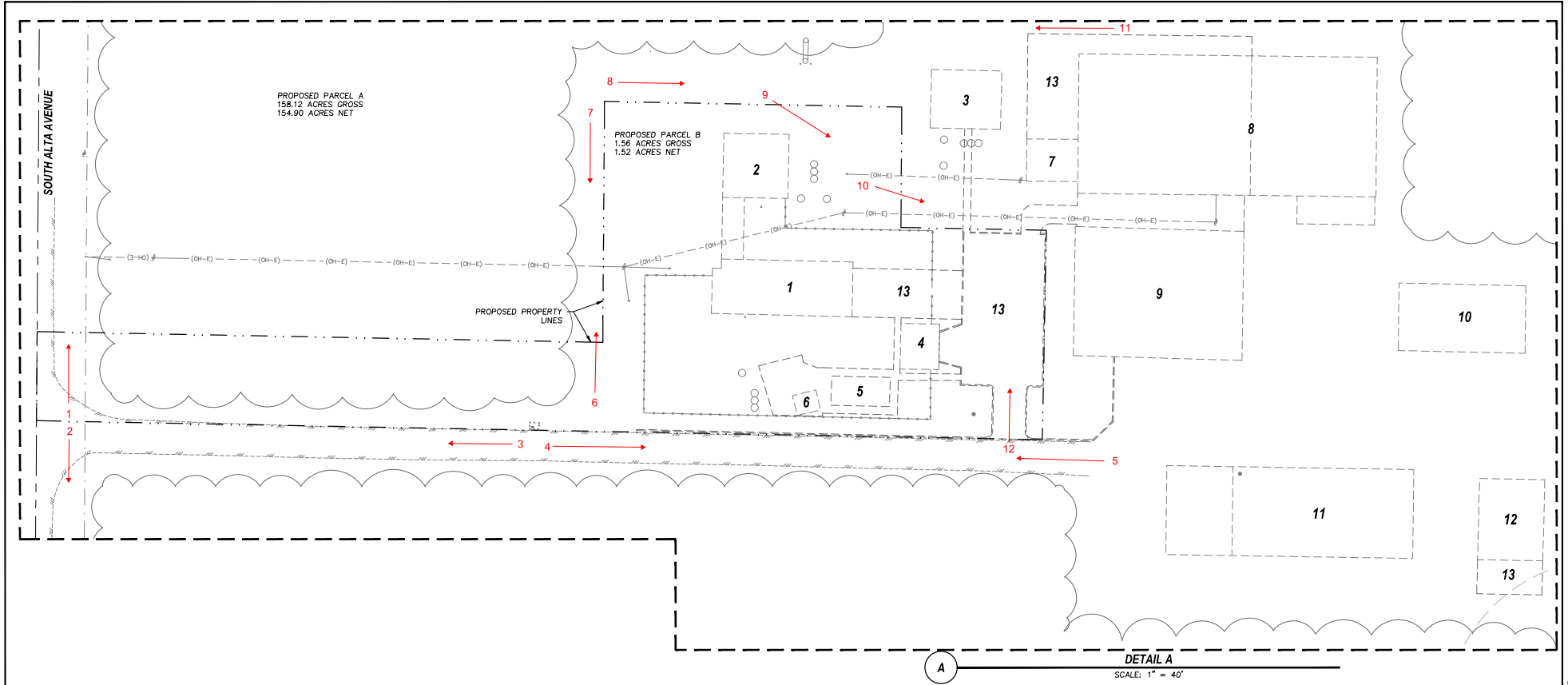
over.....



# PHOTO MAP



PROJECT TITLE	SITE PLAN
SHEET DESCRIPTION	S. ALTA AVENUE & E. MANNING AVENUE
	Date: 03/20/23 Scale: As Noted YH Job No. 21-314 Sheet No. 1 of 1 Sheets
 <b>Yamabe &amp; Horn Engineering, Inc.</b> CIVIL ENGINEERS • LAND SURVEYORS <small>2985 N. BURL AVENUE SUITE 101 FRESNO, CA 93727                  TEL: (559) 244-3123 WEBSITE: YANDHENG.COM</small>	

# PHOTO MAP



PROJECT TITLE		SITE PLAN	
SHEET DESCRIPTION		S. ALTA AVENUE & E. MANNING AVENUE	
	Date: 03/20/23	 <p style="margin: 0;"><b>Yamabe &amp; Horn</b> <b>Engineering, Inc.</b> <i>CIVIL ENGINEERS • LAND SURVEYORS</i> 2985 N. BURL AVENUE SUITE 101 FRESNO, CA 93727 TEL: (559) 244-3123 WEBSITE: YANDHENG.COM</p>	
	Scale: As Noted		YH Job No. 21-314
	Sheet No. 1		of 1 Sheets

File Location: F:\2023\21-314\King\Drawings\Property Line Adjustments\21-314\_PAL\_Site Plan.dwg  
Plotted By: jamie.pacor File Date: 3/20/23













**RECORDING REQUESTED BY:**  
Chicago Title Company

Fresno County Recorder  
Paul Dictos, CPA

**2021-0211872**

Recorded at the request of:  
SIMPLIFILE, PROVO

12/28/2021 02:57 56

Titles: 1 Pages: 4

Fees: \$20.00

CA SB2 Fees:\$0.00

Taxes: \$5280.00

Total: \$5300.00

**When Recorded Mail Document  
and Tax Statement To:**  
Gunnar Avinelis  
Red Wolf Farms, LLC  
900 W. Grand Avenue  
Porterville, CA 93257

**Title No.:** FWFM-TO21002859

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**Escrow Order No.:** FWVI-4212104982

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

**Property Address:** 9234 South Alta, Ranch 7 &  
Shadehouse Blueberry  
Farm,  
Reedley, CA 93654

**APN/Parcel ID(s):** 373-111-27

### GRANT DEED

**The undersigned grantor(s) declare(s)**

- This transfer is exempt from the documentary transfer tax.  
 **The documentary transfer tax is \$5,280.00** 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  the **City of Reedley**.

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,** Phoenix Orchard Group I, LP, a  
Arizona limited partnership and Shadehouse Blueberry Farms, LLC, a California limited liability company,

**hereby GRANT(S) to Red Wolf Farms, LLC, a California limited liability company**

**the following described real property in the City of Reedley, County of Fresno, State of California:**

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

**PROPERTY COMMONLY KNOWN AS:** 9234 South Alta, Ranch 7 & Shadehouse Blueberry Farm, Reedley, CA 93654

### MAIL TAX STATEMENTS AS DIRECTED ABOVE

Grant Deed with PCOR  
SCA0002540.doc / Updated: 02.17.21

Printed: 12.17.21 @ 04:29 PM  
CA-CT-FWVI-02180.054421-FWVI-4212104982

**GRANT DEED**  
(continued)

APN/Parcel ID(s): 373-111-27

Dated: December 17, 2021

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

Phoenix Orchard Group I, LP

By: Cotton Norton Stevenson Consulting, Inc., an Arizona corporation, as General Partner

By: *Roger L. Stevenson*  
Roger L. Stevenson  
President

Shadehouse Blueberry Farms, LLC

By: *Signed in Counterpart*  
Thomas E. Avinelis, Manager

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 Arizona  
County of Maricopa

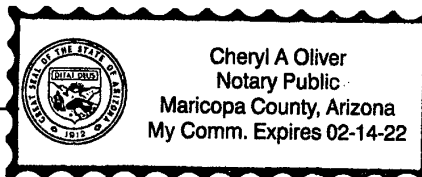
On December 19, 2021 before me, Cheryl A. Oliver, Notary Public,  
(here insert name and title of the officer)

personally appeared Roger L. Stevenson,  
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.

*Cheryl A. Oliver*  
Signature



**GRANT DEED**  
(continued)

APN/Parcel ID(s): 373-111-27

Dated: December 17, 2021

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

Phoenix Orchard Group I, LP

By: Cotton Norton Stevenson Consulting, Inc., an Arizona corporation, as General Partner

By: Signed in Counterpart  
Roger L. Stevenson  
President

Shadehouse Blueberry Farms, LLC  
By: [Signature]  
Thomas E. Avinells, Manager

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.

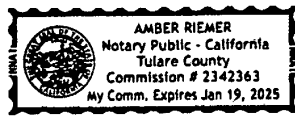
State of California  
County of Tulare

On December 20, 2021 before me, Amber Riemer, Notary Public  
(here insert name and title of the officer)

personally appeared Thomas E. Avinellis  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.  
[Signature]  
Signature





**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 373-111-27**

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

THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 15 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF;

EXCEPTING THEREFROM A CERTAIN PARCEL DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION AND RUNNING THENCE EAST ON THE SECTION LINE A DISTANCE OF 208.7 FEET; THENCE TURNING AT RIGHT ANGLES AND RUNNING SOUTH, PARALLEL WITH THE WEST LINE OF SAID SECTION A DISTANCE OF 208.7 FEET; THENCE TURNING AT RIGHT ANGLES AND RUNNING WESTERLY PARALLEL WITH THE NORTH LINE OF SAID SECTION, A DISTANCE OF 208.7 FEET; THENCE TURNING AT RIGHT ANGLES AND RUNNING NORTH ON THE WEST SECTION LINE A DISTANCE OF 208.7 FEET TO THE PLACE OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER WHICH IS 1323.0 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH 89° 20' EAST, 565 FEET; THENCE SOUTH 124.0 FEET; THENCE NORTH 89° 20' WEST 565.0 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER TO A POINT WHICH IS 124.0 FEET SOUTH OF THE POINT OF BEGINNING; THENCE NORTH 124.0 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE INTEREST CONVEYED BY DEED EXECUTED BY HENRY ROSS, GRANTOR, TO ALTA IRRIGATION DISTRICT, GRANTEE, RECORDED DECEMBER 21, 1891 IN BOOK 153 PAGE 58 OF DEEDS, WHICH GRANTED "A STRIP OF LAND 40 FEET WIDE, THE CENTERLINE BEGINNING ON THE NORTH LINE OF SECTION 29, TOWNSHIP 15 SOUTH, RANGE 24 EAST, 20 FEET WEST OF THE QUARTER SECTION CORNER; THENCE SOUTHERLY PARALLEL WITH THE SUBDIVISION LINE TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION";

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 29, A DISTANCE OF 172 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 295 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SECTION 29, A DISTANCE OF 172 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE WEST, A DISTANCE OF 295 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

FRESNO County Recorder  
Paul Dictos, C.P.A.  
DOC-  
2017-0055266-00  
Acct 3078-Chicago Title - Fresno  
Thursday, MAY 04, 2017 14:22:55  
Tit Pd \$457.00 Rcpt # 0004761359  
CRR/R7/1-3

RECORDING REQUESTED BY:  
Chicago Title Company

When Recorded Mail Document  
and Tax Statement To:  
J.&R. Royalties, LLC  
P.O. Box 44015  
Phoenix, AZ 85064

Escrow Order No.: FWFM-4501604814

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Property Address: 9234 South Alta Avenue,  
Reedley, CA 93654  
APN/Parcel ID(s): 373-111-28

### GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.  
 The documentary transfer tax is \$440.00 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 of the County of Fresno.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Craig L. Kaprielian, a married man as his sole and separate property

hereby GRANT(S) to J&R Royalties, LLC, an Arizona 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

### MAIL TAX STATEMENTS AS DIRECTED ABOVE

Grant Deed  
SCA0000129.doc / Updated: 05.24.16

Printed: 05.01.17 @ 10:30 AM  
CA-CT-FWFM-02180.054450-FWFM-4501604814

GRANT DEED  
(continued)

APN/Parcel ID(s): 373-111-28

Dated: May 1, 2017

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

*Craig L. Kaprielian*  
Craig L. Kaprielian

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 5-4-2017 before me, *C. SODINI*, Notary Public,  
(here insert name and title of the officer)

personally appeared Craig L. Kaprielian \_\_\_\_\_, 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.  
*C. SODINI*  
Signature

(Seal)



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 373-111-28**

---

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

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 15 SOUTH, RANGE 24 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER WHICH IS 1323.0 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH 89° 20' EAST, 565 FEET; THENCE SOUTH 124.0 FEET; THENCE NORTH 89° 20' WEST 565.0 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER TO A POINT WHICH IS 124.0 FEET SOUTH OF THE POINT OF BEGINNING; THENCE NORTH 124.0 FEET TO THE POINT OF BEGINNING.

**MAIL TAX STATEMENTS AS DIRECTED ABOVE**