



County of Fresno

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

DATE: **August 25, 2020**

TO:

Development Services and Capital Projects, Attn: William M. Kettler, Division Manager
Development Services and Capital Projects, Attn: Chris Motta, Principal Planner
Development Services and Capital Projects, Current Planning, Attn: David Randall, Senior Planner
Development Services and Capital Projects, Policy Planning, ALCC, Attn: Mohammad Khorsand, Senior Planner
Development Services and Capital Projects, Zoning & Permit Review, Attn: Daniel Gutierrez/James Anders
Development Services and Capital Projects, Building & Safety/Plan Check, CASp, Attn: Dan Mather
Development Engineering, Attn: Kevin Nehring, Senior Engineer
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping
Road Maintenance and Operations, Attn: John Thompson/Nadia Lopez/Martin Querin/Wendy Nakagawa
Design Division, Special Projects/Road Projects, Attn: Mohammad Alimi/Dale Siemer/Brian Spaunhurst
Design Division, Transportation Planning, Attn: Mohammad Alimi/Dale Siemer/Brian Spaunhurst/Gloria Hensley
Water and Natural Resources Division, Attn: Glenn Allen, Division Manager; Roy Jimenez
Department of Public Health, Environmental Health Division, Attn: Kevin Tsuda/Deep Sidhu/Steven Rhodes
North Central Fire Protection District: fire-prevention@fresno.gov
Kings River Conservation District

FROM: **Ethan Davis**, Planner
Development Services and Capital Projects Division

SUBJECT: **Director Review and Approval No. 4630**

APPLICANT: **Doug Dees**

DUE DATE: **September 9, 2020**

NOTE:

The Department of Public Works and Planning, Development Services Division is reviewing the subject application proposes to allow an existing 1,878 square-foot mobile home to remain as a second residence with a new 7,136 square-foot proposed primary residence on a 33.7-acre parcel in the AE-20(Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

NOTE - THIS WILL BE OUR ONLY REQUEST FOR WRITTEN COMMENTS. 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, Ethan Davis, 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 thdavis@fresnocountyca.gov via email.

G:\4360Devs&Pln\PROJSEC\PROJDOCS\DRA\4600-4699\4630\Routing\DRA 4630 Routing Ltr.docx

Activity Code (Internal Review): **2376**

Enclosures

AUG 05 2020



Fresno County Department of Public Works and Planning

Date Received: 8.5.20

Dra
4630
(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 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:

Second Residence - Mobilehome

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: 016-070-25 Parcel size: 3.4 AC 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.

Owner (Print or Type) Oregel Farms LLC Address 4590 N Madera Ave City Kerman Zip 93630 Phone _____

Applicant (Print or Type) Sergio Oregel Address 4590 N Madera Ave City Kerman Zip 93630 Phone 559-277-9896

Representative (Print or Type) Doug Dees Address 3192 Boulder Ave City Madera Zip 93637 Phone 559-905-1065

CONTACT EMAIL:

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: Dra 4630 Fee: \$ 1,570
 Application Type / No.: _____ Fee: \$ _____
 Application Type / No.: _____ Fee: \$ _____
 Application Type / No.: pre-App 20-104880 Fee: \$ -247.00
 PER/Initial Study No.: _____ Fee: \$ _____
 Ag Department Review: _____ Fee: \$ _____
 Health Department Review: EHD Fee: \$ 432.00
 Received By: Ethan Davis Invoice No.: _____ TOTAL: \$ 1,755.00

UTILITIES AVAILABLE:

WATER: Yes / No
 Agency: well
 SEWER: Yes / No
 Agency: Septic

STAFF DETERMINATION: This permit is sought under Ordinance Section:

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

Related Application(s): _____

APN # _____ - _____ - _____

Zone District: AE-20

APN # _____ - _____ - _____

Parcel Size: 33.7-acres

APN # _____ - _____ - _____

APN # _____ - _____ - _____

over.....



RECEIVED
COUNTY OF FRESNO

AUG 05 2020

Development Services
DEPARTMENT OF PUBLIC WORKS
and PLANNING
DEVELOPMENT SERVICES DIVISION
Capital Projects
Division

Mail To:

DOUG DEES
3192 BOULDER AVE.
MADERA CA 93637

Pre-Application Review
Department of Public Works and Planning

NUMBER: 20-104880
APPLICANT: J D CONSTRUCTION - DOUG DEES
PHONE: (559) 905-1065

PROPERTY LOCATION: 4590 N. MADERA AVE., KERMAN, California, 93630
APN: 016-070-25 ALCC: No Yes # AP-6767 VIOLATION NO. N/A
CNEL: No X Yes (level) LOW WATER: No X Yes WITHIN 1/2 MILE OF CITY: No X Yes
ZONE DISTRICT: AE-20; SRA: No X Yes HOMESITE DECLARATION REQ'D.: No X Yes
LOT STATUS:

Zoning: (X) Conforms; () Legal Non-Conforming lot; () Deed Review Req'd (see Form #236)

Merger: May be subject to merger: No X Yes ZM# Initiated In process

Map Act: () Lot of Rec. Map; (X) On '72 rolls; (X) Other PERMIT HISTORY; () Deeds Req'd (see Form #236)

SCHOOL FEES: No Yes X DISTRICT: Kerman Unified PERMIT JACKET: No Yes X

FMFCD FEE AREA: (X) Outside () District No.: FLOOD PRONE: No X Yes

PROPOSAL DRA TO ALLOW THE USE OF A 2ND SFR ON A 33.7 AC PARCEL LOCATED WITHIN THE AE-20 ZONED DISTRICT.

COMMENTS: The parcel is Subject to a Williamson Act Contract and Clearance from Policy Planning is Required.

ORD. SECTION(S): 816.2-N BY: O. Ramirez DATE: 07/21/2020

GENERAL PLAN POLICIES:

LAND USE DESIGNATION: Agricultural ()
COMMUNITY PLAN: ()
REGIONAL PLAN: ()
SPECIFIC PLAN: ()
SPECIAL POLICIES: ()
SPHERE OF INFLUENCE: ()
ANNEX REFERRAL (LU-G17/MOU): ()

PROCEDURES AND FEES:

() GPA: () MINOR VA:
() AA: (X) HD: 432.00
() CUP: () AG COMM:
(X) DRA: 1,570.00 () ALCC:
() VA: () IS/PER*:
() AT: () Viol. (35%):
() TT: () Other:

COMMENTS:

Filing Fee: \$ 2,002.00
Pre-Application Fee: - \$247.00
Total County Filing Fee: 1,755.00

FILING REQUIREMENTS:

- (X) Land Use Applications and Fees
- (X) This Pre-Application Review form
- (X) Copy of Deed / Legal Description
- (X) Photographs
- () Letter Verifying Deed Review
- () IS Application and Fees* * Upon review of project materials, an Initial Study (IS) with fees may be required.
- (X) Site Plans - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
- (X) Floor Plan & Elevations - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
- () Project Description / Operational Statement (Typed)
- () Statement of Variance Findings
- () Statement of Intended Use (ALCC)
- () Dependency Relationship Statement
- () Resolution/Letter of Release from City of Referral Letter #

OTHER FILING FEES:

- () Archaeological Inventory Fee: \$75 at time of filing (Separate check to Southern San Joaquin Valley Info. Center)
- () CA Dept. of Fish & Wildlife (CDFW): (\$50) (\$50+\$2,406.75) (Separate check to Fresno County Clerk for pass-thru to CDFW. Must be paid prior to IS closure and prior to setting hearing date.)

PLU # 113 Fee: \$247.00
Note: This fee will apply to the application fee if the application is submitted within six (6) months of the date on this receipt.

BY: Ethan Davis DATE: 7.23.20
PHONE NUMBER: (559) 600 - 9669

NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:

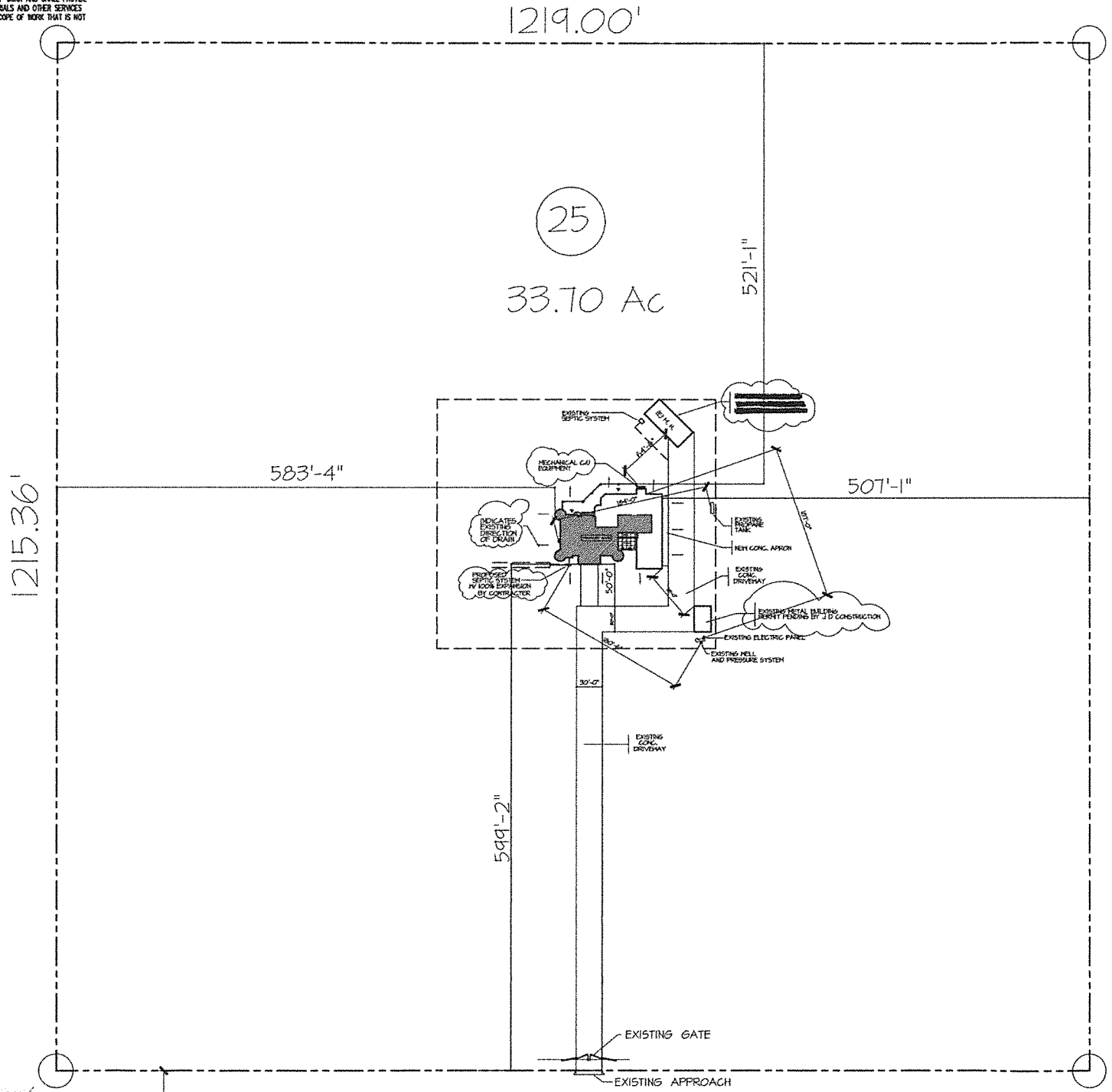
- (X) COVENANT
- () MAP CERTIFICATE
- () PARCEL MAP
- () FINAL MAP
- () FMFCD FEES
- () ALUC or ALCC
- (X) SITE PLAN REVIEW
- (X) BUILDING PLANS
- (X) BUILDING PERMITS
- () WASTE FACILITIES PERMIT
- (X) SCHOOL FEES
- () OTHER (see reverse side)

OVER.....

R TO BIDDING
 FOR AN SUBCONTRACTORS
 EXISTING FIELD
 ALL LABOR AND MATERIALS
 EXISTING FIELD CONDITIONS
 R. ENGINEER OR OTHER PROFI
 TIONS OF THE DESIGN AND
 ET THE DESIGN INTENT OF

KNOWLEDGE OF LOCAL CODES
 BIDS THE COSTS FOR ALL
 THE GOVERNING CODES. THE
 ALL ALERT THE DESIGNER,
 SPANICES BETWEEN GOVERNING
 & INTENT.

BY THAT THE PLANS ARE
 CONTROLLED BY THE GOVERNING AGENCIES
 S AND ARE NOT TO BE USED
 EXAMINE ALL PAGES OF THESE
 F WORK AND SHALL PROVIDE
 SALS AND OTHER SERVICES
 SCOPE OF WORK THAT IS NOT



25

33.70 Ac

4590 N. MADERA AVE. FRESNO CA

100'-0" R.W.

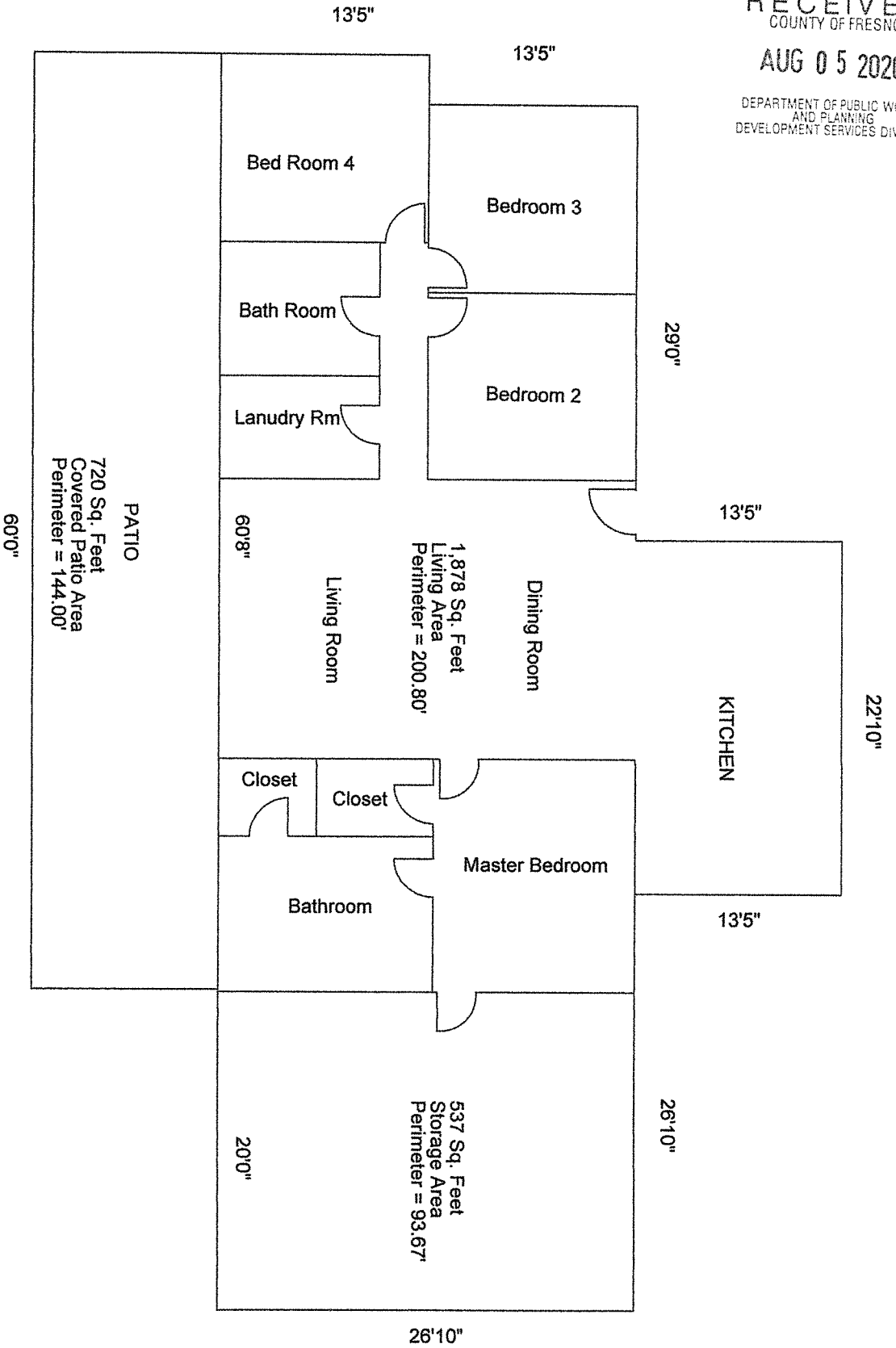
← N SITE PLAN

signed

RECEIVED
COUNTY OF FRESNO

AUG 05 2020

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION



Mr. and Mrs. Sergio Oregel	
4590 N. Madera Ave	
Kerman, CA 93630	
DATE: 07/16/2020	SCALE: 1" = 10'
DRAWN BY: Doug Dees	

AUG 05 2020

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

RECORDING REQUESTED BY
North American Title Company

AND WHEN RECORDED MAIL DOCUMENT
AND TAX STATEMENT TO:

Sergio Oregel and Claudia Oregel
45785 W. American Ave.
Firebaugh, CA 93622



FRESNO County Recorder
Robert C. Werner
DOC- 2008-0084987

Acct 7-North American Title Company Inc.
Thursday, JUN 12, 2008 08:00:00
Ttl Pd \$1,002.00 Nbr-0002784708
EMF/R5/1-2

Space Above This Line for Recorder's Use Only

A.P.N.: 016-070-25

File No.: 55601-806545-08 (KG)

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$990.00; CITY TRANSFER TAX \$0.00;
SURVEY MONUMENT FEE \$

- computed on the consideration or full value of property conveyed, OR
- computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
- unincorporated area; City of , and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Randall S. Johnston and Alicia A. Johnston, as Trustees of the Johnston 2004 Revocable Trust udt dated October 6, 2004**

hereby GRANTS to **Sergio Oregel and Claudia Oregel, husband and wife as community property** the following described property in the unincorporated area of , County of Fresno, State of California:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 13 SOUTH, RANGE 18 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE UNITED STATES GOVERNMENT TOWNSHIP PLAT, THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 1219 FEET; THENCE EAST 1215.35 FEET; THENCE SOUTH 1219 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER, 1210.5 FEET TO THE POINT OF BEGINNING; THENCE WEST TO THE POINT OF BEGINNING.

Dated: 02/21/2008

Randall S. Johnston and Alicia A. Johnston,
as Trustees of the Johnston 2004 Revocable
Trust udt dated October 6, 2004

Randall S. Johnston, trustee
Randall S. Johnston, Trustee

Alicia A. Johnston
Alicia A. Johnston, Trustee

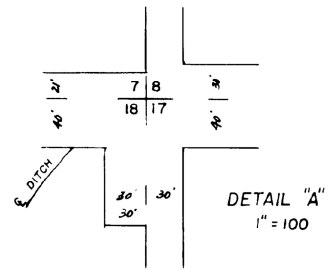
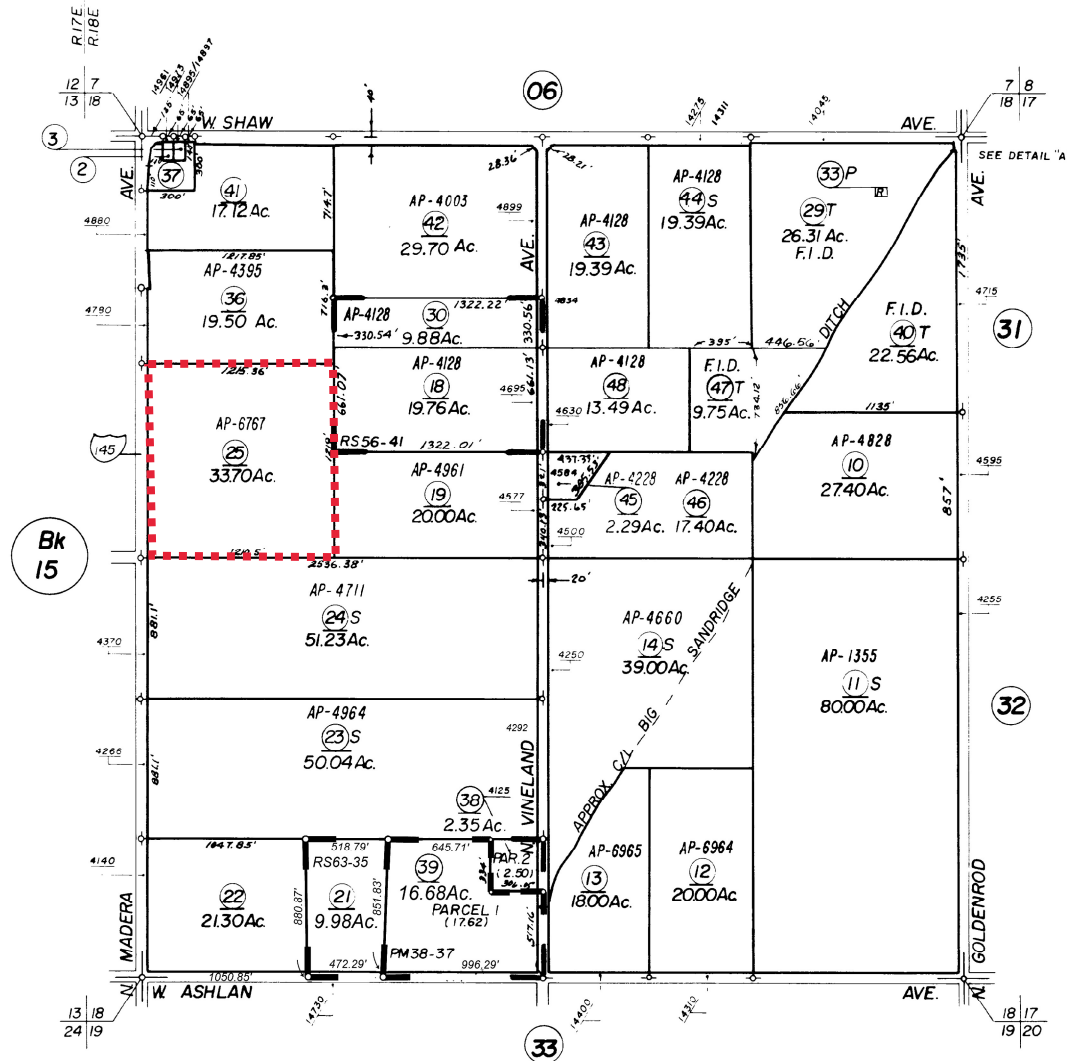


— NOTE —
 This map is for Assessment purposes only.
 It is not to be construed as portraying legal
 ownership or divisions of land for purposes
 of zoning or subdivision law.

SEC. 18, T. 13S., R. 18E., M.D.B. & M.

Tax Area
 120-009

16-07



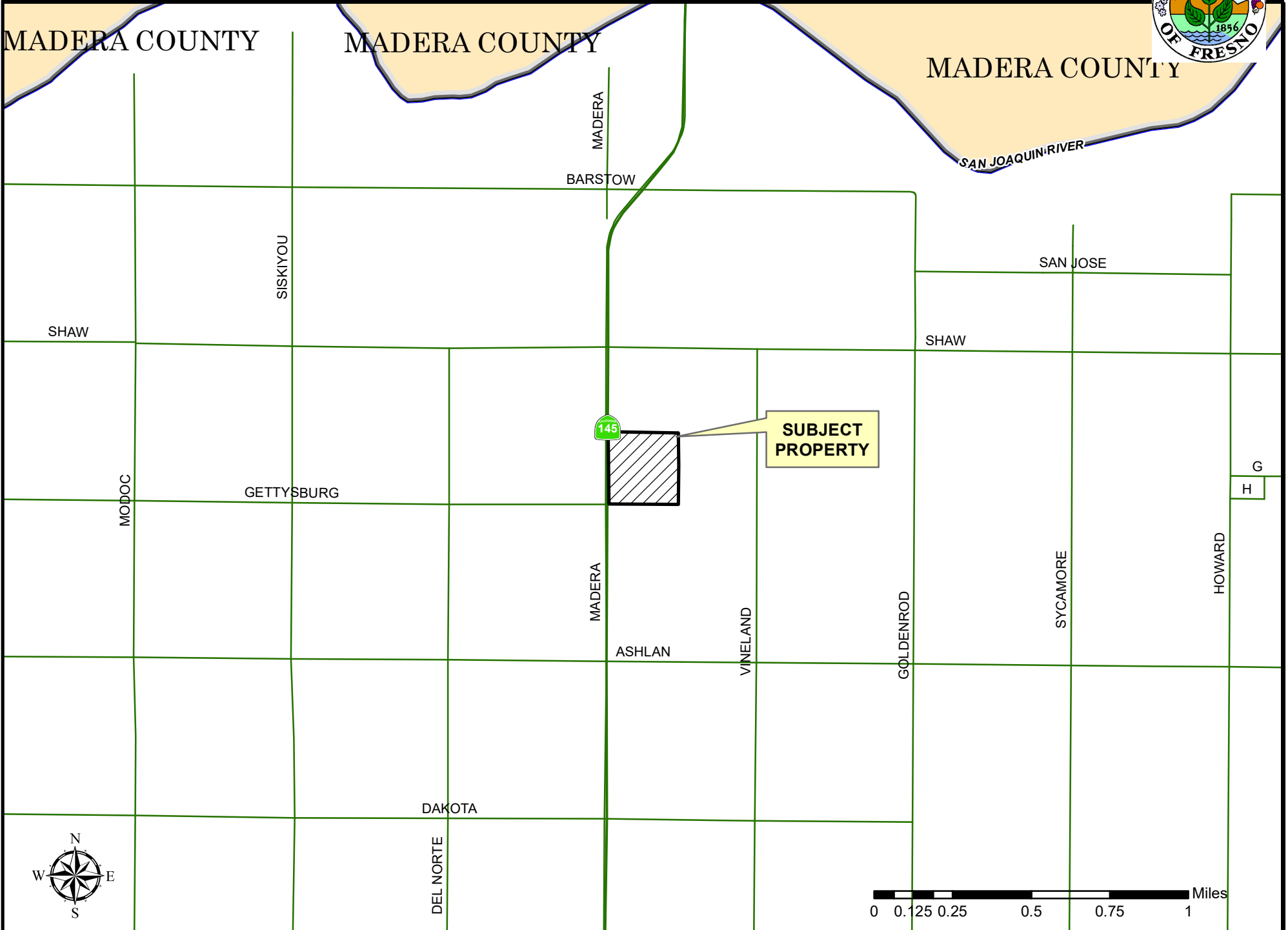
Agricultural Preserve
 Parcel Map No. 6075 - Bk. 38, Pg. 37
 Record of Survey - Bk. 56, Pg. 41

Record of Survey - Bk. 63, Pg. 35

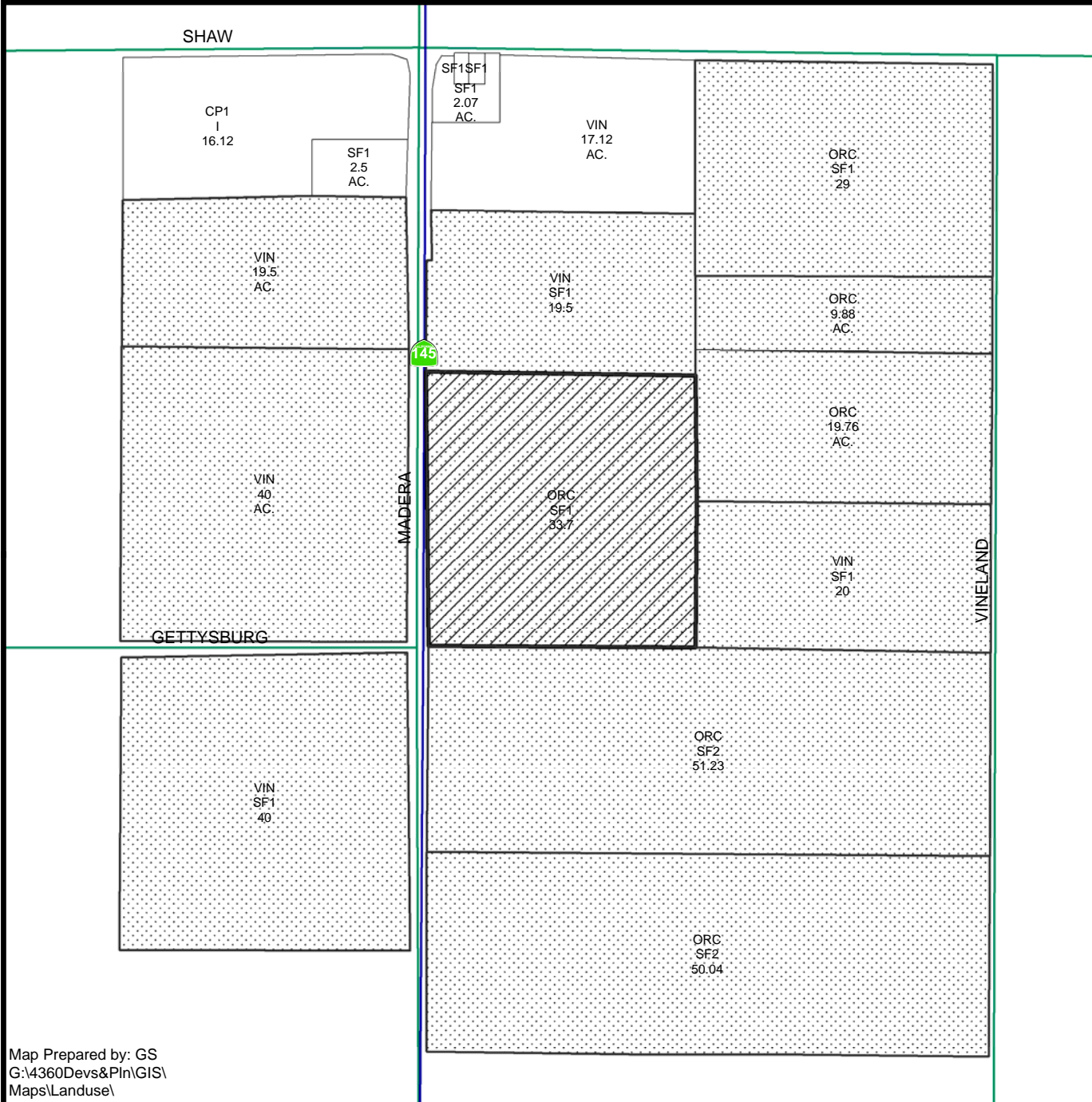
NOTE - Assessor's Block Numbers Shown in Ellipses.
 Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk. 16 - Pg. 07
 County of Fresno, Calif.

LOCATION MAP




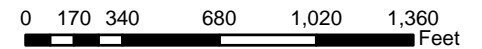
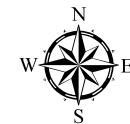
EXISTING LAND USE MAP



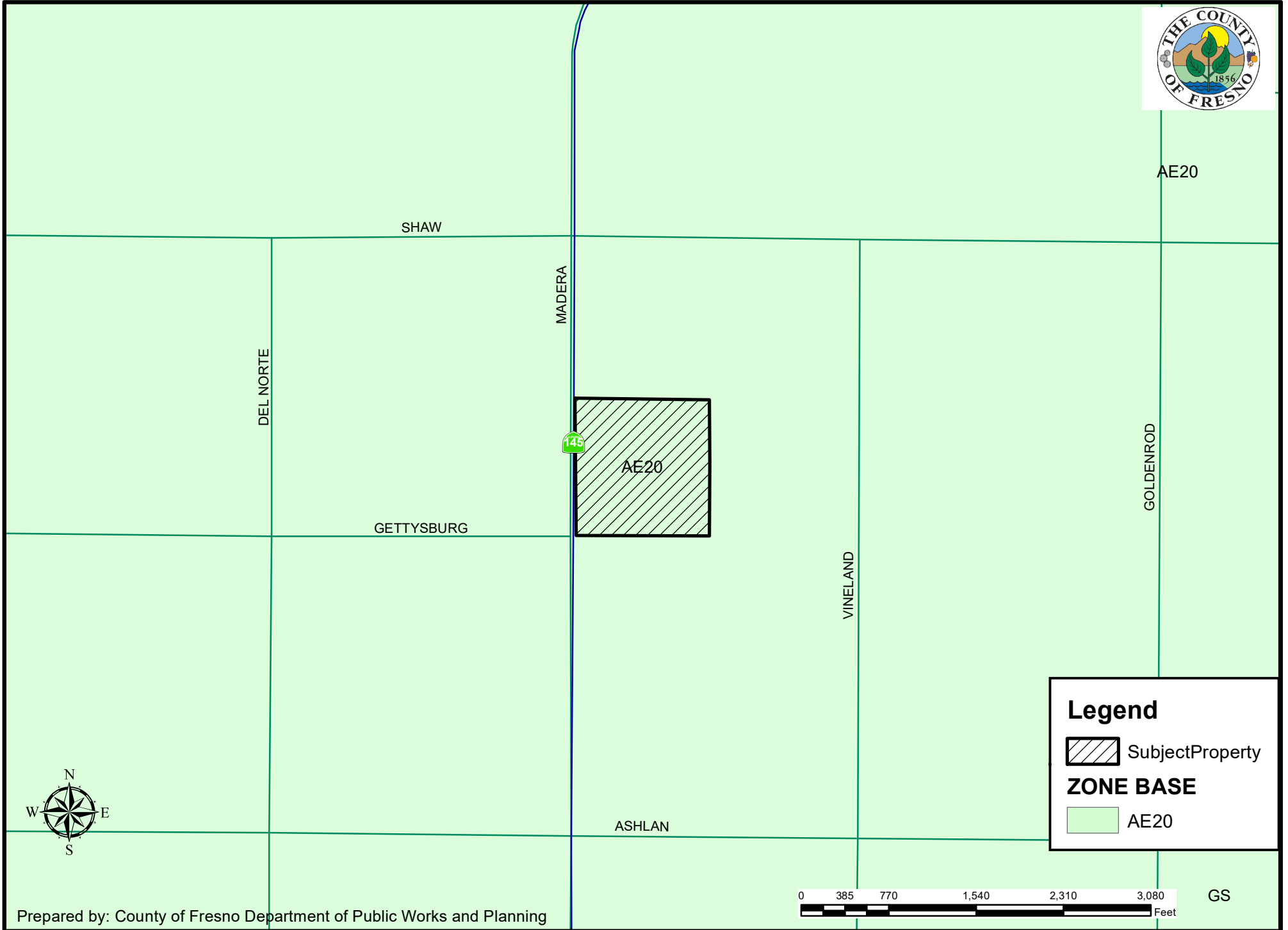
LEGEND	
CP#	- OFFICE COMM./PROF
I	- INDUSTRIAL
ORC	- ORCHARD
SF#	- SINGLE FAMILY RESIDENCE
V	- VACANT
VIN	- VINEYARD

LEGEND:


-  Subject Property
-  Ag Contract Land




EXISTING ZONING MAP



Legend

 SubjectProperty

ZONE BASE

 AE20

RECEIVED
COUNTY OF FRESNO
AUG 05 2020

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION



AUG 05 2020

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION



RESERVED
COUNTY OF FRESNO

AUG 05 2020

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION



RECEIVED

COUNTY OF FRESNO

AUG 05 2020

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION



RECEIVED

AUG 05 2020

DEPARTMENT OF PLANNING
COUNTY OF FRESNO
DEVELOPMENT SERVICES DIVISION

