



County of Fresno

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

DATE: **October 1, 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
Fresno County Fire Protection District, Attn: Jim McDougald, Division Chief
Kings River Conservation District

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

SUBJECT: **Director Review and Approval No. 4636**

APPLICANT: **Tim Gonzalez**

DUE DATE: **October 16, 2020**

NOTE:

The Department of Public Works and Planning, Development Services Division is reviewing the subject application proposes to allow a 1,160 square foot mobile home as a second residence on a 0.9-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

The project sites are located on the west side of Blythe avenue between Floral and Dinuba Avenue (Sup. Dist.: 4) (APN: **035-162-46S**)

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.

C:\Users\thdavis\Desktop\routing master.docx

Activity Code (Internal Review): **2392**

Enclosures



Date Received: 9/18/20 Dna
4636
 (Application No.)

Fresno County Department of Public Works and Planning

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 _____
- General Plan Amendment/Specific Plan/SP Amendment)
- Time Extension for _____

DESCRIPTION OF PROPOSED USE OR REQUEST:

2nd Residence mobile home (1,160 sq ft).

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.

X LOCATION OF PROPERTY: WEST side of Blythe AV
 between DANUSA AVE and Henderson RD
 Street address: 10281 S. Blythe Ave Fresno, CA 93706
 APN: 035-162-469 Parcel size: 176' x 208' Section(s)-Twp/Rg: S ___ - T ___ S/R ___ E ___
 ADDITIONAL APN(s): N/A

X 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.

X Ribert Beckett 10281 S. Blythe Ave Fresno, CA 93706
 Owner (Print or Type) Address City Zip Phone
Kerman Mobile 14754 W. Whitesbridge Rd Kerman, CA 93630
 Applicant (Print or Type) Address City Zip Phone
Tim Gonzalez 14754 W. Whitesbridge Rd Kerman, CA 93630
 Representative (Print or Type) Address City Zip Phone

CONTACT EMAIL: tim@kermanmobilehomes.com

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: Dna Fee: \$ 1570.00
 Application Type / No.: Fee: \$
 Application Type / No.: Fee: \$
 Application Type / No.: Pre-App Credit Fee: \$ -247.00
 PER/Initial Study No.: Fee: \$
 Ag Department Review: Fee: \$
 Health Department Review: EHD Fee: \$ 432.00
 Received By: Ethan Paris Invoice No.: TOTAL: \$ 1,755.00

UTILITIES AVAILABLE:

WATER: Yes / No
 Agency: WELL
 SEWER: Yes / No
 Agency: SEPTIC TANK

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: 0.9 acre APN # _____ - _____ - _____



Development Services
and
Capital Projects
Division

Email To:

TIM@KERMA
NMOBILEHO
MES.COM

Pre-Application Review
Department of Public Works and Planning

NUMBER: 20-106673
APPLICANT: KERMAN MOBILE HOMES INC (TIM GONZALEZ)
PHONE: (559) 305-4877

PROPERTY LOCATION: 10281 S. BLYTHE AVE., FRESNO, California, 93706
APN: 035-162-46S ALCC: No Yes # VIOLATION NO. N/A
CNEL: No Yes (level) LOW WATER: No Yes WITHIN 1/2 MILE OF CITY: No Yes
ZONE DISTRICT: AE-20; SRA: No Yes HOMESITE DECLARATION REQ'D.: No Yes
LOT STATUS:

Zoning: () Conforms; (X) Legal Non-Conforming lot; () Deed Review Req'd (see Form #236)
Merger: May be subject to merger: No Yes ZM# Initiated In process
Map Act: () Lot of Rec. Map; () On '72 rolls; (X) Other PERMIT HISTORY ; () Deeds Req'd (see Form #236)
SCHOOL FEES: No Yes DISTRICT: Caruthers Trustee Area 3, Raisin Elementary PERMIT JACKET: No Yes
FMFCD FEE AREA: (X) Outside () District No.: FLOOD PRONE: No Yes

PROPOSAL DRA TO ALLOW THE USE OF A SECOND RESIDENCE ON A 0.9 AC PARCEL LOCATED WITHIN THE AE-20 ZONE DISTRICT.

COMMENTS:
ORD. SECTION(S): 816.2-W & 855-N.29 BY: O. Ramirez DATE: 08/28/2020

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%):
() JT: () Other:

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

COMMENTS:

FILING REQUIREMENTS:

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

BY: Ethan Davis DATE: 9.11.20
PHONE NUMBER: (559) 600 - 9669

NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:

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

PLU # 113 Fee: \$247.00

Note: This fee will apply to the application fee if the application is submitted within six (6) months of the date on this receipt.

Orange Coast Title Company of Northern
California

When Recorded Mail Document To:
Nicole Alyse Wright and James Michael
Wright, III
10281 S Blythe Ave
Fresno, CA 93706

Escrow No.: 535-FRE-20400038-55 -
JM
Title No.: 535-2083668-68

APN: 035-162-46S

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s) The undersigned Grantor(s) declare(s) that the DOCUMENTARY TRANSFER TAX is: \$ 429.00.

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- The property is located in the of Fresno

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

Elizabeth Marie Menchaca, a married woman as her sole and separate property,
who aquired title as: Elizabeth Marie Menchaca a married woman

hereby GRANT(S) to

Nicole Alyse Wright and James Michael Wright, III, wife and husband as joint tenants

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

See Exhibit A attached hereto and made a part hereof.

Commonly known as: 10281 S Blythe Ave, Fresno, CA 93706

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Fresno County Recorder
Paul Dictos, CPA

2020-0048757

Recorded at the request of
ORANGE COAST TITLE COMPANY

04/17/2020 02:45:22

Titles: 1 Pages: 4

Fees: \$20.00

CA SB2 Fees \$0.00

Taxes: \$429.00

Total: \$449.00

RECORDING REQUESTED BY

Orange Coast Title

AND WHEN RECORDED MAIL DOCUMENT TO:

NAME Nicole & James Wright
STREET 10281 S Blythe Ave.
ADDRESS
CITY, STATE & Fresno, CA 93706
ZIP CODE

SPACE ABOVE FOR RECORDER'S USE ONLY

Grant Deed

Title of Document

Pursuant to Senate Bill 2 – Building Homes and Jobs Act (Government Code §27388.1), effective January 1, 2018, a fee of seventy-five dollars (\$75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars (\$225.00).

Reason for Exemption:

- Document is a transfer of real property subject to the imposition of transfer tax
Government Code §27388.1 (a) (2)
- Document is a transfer of real property that is a residential dwelling to an owner-occupier
Government Code §27388.1 (a) (2)
- The \$225 per transaction cap is reached
Government Code §27388.1 (a) (1)
- Document is not related to real property
Government Code §27388.1 (a) (1)

Failure to include an exemption reason will result in the imposition of the \$75.00 Building Homes and Jobs Act fee. Fees collected are deposited to the State and may not be available for refund.


Signature

4/16/2020
Date

THIS PAGE IS ADDED TO PROVIDE DECLARATION OF BUILDING
HOMES & JOBS ACT (SB2-2017) FEE EXEMPTION

ADDITIONAL RECORDING FEE APPLIES

RECORDING REQUESTED BY
Orange Coast Title
AND WHEN RECORDED MAIL DOCUMENT TO:

NAME *Nicole & James Wright*
STREET *10281 S. Blythe Ave.*
ADDRESS
CITY, STATE & *Fresno, CA* ZIP CODE *93706*

Fresno County Recorder
Paul Dictos, CPA
2020-0048757

Recorded at the request of
ORANGE COAST TITLE COMPANY
04/17/2020 02:45:22
Titles: 1 Pages: 4
Fees: \$20.00
CA SB2 Fees: \$0.00
Taxes: \$429.00
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Grant Deed
Title of Document

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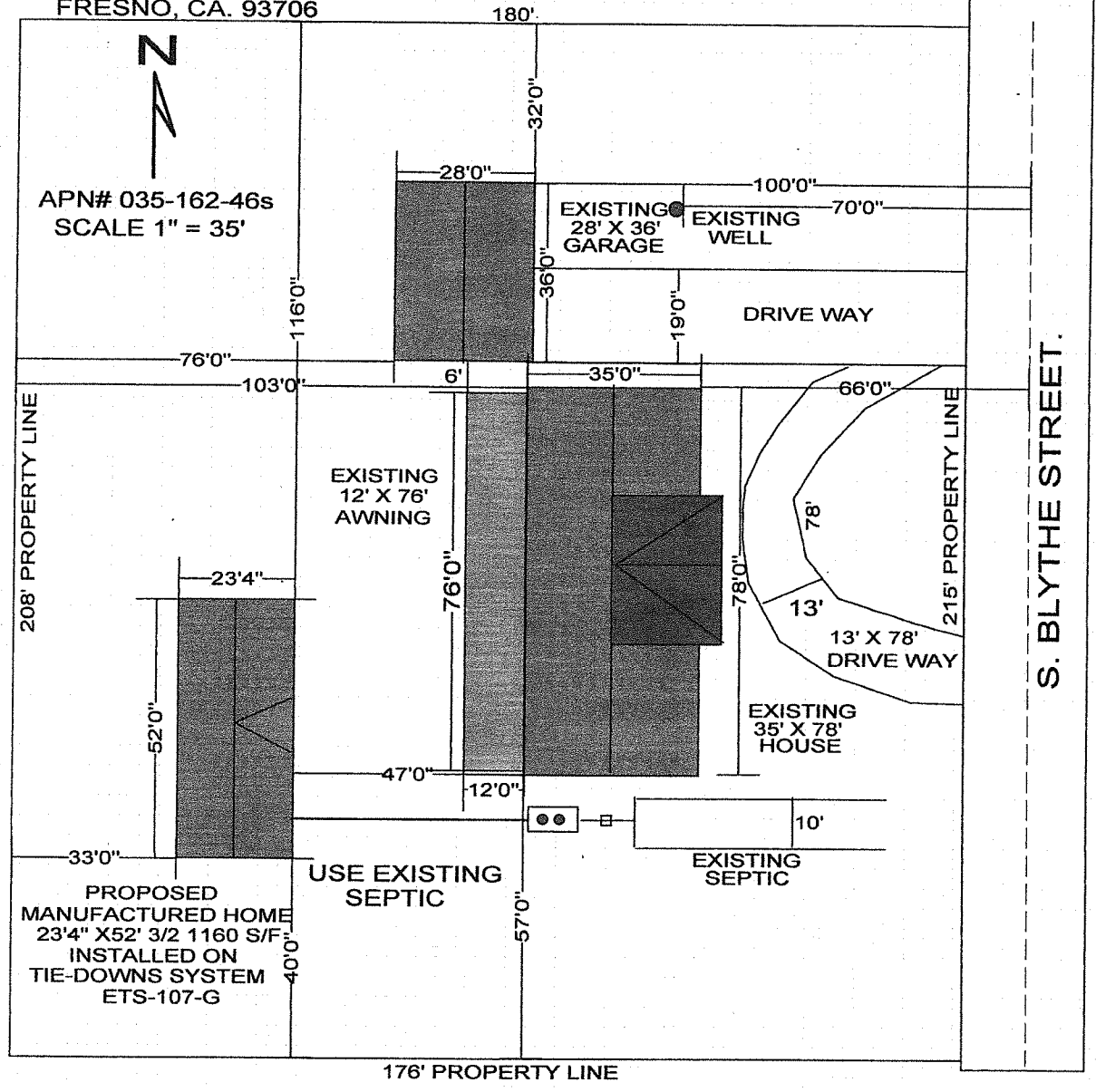

Signature

4/16/2020
Date

THIS PAGE IS ADDED TO PROVIDE DECLARATION OF BUILDING
HOMES & JOBS ACT (SB2-2017) FEE EXEMPTION

ADDITIONAL RECORDING FEE APPLIES

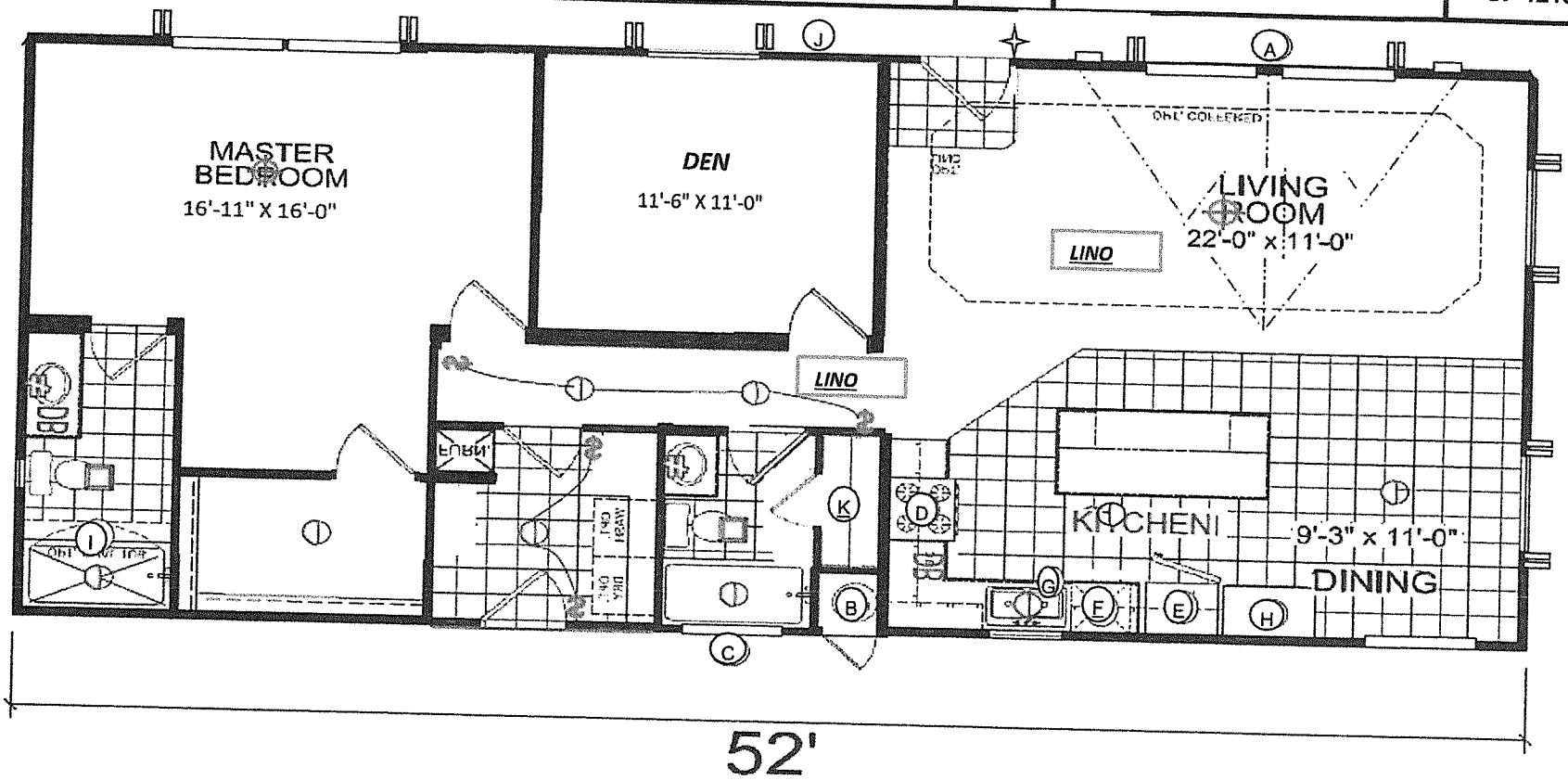
BECKETT
10281 S. BLYTHE AVE.
FRESNO, CA. 93706



☐ Exhaust Fan w/ Light	⊙ Can Light	▽ USB recept	DB Bank of Drawers	✦ Dlx Porch Light	▢ Shutters
Ⓢ Switch	✂ Ceiling Fan	☐ Solar Tube	RS Rollout Shelves	☒ Dlx Light Over mirror	☆ Chandelier
Ⓢ Recept	▽ TV Jack	✂ Pendant Light	HB Hose Bib	KERMAN MH KERMAN, CA JOSE	
Ⓢ GFCI	▽ Phone Jack	☐ J-Box	⊙ Paddle fan prep	26584	BECKETT
				SF 1213	

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23'-4"



52'

- A 10' OPEN DORMER W/ 2 COLUMNS
- B 30 GAL ELECTRIC W/H MOVED
- C 11X36 SLIDER
- D GAS RANGE W/ MICROWAVE ABOVE
- E 22CF SXS FRIDGE
- F DISHWASHER
- G GARBAGE DISPOSAL
- H 6DOOR LINEN AS WIDE AS POSSIBLE
- I 60" SHOWER
- J 200AMP PANEL BOX W/ CORD
- K LINEN CLOSET

- ☐ Exhaust Fan w/ Light
- ⚡ Switch
- ⊕ Recept
- ⊕ GFCI

- ⊙ Can Light
- ✂ Ceiling Fan
- ▼ TV Jack
- ▼ Phone Jack

- ▼ USB recept
- ☉ Solar Tube
- ⊗ Pendant Light
- ☑ J-Box

- DB Bank of Drawers
- RS Rollout Shelves
- HB Hose Bib
- ⊕ Paddle fan prep

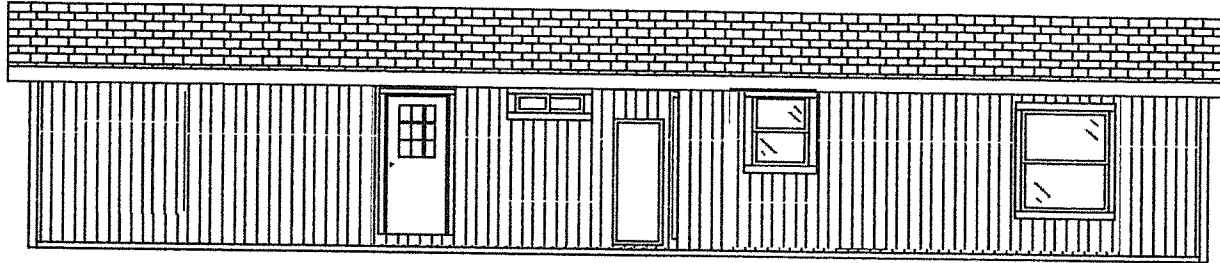
- ✦ Dlx Porch Light
- ☐ Shutters
- ☑ Dlx Light Over mirror
- ☆ Chandelier

KERMAN M.H. KERMAN, CA

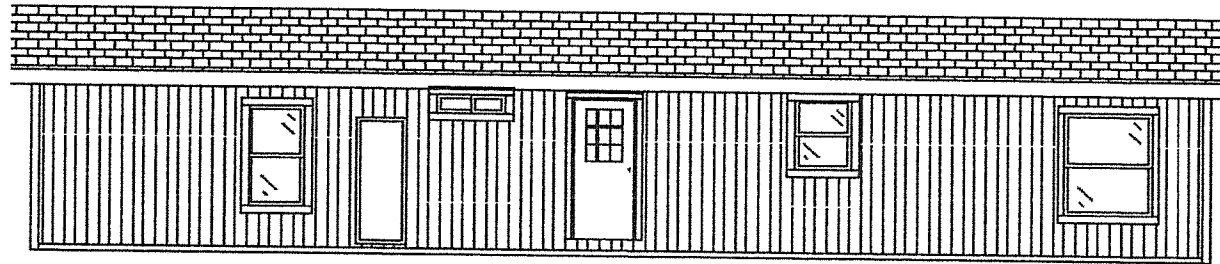
26584

BECKETT

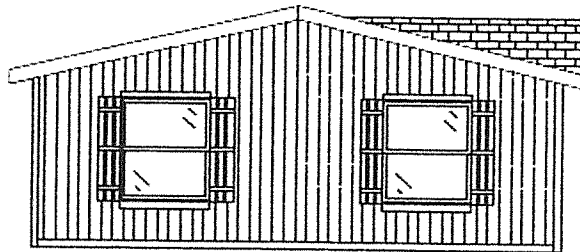
ELEVATION



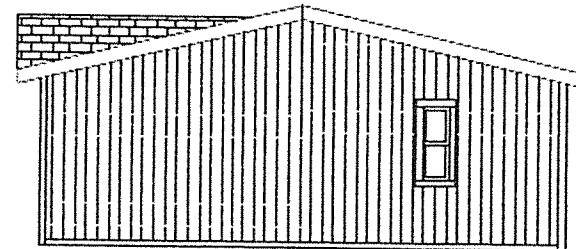
BACK ELEVATION



FRONT ELEVATION



HITCH END ELEVATION



REAR ELEVATION

N 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100



County of Fresno

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

June-15-2020

James & Alyse Wright
10281 S Blythe
Fresno, CA 93706

RE: Nitrogen Loading Analysis for Proposed .9 Acre Lot

****HANTZSCHE-FINNEMORE EQUATION**** Calculation based on owned parcel.

0.9 = Total Gross Lot Size (Acres)
24% = Impervious Surface (%)
01.58 = Total Surface Area (Acres)
300 = Daily Wastewater Flow (Gallons per Day) W Using 50gpcpd
365 = Duration of Wastewater Application (Days) t
5.90 = Calculated Volume of Wastewater Entering Soil (Inches per Year) I
50 = Total Nitrogen Concentration in Wastewater Entering System (mg/l) now
0 = Percent of Nitrate-Nitrogen loss due to Soil Denitrification d
12.5 = Average Rainfall Recharge Rate (70% of Annual Rainfall) (Inches per Year) R
0.00 = Background Nitrate-Nitrogen Concentration in Rainfall Recharge (mg/l) nb
0 = Percent Nitrogen Removal from Treatment System Tr
16.0 = Calculated Average Concentration of Nitrate-Nitrogen (mg/l) nr

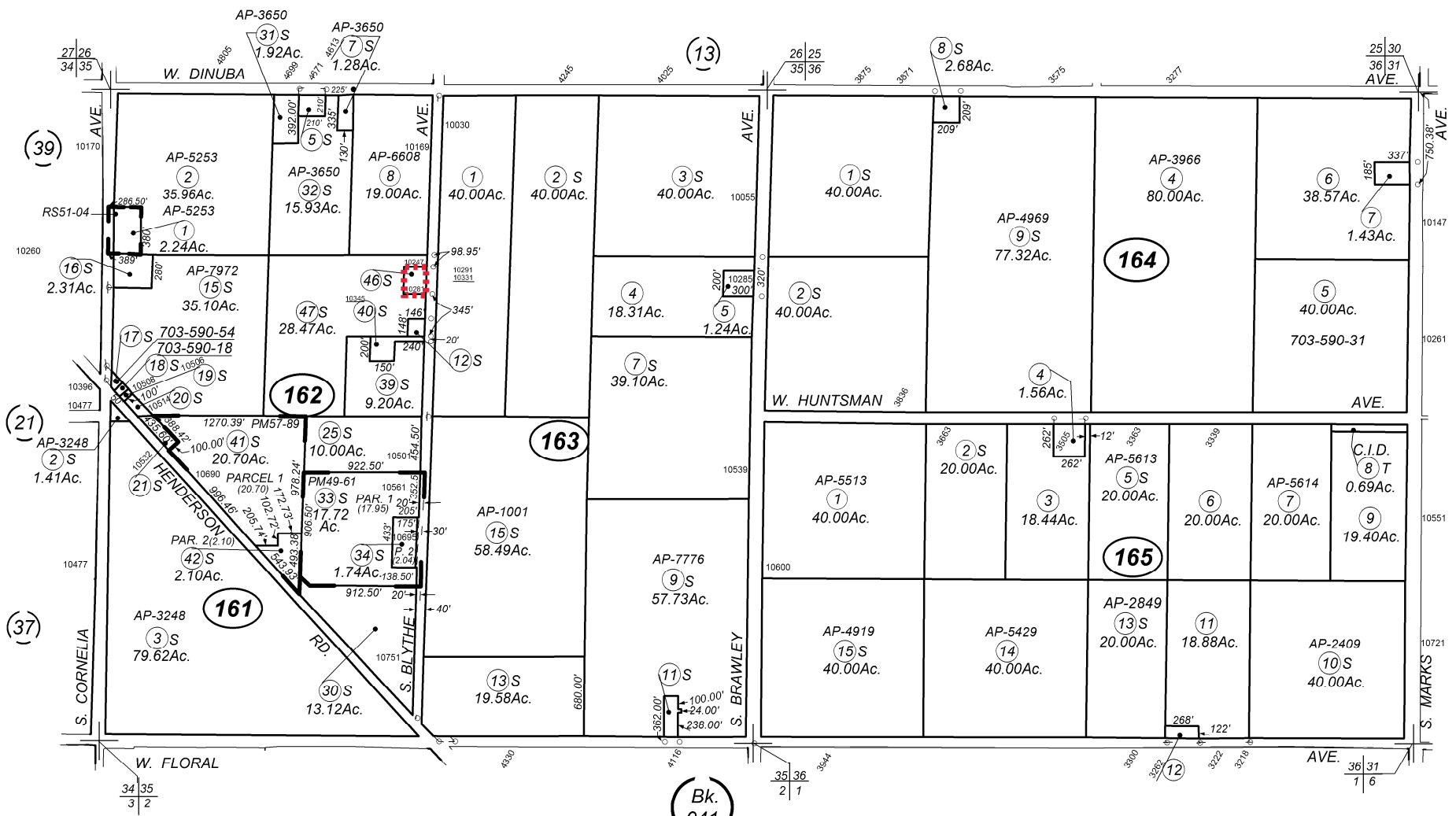
Calculation based on open undeveloped areas adjacent to subject parcel.

1.70 = Total Gross Lot Size (Acres)
24% = Impervious Surface (%)
1.29 = Total Surface Area (Acres)
300 = Daily Wastewater Flow (Gallons per Day) W Using 50gpcpd
365 = Duration of Wastewater Application (Days) t
3.12 = Calculated Volume of Wastewater Entering Soil (Inches per Year) I
50 = Total Nitrogen Concentration in Wastewater Entering System (mg/l) nw
0 = Percent of Nitrate-Nitrogen loss due to Soil Denitrification d
12.5 = Average Rainfall Recharge Rate (70% of Annual Rainfall) (Inches per Year) R
0.00 = Background Nitrate-Nitrogen Concentration in Rainfall Recharge (mg/l) nb
0 = Percent Nitrogen Removal from Treatment System Tr
10.0 = Calculated Average Concentration of Nitrate-Nitrogen (mg/l) nr

The Nitrogen Loading Analysis review has been completed. The conclusion is that the calculated average concentration of total nitrogen in the groundwater is 16.mg/l based on owned parcel area. A calculated average concentration of Total Nitrogen concentration of 10.0 mg/l, which meets the EPA threshold of 10.0 mg/l for drinking water, can be determined with the inclusion of a .8 open acreage adjacent to the subject parcel in a regional evaluation.



-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.7333, Bk.49, Pg.61
Parcel Map No.7694, Bk.57, Pg.89
Record of Survey - Bk.51, Pg.04

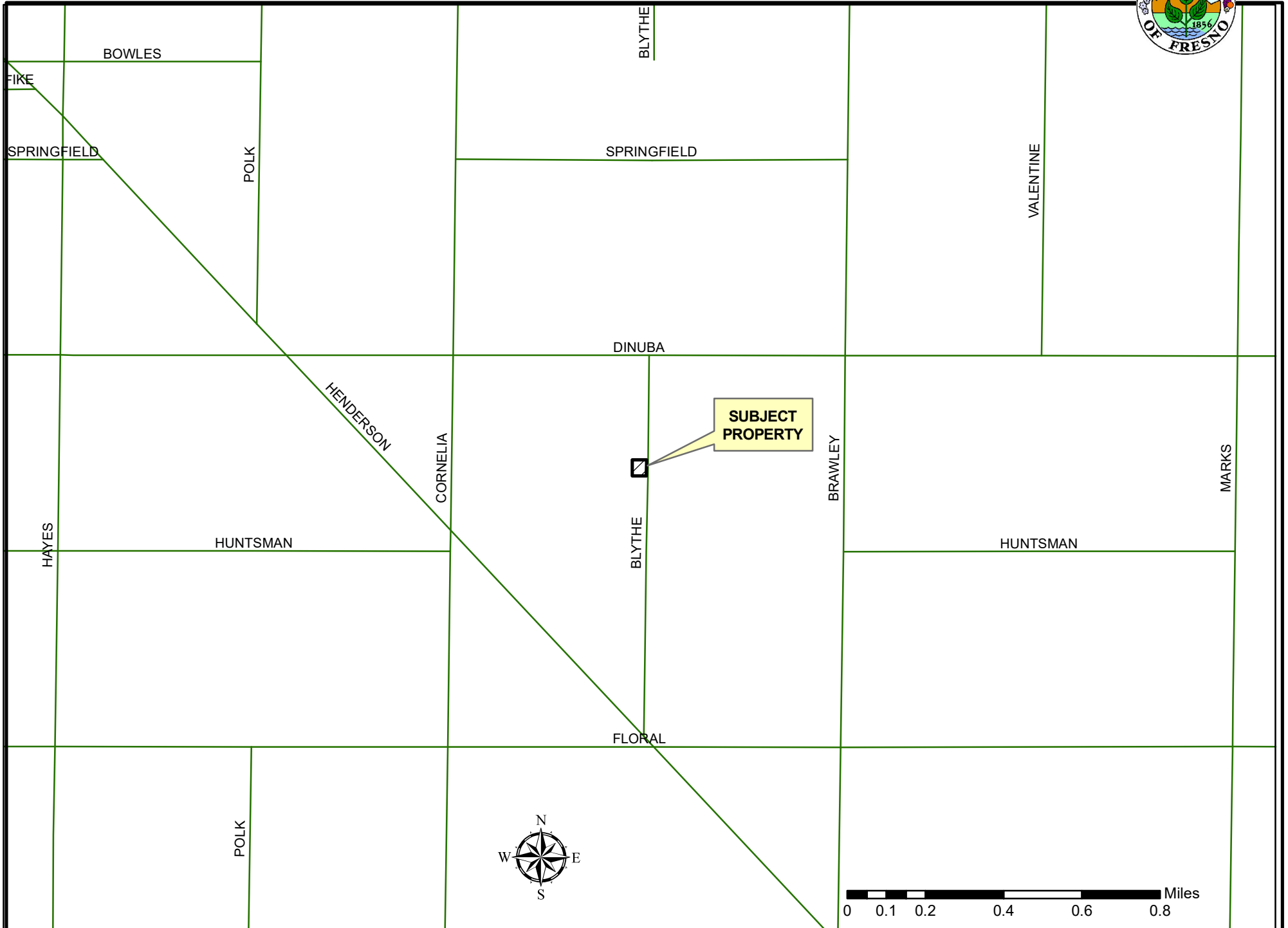
10/5/2016

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

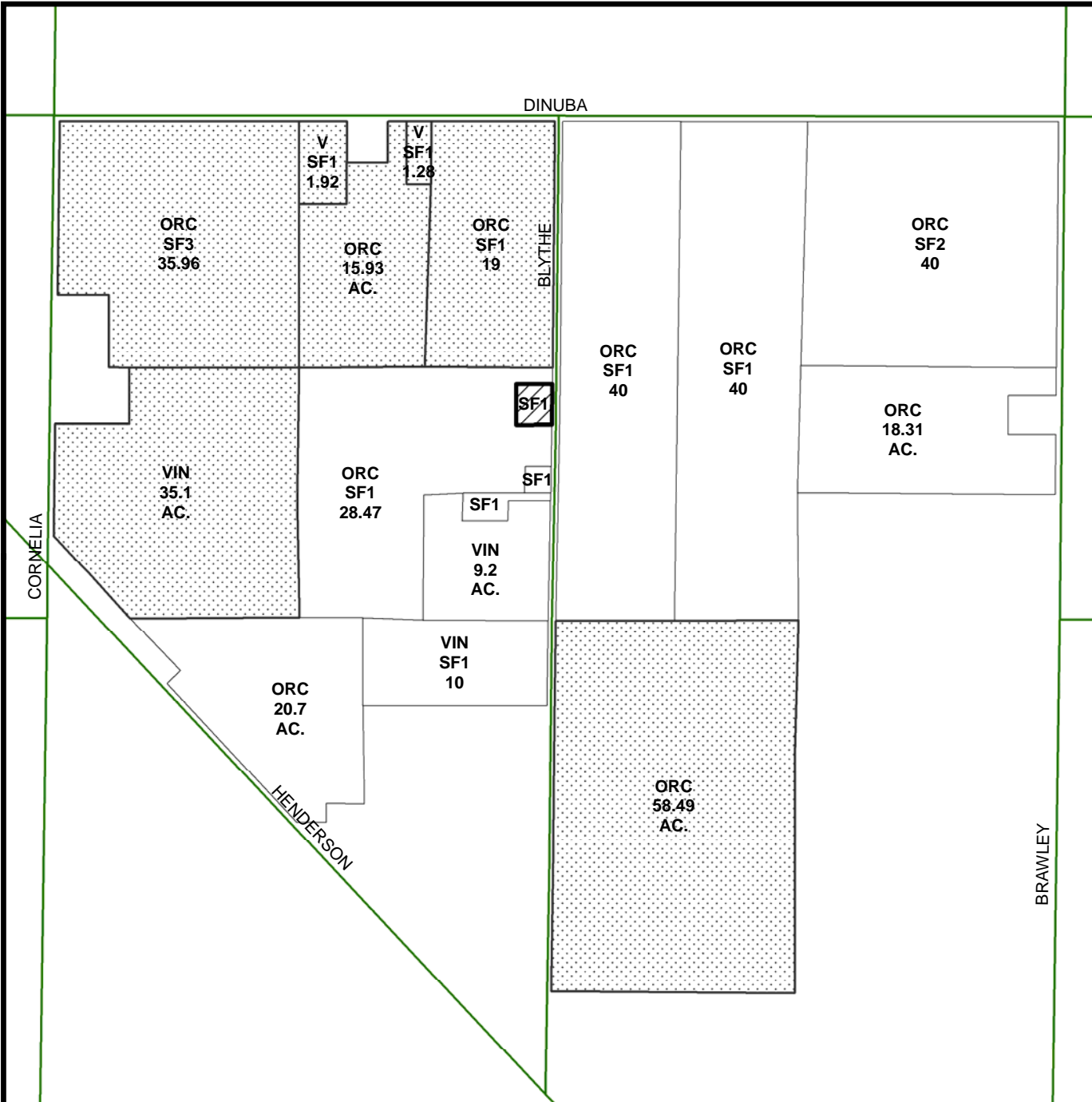
Assessor's Map Bk.035 - Pg.16
County of Fresno, Calif.



LOCATION MAP




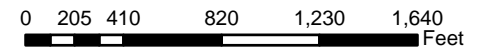
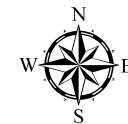
EXISTING LAND USE MAP



LEGEND	
ORC - ORCHARD	
SF#- SINGLE FAMILY RESIDENCE	
V - VACANT	
VIN - VINEYARD	

LEGEND:

-  Subject Property
-  Ag Contract Land



Department of Public Works and Planning
Development Services Division

EXISTING ZONING MAP

