



County of Fresno

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

DATE: May 26, 2023

TO: Department of Public Works and Planning, Attn: Bernard Jimenez,
Planning and Resource Management Officer
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, 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, Building & Safety/Plan Check,
Attn: Arnulfo Valdivia
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 Haagenon, 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. 4150 and Initial Study No. 8381

APPLICANT: Orlando Ramirez

OWNER: Orlando Gonzales

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 17.03-acre parcel. The proposed parcel is 2 acres in size and the existing parcel will be 15.03 acres. Mapping procedure to follow if Variance approved.

The subject parcel is located on the south side of E. American Ave., directly abutting S. Sunnyside Ave. Approximately 2.65 miles west of the City of Fresno. (APN: 340-020-82S) (5447 E. American Ave.) (Sup. Dist. 5).

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 **Monday June 12, 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.

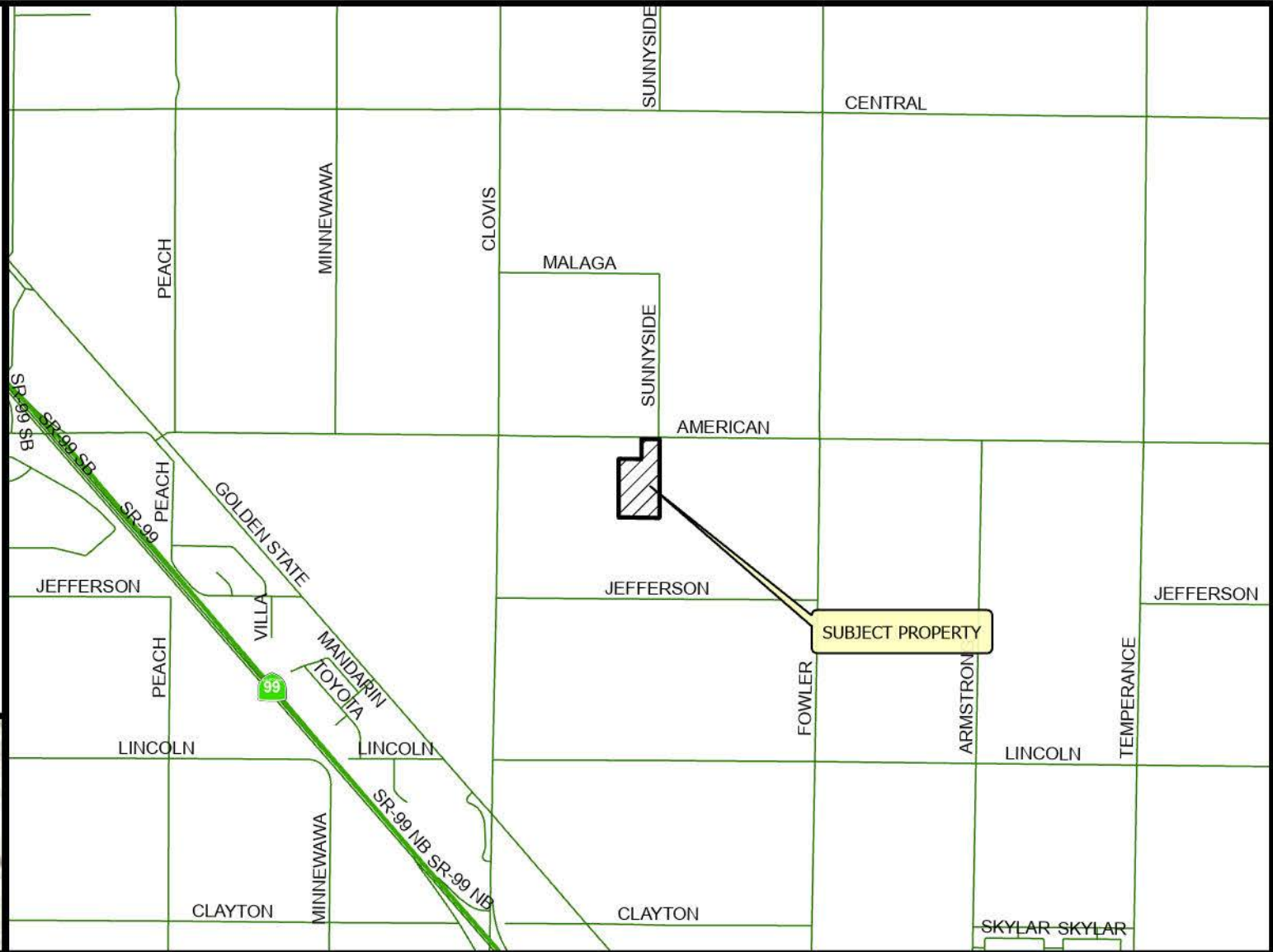
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GG:\4360Devs&Pln\PROJSEC\PROJDOCS\VA\4100-4199\4150\Routing\VA 4150 Routing Ltr.doc

Activity Code (Internal Review): 2377

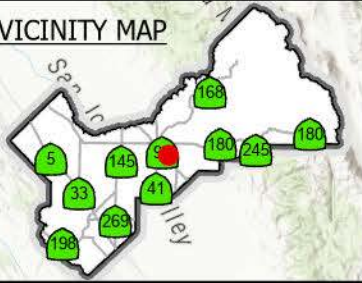
Enclosures

Legend

 Subject Property



VICINITY MAP

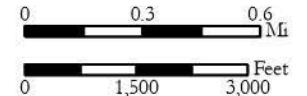


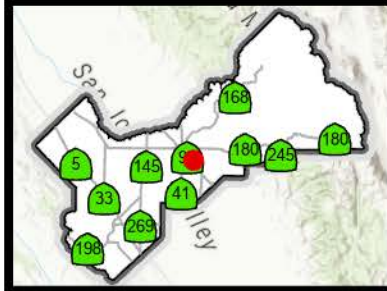
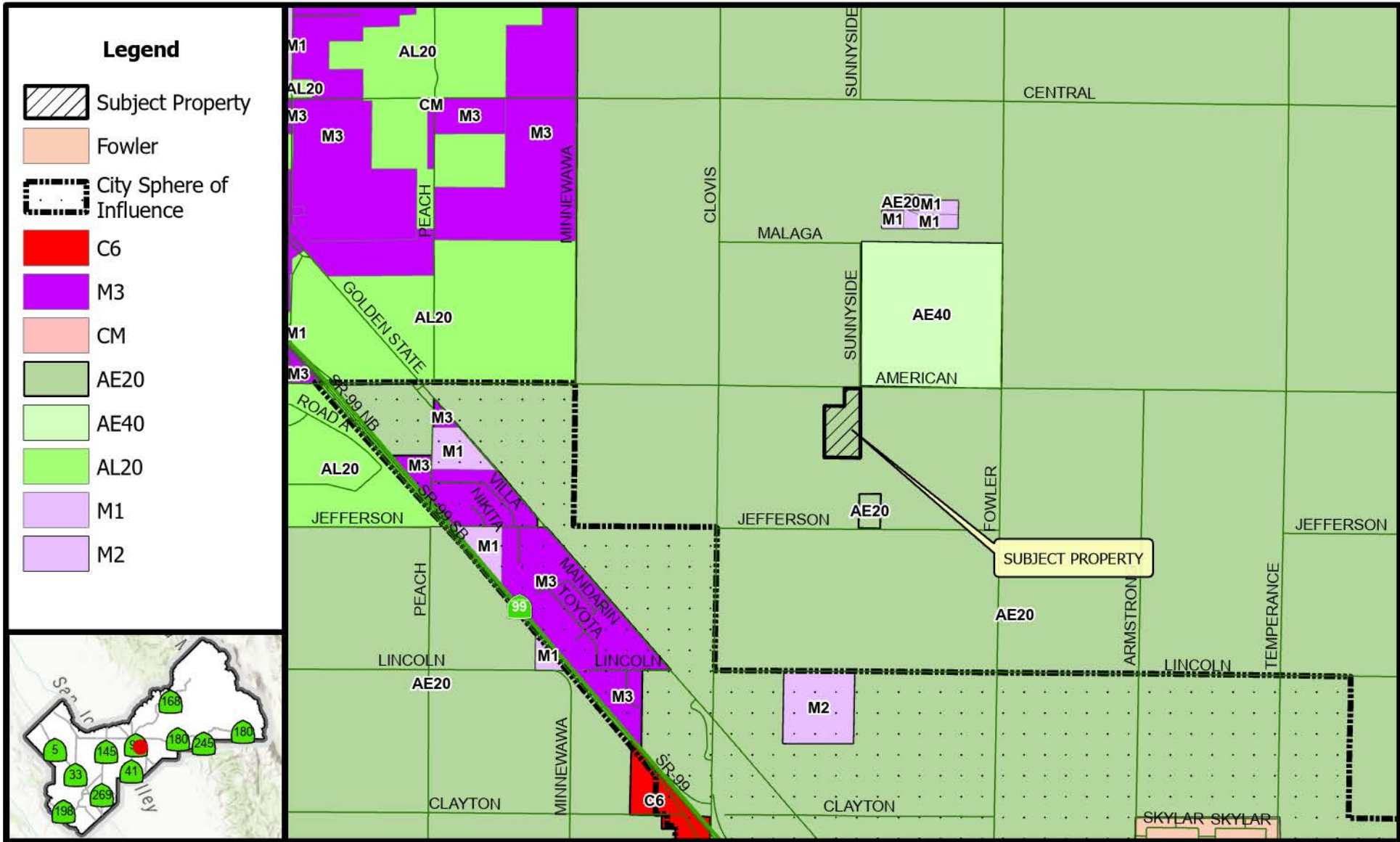
LOCATION MAP

VA4150

2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : chuang
On Date : 5/12/2023



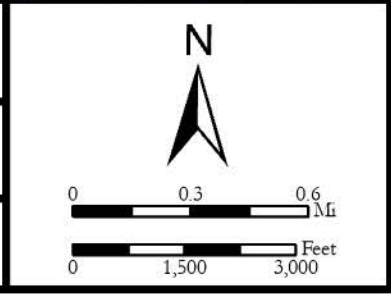


Existing Zoning Map



VA4150
STR 4 - 15/21

2023

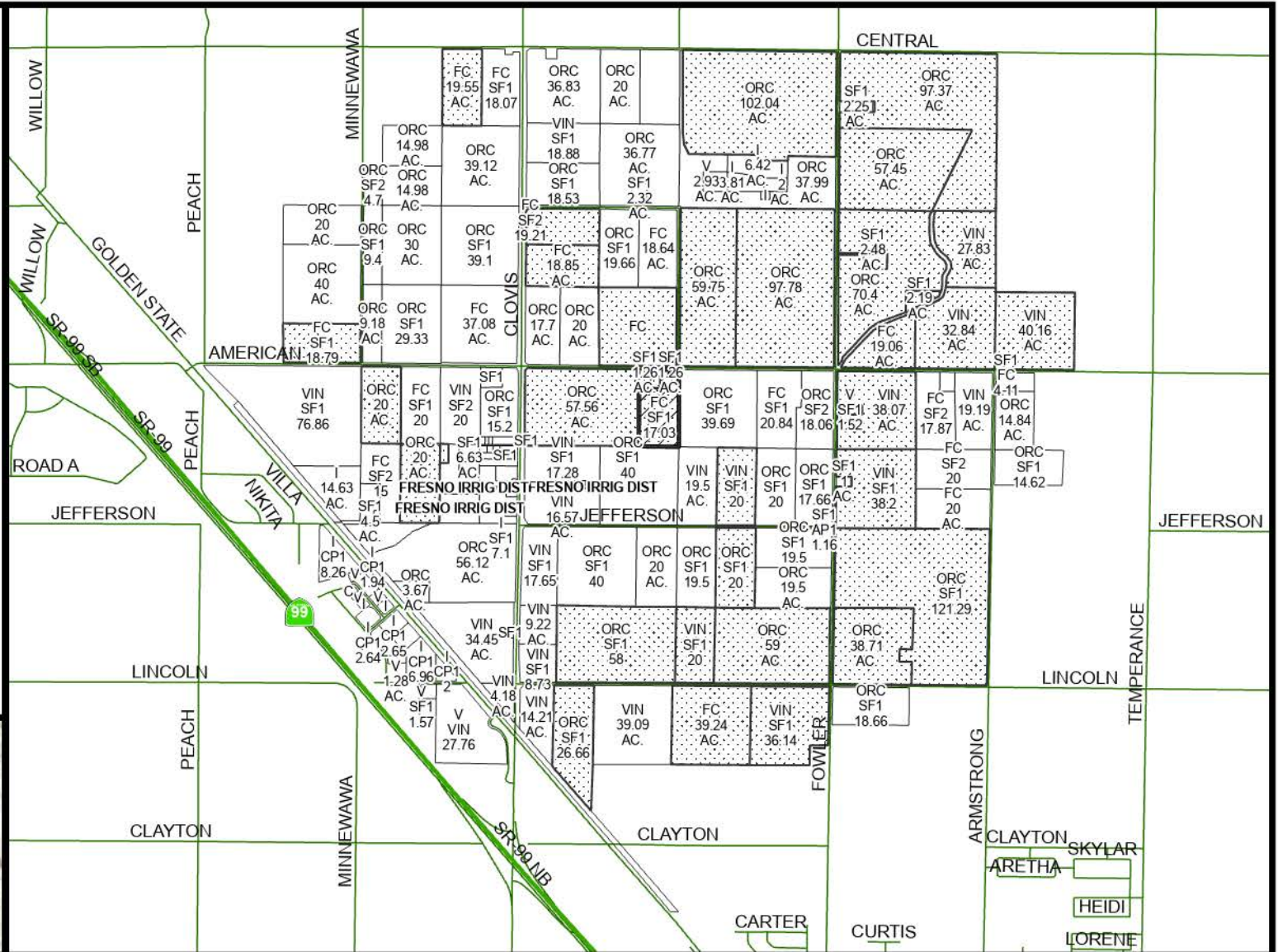
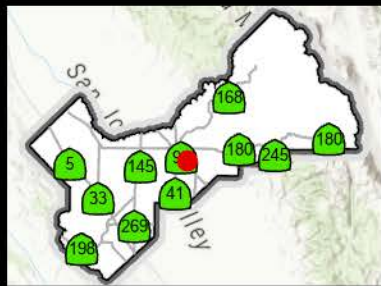
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : chuang
 On Date : 5/12/2023



LEGEND:

-  Subject Property
-  Ag Contract Land

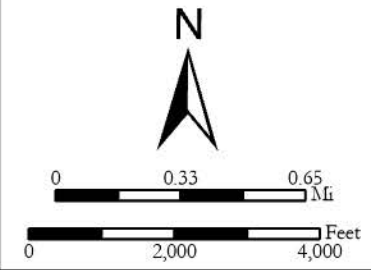
LEGEND
AP1 - APARTMENT
C - COMMERCIAL
CP# - OFFICE COMM./PROF
FC - FIELD CROP
I - INDUSTRIAL
ORC - ORCHARD
PONDING BASIN
SF#- SINGLE FAMILY RESIDENCE
V - VACANT
VIN - VINEYARD



Existing Land Use Map

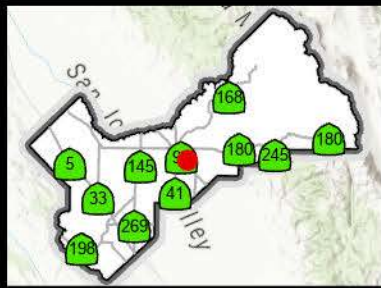
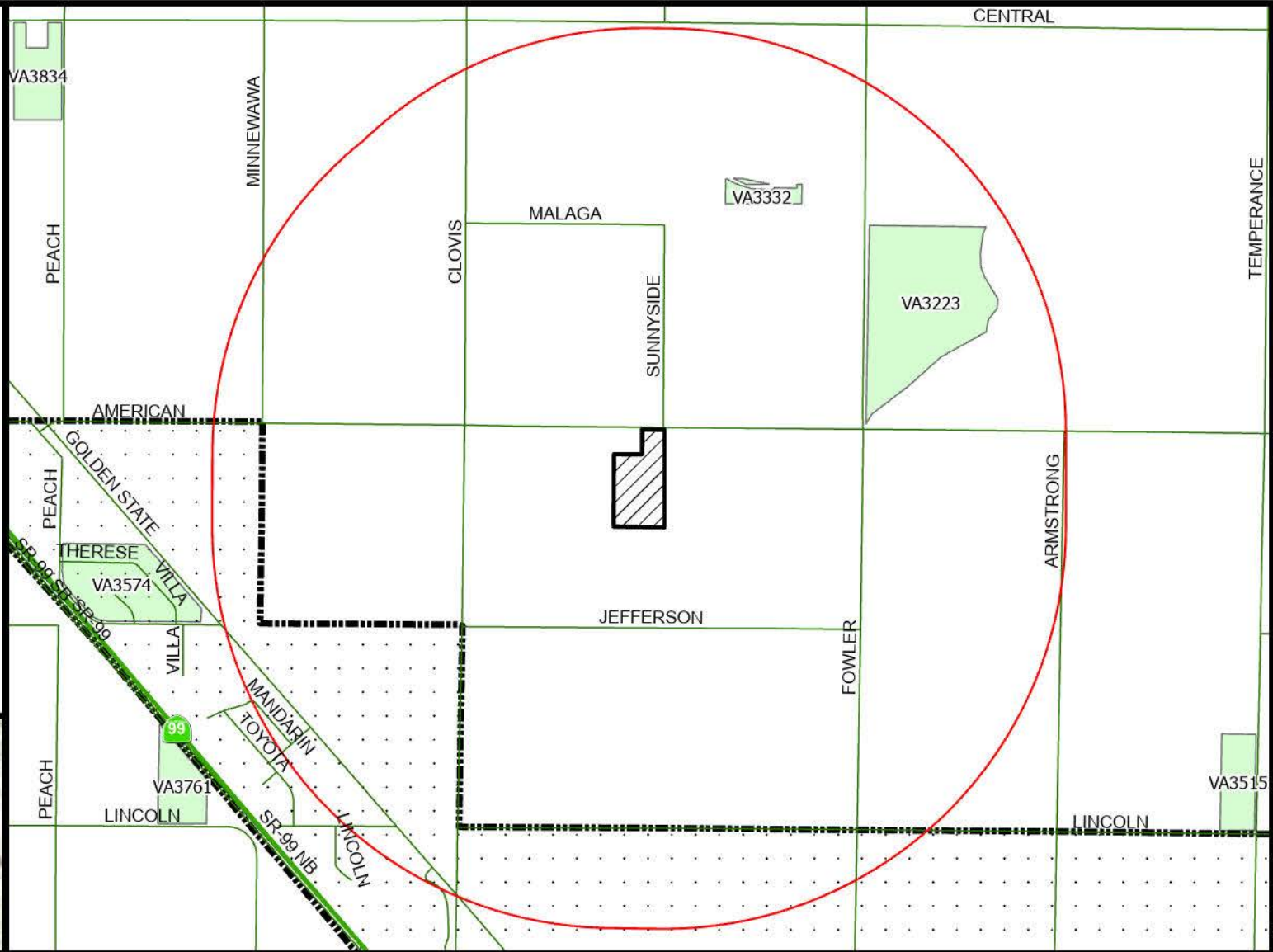
VA4150 2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : chuang
 On Date : 5/12/2023



Legend

-  Subject Property
-  Buffer1Mile
-  City Sphere of Influence
-  Variances

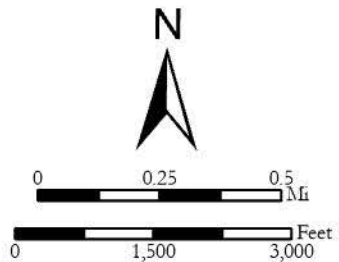


Proximity Map

VA4150

2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : chuang
 On Date : 5/16/2023



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.**

Robert and Rosie Gonzales established Gonzales Farms around 1973. The farming operation which included locations in Fowler, Easton, and Caruthers, experiencing great success in table grapes and tree fruit. Upon Robert's passing in 2002, Rosie, the matriarch of the family, assumed the farming operation with the assistance of their son Orlando. During this difficult time Orlando, who grew up in the farming operation with his father, was already overwhelmed with his loving wife having a debilitating illness which led to permanent blindness. Although it was a challenge balancing work life with the full-time care of his loving wife, Orlando assisted his mother with the ongoing responsibility of the farming operation.

Unfortunately, in December of 2020, the matriarch of the family Rosie passed away. It was just prior to this that Orlando had already retired from farming to care daily for his wife, Jovita. This unfortunate loss forced Orlando to take on the full-time responsibility of both farmer and caregiver. Orlando, who is fully retired, is feeling the pressure of having to make decisions that have an effect on his ability to care for his wife and maintain the farm at the same time. Orlando must now focus his full attention on his wife and grandchildren, so it is now time to completely separate from the former family business.

- 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. Gonzales in in conversation with the adjacent property owner and fellow farmer, whom has interest in purchasing the proposed 15-acre vineyard for addition to his farming operation which will continue the intent and purpose of the agriculturally zoned district. The division of the property will permit Orlando and Jovita to remain in the existing 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 land.

- 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 developed with two additional similar estate sized homes that were originally part of the greater

Gonzales Farming operation. All previously developed sites including the subject property 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 the adjacent property owner and/or actively sell to a local area farmer. The farming of the vineyard will not change, but rather provides Mr. Gonzales the opportunity to keep the family farming legacy alive going forward, but also provides Orlando the ability to focus on caring for his disabled wife and lifelong partner. The General Plan permits the establishment of rural residential properties long with the primary agricultural uses. The proposed division of the property does not create a detriment to the General Plan objectives, nor does it jeopardize current farming practices of the site.

COUNTY OF FRESNO

STATE OF CALIFORNIA

LEGAL DESCRIPTION

PROPOSED PARCEL 1
THE NORTH 334 FEET AND EAST 298.15 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 21 EAST, M.D.B. & M., ACCORDING TO THE OFFICIAL PLAT THEREOF;

EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN ALL MINERALS, MINERAL DEPOSITS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AS PREVIOUSLY RESERVED OF RECORD.

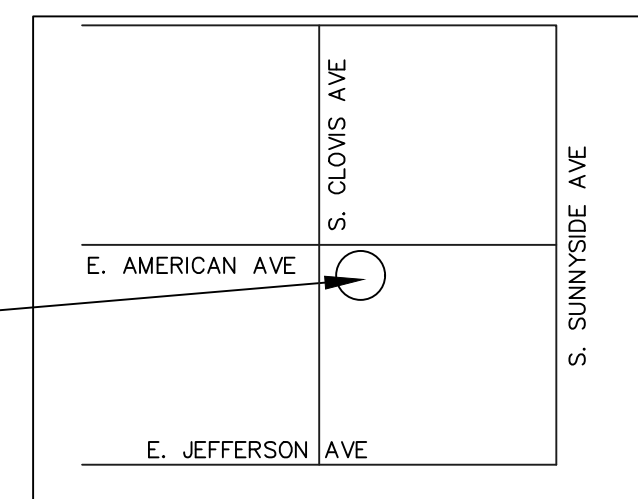
KNOWN AS A PORTION OF 5447 EAST AMERICAN AVENUE, FRESNO, CA 93725-9377

PROPOSED PARCEL 2
THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 21 EAST, M.D.B. & M., ACCORDING TO THE OFFICIAL PLAT THEREOF;

EXCEPTING THEREFROM THE NORTH 334 FEET:

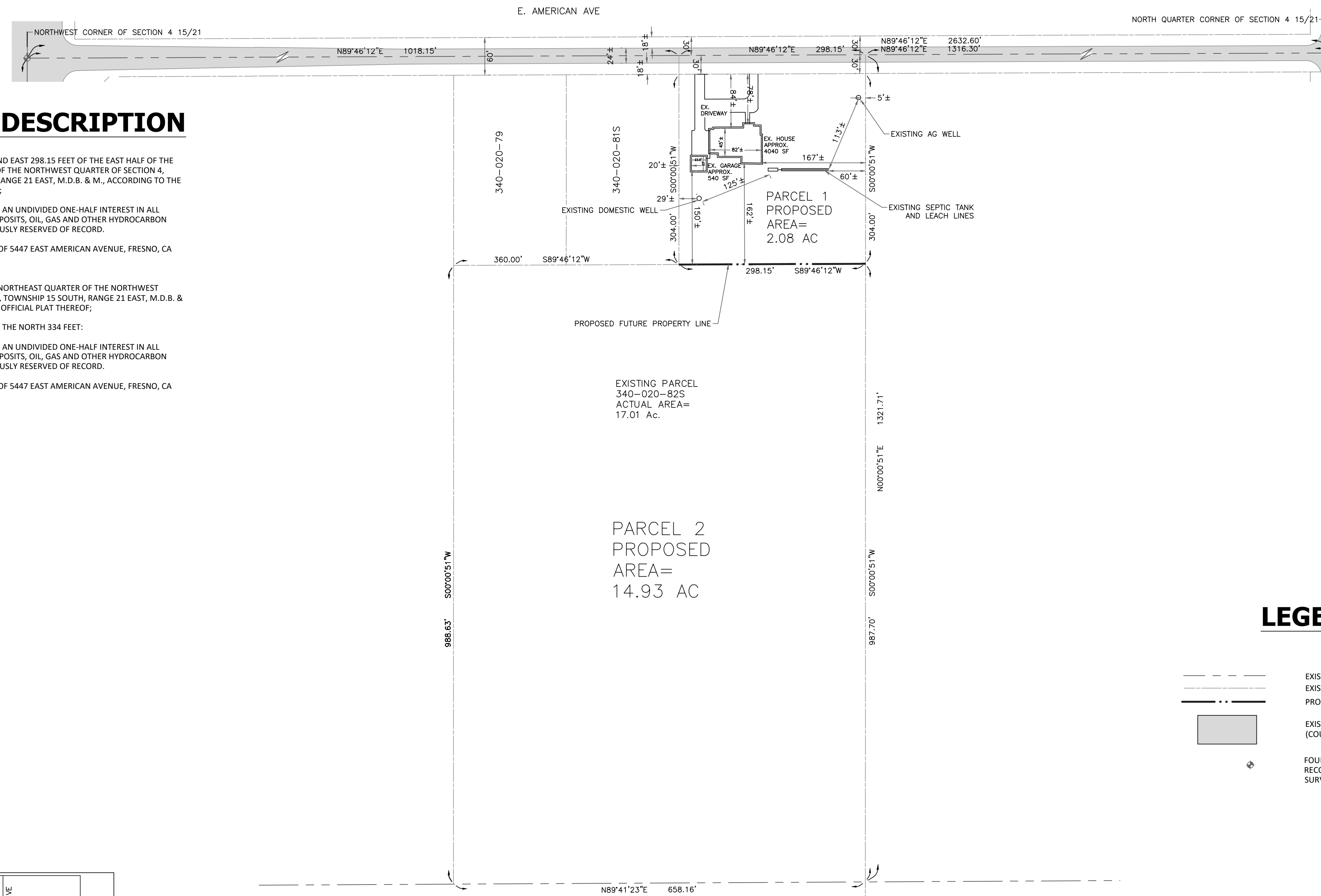
EXCEPTING THEREFROM AN UNDIVIDED ONE-HALF INTEREST IN ALL MINERALS, MINERAL DEPOSITS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AS PREVIOUSLY RESERVED OF RECORD.

KNOWN AS A PORTION OF 5447 EAST AMERICAN AVENUE, FRESNO, CA 93725-9377



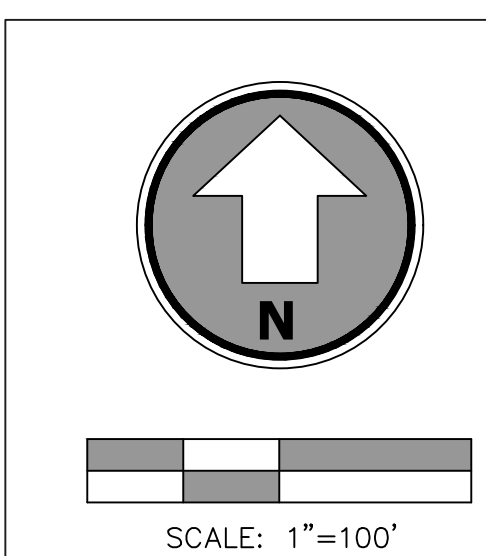
VICINITY MAP

NTS



LEGEND

- EXISTING SECTION LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING ASPHALT PAVEMENT (COUNTY ROAD)
- FOUND MONUMENT PER DOC. 2000-0062779 RECORDED IN BK 44 PG 56 OF RECORD OF SURVEYS F.C.R.



PROJECT SITE

AMCO
ENGINEERING

TEL: (559)289-0746



PROJECT ENGINEER:
DATE: _____ JAMES N. COZAD RCE 85576

REVISIONS		
#	DATE	DESCRIPTION

PREPARED FOR:
ORLANDO ROBERT GONZALEZ

ADDRESS: 5447 EAST AMERICAN AVE., FRESNO, CALIFORNIA 93725
TEL: (559)XXX-XXXX

TENTATIVE MAP
APN: 340-020-82s
5447 E. AMERICAN AVE., FRESNO COUNTY, CA 93725

DATE CREATED: 2/03/2023
AMCO PROJECT #: 22-0XX
SHEET #: 1 OF 1



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
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 Tent. Parcel Map

DESCRIPTION OF PROPOSED USE OR REQUEST:

REQUEST TO SUBDIVIDE AN EXISTING PARCEL FOR MAINTAINING THE EXISTING SINGLE FAMILY RESIDENCE WITH INTENT TO SELL THE AGRICULTURAL (VINEYARD) MAJORITY OF THE PROPERTY FOR CONTINUED FARMING OPERATION

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: 5447 E American side of South side of American Avenue
between Clovis Avenue and Sunnyside Avenue
Street address: 5447 E American Avenue

APN: 340-020-82s Parcel size: 17.03 Section(s)-Twp/Rg: S - T S/R E

ADDITIONAL APN(s): n/a

I, (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, Address, City, Zip, Phone. Rows for Orlando Gonzales (Owner) and Orlando Ramirez (Representative).

CONTACT EMAIL:

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Table for office use with columns for Application Type / No., Fee, Received By, Invoice No., and TOTAL.

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:

APN # - -

Parcel Size:

APN # - -

APN # - -



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)

4233 W Wathen Ave

Mailing Address

559-999-1963

Phone Number

340-020-82S

Project APN

Ramirez Land Planning

Company Name (Print or Type)

Fresno/CA/93722

City / State / Zip Code

orlando@ramirezplanning.com

Email Address

5447 E American Ave Fresno, CA 93725

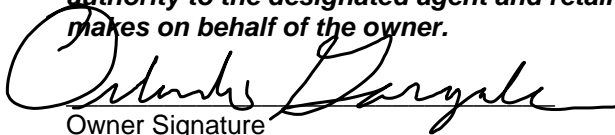
Project Street Address

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

Project Description (Print or Type):

Obtain a variance and tentative parcel map

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.



Owner Signature

3/20/2023

Date

Orlando Gonzales

Owner Name (Print or Type)

559-994-2888

Phone Number

gonzopak8085@yahoo.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

3

RECORDING REQUESTED BY)
GERALD M. TOMASSIAN, ESQ.)
AND WHEN RECORDED MAIL TO)
TOMASSIAN, PIMENTEL &)
SHAPAZIAN)
3419 West Shaw Avenue)
Fresno, CA 93711)



2021-0148200

FRESNO County Recorder
Paul Dicos, CPA
Friday, Sep 10, 2021 09:25:42 AM

Titles: 1 Pages: 3
Fees: \$25.00
CA SB2 Fee: \$0.00
Taxes: \$0.00
Total: \$25.00
TOMASSIAN PIMENTEL AND SHAPAZIAN

) Space above this line for recorder's use

APN: 340-020-82s

**GRANT DEED
FOR**

**ORLANDO ROBERT GONZALES, Successor Trustee of Trust A established under
THE ROBERT CHAVARRIA GONZALES AND ROSALIE GONZALES REVOCABLE
LIVING TRUST AGREEMENT dated
March 2, 1999**

TO

**ORLANDO ROBERT GONZALES, as Trustee of THE ORLANDO ROBERT
GONZALES GENERATION SKIPPING TRUST established under THE ROBERT
CHAVARRIA GONZALES AND ROSALIE GONZALES REVOCABLE LIVING
TRUST AGREEMENT dated March 2, 1999**

Pursuant to Senate Bill 2 - Building Homes and Jobs Act (GC Code Section 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)

I certify (or declare) that the foregoing and all information hereon is true and correct to the best of my knowledge and belief.

Executed this 31st day of August, 2021, at Fresno, California.

GERALD M. TOMASSIAN
Attorney at Law

RECORDING REQUESTED BY AND WHEN RECORDED MAIL THIS DEED TO:

GERALD LEE TAHAJIAN
TOMASSIAN, PIMENTEL &
SHAPAZIAN
3419 West Shaw Avenue
Fresno, CA 93711

MAIL TAX STATEMENTS TO:

Orlando Robert Gonzales
Trustee of GST
5447 East American Avenue
Fresno, CA 93725

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

APN: 340-020-82S

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS \$ -0-

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

ORLANDO ROBERT GONZALES, as Successor Trustee of Trust A established under THE ROBERT CHAVARRIA GONZALES AND ROSALIE GONZALES REVOCABLE LIVING TRUST AGREEMENT dated March 2, 1999

hereby GRANT(S) to ORLANDO ROBERT GONZALES, as Trustee of the ORLANDO ROBERT GONZALES generation-skipping trust established under THE ROBERT CHAVARRIA GONZALES AND ROSALIE GONZALES REVOCABLE LIVING TRUST AGREEMENT dated March 2, 1999

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

The East half of the Northeast quarter of the Northwest quarter of Section 4, Township 15 South, Range 21 East, M.D.B. & M., according to the Official Plat thereof;

EXCEPTING THEREFROM an undivided one-half interest in all minerals, mineral deposits, oil, gas and other hydrocarbon substances as previously reserved of record.

Known as 5447 East American Avenue, Fresno, CA 93725-9377

Dated: August 31, 2021

THE ROBERT CHAVARRIA GONZALES AND ROSALIE GONZALES REVOCABLE LIVING TRUST AGREEMENT dated March 2, 1999, Trust A

By 
ORLANDO ROBERT GONZALES
Successor Trustee

MAIL TAX STATEMENTS TO PARTY SHOWN IN THE FOLLOWING LINE; IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Orlando Robert Gonzales, Trustee of GST 5447 East American Avenue Fresno, CA 93725
Name Street Address City & State



County of Fresno

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

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 :** Orlando Gonzales **Phone/Fax** 559-994-2888

Mailing Address: 5447 E American Avenue Fresno CA, 93725
Street City State/Zip

2. **Applicant :** Same **Phone/Fax:** _____

Mailing Address: _____
Street City State/Zip

3. **Representative:** Orlando Ramirez **Phone/Fax:** 559-999-1963

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

4. **Proposed Project:** Proposed division of the existing 17.03-acre parcel for the benefit of continued ownership of the existing residence and 2-acres and the sale of the remaining 15.03 acres for continued farming of the vineyard.

5. **Project Location:** South side of American Avenue at Sunnyside Avenue

6. **Project Address:** 5447 E American Avenue

7. **Section/Township/Range:** _____ / _____ / _____

8. **Parcel Size:** 17.03 acres

9. **Assessor's Parcel No.** 340-020-82s **OVER.....**

10. Land Conservation Contract No. (If applicable): AP-6508

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

<u>n/a</u>	<i>LAFCo (annexation or extension of services)</i>	<u>n/a</u>	<i>SJVUAPCD (Air Pollution Control District)</i>
<u>n/a</u>	<i>CALTRANS</i>	<u>n/a</u>	<i>Reclamation Board</i>
<u>n/a</u>	<i>Division of Aeronautics</i>	<u>n/a</u>	<i>Department of Energy</i>
<u>n/a</u>	<i>Water Quality Control Board</i>	<u>n/a</u>	<i>Airport Land Use Commission</i>
<u>n/a</u>	<i>Other</i> _____		

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 X 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: AE-20

14. Existing General Plan Land Use Designation¹: Exclusive Agriculture

ENVIRONMENTAL INFORMATION

15. Present land use: Existing SFR at American, 15.03 acres of grape vineyard on the south
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:

Describe the major vegetative cover: None- site routinely maintained as part of farming operation

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: Agriculture

East: Agriculture

West: Rural Residential and Agriculture

17. **What land use(s) in the area may be impacted by your Project?:** No Impact. Adjacent properties to the west are compatible and maintain estate sized residences on like acreage

18. **What land use(s) in the area may impact your project?:** None- Division will not change or modify existing land uses

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 X No

B. **Daily traffic generation:**

I. **Residential - Number of Units** No Impact
Lot Size _____
Single Family _____
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- All uses are existing and will not place any additional impact on air pollution

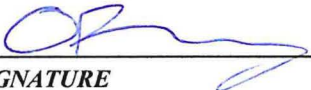
23. **Proposed source of water:**

private well

community system³--name: _____ OVER.....

24. Anticipated volume of water to be used (gallons per day)²: No change to existing water usage
25. Proposed method of liquid waste disposal:
 septic system/individual
 community system³-name _____
26. Estimated volume of liquid waste (gallons per day)²: _____
27. Anticipated type(s) of liquid waste: None
28. Anticipated type(s) of hazardous wastes²: None
29. Anticipated volume of hazardous wastes²: None
30. Proposed method of hazardous waste disposal²: None
31. Anticipated type(s) of solid waste: Existing septic system for existing SFR
32. Anticipated amount of solid waste (tons or cubic yards per day): None
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): None
34. Proposed method of solid waste disposal: None
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: Pre-Application: 21-105053
37. Do you have any underground storage tanks (except septic tanks)? Yes _____ No
38. If yes, are they currently in use? Yes _____ No _____

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



 SIGNATURE

3/7/2023

 DATE

¹Refer to Development Services and Capital Projects Conference Checklist

²For assistance, contact Environmental Health System, (559) 600-3357

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 WILDLIFE FEE

State law requires that specified fees (effective January 1, 2019: \$3,271.00 for an EIR; \$2,354.75 for a Mitigated/Negative Declaration) be paid to the California Department of Fish and Wildlife (CDFW) for projects which must be reviewed for potential adverse effect on wildlife resources. The County is required to collect the fees on behalf of CDFW. 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 CDFW for eligible projects determined by that agency to have "no effect on wildlife." That determination must be provided in advance from CDFW to the County at the request of the applicant. You may wish to call the local office of CDFW 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

3/7/2023

Date

Facing East



Facing North



Facing South



Facing West

