



Date Received: 3/17/17

Fresno County Department of Public Works and Planning

VA 4026 (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 II) / 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:

A variance application to allow creation of a 2.5 acre parcel (to be conveyed to a relative) from an existing 19.55 ac parcel located in the AE-20 Zone District. The appropriate mapping application will be filed upon approval of the variance.

CEQA DOCUMENTATION: Initial Study [] PER [x] 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: EAST side of McCALL AVENUE between JENSEN and NORTH Street address: 2374 S. Thompson Ave Sanger CA

APN: 332-021-22 Parcel size: 19.55 Acres Section(s)-Twp/Rg: S20 - T14 S/R22 E

ADDITIONAL APN(s):

I, Jay Roberts (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: Gary L Roberts 2374 S Thompson Ave Sanger 93657 (559) 978-2286
Applicant: CVEAS, Inc 2132 High St. Selma 93662 (559) 891-8811
Representative: Brenda Ramirez 2132 High St. Selma 93662 (559) 891-8811

CONTACT EMAIL:

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: VA 4026 Fee: \$ 6,049.00
Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
PER/Initial Study No.: 7308 Fee: \$ 259
Ag Department Review: Fee: \$ 1,212.00
Health Department Review: Fee: \$ 39.00
Received By: CMM Invoice No.: 97508 TOTAL: \$ 6,707

UTILITIES AVAILABLE:

WATER: Yes [x] / No []
Agency: private well
SEWER: Yes [x] / No []
Agency: septic system/individual

STAFF DETERMINATION: This permit is sought under Ordinance Section:

816.5
Related Application(s):
Zone District: AE-20
Parcel Size: 19.55 acres

Sect-Twp/Rg: - T - S/R - E
APN # - - -



Development mail to:

Services Gary Roberts
2374 S. Thompson Ave
Division Sanger, CA 93657

Pre-Application Review

Department of Public Works and Planning

NUMBER: 39090
APPLICANT: Nick Sandoz
PHONE: (559) 891-8811

PROPERTY LOCATION: 2374 S. Thompson Ave
APN: 332 - 021 - 22 ALCC: No Yes # 5705 VIOLATION NO. _____
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; () 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; () Other () Deeds Req'd (see Form #236)
SCHOOL FEES: No Yes DISTRICT: Sanger PERMIT JACKET: No Yes
FMFCD FEE AREA: Outside () District No.: _____ FLOOD PRONE: No Yes

PROPOSAL Mapping procedure proposing to create a gift deed parcel.
The parcel is subject to Williamson Act Contract #5705. Gift deed parcel
size requirement for the Williamson Act will apply for this proposal.

COMMENTS: _____
ORD. SECTION(S): 816.5 BY: Jawanda Mtunga DATE: 2-14-2017

GENERAL PLAN POLICIES: _____ PROCEDURES AND FEES: POC
LAND USE DESIGNATION: AG () GPA: _____ MINOR VAL \$1207.00
COMMUNITY PLAN: _____ () AA: _____ HDI 305.00
REGIONAL PLAN: _____ () CUP: _____ () AG COMM: _____
SPECIFIC PLAN: _____ () DRA: _____ () ALCC: _____
SPECIAL POLICIES: _____ () VA: _____ IS/PER* \$251.00
SPHERE OF INFLUENCE: _____ () AT: _____ () Viol. (35%): _____
ANNEX REFERRAL (LU-G17/MOU): _____ () TT: _____ () Other: _____

COMMENTS: _____ Filing Fee: \$ _____
Pre-Application Fee: _____ - \$247.00
Total County Filing Fee: \$1524

FILING REQUIREMENTS: _____ OTHER FILING FEES: _____

- Land Use Applications and Fees () Archaeological Inventory Fee: \$75 at time of filing
 - This Pre-Application Review form () (Separate check to Southern San Joaquin Valley Info. Center)
 - Copy of Deed / Legal Description () CA Dept. of Fish & Wildlife (DFW): (\$50) (\$50+\$2,792.25; \$50+\$2,010.25)
 - Photographs () (Separate check to Fresno County Clerk for pass-thru to DFW...)
 - Letter Verifying Deed Review 15 COPIES Must be paid prior to IS closure and prior to setting hearing date.)
 - 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 # _____

BY: ROY JIMENEZ JR DATE: 2/15/17
PHONE NUMBER: (559) _____

NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:
() COVENANT () SITE PLAN REVIEW
 MAP CERTIFICATE () BUILDING PLANS
() PARCEL MAP () BUILDING PERMITS
() FINAL MAP () WASTE FACILITIES PERMIT
() FMFCD FEES () SCHOOL FEES
() ALUC or ALCC () 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.

2/16

RECEIVED
COUNTY OF FRESNO

MAY 17 2017

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION
VA 4026

Variance Application No. 39090

Agenda April 25, 2017

Project Description: The proposal is to allow the creation of a 2.5 acre gift deed parcel from an existing 19.55 acre parcel located in the AE-20 zone district. The parcel is subject in Williamson Act contract #5705. Gift deed parcel size requirement for the Williamson Act will apply for this proposal.

These are the Variance 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.

The site has a residence in one of the corners of the parcel; the rest of the parcel is used for agricultural purposes. Like the adjoining properties which share the same zoning designation, The purpose of the variance is to allow for the creation of a gift deed parcel. The intent of the variances is to create/adjust the existing parcel line configuration, to be more in line with the uses of said parcels.

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.

The purpose of the variances is to allow for the creation of two 2.5 acre parcels which will be used for single family. The reduction in parcel size is necessary to more efficiently use of the parcels. The intent of the variances is to create/adjust the existing parcel line configuration, to be more in line with the uses of subject parcel.

3. The granting of the 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.

The purpose of the variances is to allow for the creation of two 2.5 acre parcels which will be used for single family. The intent of the variance is to create/adjust the existing parcel line configuration, to be more in line with the uses of said parcels. Nothing within the existing parcel or adjacent property is going to change in terms of uses or operation. This is simply adjusting existing lot lines to follow the existing operation more accurately than the previous lot lines. As a result since it is anticipated that the proposed property configuration is going to be in line and accommodate the existing uses, this adjustment will have no adverse effect on the abutting or neighboring properties. It is actually anticipated that the proposed adjustment will have a beneficial impact on the neighboring properties, as it will adjust the lot lines along the current site uses.

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

The proposed adjustment is allowable under the current county code (which requires a variance). The proposed adjustment will not affect the existing use of the site, which is already consistent with the General Plan.

If you have any questions, please do not hesitate to contact me at (559) 978-2286

Sincerely,



Gary L. Roberts, owner

ORIGINAL PROJECT ROUTING

ORIGINAL PROJECT

VARIANCE APPLICATION No. _____
 THE SOUTH HALF OF THE SOUTHWEST QUARTER
 OF THE NORTHEAST QUARTER OF SECTION 19
 TOWNSHIP 24 SOUTH, RANGE 26 EAST, M.D.B.&M.
 IN THE COUNTY OF FRESNO
 STATE OF CALIFORNIA
 CONSISTING OF ONE SHEET

OWNER'S STATEMENT:

WE HEREBY APPLY FOR THE DIVISION OF REAL PROPERTY SHOWN ON THIS MAP AND CERTIFY THAT WE ARE THE LEGAL OWNERS OF SAID PROPERTY AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

BY: GARY L. ROBERTS DATE: _____
 BY: SHIRLEY M. DOWNES DATE: _____

LEGAL DESCRIPTION:

THE SOUTH 1/2 OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE UNITED STATES GOVERNMENT TOWNSHIP PLAT APPROVED BY THE SURVEYOR GENERAL ON DECEMBER 21, 1854.

LEGEND:

- EXISTING PROPERTY LINE
- · - · - PROPOSED DIVISION LINE
- - - SECTION LINE
- - - EXISTING RIGHT OF WAY
- (R-1) RECORD DATA PER PARCEL MAP NO. 7753, RECORDED IN BOOK 59 PAGE 38, F.C.R.
- F.C.R. FRESNO COUNTY RECORDS
- ALL DISTANCES NOT MONUMENTED ARE CALCULATED.

BASIS OF BEARING

THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MOUNT DIABLO AND MERIDIAN AS SHOWN ON PARCEL MAP 7753, RECORDED IN BOOK 59 OF PARCEL MAPS, AT PAGE 38, FRESNO COUNTY RECORDS. (R-1) NORTH 89°56'13" EAST.

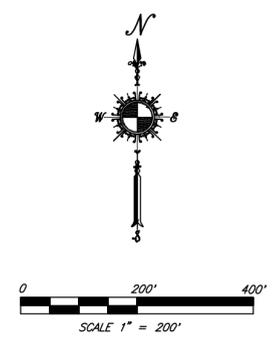
LEGAL OWNER:

GARY L. ROBERTS
 2374 S. THOMPSON AVE
 SANGER, CA. 93657
 559-978-2286

PRELIMINARY



EXISTING USE	AGRICULTURAL
PROPOSED USE	AGRICULTURAL
EXISTING ZONING	AE-20
PROPOSED ZONING	AE-20
WATER BY	WELL
SEWER BY	SEPTIC TANK



CVEAS CENTRAL VALLEY ENGINEERING AND SURVEYING

2132 HIGH STREET SELMA, CA 93662
 WWW.CVEAS.COM

Tel. (559) 891-8811
 Fax (559) 891-8815
 Email: info@cveas.com

CIVIL ENGINEERING • LAND SURVEYING • CONSTRUCTION • CUSTOM HOME DESIGN
 COMMERCIAL BUILDING DESIGN • PLANNING & PROJECT MANAGEMENT

DATE OF SURVEY	2/14/17
JOB NO.	17011
DRAWING NAME	TENTATIVE PARCEL MAP
DRAWN BY:	
CHECK BY:	C.LOWRYT
DATE:	4/3/2017
REVISION DATE:	

McCall Ave

McCall Ave

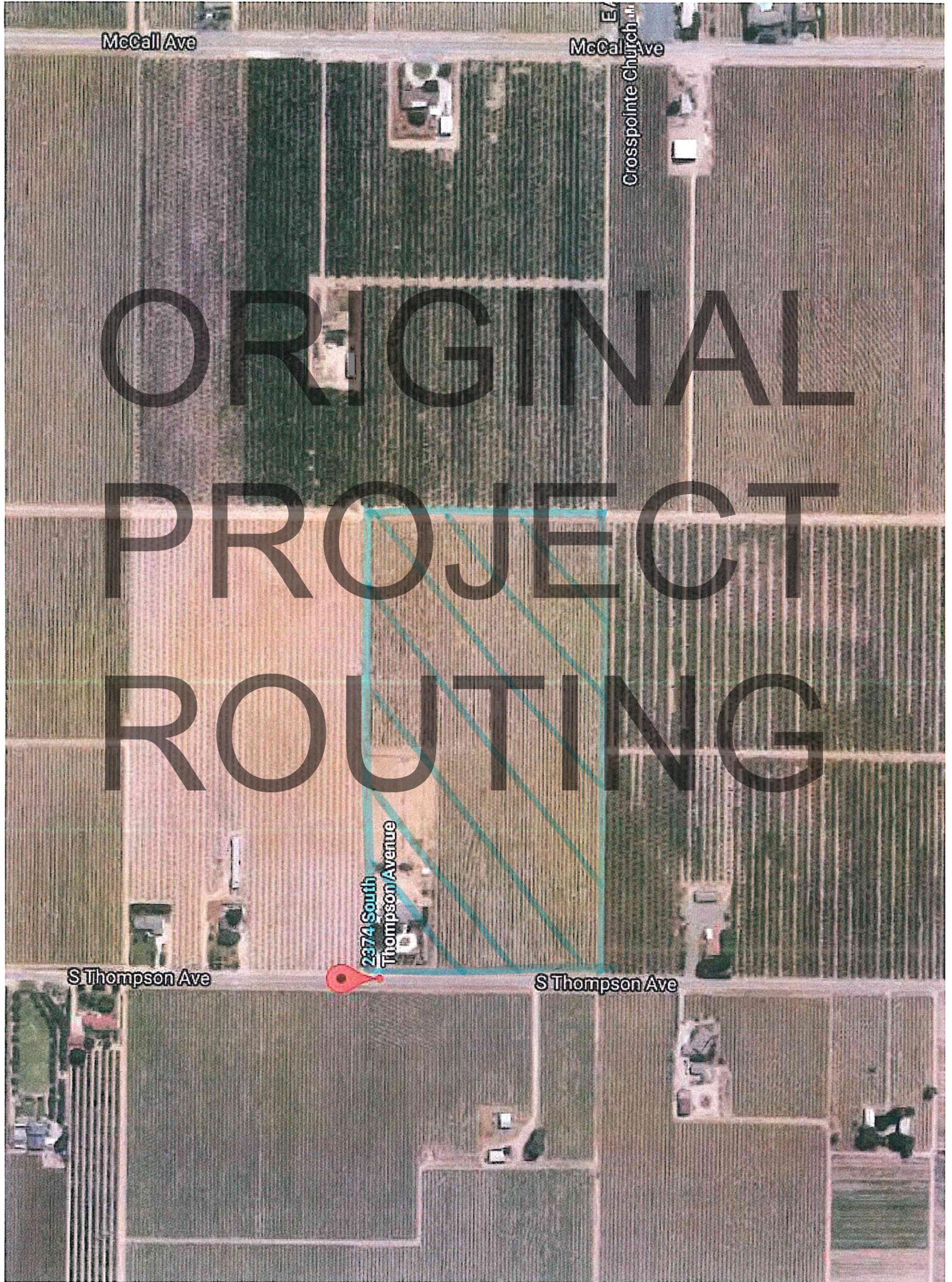
E/
Crosspointe Church

ORIGINAL PROJECT ROUTING

2374 South
Thompson Avenue

S Thompson Ave

S Thompson Ave





County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING

RECEIVED
COUNTY OF FRESNO
MAY 17 2017

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

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. 7308
Project No(s). VA 4026
Application Rec'd.: 5/17/17

GENERAL INFORMATION

- Property Owner: Gary L Roberts Phone/Fax: (559) 978-2286
Mailing Address: 2374 S. Thompson Ave Sanger CA 93657
Street City State/Zip
- Applicant: Central Valley Engineering & Surveying, Inc Phone/Fax: (559) 891-8811
Mailing Address: 2132 High St. Selma CA 93662
Street City State/Zip
- Representative: SAME AS ABOVE Phone/Fax: _____
Mailing Address: _____
Street City State/Zip
- Proposed Project: A variance application to allow creation of a 2.5 acre parcel (to be conveyed to a relative) from an existing 19.55 acre parcel located in the AE-20 zone district. The appropriate mapping application will be filed upon appraisal of the variance.
- Project Location: _____
- Project Address: 2374 S. Thompson Ave Sanger CA
- Section/Township/Range: 20 / 14S / 22E 8. Parcel Size: 19.55 Acres
- Assessors Parcel No. 332-021-22

DEVELOPMENT SERVICES DIVISION

10. Land Conservation Contract No. (If applicable): N/A

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

- | | |
|---------------------------------------|--|
| <u>N/A</u> LAFCo (annexation) | <u>N/A</u> SJVUAPCD (Air Pollution Control District) |
| <u> </u> CALTRANS | <u> </u> Reclamation Board |
| <u> </u> Division of Aeronautics | <u> </u> Department of Energy |
| <u> </u> Water Quality Control Board | <u> </u> Airport Land Use Commission |
| <u> </u> Other | |

12. Will the project utilize Federal funds or require other Federal authorization subject to the provisions of the National Environmental Policy Act (NEPA) of 1969? Yes 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 District: AE-20

14. Existing General Plan Land Use Designation:

ENVIRONMENTAL INFORMATION

15. Present land use: Residential; mainly agriculture
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing the previously listed improvements:

N/A

Describe the major vegetative cover: grape vines
Any perennial or intermittent water courses? If so, show on map: N/A

Is property in a flood prone area? Describe: No

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

- North: Agriculture / grapes
- South:
- East:
- West:

17. What land use(s) in the area may be impacted by your Project?: N/A

18. What land use(s) in the area may impact your project?: N/A

19. **Transportation:**

NOTE: The information below will be used in determining traffic impacts from this project. The data may also show the need for a Traffic Impact Study (TIS) for the project.

A. Will additional driveways from the proposed project site be necessary to access public roads?
 Yes No

B. Daily traffic generation:

I. Residential -	Number of Units	<u>1</u>
Lot Size		
Single Family		<u>Yes</u>
Apartments		<u>0</u>

II. Commercial -	Number of Employees	<u>0</u>
Number of Salesmen		<u>0</u>
Number of Delivery Trucks		<u>0</u>
Total Square Footage of Building		<u>0</u>

III. Describe and quantify other traffic generation activities: N/A

20. Describe any source(s) of noise from your project that may affect the surrounding area: N/A

21. Describe any source(s) of noise in the area that may affect your project: N/A

22. Describe the probable source(s) of air pollution from your project: N/A

23. Proposed source of water:
 private well
 community system³--name: _____

24. Anticipated volume of water to be used (gallons per day)²: 10 gallons

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

26. Estimated volume of liquid waste (gallons per day)²: 5 gallons

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

28. Anticipated type(s) of hazardous wastes²: ∅

29. Anticipated volume of hazardous wastes²: ∅

30. Proposed method of hazardous waste disposal²: ∅

31. Anticipated type(s) of solid waste: 5 gallons

32. Anticipated amount of solid waste (tons or cubic yards per day): 1 yard

33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): ∅

34. Proposed method of solid waste disposal: ∅

35. Fire protection district(s) serving this area: Cal Fire

36. Has a previous application been processed on this site? If so, list title and date: No

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.

May Roberts
SIGNATURE

4/10/17
DATE

¹Refer to Development Services Conference Checklist
²For assistance, contact Environmental Health System, (559) 445-3357
³For County Service Areas or Waterworks Districts, contact the Resources Division, (559) 262-4259
(Revised 2/12/10)

NOTICE AND ACKNOWLEDGMENT

INDEMNIFICATION AND DEFENSE

The Board of Supervisors has adopted a policy that applicants should be made aware that they may be responsible for participating in the defense of the County in the event a lawsuit is filed resulting from the County's action on your project. You may be required to enter into an agreement to indemnify and defend the County if it appears likely that litigation could result from the County's action. The agreement would require that you deposit an appropriate security upon notice that a lawsuit has been filed. In the event that you fail to comply with the provisions of the agreement, the County may rescind its approval of the project.

STATE FISH AND GAME FEE

State law requires that specified fees (\$2,792.25 for an EIR; \$2,010.25 for a Negative Declaration) be paid to the California Department of Fish and Game (DFG) for projects, which must be reviewed for potential adverse effect on wildlife resources. The County is required to collect the fees on behalf of the DFG. A \$50.00 handling fee will also be charged as provided for in the legislation to defray a portion of the County's costs for collecting the fees.

The following projects are exempt from the fees:

- 1. All projects statutorily exempt from the provisions of CEQA (California Environmental Quality Act).*
- 2. All projects categorically exempt by regulations of the Secretary of Resources (State of California) from the requirement to prepare environmental documents.*

A fee exemption may be issued by DFG for eligible projects determined by that agency to have "no effect on wildlife." That determination must be provided in advance from DFG to the County at the request of the applicant. You may wish to call the local office of the DFG at (559) 222-3761, if you need more information.

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



Applicant's Signature



Date

RECEIVED
COUNTY OF FRESNO

MAY 23 2017

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

VA 4026

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, 2017: \$3,078.25 for an EIR; \$2,216.25 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


Date

West View

ORIGINAL PROJECT ROUTING



RECEIVED
COUNTY OF FRESNO

MAY 23 2017

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

VA 4026

2374 S. Thompson Ave. Sanger, CA 93657

North Side



RECEIVED
COUNTY OF FRESNO

MAY 23 2017

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

VA 4026

2374 S. Thompson Ave. Sanger, CA 93657

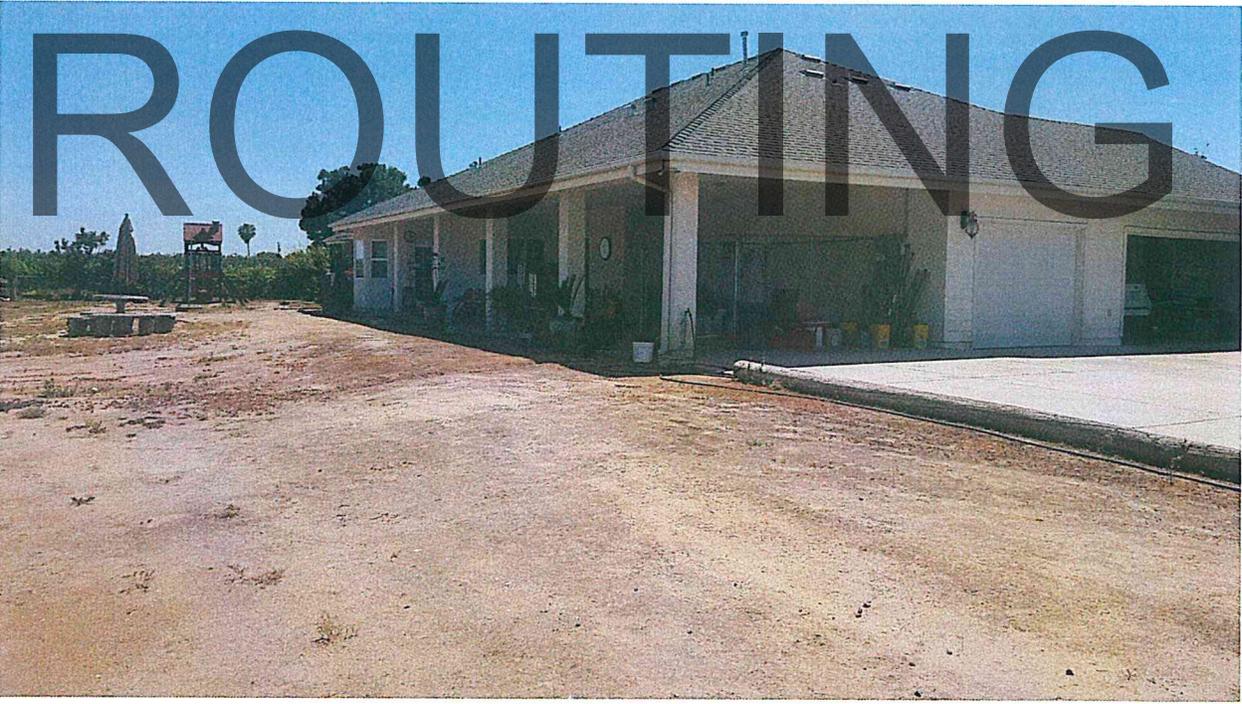
North Side



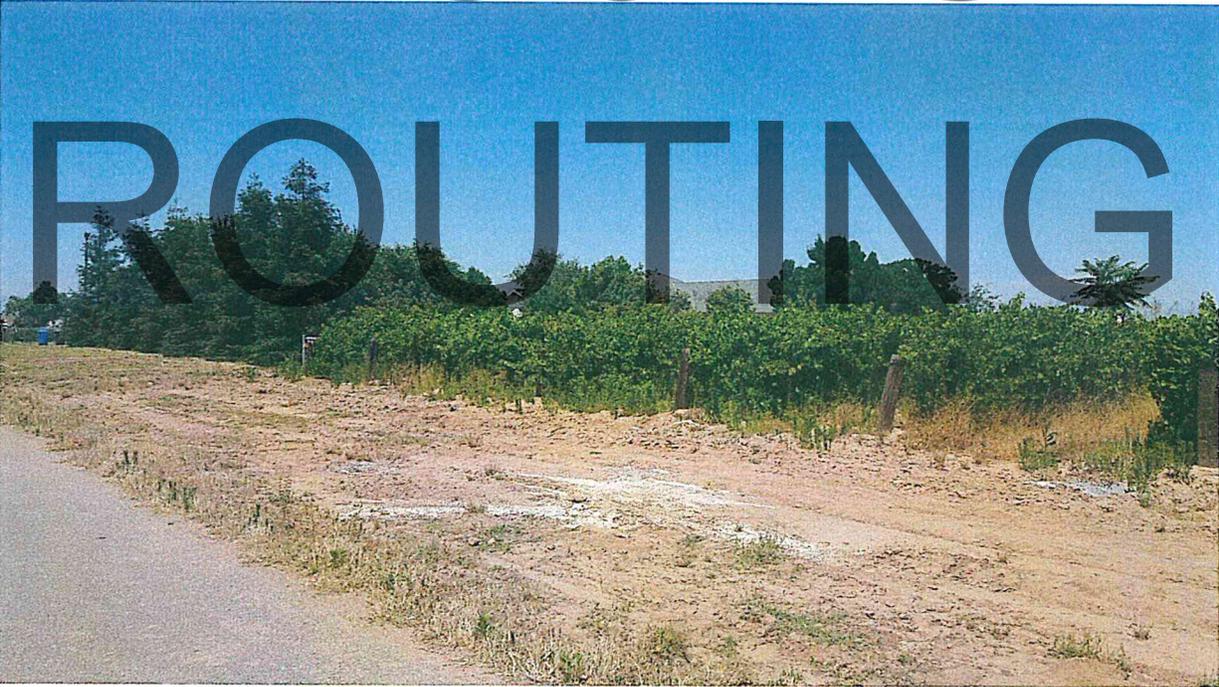
North-East Side:



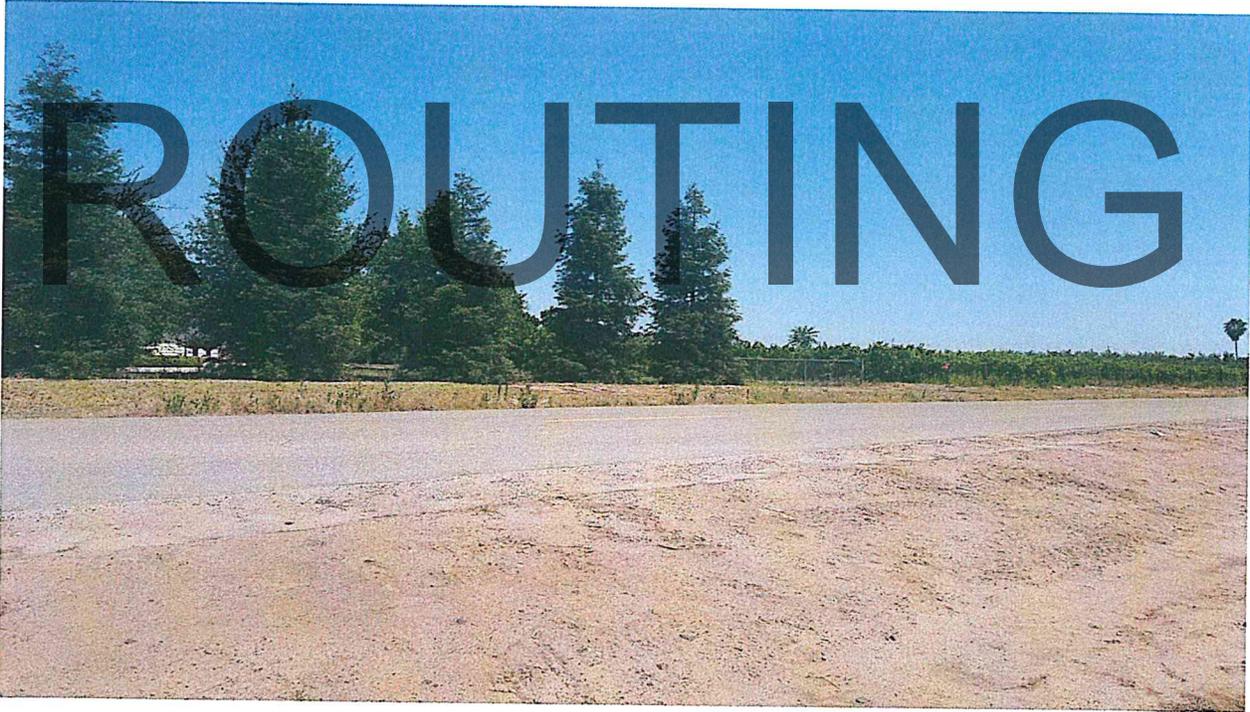
East Side:



West- South Side:



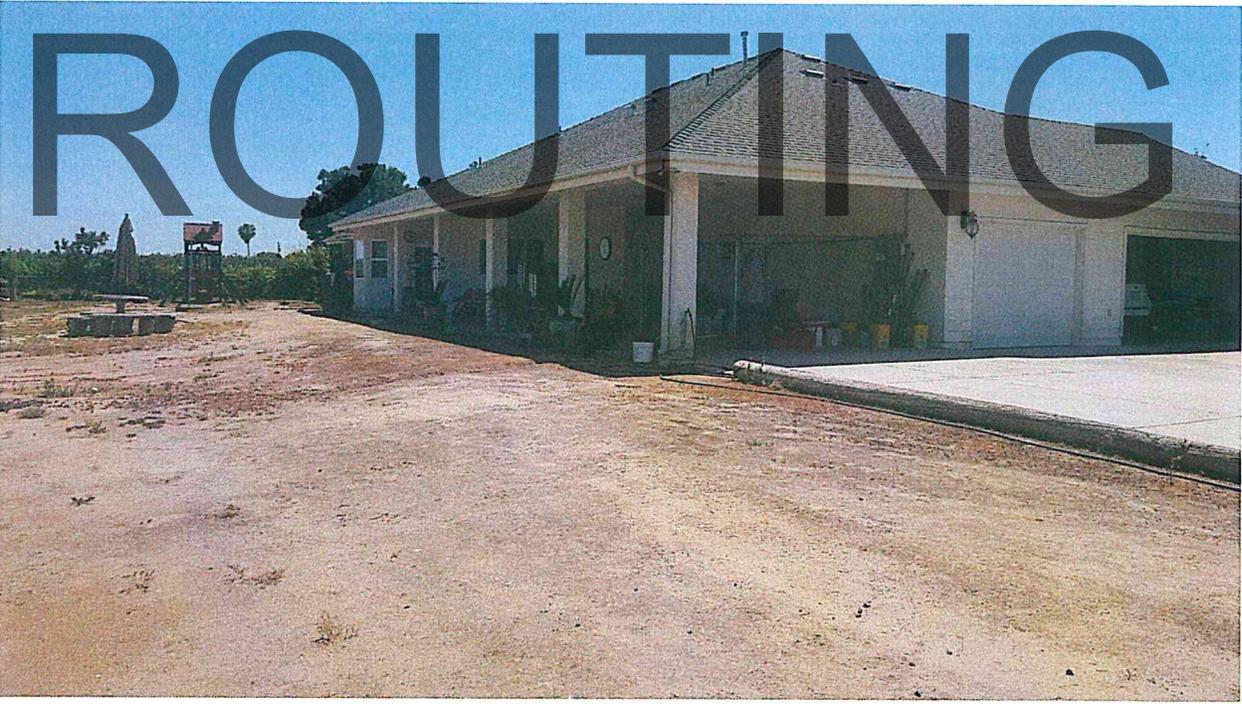
West Side:



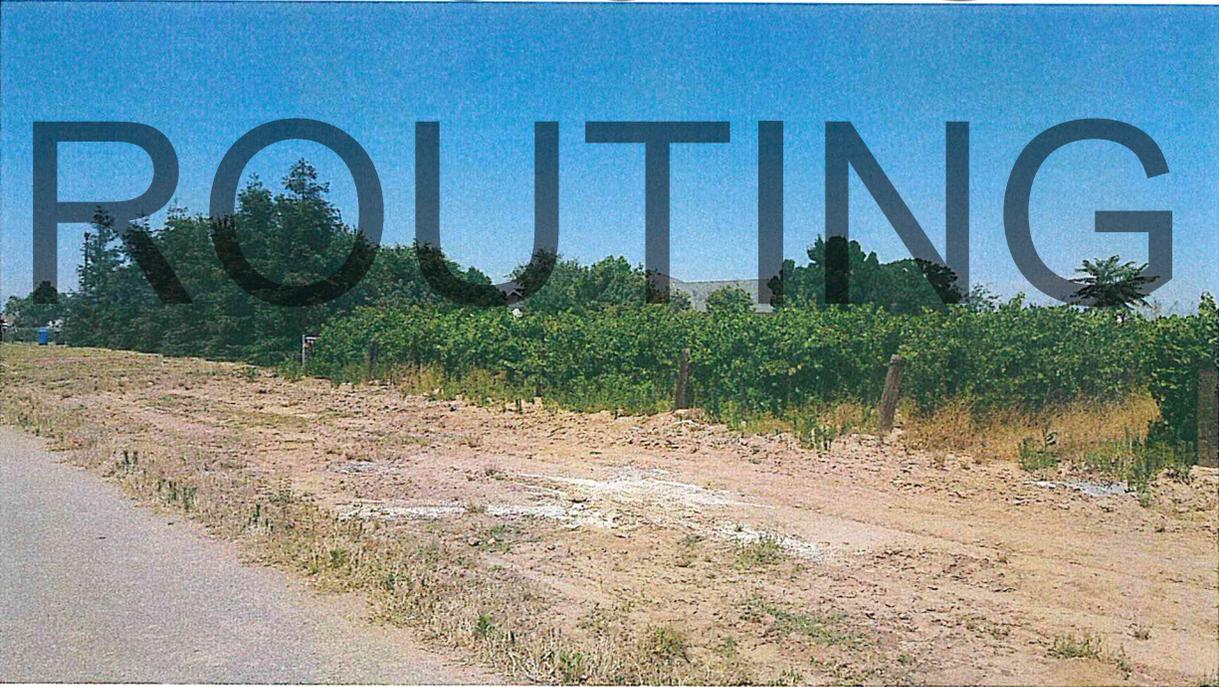
North-East Side:



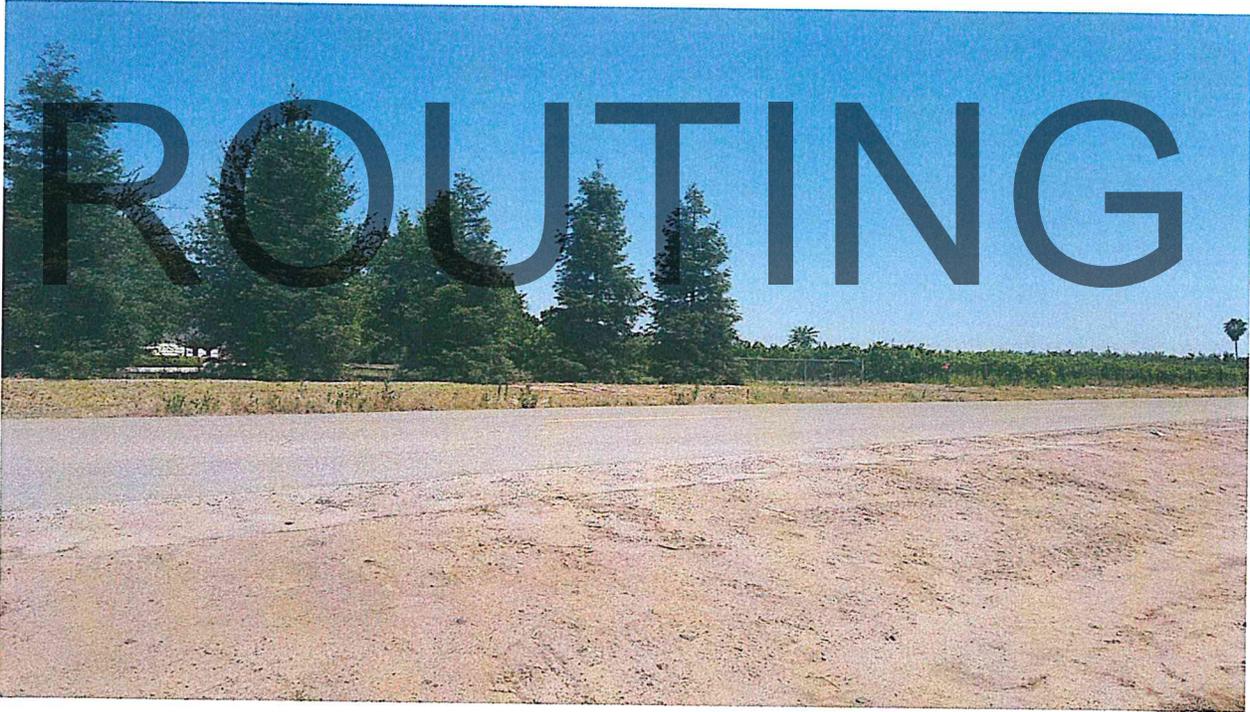
East Side:



West- South Side:



West Side:



RECEIVED
COUNTY OF FRESNO

MAY 23 2017

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

VA 4026

2374 S. Thompson Ave. Sanger, CA 93657

North Side



RECEIVED
COUNTY OF FRESNO

MAY 23 2017

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

VA 4026

2374 S. Thompson Ave. Sanger, CA 93657

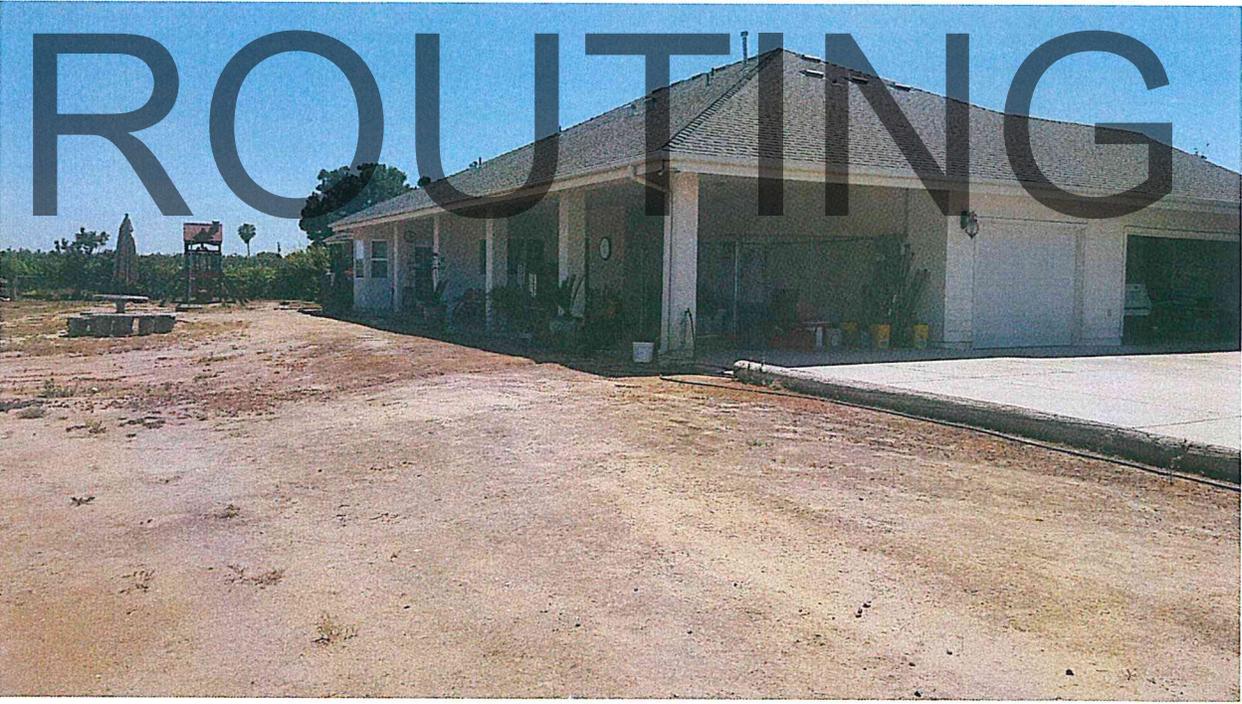
North Side



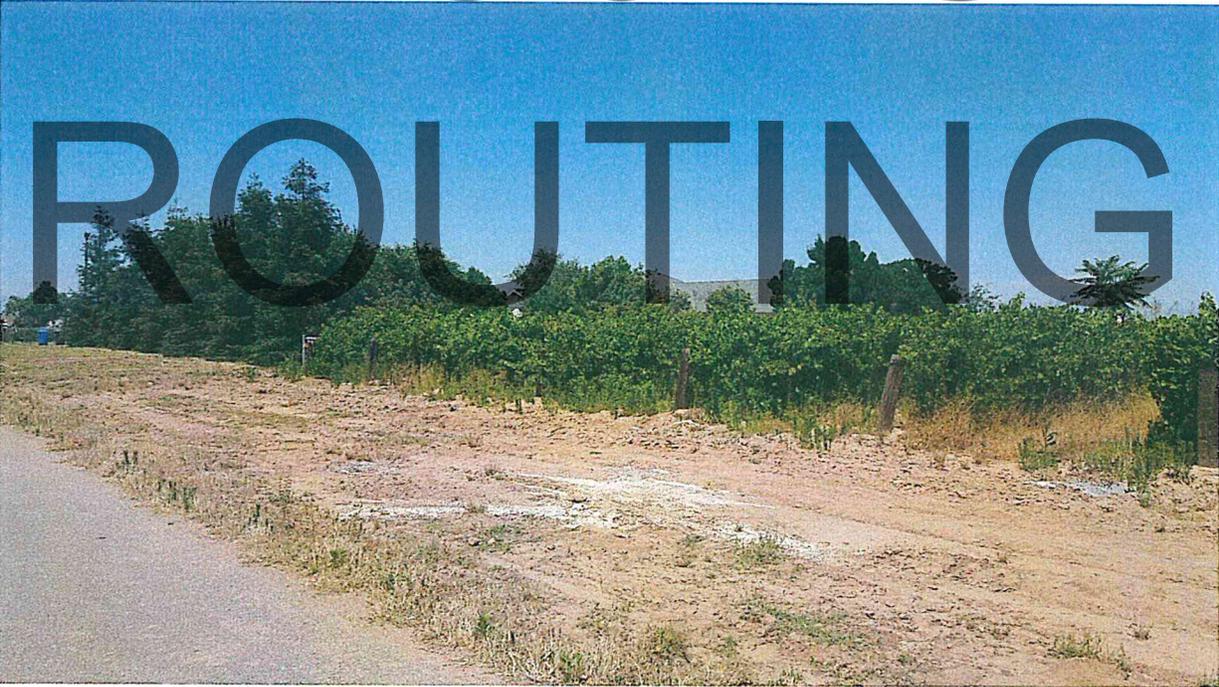
North-East Side:



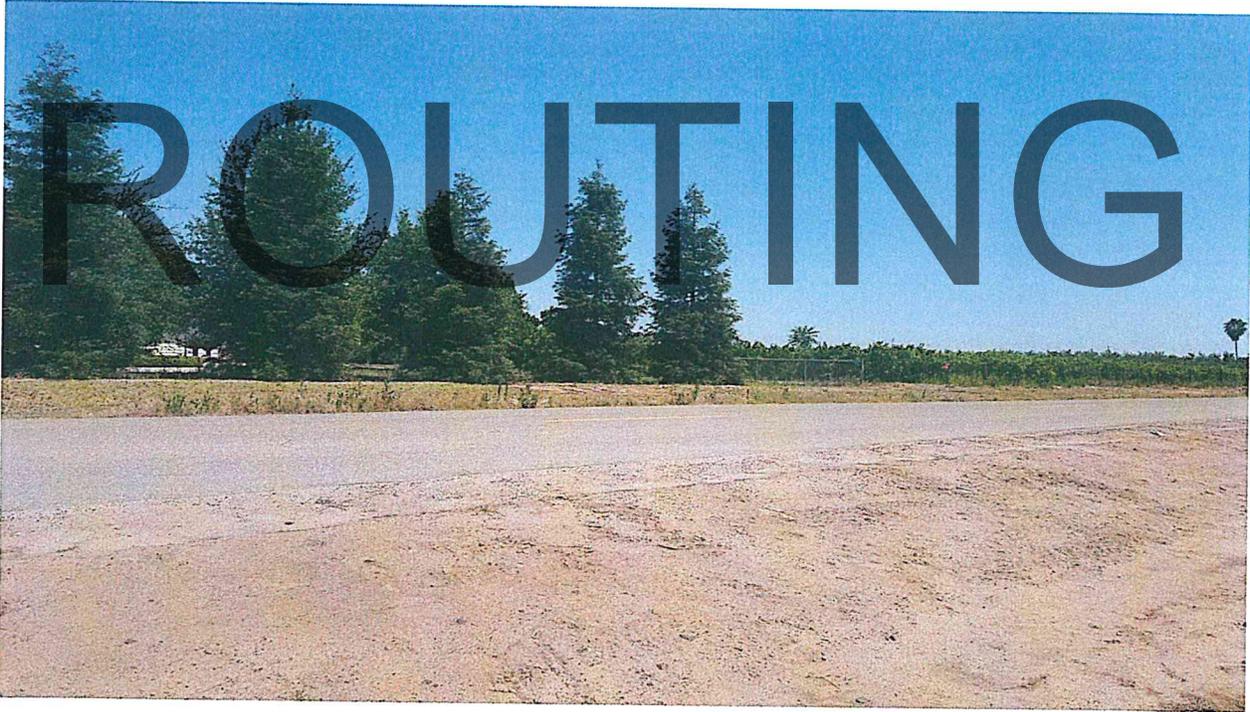
East Side:



West- South Side:



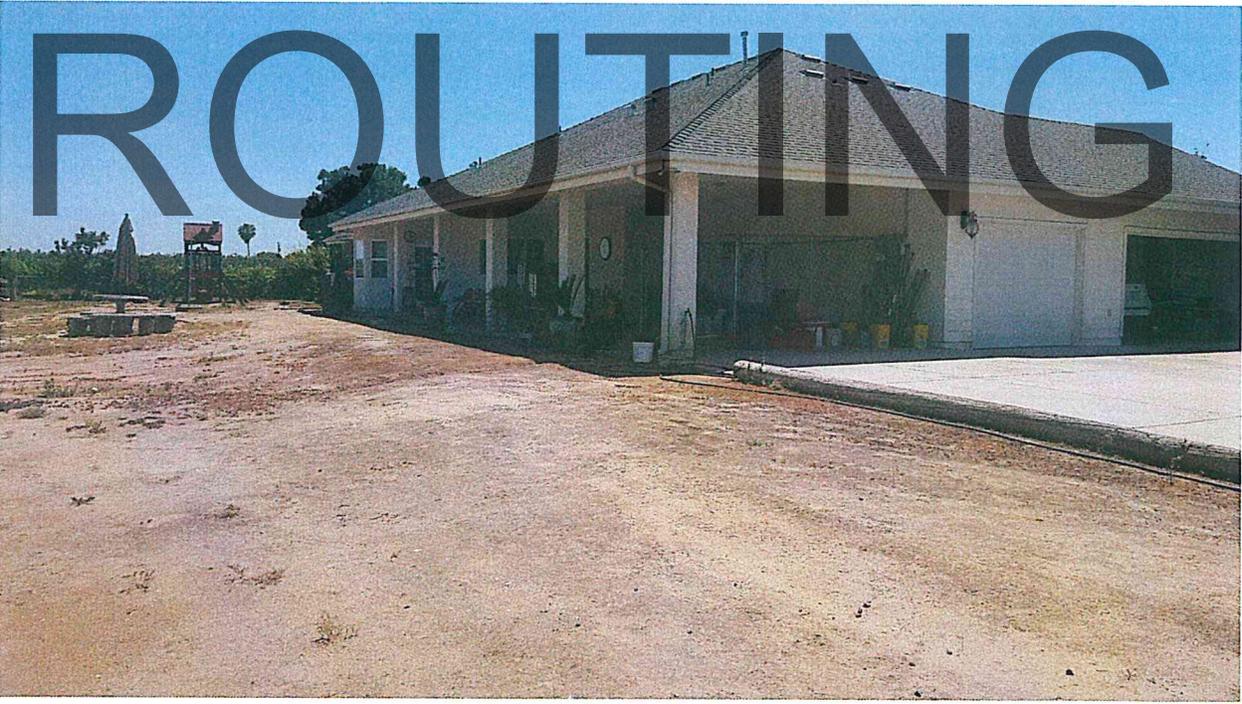
West Side:



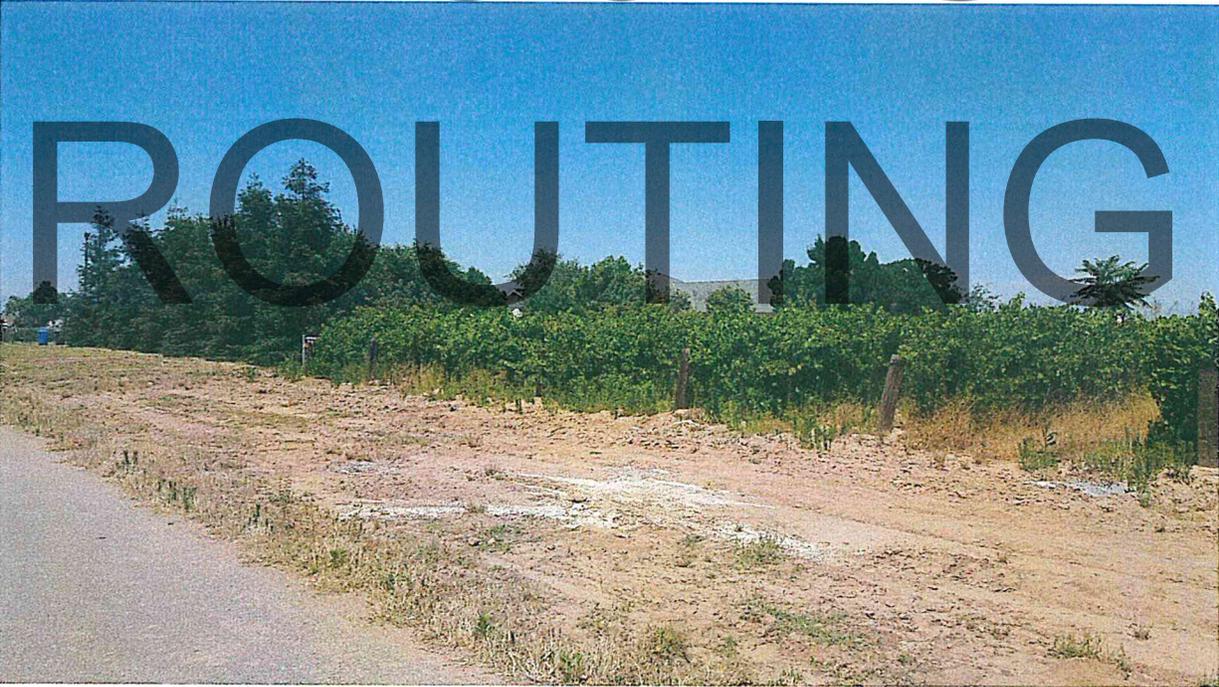
North-East Side:



East Side:



West- South Side:



West Side:

