



# County of Fresno

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

DATE: September 27, 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 of Planning  
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, 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, Senior Planner  
Development Services and Capital Projects, Site Plan Review, Attn:  
James Anders, Senior Planner  
Development Services and Capital Projects, Building & Safety/Plan Check, Attn:  
Arnold Valdivia, Supervising Building Inspector  
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping  
Road Maintenance and Operations, Attn: Wendy Nakagawa/Nadia Lopez  
Design Division, Transportation Planning Unit, Attn: Hector Luna  
Water and Natural Resources Division, Attn: Augustine Ramirez/Roy Jimenez  
Department of Public Health, Environmental Health Division, Attn:  
Deep Sidhu/Kevin Tsuda  
U.S. Fish and Wildlife Service, San Joaquin Valley Division, Attn: Patricia Cole,  
Division Supervisor  
CA Regional Water Quality Control Board, Attn:  
[centralvalleyfresno@waterboards.ca.gov](mailto:centralvalleyfresno@waterboards.ca.gov)  
CA Department of Fish and Wildlife, Attn: [R4CEQA@wildlife.ca.gov](mailto:R4CEQA@wildlife.ca.gov)  
State Water Resources Control Board, Division of Drinking Water, Fresno District,  
Attn: Cinthia Reyes  
North Kings GSA, Attn: Kassy Chauhan  
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  
Santa Rosa Rancheria Tachi Yokut Tribe, Attn: Ruben Barrios, Tribal Chairman/  
Hector Franco, Director/Shana Powers, Cultural Specialist II  
Table Mountain Rancheria, Attn: Robert Pennell, Cultural Resources Director/Kim  
Taylor, Cultural Resources Department/Sara Barnett, Cultural Resources  
Department  
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division),

Attn: PIC Supervisor  
Fresno County Fire Protection District, Attn: fku.prevention-planning@fire.ca.gov

FROM: Alexander Pretzer, Planner  
Development Services and Capital Projects Division

SUBJECT: Amendment Application No. 3874

APPLICANT: Reno Development, LLC

DUE DATE: October 11, 2024

Amendment Application No. 3874 proposes to rezone two parcels with four Assessor Parcel Numbers from the AL-20 (Limited Agricultural, 20-acre minimum parcel size) to the RR-5 (Rural Residential, 5-acre minimum parcel size) zone district. (APNs: 300-320-18S, 300-320-19S, 580-010-11S, and 580-010-12S) (Sup. Dist. 5)

Note: At its regular meeting on February 20, 2024 the County Board of Supervisor (BOS) approved General Plan Amendment No. 529 updating the Fresno County general Plan. Included in the General Plan Update was Policy LU-E.24 and Figure LU-4 which designated an area committed to rural-sized parcels including subject APNs 300-320-18S, 580-010-11S, and 580-010-12S

At its regular meeting on August 20, 2024, the BOS approved General Plan Amendment No. 574 and Amendment Application No. 3867 changing the land use designation of the parcel identified as APN 300-320-19S from Agriculture to Rural Residential with a minimum parcel size of five acres and changed the Zone District from the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) to the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District.

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.

We must have your comments by **October 11, 2024**. Any comments received after this date may not be used.

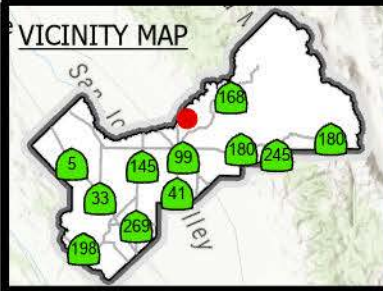
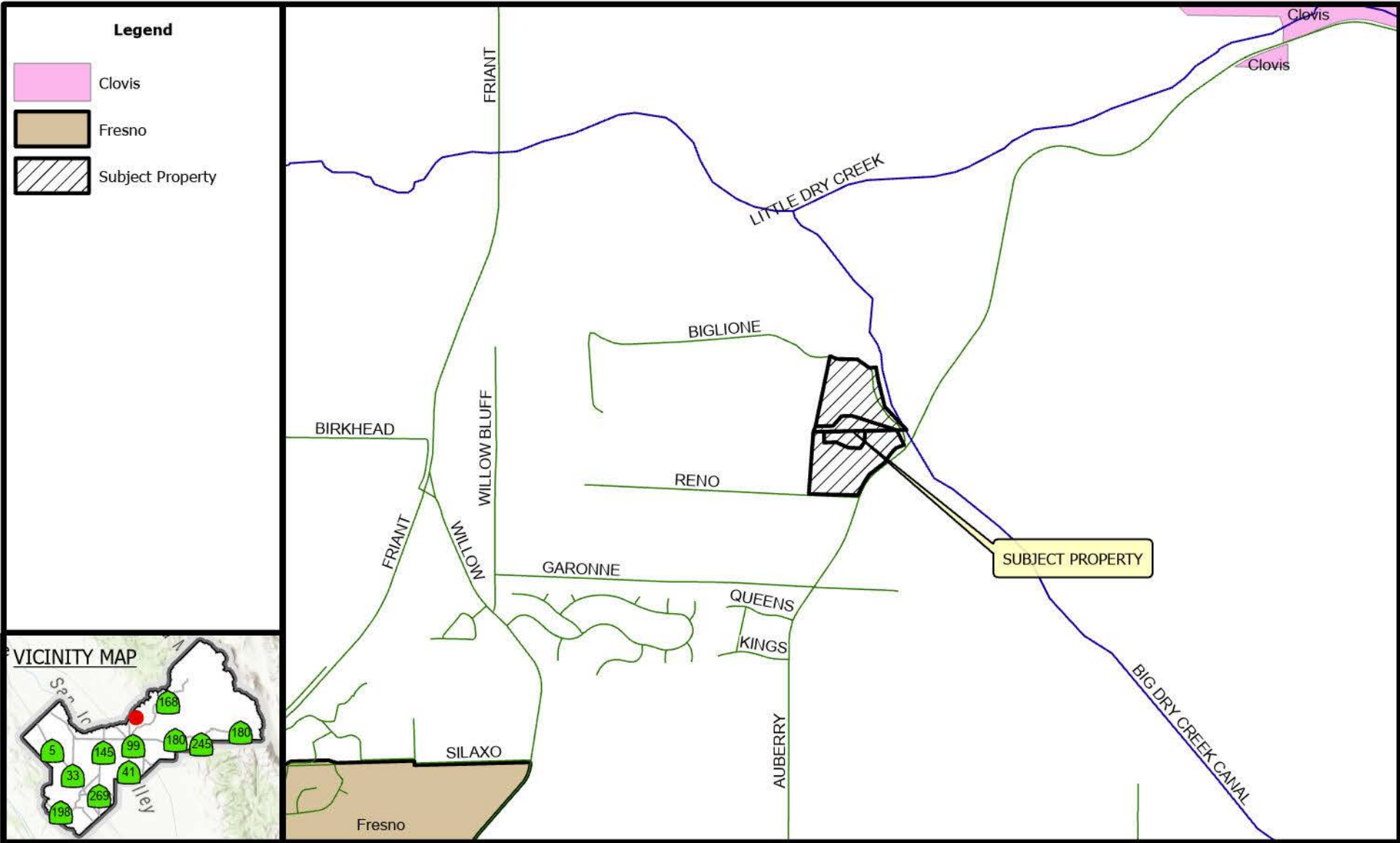
**NOTE - THIS WILL BE OUR ONLY REQUEST FOR WRITTEN COMMENTS. If you do not have comments, please provide a “NO COMMENT” response to our office by the above deadline (e-mail is also acceptable; see email address below).**

Please address any correspondence or questions related to environmental and/or policy/design issues to me, Alexander Pretzer, 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) 600-4205, or email [apretzer@fresnocountyca.gov](mailto:apretzer@fresnocountyca.gov).

AP:  
G:\4360Devs&Pln\PROJSEC\PROJDOCS\IAA\3800-3899\IAA 3874\ROUTING\IAA 3874 Routing Ltr.doc

Activity Code (Internal Review): 2369

Enclosures



**Legend**

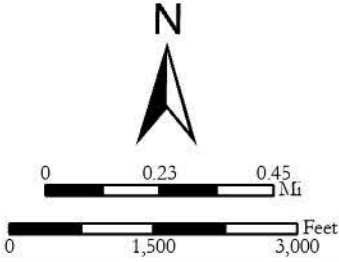
- Clovis
- Fresno
- Subject Property

**LOCATION MAP**

**AA3874**

**2024**

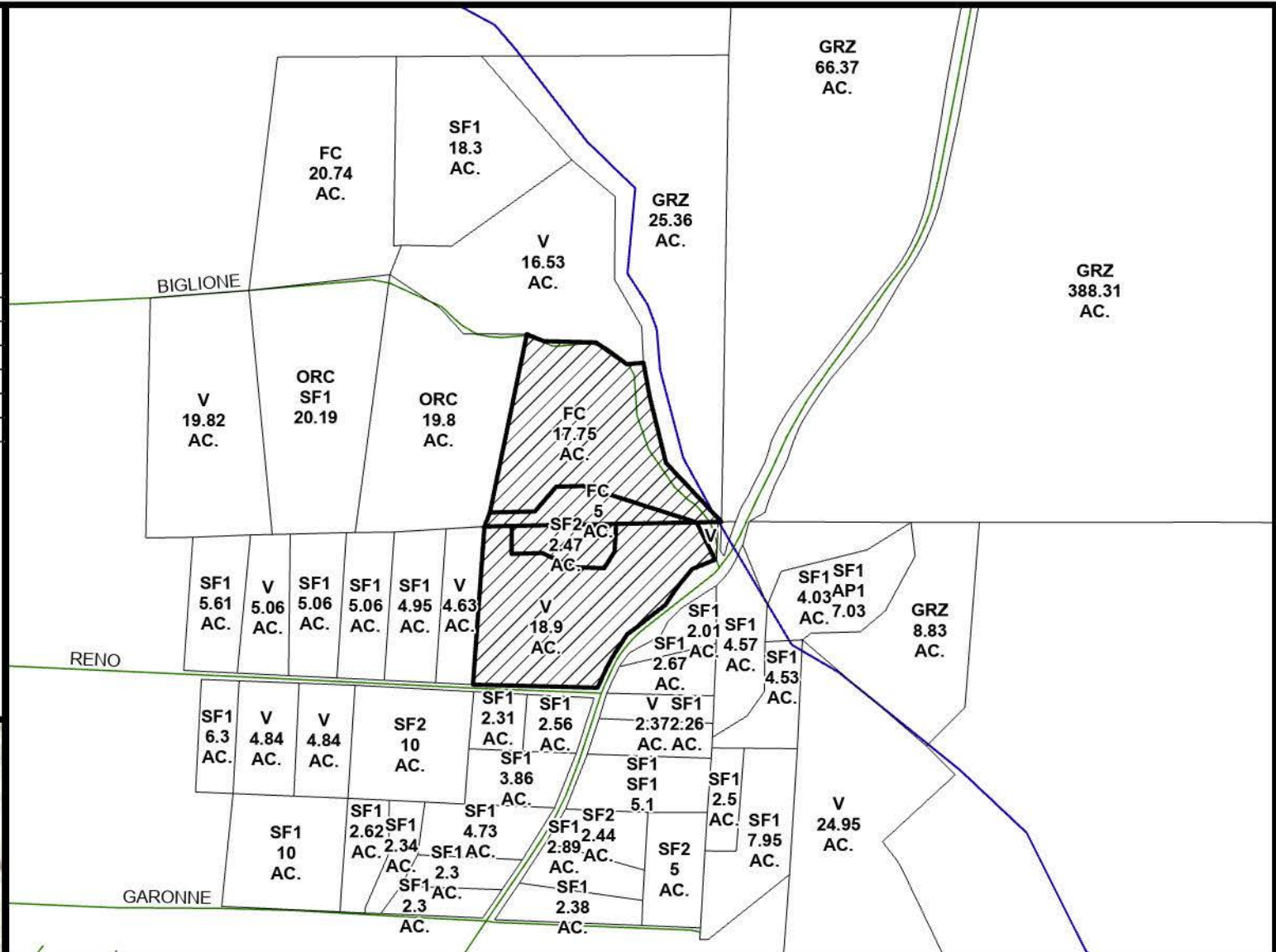
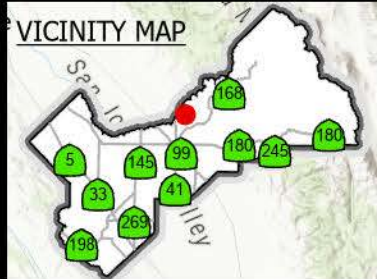
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
 Person Prepared by : mdo  
 On Date : 9/25/2024



**LEGEND:**

 Subject Property

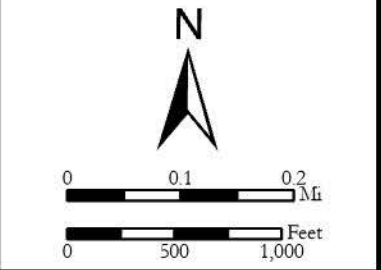
LEGEND
GRZ - GRAZING
V - VACANT
ORC - ORCHARD
SF#- SINGLE FAMILY RESIDENCE
FC - FIELD CROP
AP1 - APARTMENT

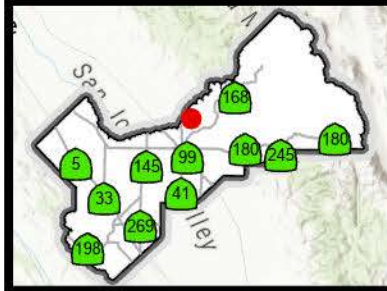
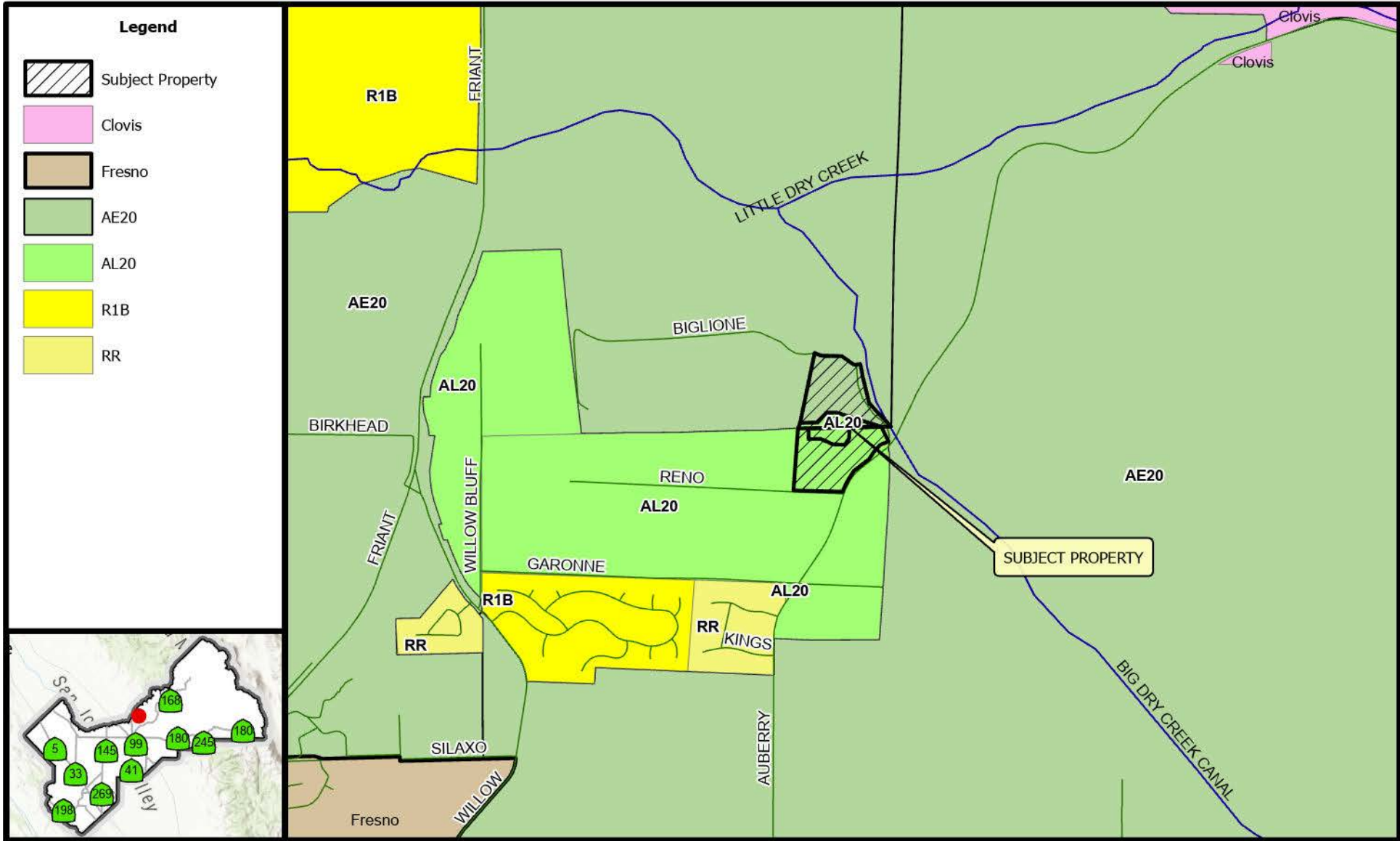


# Existing Land Use Map

**AA3874** | **2024**

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
 Person Prepared by : mdo  
 On Date : 9/25/2024



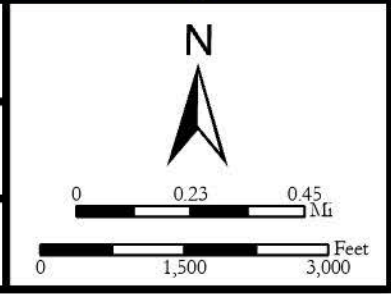


**Existing Zoning Map**

AA3874  
 STR 31-11S/21E, 6-12S/21E

**2024**

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
 Person Prepared by : mdo  
 On Date : 9/25/2024

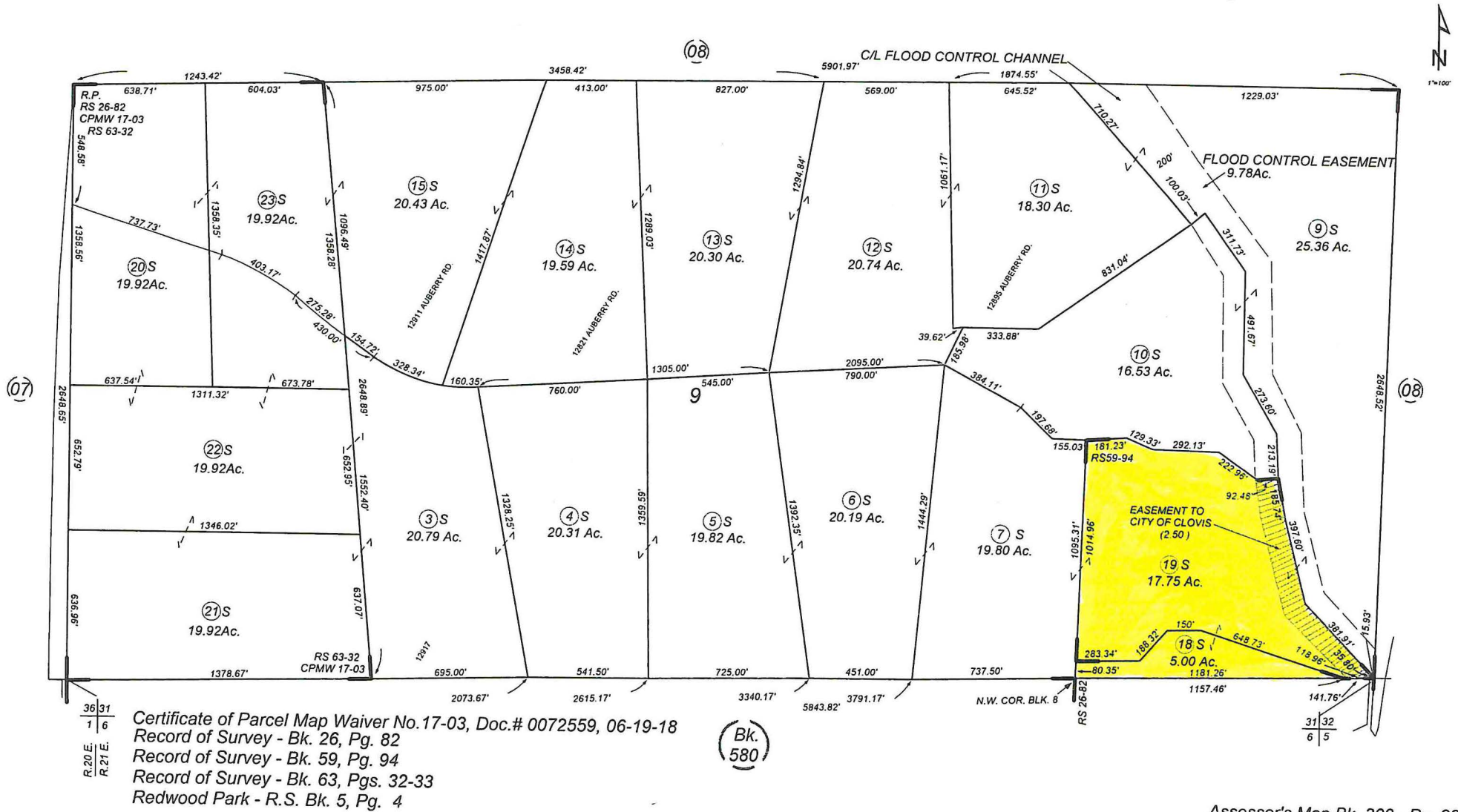


-NOTE-  
 This map is for Assessment purposes only.  
 It is not to be construed as portraying legal  
 ownership or divisions of land for purposes  
 of zoning or subdivision law.

SUBDIVIDED LAND IN POR. SEC. 31, T. 11 S., R. 21 E., M.D.B. & M.

Tax Rate Area  
 76-071

300-32



Certificate of Parcel Map Waiver No.17-03, Doc.# 0072559, 06-19-18  
 Record of Survey - Bk. 26, Pg. 82  
 Record of Survey - Bk. 59, Pg. 94  
 Record of Survey - Bk. 63, Pgs. 32-33  
 Redwood Park - R.S. Bk. 5, Pg. 4

Assessor's Map Bk. 300 - Pg. 32  
 County of Fresno, Calif.

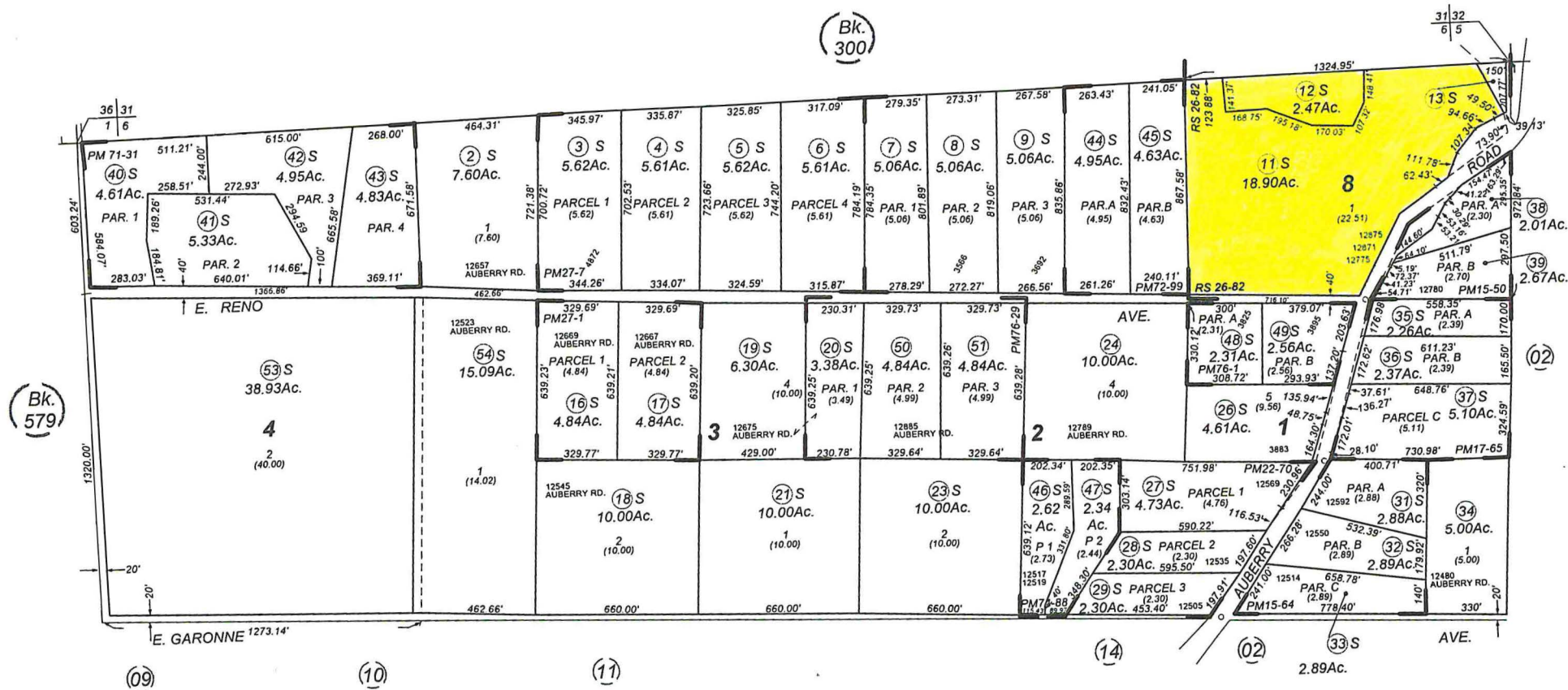
Note - Assessor's Block Numbers Shown in Ellipses  
 Assessor's Parcel Numbers Shown in Circles

SUBDIVIDED LAND IN POR. SEC.6, T.12 S., R.21 E., M.D.B.& M.

Tax Rate Area  
76-019

580-01

-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.



Parcel Map No. 2390 - Bk. 15, Pg. 50  
 Parcel Map No. 2391 - Bk. 15, Pg. 64  
 Parcel Map No. 2567 - Bk. 17, Pg. 65  
 Parcel Map No. 3354 - Bk. 22, Pg. 70  
 Parcel Map No. 3601 - Bk. 27, Pg. 1  
 Parcel Map No. 3615 - Bk. 27, Pg. 7  
 Parcel Map No. 7644 - Bk. 58, Pg. 34  
 Parcel Map No. 8027 - Bk. 71, Pg. 31

Parcel Map No. 8110 - Bk. 72, Pgs. 99-100  
 Parcel Map No. 8152 - Bk. 74, Pgs. 88-90  
 Parcel Map No. 8160 - Bk. 76, Pgs. 1-2  
 Parcel Map No. 8114 - Bk. 76, Pgs. 29-31  
 Record of Survey - Bk. 26, Pg. 82  
 Redwood Park - R.S. Bk. 5, Pg. 4

Assessor's Map Bk. 580 - Pg. 01  
 County of Fresno, Calif.

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

**RECORDING REQUESTED BY:**

Old Republic Title Company

Escrow No.: 1421003383  
APN: 300-320-19S

**When Recorded Mail Document and Tax Statements to:**

Reno Development, LLC  
7058 N. West Ave #139  
Fresno, CA 93711

**Fresno County Recorder  
Paul Dictos, CPA**

**2024-0076016**

Recorded at the request of:  
ERECORDING PARTNERS NETWORK

08/22/2024 11:13 13

Titles: 1 Pages: 4

Fees: \$30.00

CA SB2 Fees:\$0.00

Taxes: \$2750.00

Total: \$2780.00

*SPACE ABOVE THIS LINE IS FOR RECORDER'S USE*

**Grant Deed**

**Exempt from fee per GC27388.1(a)(2) and GC27388.2(b) ; document is subject to the imposition of documentary transfer tax**

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is \$2,750.00

computed on full value of property conveyed, or

computed on full value less of liens and encumbrances remaining at time of sale.

Unincorporated area:  City of

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

Thomas X. Minor, Trustee of The Thomas X. Minor Living Trust udt dated March 3, 2008

hereby GRANT(S) to

Reno Development, LLC, a California limited liability company

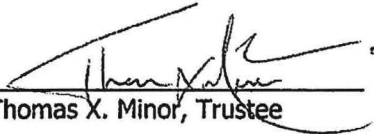
that property in Unincorporated area of Fresno County, State of California, described as follows:

\*\*\* See "Exhibit A" attached hereto and made a part hereof. \*\*\*



Date: August 20, 2024

The Thomas X. Minor Living Trust udt dated March 3, 2008

By:   
Thomas X. Minor, Trustee

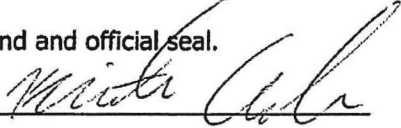
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Fresno

On 8/20/24 before me, Kaitlyn Gozdiff a Notary Public, personally appeared Thomas X. Minor, 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: 

Name: Kaitlyn Gozdiff  
(Typed or Printed)

(Seal)



**ORDER NO. : 1421003383**

## **EXHIBIT A**

The land referred to is situated in the unincorporated area of the County of Fresno, State of California, and is described as follows:

### **PARCEL ONE:**

Parcel 1 as described in Grant Deed recorded April 01, 2005 as Document No. 2005-0072266, Official Records of Fresno County.

Excepting therefrom that portion thereof being a portion of Block 9 of Redwood Park according to the Map thereof recorded in Book 5 of Record of Surveys at Page 4, Fresno County Records, and as also set forth in that certain Map filed July 1, 1974, in Book 26 of Record of Surveys at Page 82, Fresno County Records, described as follows:

Beginning at the Northwest corner of Block 8 of said Redwood Park;  
Thence North 01° 41' 41" East, along the Northerly prolongation of the West line of said Block 8, a distance of 80.35 feet to a point being 80.00 feet Northerly of the South line of said Block 9;  
Thence North 86° 23' 00" East, parallel with and 80.00 Northerly of the South line of said Block 9, a distance of 283.34 feet;  
Thence North 39° 42' 22" East, a distance of 188.32 feet;  
Thence North 86° 18' 07" East, a distance of 150.00 feet;  
Thence South 74° 03' 14" East, a distance of 648.73 feet to a point on the South line of said Block 9;  
Thence South 86° 23' 00" West, along the South line of said Block 9, a distance of 1181.26 feet to the point of beginning.

Excepting therefrom all oil, gas or other hydrocarbon substances and minerals of any kind or character, in, on, or thereunder, as reserved in deeds of record.

This legal description is made pursuant to that certificate of compliance recorded September 12, 2013, as Instrument No. 2013-129762 of Official Records.

### **PARCEL TWO:**

A non-exclusive easement for road purposes 60 feet in width, 30 feet on each side of the following described centerline located in the South half of Section 31, Township 11 South, Range 21 East; in the Northeast quarter of the Northeast quarter of Section 6, Township 12 South, Range 21 East; and in the Northwest quarter of the Northwest quarter of Section 5, Township 12 South, Range 21 East; Mount Diablo Base and Meridian described as follows:

#### **PART I:**

Beginning at a point on the centerline of that certain Fresno County road known as Clovis-Auberry Road, said point being S 13° 21' 49" E a distance of 271.29 feet from the Southeast

corner of said Section 31; thence N 24° 52' 19" W a distance of 286.89 feet to a point on the South line of said Section 31 which lies S 86° 23' 00" W a distance of 58.08 feet from said Southeast corner of Section 31; thence continuing N 24° 52' 19" W a distance of 85.36 feet; thence N 53° 39' 49" W a distance of 201.55 feet; thence N 36° 32' 34" W a distance of 297.87 feet; thence N 18° 01' 34" W a distance of 239.18 feet; thence N 03° 05' 14" W a distance of 201.88 feet; thence N 53° 40' 14" W a distance of 222.96 feet; thence S 84° 21' 11" W a distance of 292.13 feet; thence N 66° 17' 29" W a distance of 129.33 feet; thence S 88° 14' 56" W a distance of 336.26 feet; thence N 46° 10' 19" W a distance of 197.68 feet; thence N 64° 29' 19" W a distance of 320.58 feet; thence Northwesterly along the arc of a curve concave Northeasterly having a central angle of 41° 34" and a radius of 60.00 feet, a distance of 43.35 feet to Point A; thence continuing Northerly along said arc concave Easterly, having a central angle of 51° 53' 26" and a radius of 60.00 feet, a distance of 54.34 feet; thence N 28° 47' 41" E a distance of 122.45 feet to the point of ending.

Excepting therefrom any portion thereof lying within Parcel A.

**PART II:**

Beginning at the aforementioned Point A thence S 83° 23' 00" W a distance of 2123.18 feet; thence Northwesterly along the arc of a curve concave Northeasterly, having a central angle of 40° 00' 00" and a radius of 700.00 feet, a distance of 488.69 feet; thence N 56° 37' 00" W a distance of 430.00 feet; thence Northwesterly along the arc of a curve concave Southwesterly, having a central angle of 21° 00' 00" and a radius of 1100.00 feet, a distance of 403.17 feet; thence N 77° 37' 00" W a distance of 737.73 feet to the point of ending, said point of ending is on the West line of said South one half of Section 31 and lies S 02° 10" E a distance of 548.58 feet from the West one quarter corner of said Section 31.

APN: 300-320-19S

**RECORDING REQUESTED BY:**

Old Republic Title Company

Escrow No.: 1421003319

APN: 300-320-18s, 580-010-12s, 580-010-11S

When Recorded Mail Document and Tax Statements to:

Reno Development, LLC  
7058 N. West Ave #139  
Fresno, CA 93711

Fresno County Recorder  
Paul Dictos, CPA

**2024-0076211**

Recorded at the request of:  
ERECORDING PARTNERS NETWORK

08/22/2024 02:57 46

Titles: 1 Pages: 3

Fees: \$17.00

CA SB2 Fees:\$0.00

Taxes: \$2090.00

Total: \$2107.00

*SPACE ABOVE THIS LINE IS FOR RECORDER'S USE*

**Grant Deed**

**Exempt from fee per GC27388.1(a)(2) and GC27388.2(b) ; document is subject to the imposition of documentary transfer tax**

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is \$2,090.00

computed on full value of property conveyed, or

computed on full value less of liens and encumbrances remaining at time of sale.

Unincorporated area:  City of

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

Thomas X. Minor, Trustee of The Thomas X. Minor Living Trust udt dated March 3, 2008

hereby GRANT(S) to

Reno Development, LLC, a California limited liability company

that property in Unincorporated area of Fresno County, State of California, described as follows:

\*\*\* See "Exhibit A" attached hereto and made a part hereof. \*\*\*

Date: August 20, 2024

The Thomas X. Minor Living Trust udt dated March 3, 2008

By:   
Thomas X. Minor, Trustee

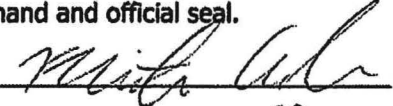
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Fresno

On 8/20/24 before me, Kaitlyn Gozcliff a Notary Public, personally appeared Thomas X. Minor, 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.

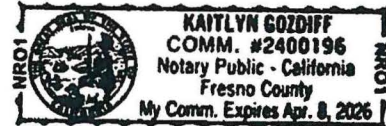
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: 

Name: Kaitlyn Gozcliff  
(Typed or Printed)

(Seal)



**ORDER NO. : 1421003319**

**EXHIBIT A**

The land referred to is situated in the unincorporated area of the County of Fresno, State of California, and is described as follows:

That property as described in Grant Deed recorded April 1, 2005 as Document No. 2005-0072264 of Official Records of Fresno County.

Together with Parcel 2 as described in Grant Deed recorded April 1, 2005 as Document No. 2005-0072266 of Official Records of Fresno County.

Together with that portion of Block 9 of Redwood Park according to the Map thereof recorded June 19, 1909 in Book 5, Page 4 of Record of Surveys, Fresno County Records, and as also set forth in that certain Map filed July 1, 1974 in Book 26, Page 82 of Record of Surveys, Fresno County Records, described as follows:

Beginning at the Northwest corner of Block 8 of said Redwood Park; thence North 01° 41' 41" East, along the Northerly prolongation of the West line of said Block 8, a distance of 80.35 feet to a point being 80.00 feet Northerly of the South line of said Block 9; thence North 86° 23' 00" East, parallel with and 80.00 feet Northerly of the South line of said Block 9, a distance of 283.34 feet; thence North 39° 42' 22" East, a distance of 188.32 feet; thence North 86° 18' 07" East, a distance of 150.00 feet; thence South 74° 03' 14" East, a distance of 648.73 feet to a point on the South line of said Block 9; thence South 86° 23' 00" West, along the South line of said Block 9, a distance of 1181.26 feet to the point of beginning.

The above legal description is pursuant to Certificate of Compliance, PLA 12-19(b), recorded September 12, 2013, of Official Records under Recorder's Serial Number 2013-0129761.

EXCEPTING THEREFROM the land conveyed to the County of Fresno in Fee Simple by that certain Grant Deed recorded November 3, 1992, Document No. 92167400, Fresno County Records.

APN: 580-010-11, 580-010-12 and 300-320-18