



County of Fresno

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

DATE: October 16, 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 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, Attn: James Anders,
Principal Planner
Development Services and Capital Projects, Current Planning, Attn: David Randall,
Senior Planner
Development Services and Capital Projects, Policy Planning, Attn:
Mohammad Khorsand, Senior Planner; Dominique Navarrette, Planner
Development Services and Capital Projects, Zoning & Permit Review,
Attn: Daniel Gutierrez, Senior Planner
Development Services and Capital Projects, Development Engineering,
Attn: Laurie Kennedy, Office Assistant III
Water and Natural Resources Division, Attn: Augustine Ramirez, Division
Manager; Roy Jimenez
Water and Natural Resources Division, Transportation Planning, Attn:
Hector Luna, Senior Planner/Brody Hines, Planner
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
Central Valley Regional Water Quality Control Board; Attn:
centralvalleyfresno@waterboards.ca.gov
California Department of Fish and Wildlife, Attn: R4CEQA@wildlife.ca.gov
Fresno County Fire District, Attn: fkp.prevention-planning@fire.ca.gov
Consolidated Irrigation District, Attn: Phil Desatoff, General Manager.
pdesatoff@cidwater.com

FROM: Arianna Brown, Planner
Development Services and Capital Projects Division

SUBJECT: Director Review and Approval No. 4786

APPLICANT: Kerman Mobile Homes

DUE DATE: **October 30, 2024**

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to allow a second residence on a 38.41-acre parcel located within the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. Second residence not to exceed 2,000 square feet of living area. Owner of record to occupy one of the homes on-site.

The subject parcel is located on the eastern side of S. Academy Ave and North of E. American Ave. The property is approximately 0.37 miles from the limits of the City of Sanger. (APN: 332-07-106) (4354 S. Academy) (Sup. Dist. 4).

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 **October 30, 2024**. 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).

Please address any correspondence or questions related to environmental and/or policy/design issues to me, Arianna Brown, 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) 600-4245, or email arbrown@fresnocountyca.gov.

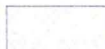

AB

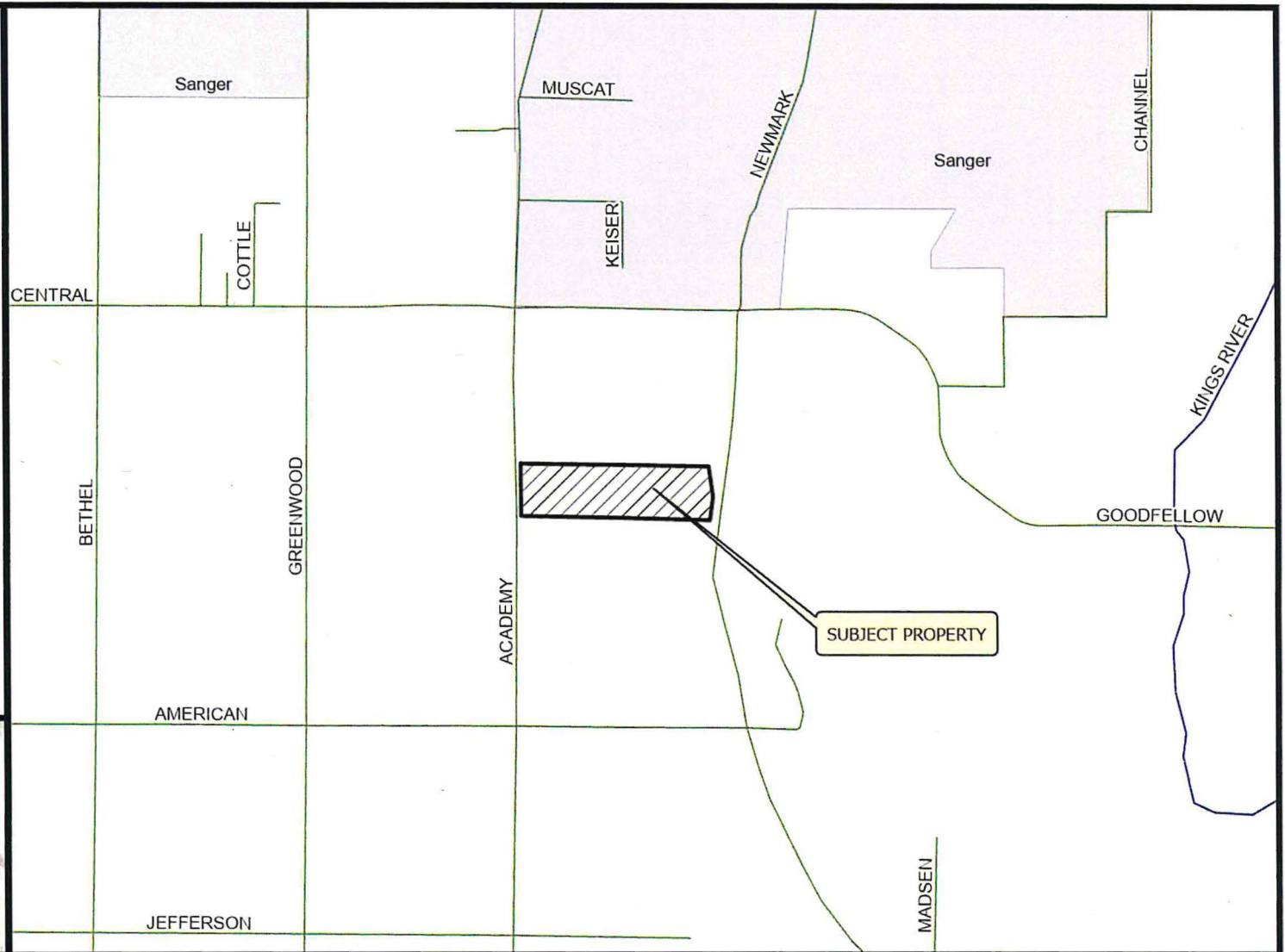
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Activity Code (Internal Review): 2392

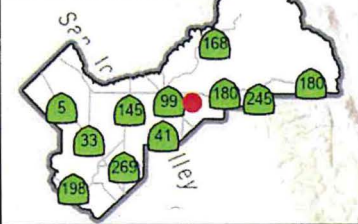
Enclosures

Legend

-  Sanger
-  Subject Property



VICINITY MAP

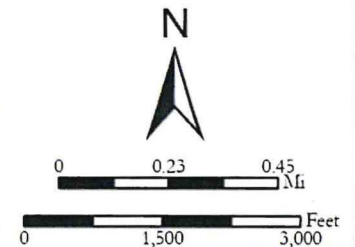


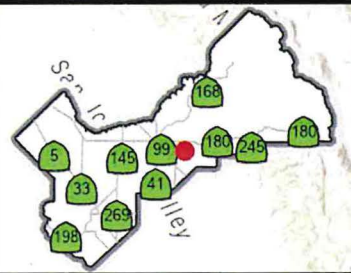
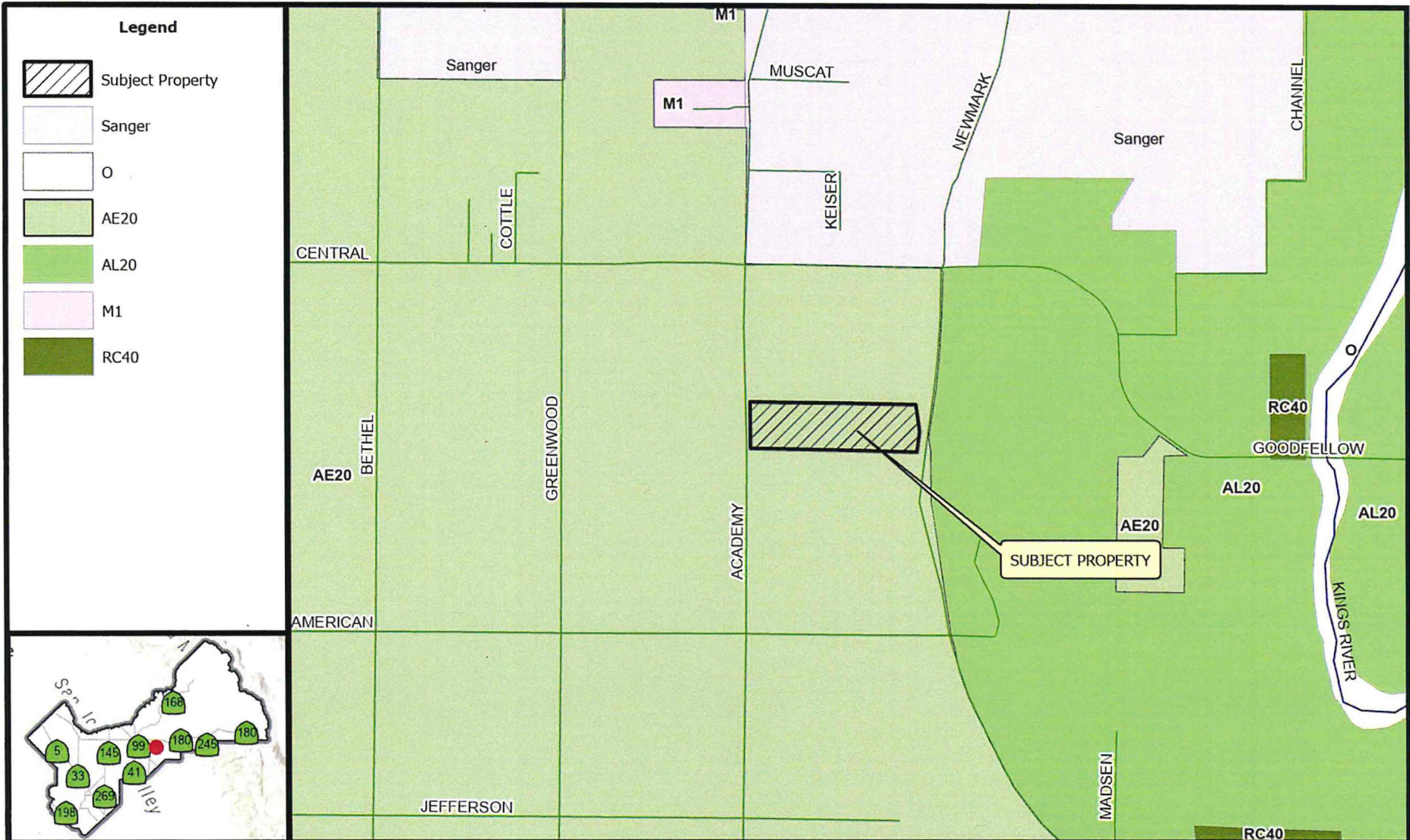
LOCATION MAP

DRA4786

2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : mdo
On Date : 10/7/2024



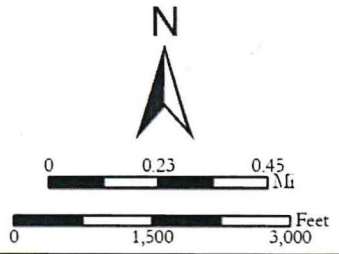


Existing Zoning Map

DRA4786
STR 35# - 14S / 22E

2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : mdo
 On Date : 10/7/2024

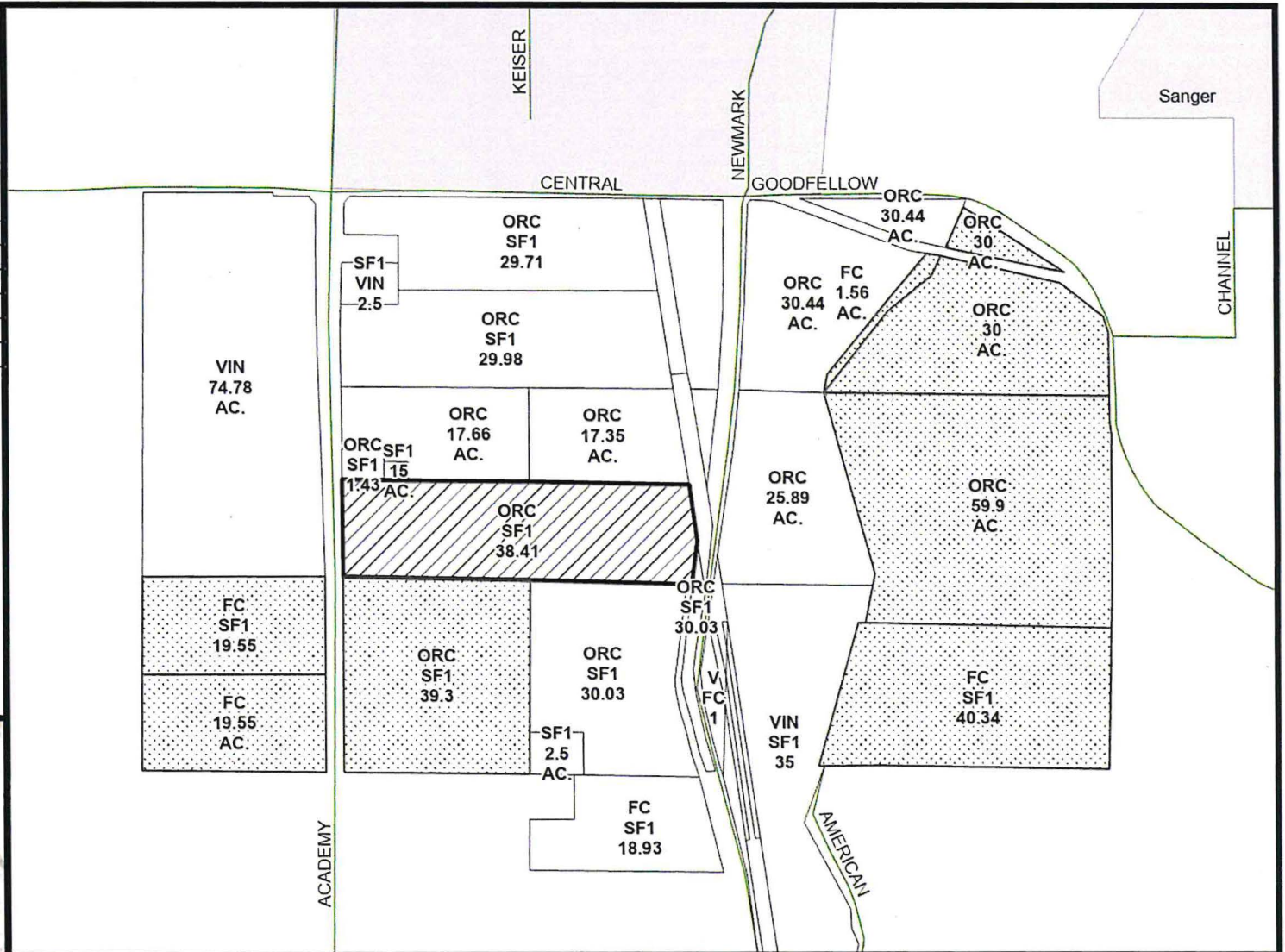
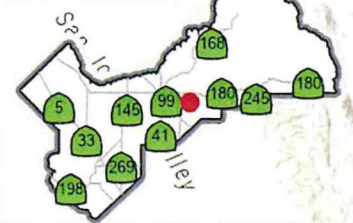


LEGEND:

-  Subject Property
-  Ag Contract Land

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

VICINITY MAP

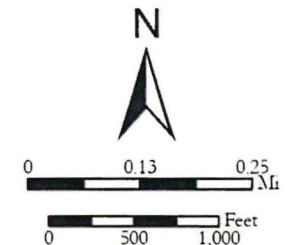


Existing Land Use Map

DRA4786

2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : mdo
 On Date : 10/7/2024

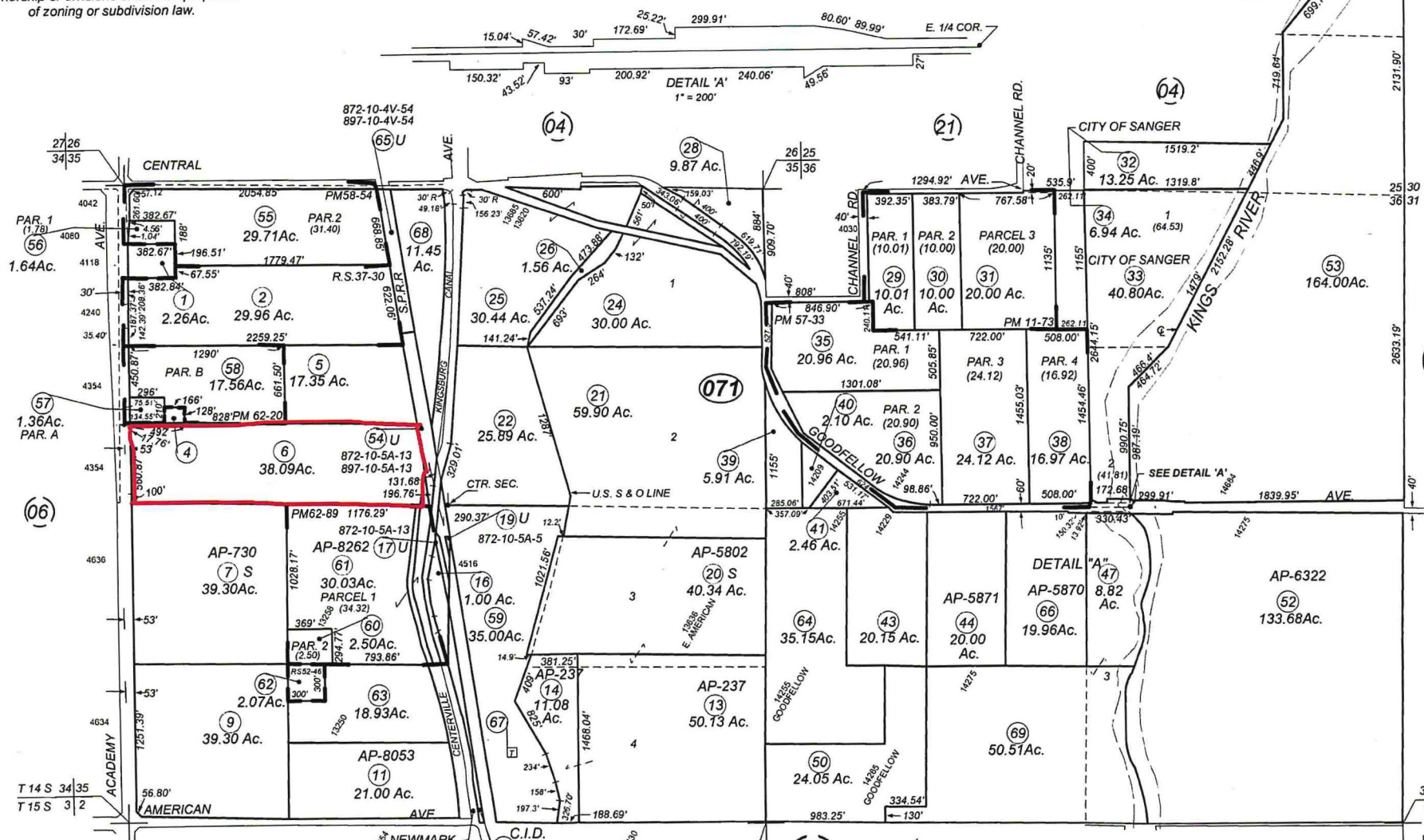


This map is for Assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

FOR SEC. 20 & SEC. 30 & 36 T. 14 S., R. 22 E., M.D.B. & VI.

71-000
156-002
169-001

332-01



Agricultural Preserve
Parcel Map No. 1921 - Bk. 11, Pg. 73
Parcel Map No. 7661 - Bk. 57, Pgs. 33 - 35
Parcel Map No. 7689-Bk. 58, Pg. 54
Parcel Map No. 7837-Bk. 62, Pg. 20

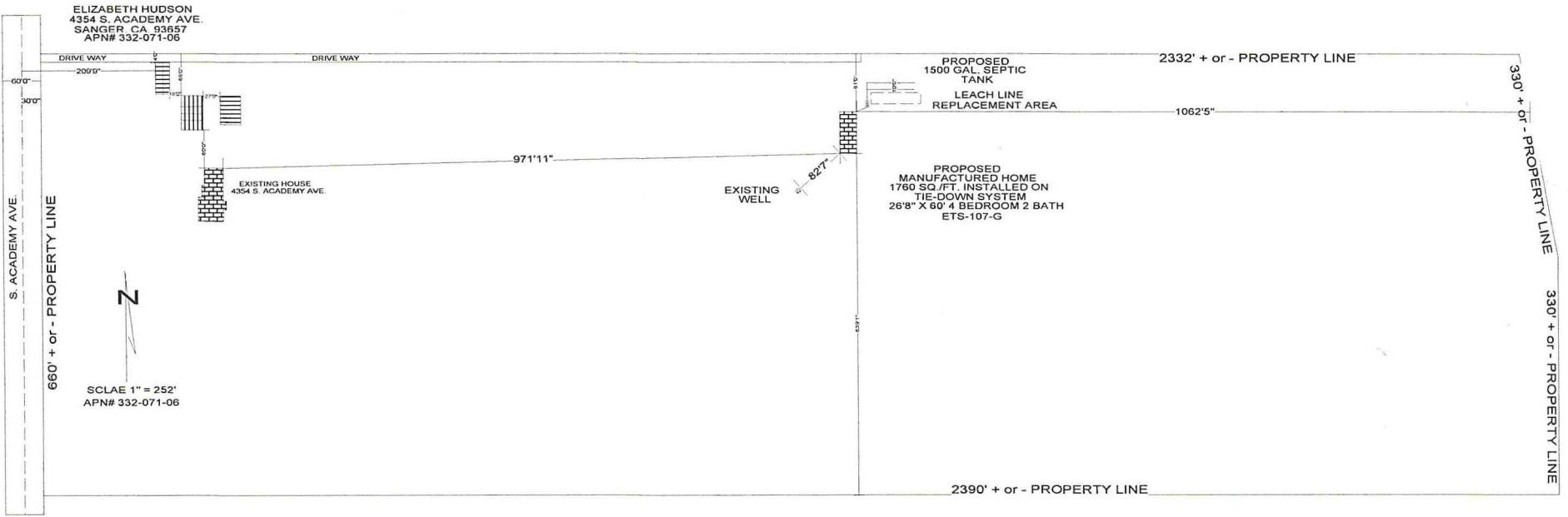
Parcel Map No. 7863-Bk. 62, Pgs. 89-90
Record of Survey - Bk. 37, Pg. 30
Record of Survey - Bk. 52, Pg. 46

Assessor's Map Bk. 332 - Pg. 07
County of Fresno, Calif.

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

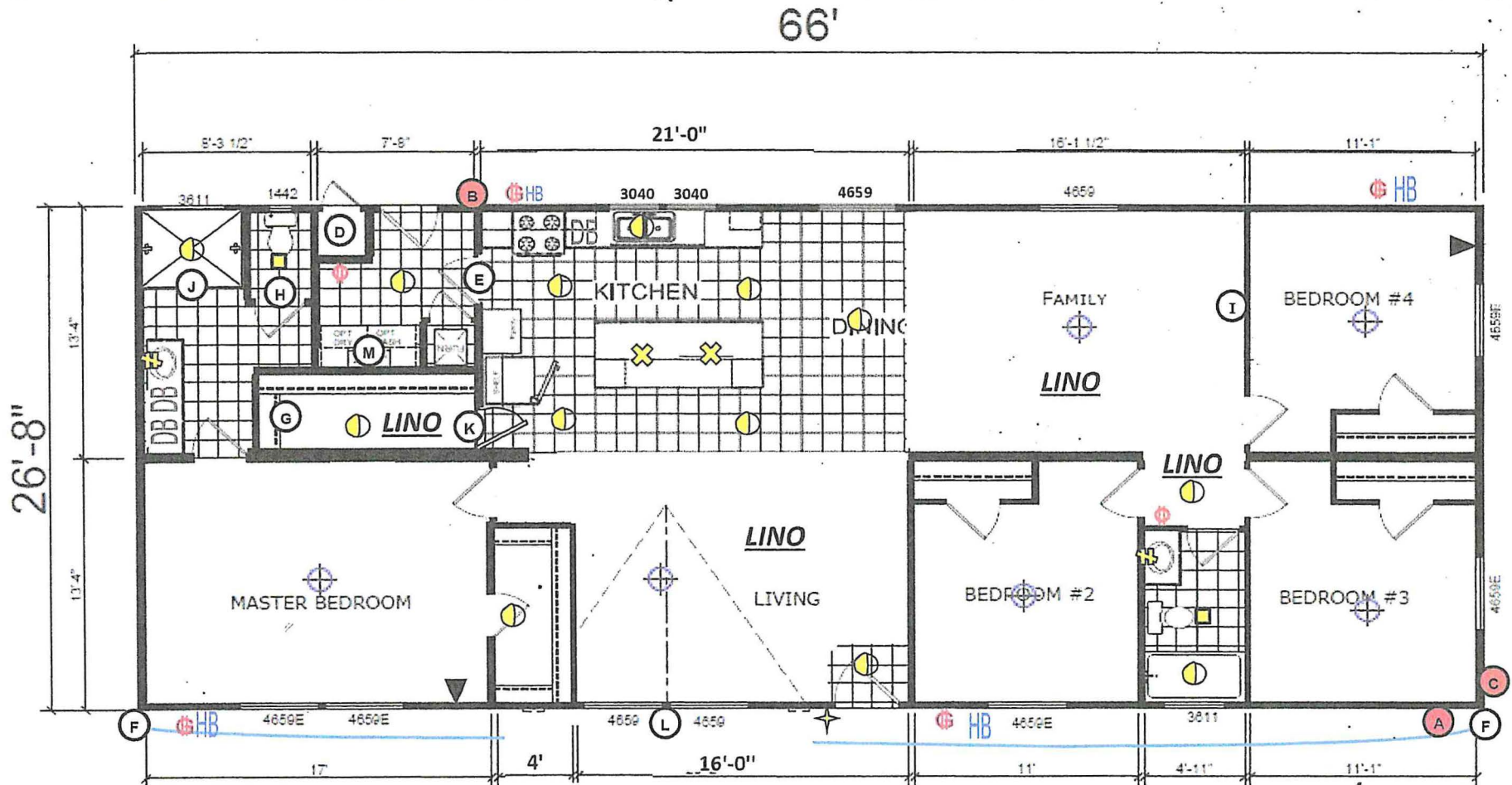
3/8/2022

Proposed Septic System & Rough Site plan



☐ Exhaust Fan w/Light	⦿ Can Light	▽ USB recept	DB Bank of Drawers	✦ Dlx Porch Light	☐ Shutters
⌘ Switch	✂ Ceiling Fan	⊙ ST Solar Tube	RS Rollout Shelves	☼ Dlx Light Over mirror	★ Chandelier
⦿ Recept	▽ TV Jack	✕ Pendant Light	HB Hose Bib		
⦿ GFCI	▽ Phone Jack	⌘ J-Box	⊕ Paddle fan prep		

KERMAN M.H. KERMAN, CA		
Sf- 1760	Hudson	QT#37371



- A WATER UTILITY MAIN
- B GAS UTILITY MAIN
- C E-PANEL LOCATION
- D 40 GAL GAS WATER HEATER
- E 30" PASSAGE DOOR
- F 3 ROWS LAP
- G EXTENDED CLOSET
- H ENCLOSE TOILET

- I FLAT SCREEN TV PREP W/ HDMI BOXES & RECEPT
- J 4'X5' GRANITE SURROUND SHOWER W/ 2 HEADS & 2 DIVERTERS
- K WALK IN PANTRY CLOSET
- L 10' OPEN DORMER W/ 2 COLS & FULL LAP BETWEEN
- M 42" O/H CABS W/ SHELF BETWEEN

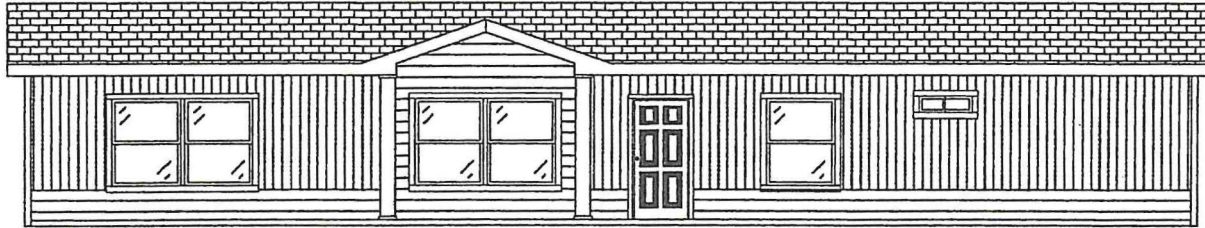
** CARPET IN BEDROOMS ONLY
 ** LINO AT LIVING ROOM, FAMILY, & - HALLWAY

**** 13 EXTRA PIECES OF METAL CORNER BEADS FOR DRY WALL CLOSE UP MATERIAL
 **** TO BE SHIPPED LOOSE IN HOME

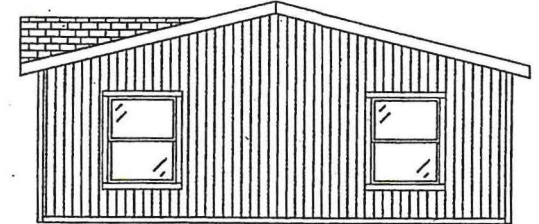
Elevations? Needs Measurements?

DRAFT # 2

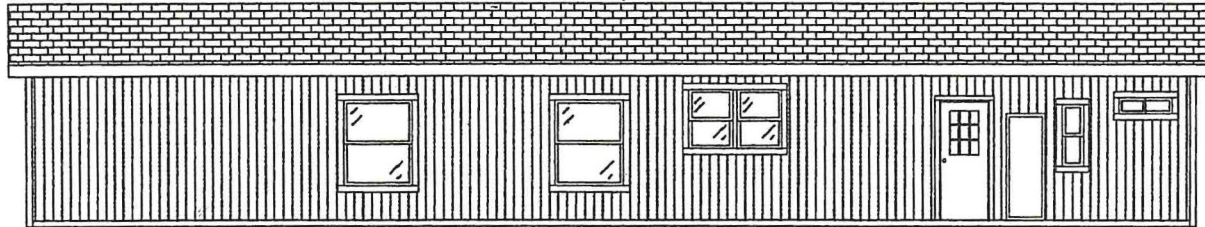
QT# 26833



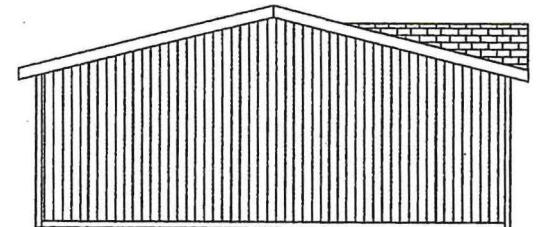
BACK ELEVATION



REAR ELEVATION



FRONT ELEVATION



HITCH END ELEVATION

CHAMPION MANUFACTURED BEAUTIFULLY™ 755 W. BIG RIVER ROAD, SUITE 1000 TROY, MI 48064 PHONE: 248-314-5200		MODIFICATIONS	PROJECT: CM-4663A	TITLE: ELEVATIONS	SHEET: ELEVATIONS
			DRAWN BY: J.SUAREZ DATE: 09-22-20 SCALE: NOT TO SCALE	FILENAME: QT# 26833 DRAFT # 2	PROPRIETARY AND CONFIDENTIAL THESE DRAWINGS AND SPECIFICATIONS ARE ORIGINAL AND CONFIDENTIAL MATERIALS OF CHAMPION COPYRIGHT - 1976-2010 BY CHAMPION



Fresno County Department of Public Works and Planning

Date Received: 10/7/2024

4786 (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) [checked]
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 [checked]
for 2nd Residence [checked]
Determination of Merger []
Agreements []
ALCC/RLCC []
Other []

DESCRIPTION OF PROPOSED USE OR REQUEST:

PERMANENT SECOND RESIDENCE

CEQA DOCUMENTATION: Initial Study [] PER [] N/A []

PLEASE USE FILL-IN FORM OR PRINT IN BLACK INK. Answer all questions completely. Attach required site plans, forms, statements, and deeds as specified on the Pre-Application Review. Attach Copy of Deed, including Legal Description.

LOCATION OF PROPERTY: side of between and

Street address: 4354 ACADEMY AVE, SAN JOSE CA

APN: 332-071-06 Parcel size: 38.41 Section(s)-Twp/Rg: S - T S/R E

ADDITIONAL APN(s): MA

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.

Owner (Print or Type) LIZ HUDSON P.O. BOX 199 Del Rey, CA 93616

Applicant (Print or Type) KERNAN MOBIL HOMES, 14754 W. WHITESBRIDGE RD. KERNAN, CA 93630

Representative (Print or Type) Jim Gonzalez, 14754 W. WHITESBRIDGE RD, KERNAN, CA 93630

CONTACT EMAIL:

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: DRA Residential Fee: \$1065.61
Application Type / No.: Pre-App Review Credit Fee: \$-262.04
Application Type / No.: Fee: \$
PER/Initial Study No.: Fee: \$
Ag Department Review: Fee: \$
Health Department Review: Fee: \$432
Received By: [Signature] Invoice No.: 318837 TOTAL: \$1835.57

UTILITIES AVAILABLE:

WATER: Yes [] / No []
Agency:
SEWER: Yes [] / No []
Agency:

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 # - - -



Email to: TIM@KERMANMOBILEHOMES.COM

Mail to: PO BOX 189 DEL REY, CA 93616

**Development Services
and
Capital Projects
Division**

Pre-Application Review

Department of Public Works and Planning

NUMBER: 24-012639
APPLICANT: KERMAN MOBILE HOMES (TII
PHONE: (559) 846-9373

PROPERTY LOCATION: 4354 S ACADEMY SANGER, CA 93657

APN(s): 33207106 ALCC: No Yes # _____ VIOLATION NO. NONE

CNEL: No Yes _____ (level) LOW WATER: No Yes _____ WITHIN 1/2 MILE OF CITY: No _____ Yes: SANGER

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; (x) On '72 rolls; () Other _____; () Deeds Req'd (see Form #236)

SCHOOL FEES: No _____ Yes DISTRICT: PARLIER UNIFIED PERMIT JACKET: No _____ Yes

FMFCD FEE AREA: _____ () Inside / (x) Outside District No.: _____ FLOOD PRONE: No Yes _____

PROPOSAL PRE-APP REVIEW FOR A DIRECTOR'S REVIEW AND APPROVAL TO ALLOW A PERMANENT SECOND

RESIDENCE IN THE AE-20 ZONE DISTRICT. (SFR NOT TO EXCEED 2,000 SQ FT IN HABITABLE SPACE)

COMMENTS:

ORD. SECTION(S): 834.4.030.C (Table 2-2 808.2.010) BY: ESTEVAN O. DATE: 9/19/2024

GENERAL PLAN POLICIES:

LAND USE DESIGNATION: Agriculture (General Plan) () GPA: _____

COMMUNITY PLAN: _____ () AA: _____

REGIONAL PLAN: _____ () CUP: _____

SPECIFIC PLAN: _____ () DRA: 1665.61

SPECIAL POLICIES: _____ () VA: _____

SPHERE OF INFLUENCE: _____ () AT: _____

ANNEX REFERRAL (LU-G17/MOU): _____ () TT: _____

_____ () PLA: _____

COMMENTS: _____ () TPM: _____

_____ () TPMW: _____

PROCEDURES AND FEES:

() MINOR VA: _____

() HD: 432

() AG COMM: _____

() ALCC: _____

() IS/PER*: _____

() Viol. (35%): _____

() Other: _____

Filing Fee: \$ _____

Pre-Application Fee: -\$262.04

Total County Filing Fee: \$1835.57

FILING REQUIREMENTS:

(x) Land Use Applications and Fees

(x) This Pre-Application Review form

(x) Copy of Deed / Legal Description

(x) Photographs

() Letter Verifying Deed Review

() IS Application and Fees* * Upon review of project materials, an Initial Study (IS) with fees may be required.

(x) Site Plans - One (1) Copy (folded to 8.5"x11") *PDF COPY PREFERRED

(x) Floor Plan & Elevations - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction

(x) Project Description / Operational Statement (Typed)

() Statement of Variance Findings

() Statement of Intended Use (ALCC)

() Dependency Relationship Statement

() Resolution/Letter of Release from City of _____

() Nitrogen Loading Analysis or RWQCB supplemental treatment

BY: Arianna Brown DATE: 9/24/2024

PHONE NUMBER: (559) 600 -4245

NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:

(x) COVENANT () SITE PLAN REVIEW

() MAP CERTIFICATE (x) BUILDING PLANS

() PARCEL MAP (x) BUILDING PERMITS

() FINAL MAP () WASTE FACILITIES PERMIT

() FMFCD FEES (x) SCHOOL FEES

() ALUC or ALCC () OTHER (see reverse side)

OTHER FILING FEES:

() Archaeological Inventory Fee: \$75 at time of filing

() CA Dept. of Fish & Wildlife (CDFW): (\$50+\$2,916.75

() Separate check to Fresno County Clerk for pass-thru to CDFW.

() Must be paid prior to IS closure and prior to setting hearing date.)

PLU # 113 Fee: \$262.04

Note: This fee will apply to the application fee

if the application is submitted within six (6)

months of the date on this receipt.

OVER.....

CHICAGO TITLE CO.
45021515-SCF

37

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO
Donald H. Hazel
1700 Jensen Avenue
Sanger, California 93657



FRESNO County Recorder
Robert C. Werner
DOC- 2008-0174274

MAIL TAX STATEMENTS TO
EARL HUDSON
P.O. Box 189
Del Rey, CA 93616

Acct 2-Chicago Title Company
Tuesday, DEC 23, 2008 08:00:00
Ttl Pd \$15.00 Nbr-0002901215
GSF/R7/1-3

Space above this line for Recorder's use

GRANT DEED

The undersigned grantor(s) declare(s):

DOCUMENTARY TRANSFER TAX IS \$ not disclosed
[X] computed on full value of property conveyed

Parcel No. 332-071-06 , unincorporated area

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
FRAUENHEIM FARMS, INC., who took title under its former name of
SORENSEN PACKING CO., a California corporation,

hereby GRANTS to

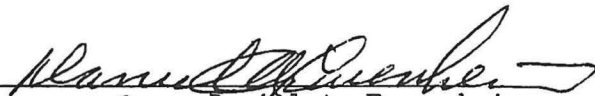
EARL M. HUDSON and ELIZABETH L. HUDSON, as Trustees of the
HUDSON 2007 REVOCABLE TRUST,

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

See EXHIBIT "A" attached hereto and made a part hereof by reference.

Dated 12/19/08

FRAUENHEIM FARMS, INC.

By 
Daniel A. Frauenheim
Title Pres.

State of California)
County of Fresno)

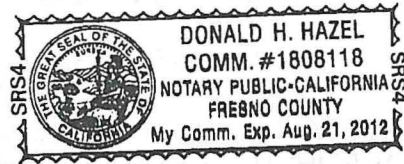
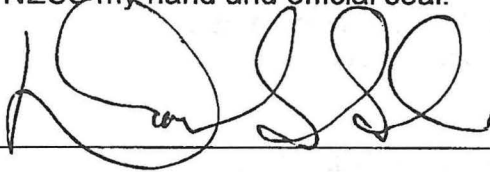
On Dec 19, 2008, before
me, Donald H. Hazel, notary public,
personally appeared

Daniel A. Fraunheim, who
proved to me on the basis of satisfactory evidence
to be the person whose name is subscribed to the
within instrument and acknowledged to me that he
executed the same in his authorized capacity, and
that by his signature on the instrument the person,
or the entity upon behalf of which the person 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



2

Recording requested by

DONALD H. HAZEL

When recorded mail to:

DONALD H. HAZEL
1700 Jensen Ave.
Sanger, Ca. 93657



FRESNO County Recorder
Robert C. Werner
DOC- 2009-0002002

Check Number 8746
Thursday, JAN 08, 2009 10:35:06
Ttl Pd \$14.00 Nbr-0002908669
JZG/R3/1-2

DEED OF RECONVEYANCE

Pursuant to the written request of the Beneficiary of the Deed of Trust, dated December 19, 2008, executed by EARL M. HUDSON and ELIZABETH L. HUDSON, as trustees of the HUDSON 2007 REVOCABLE TRUST, in which FRAUENHEIM FARMS, INC., is named as Beneficiary and recorded December 23, 2008, as Document No. 20080174275, Official Records of Fresno County, California, the undersigned, as the present Trustee of Record of said Deed of Trust does hereby grant and reconvey to the person or persons legally entitled thereto, without warranty, all of the estate and interest derived to the Trustee in and to the property described in said Deed of Trust.

Dated: January 6, 2009

FRAUENHEIM FARMS, INC.

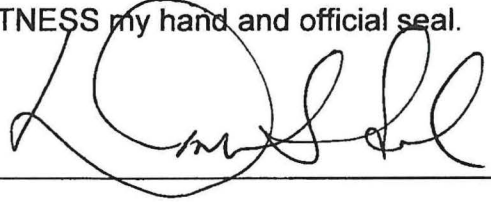
By: 
DANIEL A. FRAUENHEIM, President

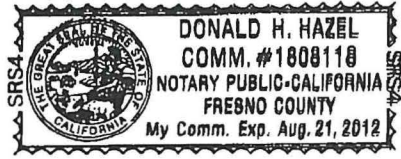
STATE OF CALIFORNIA)
)
COUNTY OF FRESNO)

On Jan 6, 2009, before me,
Donald H. Hazel, notary public, personally
appeared DANIEL A. FRAUENHEIM, who proved to me
on the basis of satisfactory evidence to be the person
whose name is subscribed to the within instrument and
acknowledged to me that he executed the same in his
authorized capacity, and that by his signature on the
instrument the person, or the entity upon behalf of which
the person 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 



Legal
Description?

EXHIBIT "A"

PARCEL 1:

The South half of the South half of the Northwest quarter of Section 35, Township 14 South, Range 22 East, Mount Diablo Base and Meridian, according to the Official Plat thereof;

EXCEPTING THEREFROM that portion thereof lying within the 100 foot right of way of the Southern Pacific Railroad, as granted in deed recorded in Book 65 Page 610 of Deeds.

PARCEL 2:

A right of way for ingress and egress across the South 6 feet of the North half of the South half of the Northwest quarter of Section 35, Township 14 South, Range 22 East, Mount Diablo Base and Meridian, according to the Official Plat thereof, less any portion thereof lying within said 100 foot railroad right of way of the Southern Pacific Railroad, said right of way to be appurtenant to Parcel 1 herein described and to any part thereof that may be divided as to ownership.











