



County of Fresno

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

DATE: October 29, 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
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: Attn: James Anders,
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: 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
Water and Natural Resources Division, Attn: Roy Jimenez, Senior Planner
Water and Natural Resources Division, Transportation Planning, Attn:
Hector Luna, Senior Planner/Darren Findley, Senior Engineering
Technician/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
Agricultural Commissioner, Attn: Melissa Cregan
Fresno County Fire Protection District, Attn: FKU. Prevention-Planning@fire.ca.gov

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

SUBJECT: Variance Application No.4175

APPLICANT: Ramon Schneider

DUE DATE: **November 13, 2024**

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to reduce the minimum lot size requirements to allow

the creation of two adjusted parcels from an existing 10.48-acre parcel and a 0.87-acre parcel located in the AE-20 (Exclusive Agriculture, 20-acre minimum parcel size) Zone District.

The subject parcels are located on the north side of Dinuba Avenue, 0.25 miles east of Leonard Avenue, approximately 0.20-miles north from the City of Selma. (APN: 348-250-02 and 348-250-09) (8716 E. Dinuba Avenue) (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 **November 13, 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, 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.

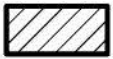
AP

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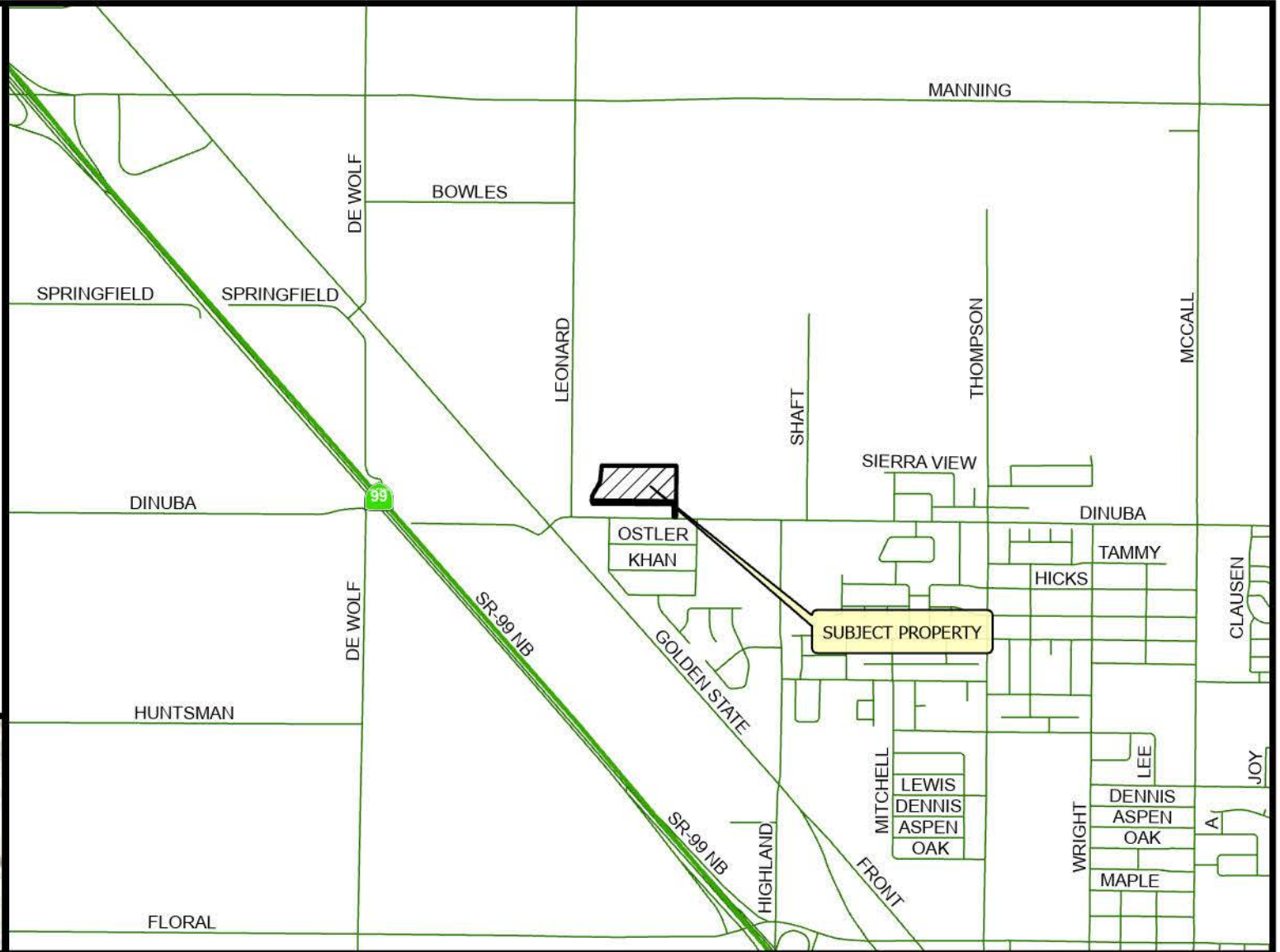
Activity Code (Internal Review): 2377

Enclosures

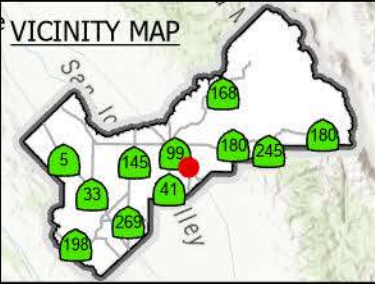
Legend



Subject Property



VICINITY MAP



LOCATION MAP

VA4175

2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : mdo
On Date : 9/11/2024



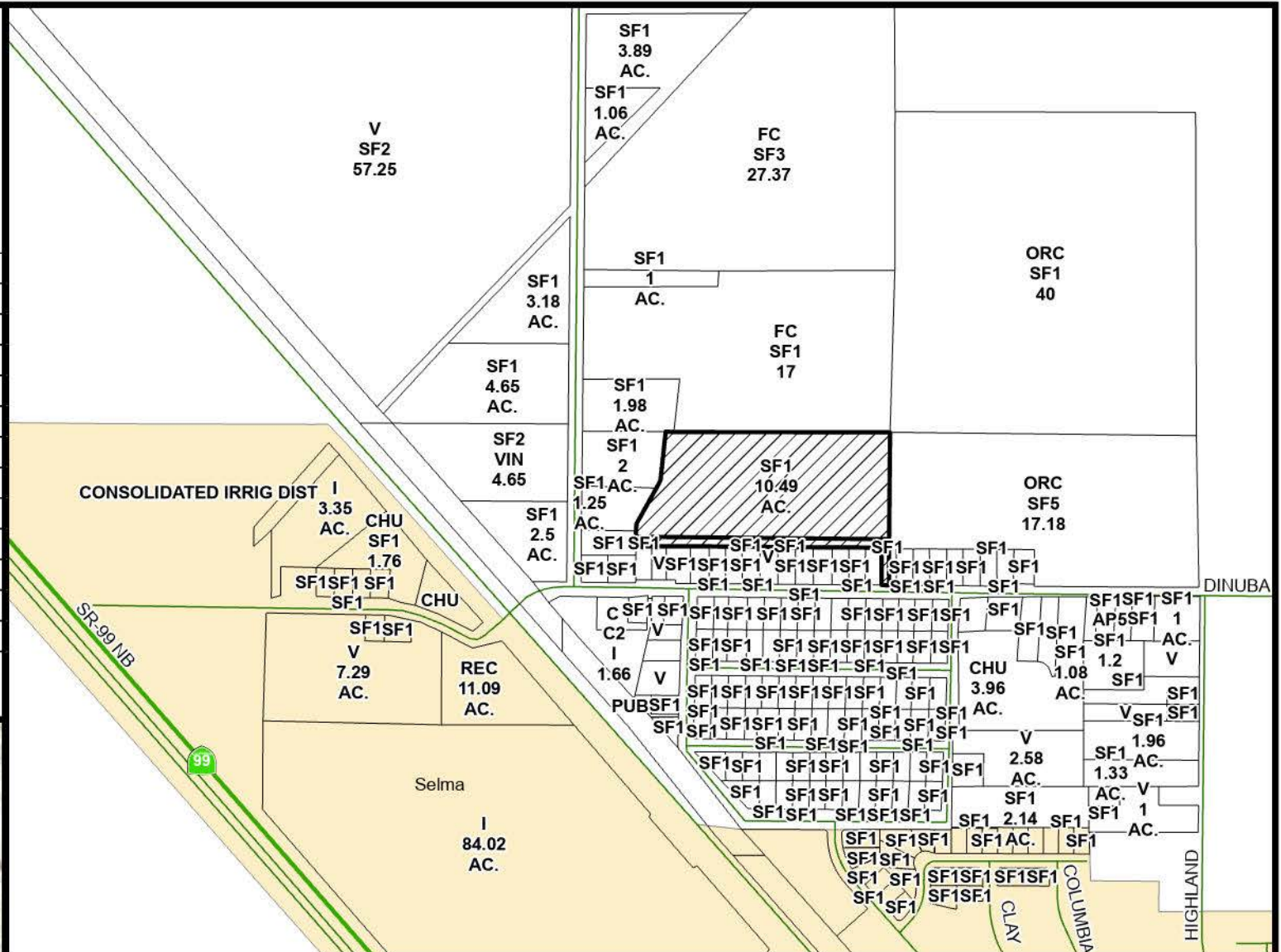
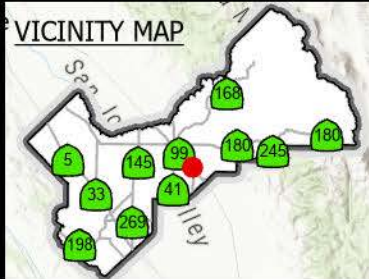
0 0.23 0.45 Mi

0 1,500 3,000 Feet

LEGEND:

 Subject Property

LEGEND
V - VACANT
SF#- SINGLE FAMILY RESIDENCE
FC - FIELD CROP
ORC - ORCHARD
I - INDUSTRIAL
REC - RECREATION
AP1 - APARTMENT
C - COMMERCIAL
C# - COMMERCIAL
CHU - CHURCH
PUB - PUBLICLY OWNED
VIN - VINEYARD

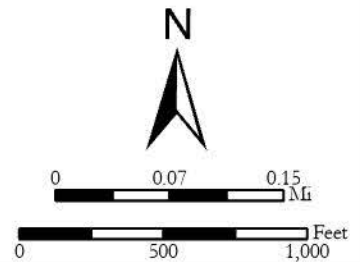


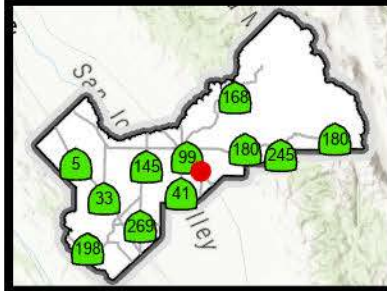
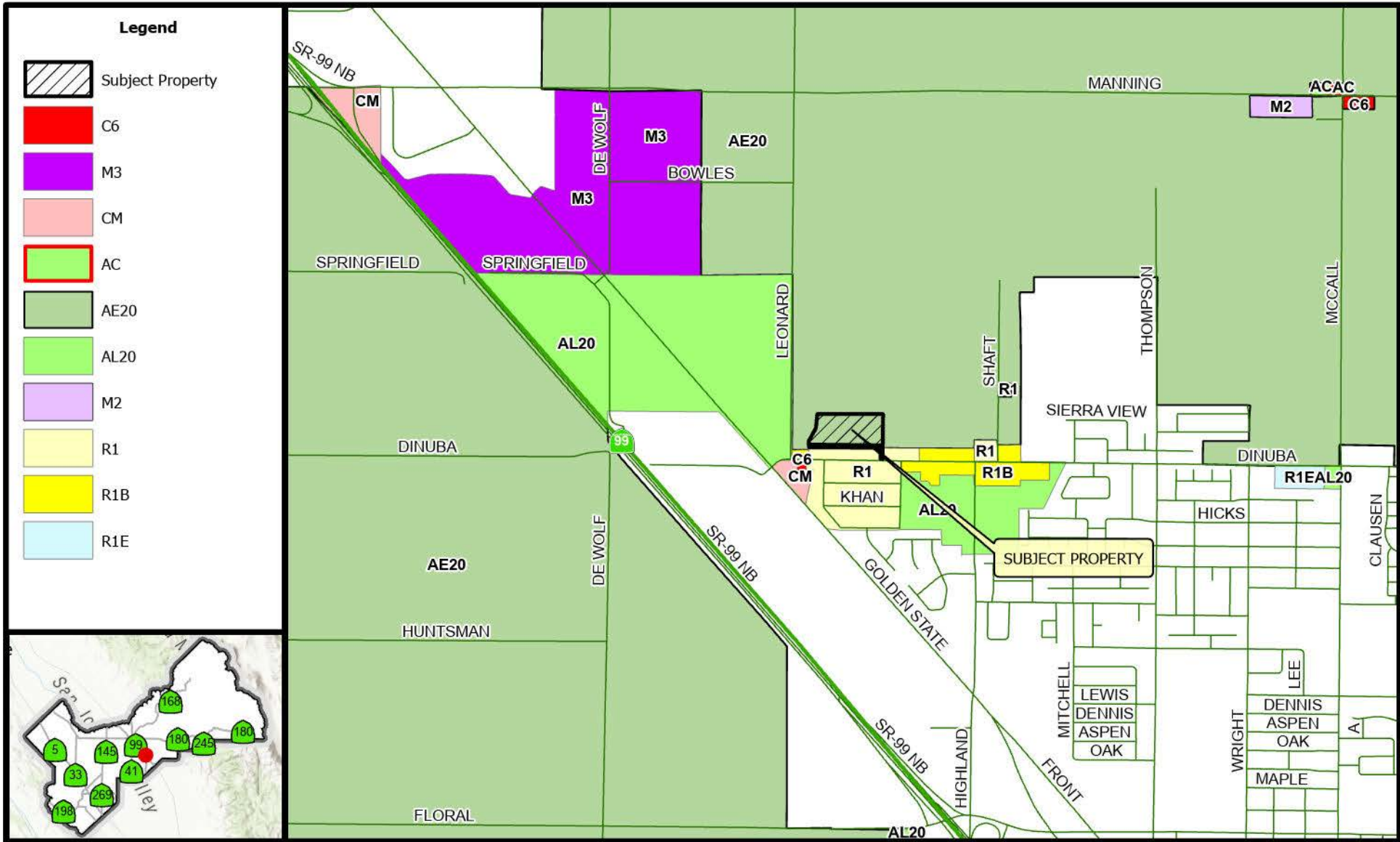
Existing Land Use Map

VA4175

2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : mdo
 On Date : 9/11/2024

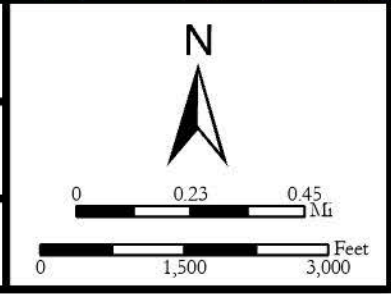


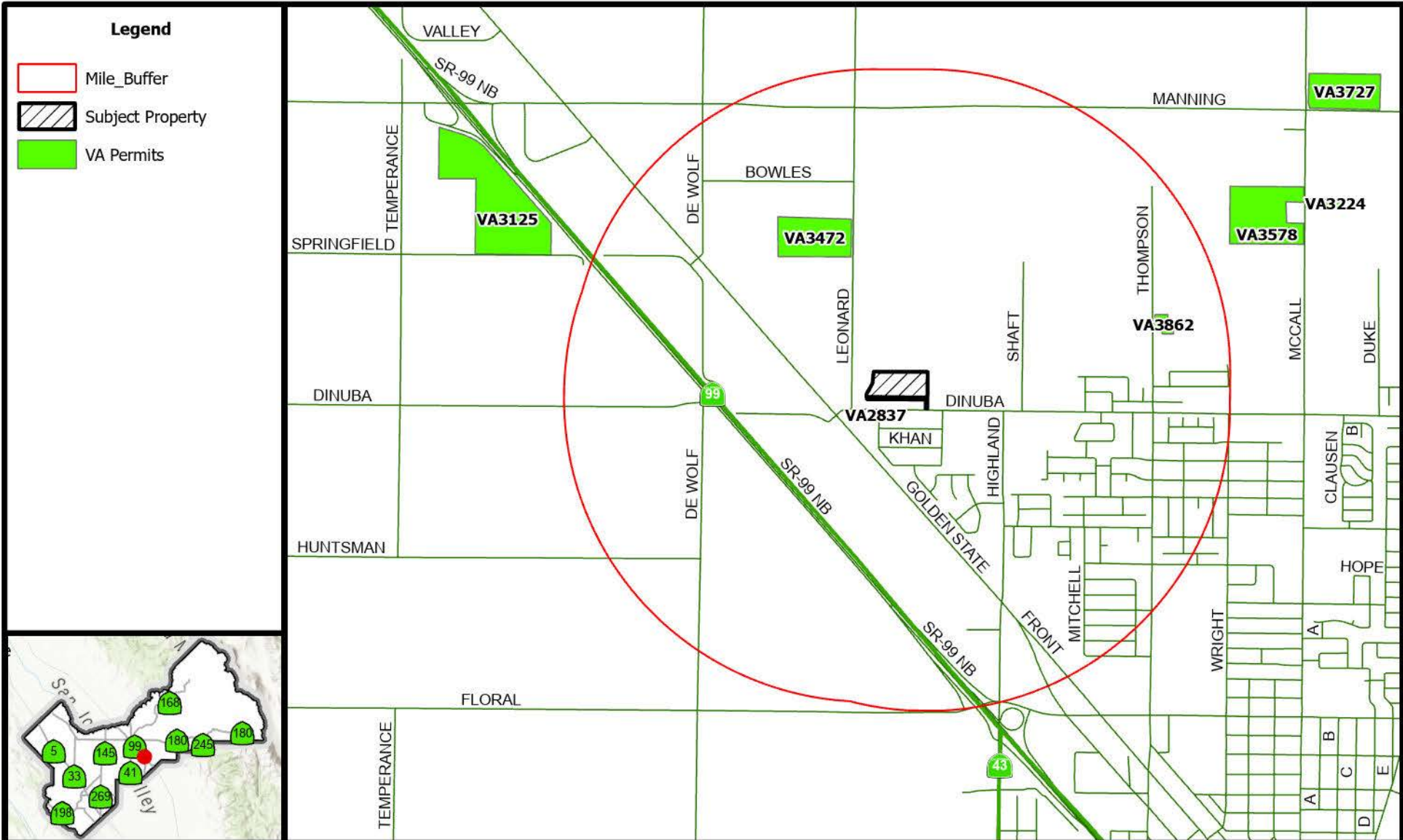


Existing Zoning Map

VA4175
 STR 25# - 15S / 21E
 2024

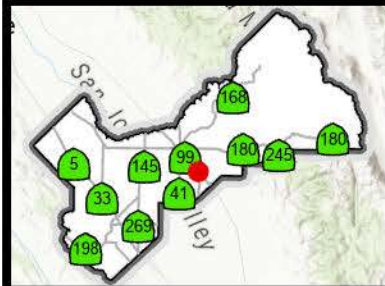
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : mdo
 On Date : 9/11/2024





Legend

-  Mile_Buffer
-  Subject Property
-  VA Permits

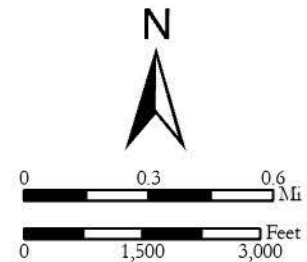


Proximity Map

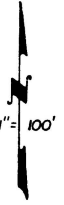
VA4175

2024

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 Person Prepared by : mdo
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— 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.



07



Agricultural Preserve
Parcel Map No. 4966 - Bk. 31, Pg. 39

LEONARD
AVE.

23

Assessor's Map Bk. 348 - Pg. 25
County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.





Fresno County Department of Public Works and Planning

Date Received:	JA 4175
(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) **VARIANCE**
- | | |
|---|--|
| <input type="checkbox"/> Amendment Application | <input type="checkbox"/> Director Review and Approval |
| <input type="checkbox"/> Amendment to Text | <input type="checkbox"/> for 2 nd Residence |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Determination of Merger |
| <input type="checkbox"/> Variance (Class)/Minor Variance | <input type="checkbox"/> Agreements |
| <input type="checkbox"/> Site Plan Review/Occupancy Permit | <input type="checkbox"/> ALCC/RLCC |
| <input type="checkbox"/> No Shool/Dog Leash Law Boundary | <input type="checkbox"/> Other |
| <input type="checkbox"/> General Plan Amendment/Specific Plan/SP Amendment) | |
| <input type="checkbox"/> Time Extension for _____ | |

DESCRIPTION OF PROPOSED USE OR REQUEST:

Mapping procedure to adjusting property lines between APNS 348-250-02 & 09. Both parcels are zoned A1.

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: North side of Dinuba Ave
 between Leonard Ave and Fancher St
 Street address: 8552 E. Dinuba Ave Selma, CA 93662

APN: 348-250-02 Parcel size: 10.49ac and .87ac Section(s)-Twp/Rg: S 25 - T 15 S/R 21 E

ADDITIONAL APN(s): 348-250-09

I, [Signature] (signature), declare that I am the owner, or authorized representative of the owner, of the above described property and that the application and attached documents are in all respects true and correct to the best of my knowledge. The foregoing declaration is made under penalty of perjury.

Ramon Alberto Schneider II	8716 E- Dinuba Ave	Selma	93662	559-388-4087
Owner (Print or Type)	Address	City	Zip	Phone
Ramon Alberto Schneider II	8716 E- Dinuba Ave	Selma	93662	559-388-4087
Applicant (Print or Type)	Address	City	Zip	Phone
Daniel Cerda	3116 Sterling Ave	Sanger	93657	559-248-6001
Representative (Print or Type)	Address	City	Zip	Phone

CONTACT EMAIL: Daniel.Cerda.PLS9445@gmail.com

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: JA 4175 Fee: \$ 6049
 Application Type / No.: Pre-App credit Fee: \$ -247
 Application Type / No.: _____ Fee: \$ _____
 Application Type / No.: _____ Fee: \$ _____
 PER/Initial Study No.: _____ Fee: \$ 259
 Ag Department Review: _____ Fee: \$ 34
 Health Department Review: _____ Fee: \$ 365
 Received By: AP Invoice No.: 313669 TOTAL: \$ 6460

UTILITIES AVAILABLE:

WATER: Yes / No
 Agency: California Water Service
 SEWER: Yes / No
 Agency: California Water Service

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 # _____



Development Services and Capital Projects Division

MAIL TO: DANIEL A. CERDA 3116 STERLING AVE. SANGER, CA 93657
EMAIL TO: daniel.cerda.pls9445@gmail.com

Pre-Application Review

Department of Public Works and Planning

NUMBER: 23-006538
APPLICANT: DANIEL A. CERDA
PHONE: (559) 248-6001

PROPERTY LOCATION: 8716 E DINUBA AVE SELMA, California, 93662, USA
APN(s): 348-250-02 & 348-250-09 ALCC: No X Yes # VIOLATION NO. N/A
CNEL: No X Yes (level) LOW WATER: No Yes X WITHIN 1/2 MILE OF CITY: No X Yes
ZONE DISTRICT: AE-5; SRA: No Yes X HOMESITE DECLARATION REQ'D.: No X Yes
LOT STATUS:

Zoning: () Conforms; (X) Legal Non-Conforming lot; () Deed Review Req'd (see Form #236)
Merger: May be subject to merger: No X 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 X Yes DISTRICT: PERMIT JACKET: No Yes X
FMFCD FEE AREA: (X) Outside () District No.: FLOOD PRONE: No X Yes
PROPOSAL VA TO ALLOW TWO ADJUSTED PARCELS LESS THAN 20 ACRES IN THE AE-20 ZONE DISTRICT.
MAPPING PROCEDURE TO FOLLOW IF VA APPROVED.

COMMENTS:
ORD. SECTION(S): 816.5, 826.5, & 877 BY: O. RAMIREZ DATE: 05/05/2023

GENERAL PLAN POLICIES:

LAND USE DESIGNATION: Agriculture () GPA:
COMMUNITY PLAN: () JAA:
REGIONAL PLAN: () JUP:
SPECIFIC PLAN: () JRA:
SPECIAL POLICIES: (X) VA: 6049
SPHERE OF INFLUENCE: Selma () JAT:
ANNEX REFERRAL (LU-G17/MOU): V/A () JTT:

PROCEDURES AND FEES:

() MINOR VA:
(X) HD: 365
(X) AG COMM: 34
() ALCC:
(X) IS/PER*: 259
() Viol. (35%):
() Other:
Filing Fee: \$ 6707
Pre-Application Fee: - \$247.00
Total County Filing Fee: 6460

COMMENTS:

FILING REQUIREMENTS:

- (X) Land Use Applications and Fees
(X) This Pre-Application Review form
(X) Copy of Deed / Legal Description
() Photographs
() Letter Verifying Deed Review
(X) IS Application and Fees*
() 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)
(X) 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

OTHER FILING FEES:

- () Archaeological Inventory Fee: \$75 at time of filing
() CA Dept. of Fish & Wildlife (CDFW): (\$50+\$2,764)
(Separate check to Southern San Joaquin Valley Info. Center)
(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: \$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.

BY: Alex Petyer DATE: 08-28-24
PHONE NUMBER: (559) 600 - 4204

NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:

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

OVER.....

April 5, 2024

Pre-Application Review No. 23-006538

Subject: Variance proposal to waive minimum lot requirement within the AE-20

Dear County of Fresno,

We are filing a variance to waive the minimum lot requirement within the AE-20 Zone District to allow the creation of two adjusted parcels from an existing 10.49 acre parcel and a .96-acre parcel.

I am writing to discuss a proposed lot line adjustment that holds the potential to significantly enhance the usability of the parcels involved. The current irregular shape of the lots poses challenges to efficient utilization, and through careful adjustment, we aim to create more functional and accessible spaces.

The irregularity of the current lot configuration limits its practical applications and optimal use. By adjusting the lot lines, we can transform these parcels into more regular and manageable shapes, fostering a layout that is conducive to improved land utilization.

The benefits of this adjustment extend beyond the immediate parties involved; they have positive implications for the County's overall development and prosperity. By supporting this adjustment, the County stands to gain increased property tax revenue, enhanced land use efficiency, and improved community aesthetics.

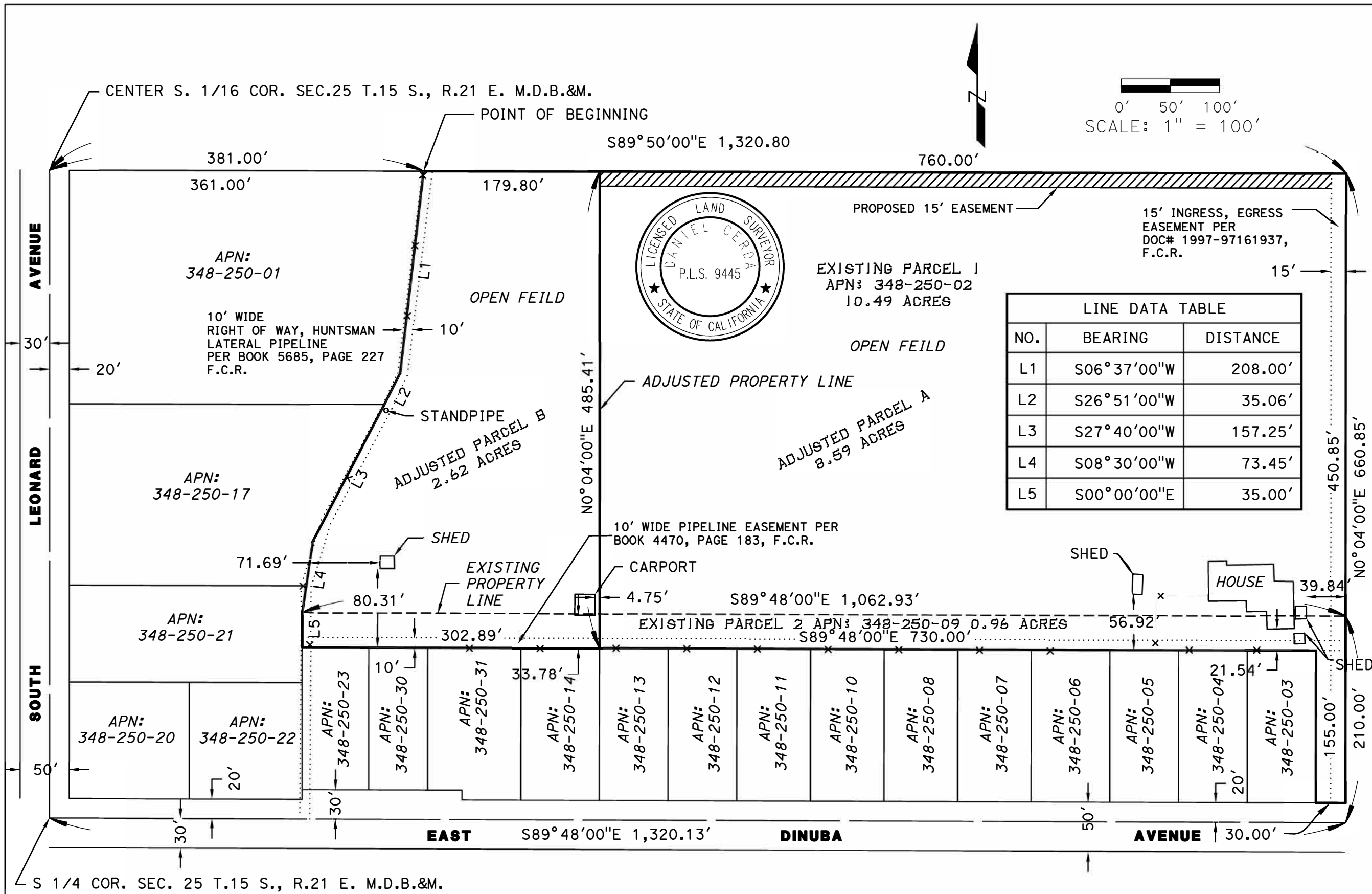
The adjusted lots can offer a canvas for farmers to implement more efficient cultivation methods, potentially leading to increased yields and diversified crops that resonate with region's agricultural strengths.

We believe that this proposed lot line adjustment aligns with the County's goals of promoting thoughtful land use planning and optimizing space for sustainable Agriculture Development. I welcome the opportunity to discuss this proposal further and address any questions or concerns you may have.

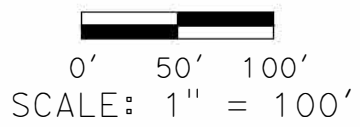
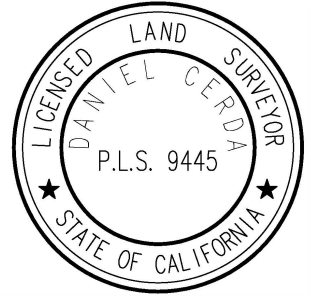
Thank you for your consideration, and I look forward to the possibility of collaborating to enhance the functionality of these parcels.

Sincerely,

Ramon Schneider



LINE DATA TABLE		
NO.	BEARING	DISTANCE
L1	S06° 37' 00" W	208.00'
L2	S26° 51' 00" W	35.06'
L3	S27° 40' 00" W	157.25'
L4	S08° 30' 00" W	73.45'
L5	S00° 00' 00" E	35.00'



DATE: 11/20/2023
 SCALE: 1" = 100'
 DR. BY: DAC

REVISIONS

PAGE 1 OF 1

DANIEL CERDA
 LAND SURVEYOR
 SANGER, CA 93657
 (559) 248-6001

SITE PLAN

VARIANCE
 8552 E. DINUBA AVE. SELMA, CA 93662