



**JUAN R. SANDOVAL**  
PARENT-STUDENT ADVOCATE

559-288-7769  
juanrsg123@gmail.com  
20231 Clayton Ave., Reedley, CA 93654

June 16, 2025

Fresno County Board of Supervisors

Per the Hearing to consider the Rescission of March 2025 Tax Sale of APN 360-180-30-02, on July 8, 2025, I have provided materials and pictures of the property in question. The message I want to make clear is that the property is not just a parcel. It is a horse ranch training facility, that has been in the making for 15 years and houses 25 horses. I have been working on this project the last 15 years, in preparation for my retirement, from my superintendency of public schools. When I purchased the property in 2010, I owned the 15 acres, but in or about 2015, per records included, through a conveyance grant deed, 10 acres were transferred to Jose and Marisol Michel, whom from that point were responsible to pay the property taxes for the 15 acres, which was under \$500.00 annually, while I became responsible for paying the annual Alta Irrigation District water assessment and usage. After the conveyance grant deed transfer, I no longer received the property taxes bill. It was sent directly to Jose Michel. In my investigation though, I have found out that there has been some premeditated wrong doing on behalf of Jose Michel and children, but I will take responsibility for that. My concern for the County of Fresno Board of Supervisors is that this petition submission pursuant to Revenue and Taxation Code 3731, requesting the rescission of the tax sale, conducted by Fresno County on March 27, 2025, on the basis that I did not receive notice of the proposed tax sale as required by California Revenue and Taxation Code 3361 and 3701, which mandate certified mail with returned signed receipt, which I never received or signed. Upon checking with the Fresno County Tax Assessor Clerk, she showed me that on record the final address that they tried to reach me was at 1165 E. Manning Avenue, Reedley CA 93654-2379, which is consistent with the first letter that was sent to me by Jose Michel's attorney. What is interesting, is that address of course is not my address, in fact, that address is Jose Michel's business address, in which his son Robert Michel runs his Real Estate business, and is the one that purchased the property at auction. I understand that this situation is somewhat complex, but under the circumstances, I ask the Board of Supervisors to be understanding and rescind the auction tax sale.

Thank you,

Juan R. Sandoval



**Building  
& Safety**

**Correction Notice**

Date: 5.11.15

ADDRESS: 20195 E Chipton

TO: Owner

TYPE OF INSPECTION: Ag Exempt

① 6500 sq ft Ag Exempt building  
has electrical.  
Need to obtain an  
electrical permit for electrical  
work.

Toll Free: (800) 742-1011

Office Phone: 600-4560

24-HOUR INSPECTION REQUEST LINE: 600-4131

INSPECTOR

Wil Van Ryn

Office # 600-455

Cell # 269-8262

PWP-2010\_Building and Safety Correction Notice (R 5/12)

**PARCEL NUMBER**

360-180-30

**FRESNO COUNTY SECURED PROPERTY TAXES**

Detach and return this stub with your 2nd payment

2

**PROPERTY DESCRIPTION**

14.81 AC PAR IN POR LOT 11 RICO COLONY

**ASSESSED OWNER**

SANDOVAL JUAN R & GUDERIA G

IF AFTER APRIL 10, 2011 DELINQUENT AMOUNT IF PAID BY APRIL 10, 2011 ▼ PAY THIS AMOUNT

DELINQUENT 2ND

\$

260.04

2ND INSTALLMENT

\$

227.31

Exhibit B

FRESNO County Recorder  
Paul Dictos, C.P.A.  
DOC-  
2015-0023275-00  
Acct 3078-Chicago Title - Fresno  
Thursday, FEB 26, 2015 11:28:30  
Ttl Pd \$94.00 Rcpt # 0004264285  
KJE/R6/1-3

RECORDING REQUESTED BY:  
Chicago Title Company  
Order No.: FWFM-4461500037

When Recorded Mail Document To:  
Jose Michel and Marisol Michel  
8131 S. Frankwood  
Reedley, CA 93654

Property Address: APN 360-180-30,  
Reedley, CA 93654  
APN/Parcel ID(s): 360-180-30

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### GRANT DEED

The undersigned grantor(s) declare(s)

- ☐ This transfer is exempt from the documentary transfer tax.  
☒ The documentary transfer tax is \$77.00 and is computed on:  
☒ the full value of the interest or property conveyed.  
☐ the full value less the liens or encumbrances remaining thereon at the time of sale.  
The property is located in ☒ an Unincorporated area of **Reedley**.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Juan R. Sandoval and Gudelia G. Sandoval, husband and wife as joint tenants

hereby GRANT(S) to Jose Michel and Marisol Michel, husband and wife as joint tenants

AN UNDIVDED 2/3 INTEREST IN AND TO THE FOLLOWING DESCRIBED REAL PROPERTY in the Unincorporated Area of the County of Fresno, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

MAIL TAX STATEMENTS AS DIRECTED ABOVE

(559) 600-4131

JOB ADDRESS: 20115 E. Clare Ave

AMANDA NUMBER: 14-1058920

PERMIT NUMBER: 5965/

BUILDING			CORRECTIONS		REMARKS	
TYPE OF INSPECTION	APPROVED BY	DATE	INSPECTOR	DATE		
Flood Prone-Elevation						
Foundation: Forms & Setback						
Foundation / Patio Piers						
Floor Girders & Joists						
Shear Panel Nailing						
Pre-Roof						
Roof Sheathing						
Roof Batten/Felt						
Roof Covering						
Exterior Lath/Siding						
Fireplace Damper						
Fireplace: Roof						
Frame						
Insulation					CASH DEPOSIT	
Shower Wall Over Tub					Temporary Power	AMOUNT
Shower Pan & Walls					Occupancy	
Bond Beam & Steel					APPROVED TO POST	DATE
					BY:	
Pool Steel, Bonding & Setback					APPROVED FOR REFUND	DATE
Pre-Deck					BY:	
Pool Fencing & Gates					REFUNDED	DATE
					BY:	
<b>FINAL INSPECTION</b>						
<b>CERTIFICATE OF OCCUPANCY</b>						
<b>ELECTRICAL</b>			<b>CORRECTIONS</b>			
TYPE OF INSPECTION	APPROVED BY	DATE	INSPECTOR	DATE		
Conduit: PVC/Galv. Interior						
Conduit: PVC/Galv. Exterior	O.C.	8/11/17				
Rough Wiring	J.P.S.					
Elec. Main Panel _____ Amps						
Temporary Meter						
Temporary Power Pole						
Ufer Location/Driven Ground						
Water Pipe Bond Location						
Wiring To Well						
Pool Equipment Bonding						
<b>FINAL INSPECTION</b>						
<b>PLUMBING</b>			<b>CORRECTIONS</b>			
TYPE OF INSPECTION	APPROVED BY	DATE	INSPECTOR	DATE		
Ground Plumbing: Soil						
Water Pipe – Under Floor						
Water Pipe – Above Floor						
Vents & Top Out						
Gas Pipe – Interior						
Gas Test – Interior						
Gas Test – Exterior						
Second Floor Tub Test						
Septic System						
House Sewer						
Water Service PVC/Galv.						
Well Seal Pad						
<b>MOBILE HOME</b>						
TYPE OF INSPECTION	APPROVED BY	DATE				
Perm Foundation/Tie-down	J.P.S.	1-5-18				
Flood Prone-Elevation						
Forms & Setbacks						
Piers/Anchors	J.P.S.	5-11-17				
Steps/Landings						
Elec. Service 100 Amps						
Grounding Electrode						
Wiring To Well						
Continuity Test						
Conduit/Feeders						
Gas Test – Exterior	J.P.S.	1-5-18				
Gas Test Monometer						
Sewer	J.P.S.	1-5-18				
Waste Piping						
Septic System	J.P.S.	1-5-18				
Interior Water Pipe						
Water Service						
Well Seal Pad	J.P.S.	1-5-18				
<b>FINAL INSPECTION</b>						
<b>Certificate of Occupancy</b>						
<b>OTHER DEPARTMENT CONDITIONS</b>						
GRADING						FINAL
G.V. #						

Recording requested by  
County Board of Supervisors

When recorded, return to  
Fresno County  
Department of Public Works and  
Planning, Development Services  
Division, Stop #214

Attention: Policy Planning

FRESNO County Recorder  
Robert C. Werner  
DOC- 2008-0087886  
Tuesday, JUN 17, 2008 14:16:41  
Ttl Pd \$0.00 Nbr-0002788286  
JZG/R3/1-2

ALCC: 6161

Space above this line for Recorder's use.

### NOTICE OF PARTIAL NONRENEWAL LAND CONSERVATION CONTRACT

NOTICE IS HEREBY GIVEN BY "OWNER" That the portion of the Land Conservation Contract described in Exhibit "A", attached hereto and incorporated herein by reference, by and between Kenneth E. Forster and Jo Mae Forster and succeeded to by Phillip Dale Forster and Debra Lynn Forster and the County of Fresno, recorded February 25, 1977 as Instrument Number 18943, Book 6746, Pages 995 through 997 in the Official Records of Fresno County, California more commonly referred to as **ALCC #6161**, IS NOT TO BE RENEWED.

The expiration date for that portion of said contract described in Exhibit "A", is the last day of **December, 2017**.

*Phillip Dale Forster*

Phillip Dale Forster, Owner

*Debra Lynn Forster*

Debra Lynn Forster, Owner

STATE OF CALIFORNIA)  
COUNTY OF FRESNO )

On June 16, 2008 before me Paula Martinez, Notary Public personally appeared

Phillip Dale Forster and Debra Lynn Forster

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 signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

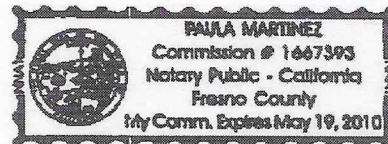
I certify under PENALTY OF PERJURY under the laws of the State of California the foregoing paragraph is true and correct.

WITNESS my hand and seal.

Signature

*Paula Martinez*

Seal



G:\4360Devs&Pw\PLANNING\AGIRLCC - Apps\WONRENEWAL drafts\ALCC 6161 pt non-renewal.doc



Development  
Services  
Division

# Pre-Application Review

## Department of Public Works and Planning

NUMBER: \_\_\_\_\_  
APPLICANT: \_\_\_\_\_  
PHONE: \_\_\_\_\_

PROPERTY LOCATION: Lot 11 of Rico Colony, According to the map thereof recorded in book 4 of record of surveys at page 32, Fresno County Records  
APN: 360 180 30 ALCC: No Yes # VIOLATION NO. \_\_\_\_\_  
CNEL: No Yes (level) LOW WATER: No Yes WITHIN 1/2 MILE OF CITY: No Yes  
ZONE DISTRICT: \_\_\_\_\_; 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: \_\_\_\_\_ PERMIT JACKET: No Yes  
FMFCD FEE AREA: ( ) Outside ( ) District No.: \_\_\_\_\_ FLOOD PRONE: No Yes

Juan Sandoval proposes subdividing APN: 360-180-30 of Lot 11 located in the southwest quarter of Section 12, Township 15 South, Range 23 East, Mount Diablo base and meridian, in the County of Fresno, State of California (Exhibit A). As per the grand deed provided (Exhibit B), whereas the South 2/3 property is granted to Jose Michel and the North 1/3 of the property, Juan Sandoval retains to construct a Multi-Family House AKA Quadplex, consisting of 5,166 Square feet (Exhibit C). Note per (Exhibit D) APN:360-180-30 has officially been withdrawn from the Land Conservation Contract, as of December 2017. For further clarification as per the Grant deed provided, the parcel will be divided as shown on (Exhibit E) with the 1/3 of the property highlighted to be the sight for the proposed construction of the residential Multi-Family House 5,166 Square feet.

COMMENTS: \_\_\_\_\_  
ORD. SECTION(S): \_\_\_\_\_ BY: \_\_\_\_\_ DATE: \_\_\_\_\_

### GENERAL PLAN POLICIES:

LAND USE DESIGNATION: \_\_\_\_\_ ( ) GPA: \_\_\_\_\_ ( ) MINOR VA: \_\_\_\_\_  
COMMUNITY PLAN: \_\_\_\_\_ ( ) AA: \_\_\_\_\_ ( ) HD: \_\_\_\_\_  
REGIONAL PLAN: \_\_\_\_\_ ( ) CUP: \_\_\_\_\_ ( ) AG COMM: \_\_\_\_\_  
SPECIFIC PLAN: \_\_\_\_\_ ( ) DRA: \_\_\_\_\_ ( ) ALCC: \_\_\_\_\_  
SPECIAL POLICIES: \_\_\_\_\_ ( ) VA: \_\_\_\_\_ ( ) IS/PER\*: \_\_\_\_\_  
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: \_\_\_\_\_

### FILING REQUIREMENTS:

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

### OTHER FILING FEES:

- ( ) Archaeological Inventory Fee: \$75 at time of filing  
(Separate check to Southern San Joaquin Valley Info. Center)
- ( ) CA Dept. of Fish & Wildlife (DFW): (\$50) (\$50+\$2,016.25)  
(Separate check to Fresno County Clerk for pass-thru to DFW.  
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.

sign here

BY: \_\_\_\_\_ DATE: 2-13-21  
PHONE NUMBER: (559) 346-7503

NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:

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

## OTHER PERMIT REQUIREMENTS AND/OR FEES

Although the primary purpose of the Pre-application Review is to identify the zoning ordinance application(s) required for your proposed project, our staff also makes every effort to identify other requirements or procedures that you may have to address in order to complete the project. We know how important it is for you to identify all of the steps, requirements and fees that may be encountered. During a pre-application meeting, the bottom portion of the "Pre-application Review" (see reverse side) will be used for that purpose. Items checked at the bottom of the form reference other clearances, applications or permit requirements that will involve additional fees. Some of these fees may be substantial, as shown in the examples cited below.

**Drainage Ordinance:**

Fees range from \$500/acre to \$15,000/acre.  
*(Fee determination is made during the application review process.)*

**Site Plan Review (SPR):**

Fees range from \$3,911 to \$13,691 depending on the size of the area being developed.

**School District:**

Fees vary and are set by each district. The most common fees are about \$2.00/square-foot for residential construction, and \$0.30/square-foot for commercial and industrial buildings. *(Contact the applicable school district.)*

Despite our best efforts at the pre-application meeting, it is not always possible to identify all of the requirements or fees that may be applicable to your project. Certain requirements, for example, may be identified during the application review process when we obtain comments from reviewing agencies such as the Air Pollution Control District, the California Regional Water Quality Control Board, the Fire Protection District, Water and Sewer Districts, and the County Health Department. It is important to recognize that your project may be subject to the permit and fee requirements of these and other agencies. We encourage you to contact these agencies to obtain current fee and permit information that may apply. In addition to the above, a Public Facility Impact Fee and Regional Transportation Mitigation Fee may also be assessed at building permit issuance.

If you have questions regarding any of the matters discussed above, we encourage you to discuss them with staff prior to submitting your application. A contact person and their phone number are listed on the front of this form.

# RECEIPT

On 4/30/2025 Alta Irrigation District

Date: 4/30/2025

Received from: **Michel Jose & Marisol; Sandoval, Juan R & Gudelia G**  
**20231 Clayton Ave**  
**Reedley, CA 93654**

Acct #: **22874**

Receipt #: 79199

Payment Type	Reference	Amount
Cash	Cash	\$93.37

Payment was applied as follows:

Due Date	Description	Original Amount	Open Amount	Applied Amt
7/20/2024	5/13/24 - 6/20/24 Water Surcharges - 360-180-30	84.88	0.00	84.88
12/20/2024	2024 Yr Water Surcharge 10% Penalty 360-180-30	8.49	0.00	8.49
				<u>\$93.37</u>

This is not a statement of the customer's account and may not show all invoices billed. It only shows those invoices to which this receipt was applied.

Signed: \_\_\_\_\_

Alta Irrigation District

**JAMES MAKASIAN**  
**ATTORNEY AT LAW**  
1327 N Street  
**FRESNO, CALIFORNIA 93721**  
Telephone (559) 442-4212  
Facsimile (559) 445-0328  
jamesmakasian@gmail.com

April 23, 2025

Juan Sandoval  
20231 Clayton  
Reedley, CA 93654

Re: Debris

Dear Mr. Sandoval,

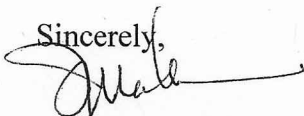
This office has been retained to represent Jose Michel in the matter of the personal property you left on the property located at 1165 E. Manning Avenue, Reedley, CA 93654-2379 after it was sold at auction. As you perhaps know, Jose Michel purchased your 1/3 interest at a tax sale as you failed to pay your share of the taxes for years.

The purpose of this letter is to advise you that Mr. Michel is planning on farming this acreage and as such it will be necessary for you to remove all personal property, car parts, equipment and what Mr. Michel considers to be "junk" within 15 days from that date of this letter. If this is your desire, please make arraignments with Mr. Michel within this period to remove all such property.

If my office or Mr. Michel has not heard from you or your legal representative within 15 days, we will conclude that you have abandoned the property, will take physical possession thereof and dispose of it as we see fit. This includes, but is not limited to selling, keeping, gifting or trashing the property without further notice to you.

Your immediate attention to this matter is requested.

Sincerely,



James Makasian

10:06

96

Discoteca  
Nuevo Mundo

JC Michel

1165 E  
Manning Ave

69°  
AQI 67

1165 E Manning  
Ave

Marked Location · 4.9 mi away



10 min



Download



Move



More

At This Address

JC Michel

1165 E Manning Ave, Reedley



Details

**JAMES MAKASIAN**  
**ATTORNEY AT LAW**  
1327 N Street  
**FRESNO, CALIFORNIA 93721**  
Telephone (559) 442-4212  
Facsimile (559) 445-0328  
jamesmakasian@gmail.com

April 24, 2025

Juan Sandoval  
20231 Clayton  
Reedley, CA 93654

Re: Debris

Dear Mr. Sandoval,

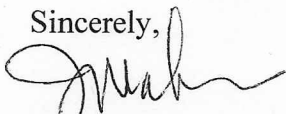
This office has been retained to represent Jose Michel in the matter of the personal property you left on the property located in Reedley, CA bearing Assessor's Parcel # A360-180-30-02 after it was sold at auction. As you perhaps know, Jose Michel purchased your 1/3 interest at a tax sale as you failed to pay your share of the taxes for years.

The purpose of this letter is to advise you that Mr. Michel is planning on farming this acreage and as such it will be necessary for you to remove all personal property, car parts, equipment and what Mr. Michel considers to be "junk" within 15 days from that date of this letter. If this is your desire, please make arrangements with Mr. Michel within this period to remove all such property.

If my office or Mr. Michel has not heard from you or your legal representative within 15 days, we will conclude that you have abandoned the property, will take physical possession thereof and dispose of it as we see fit. This includes, but is not limited to selling, keeping, gifting or trashing the property without further notice to you.

Your immediate attention to this matter is requested.

Sincerely,



James Makasian

PS: The letter I sent you yesterday contained the wrong address. Hopefully this clarifies the situation.









