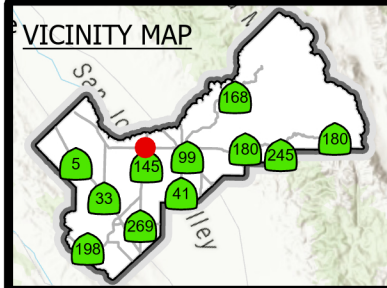
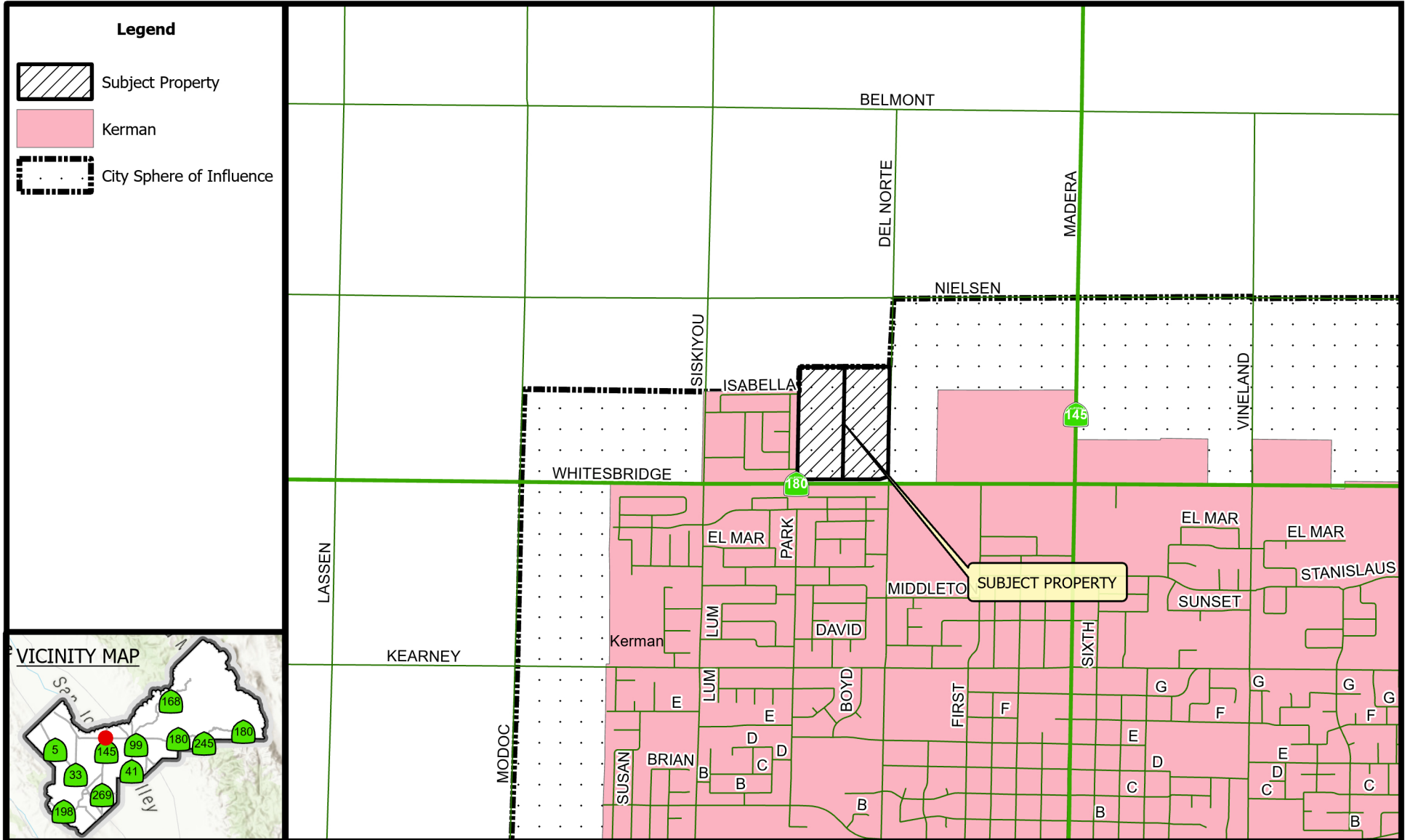


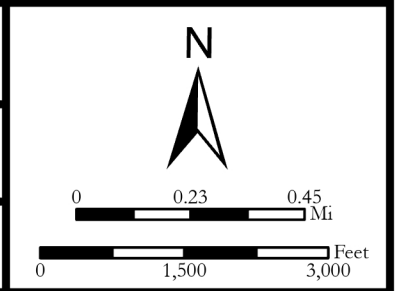
Attachment A



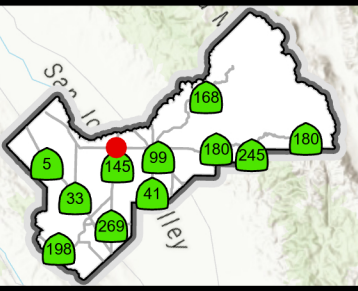
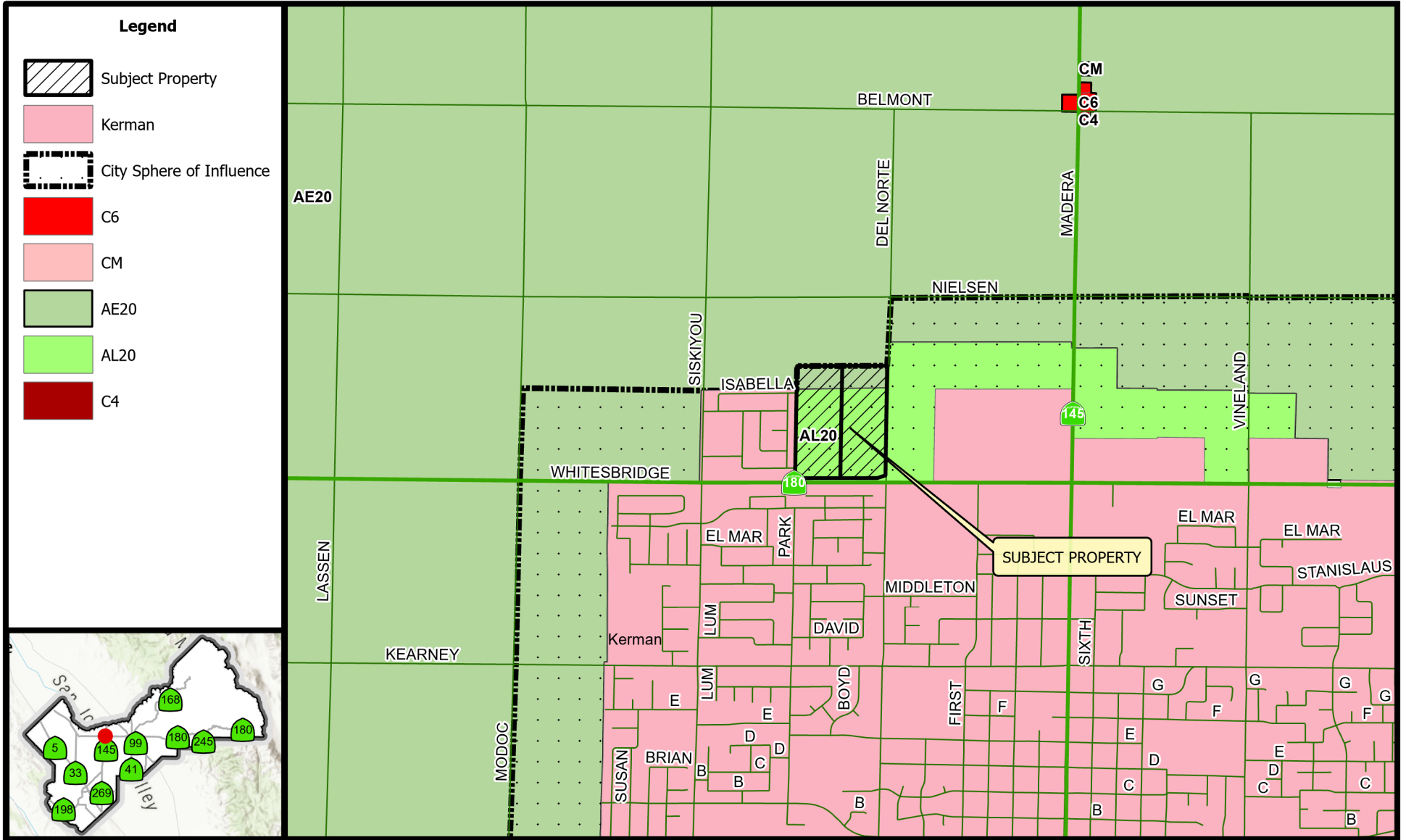
LOCATION MAP

RLCC 1055 AND RLCC 1056 | 2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : chuvang
 On Date : 2/29/2024



Attachment B

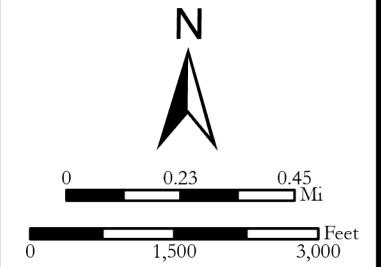


Existing Zoning Map

RLCC 1055 AND RLCC 1056
STR 1 - 14S / 17E



2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : chuang
On Date : 2/29/2024

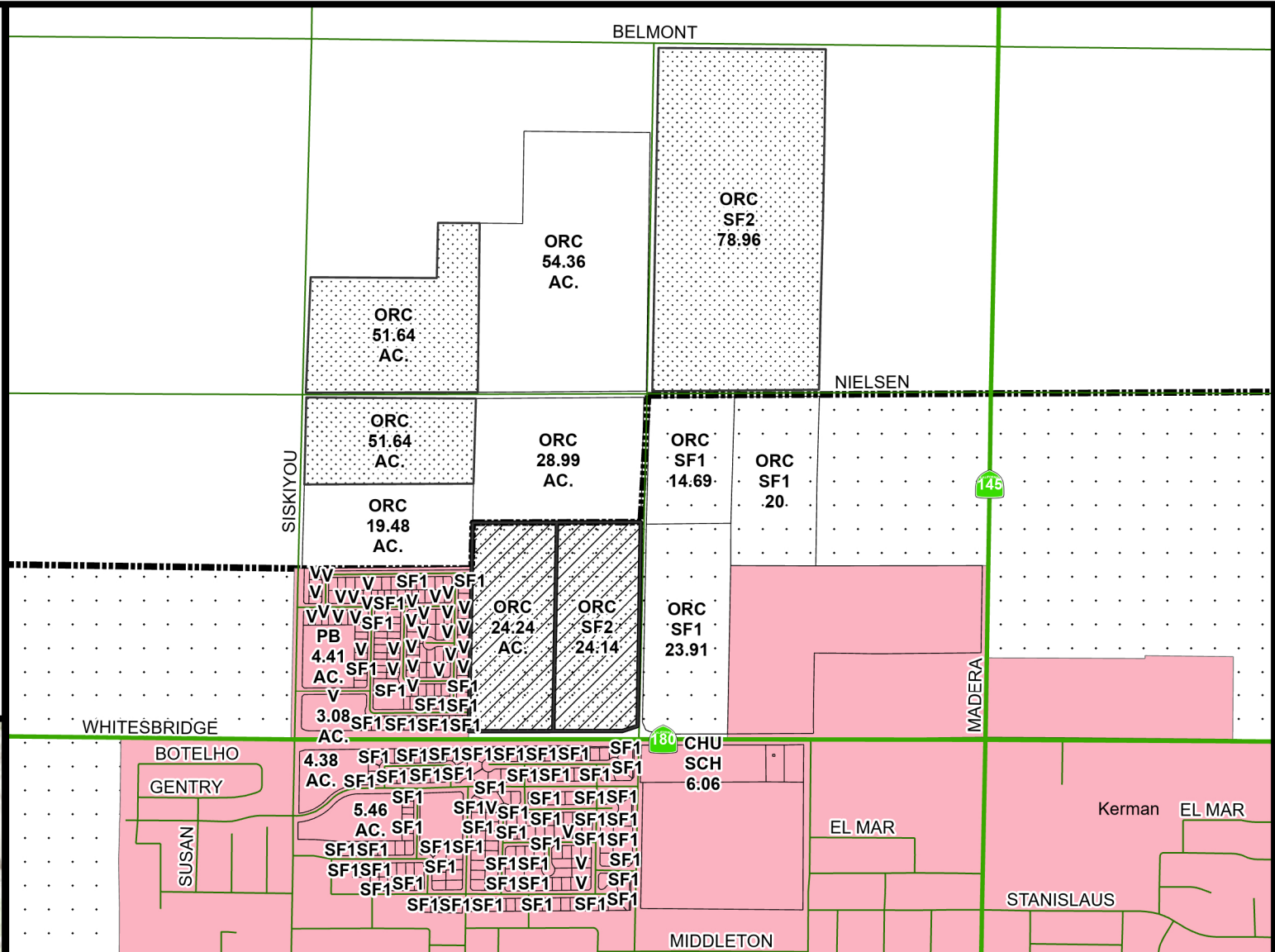
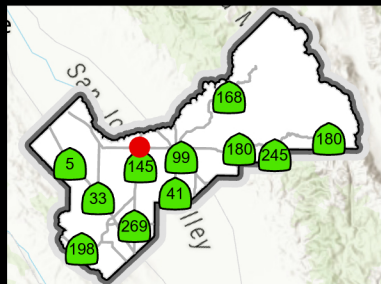


Attachment C

LEGEND:

-  Subject Property
-  Ag Contract Land

LEGEND
CHU - CHURCH
ORC - ORCHARD
PONDING BASIN
SCH - SCHOOL
SF#- SINGLE FAMILY RESIDENCE
V - VACANT

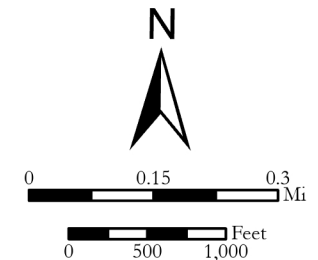


Existing Land Use Map

RLCC 1055 AND RLCC 1056

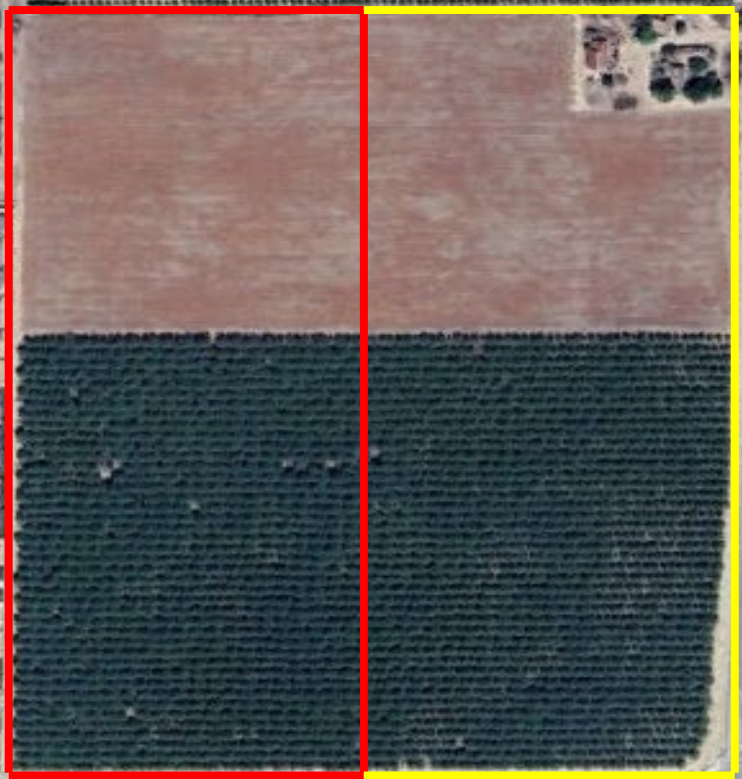
2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : chuang
 On Date : 2/29/2024



Attachment D

RLCC 1055
AP 8116
APN 020-120-29S
24.24-Acres



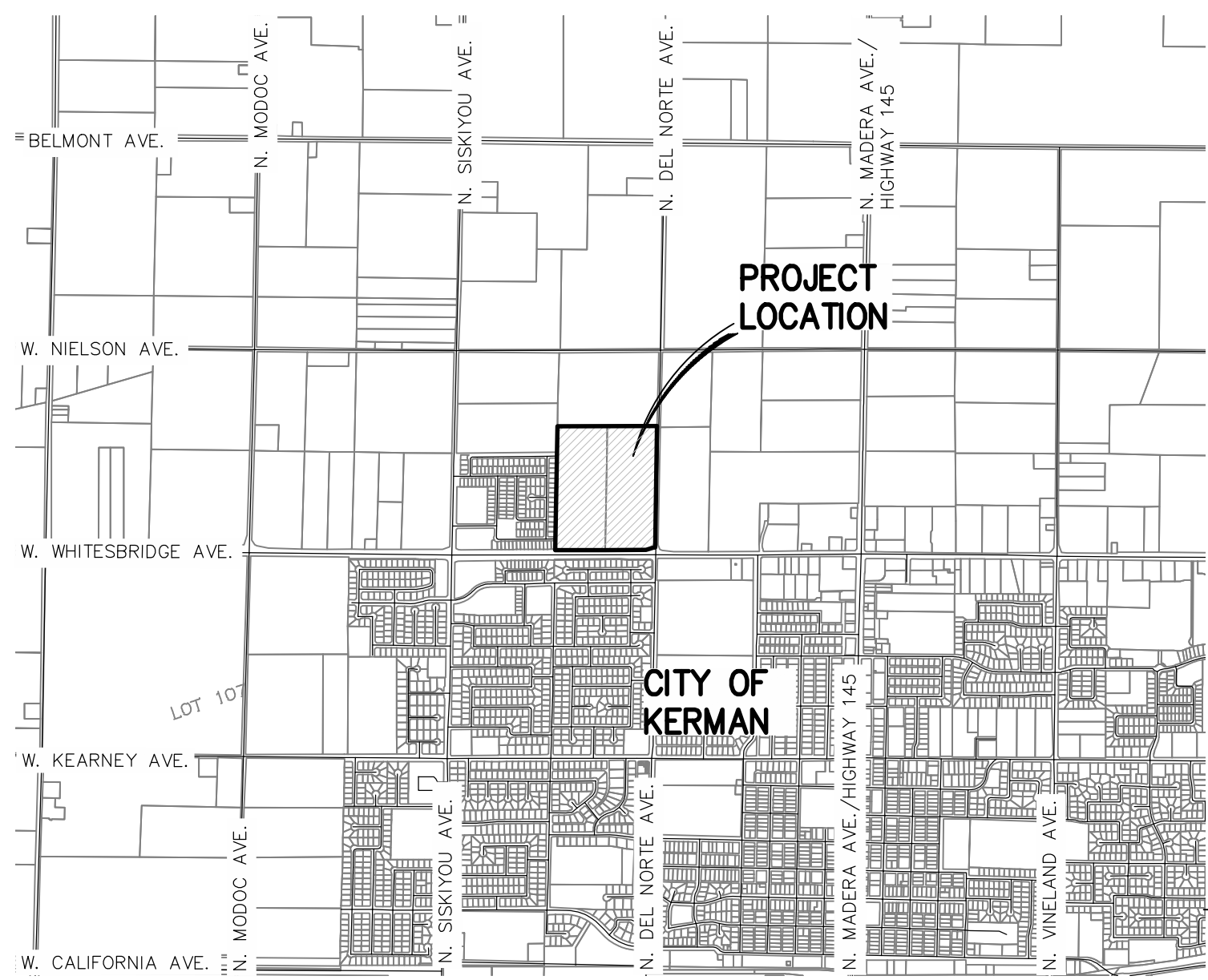
RLCC 1056
AP 8119
APN 020-120-30S
24.14-Acres



Attachment E

TENTATIVE TRACT MAP NO. 6473

IN THE UNINCORPORATED AREA OF THE COUNTY OF FRESNO, STATE OF CALIFORNIA
 SURVEYED & PLATTED IN NOVEMBER 2023
 BY GATEWAY ENGINEERING, INC.



VICINITY MAP:
 1" = 2000'

OWNER:
 ROBERT J. COUTO & CYNTHIA D. COUTO
 336 N. DEL NORTE AVE.
 KERMAN, CA 93630

APPLICANT/DEVELOPER:
 THE HOLLAND GROUP
 P.O. BOX 27560
 FRESNO, CA 93729

ENGINEER/SURVEYOR:
 GATEWAY ENGINEERING, INC.
 405 PARK CREEK DRIVE
 CLOVIS, CA 93611

FLOOD HAZARD ZONE:
 AS DELINEATED ON THE FEDERAL INSURANCE ADMINISTRATION'S FLOOD INSURANCE RATE MAP NO. 06019C2075H, EFFECTIVE DATE 2/18/2009, CITY OF KERMAN, CALIFORNIA, FRESNO COUNTY, THE PROPERTY SHOWN ON THIS MAP LIES WITHIN THE FLOOD HAZARD AREA DESIGNATED AS ZONE X. AREAS IN ZONE X ARE DETERMINED TO BE AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD.

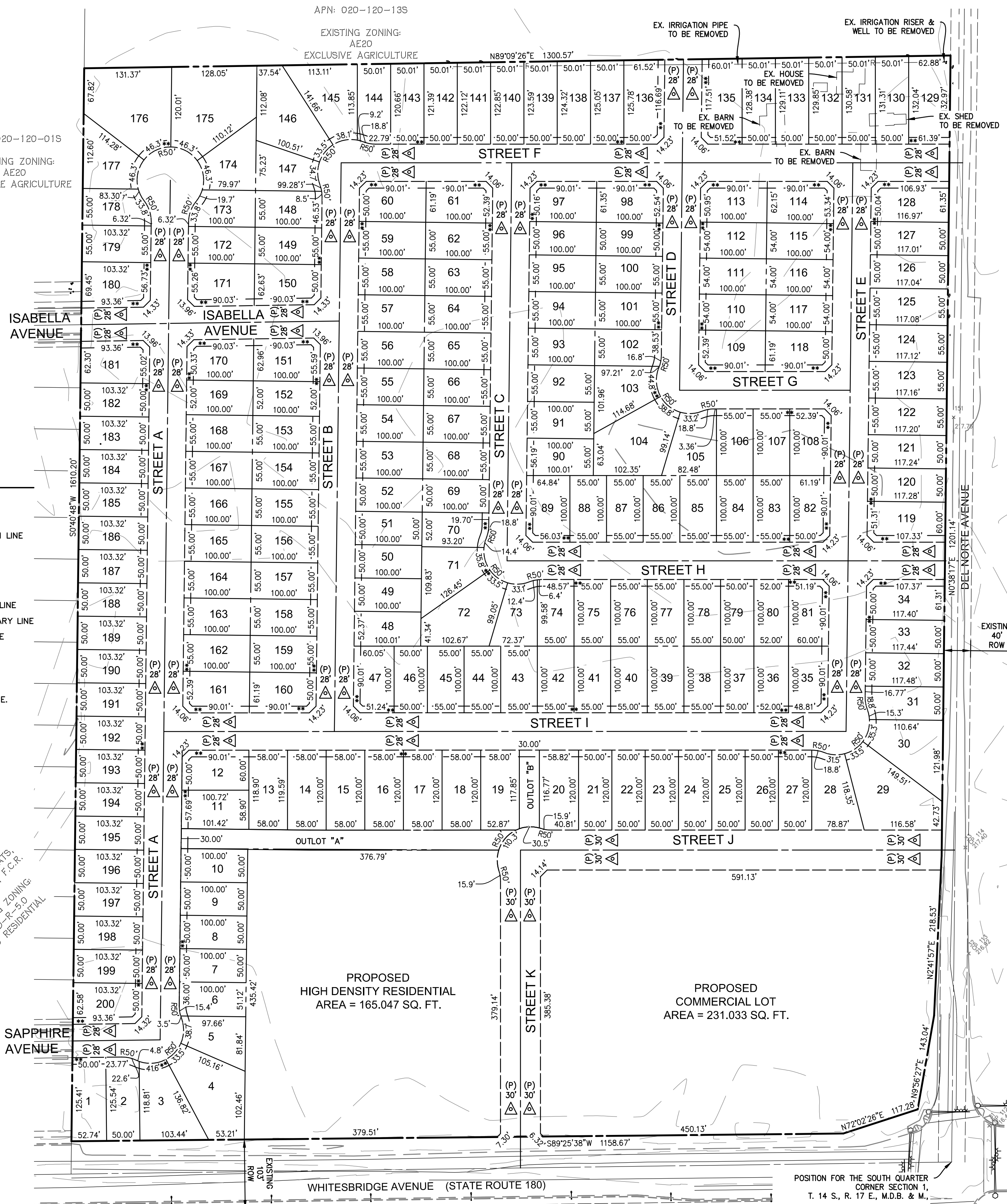
SITE NOTES:

1. APN: 020-120-295 & 305
2. ADDRESS: NO SITE ADDRESS (NORTHWEST CORNER OF SR-180 & N. DEL NORTE AVE.)
3. GROSS AREA: ±2,091,331 SQ. FT. (±48.01 ACRES)
4. NET AREA: ±2,091,331 SQ. FT. (±48.01 ACRES)
5. EXISTING ZONING: AL20 (AGRICULTURE EXCLUSIVE)
6. PROPOSED ZONING: SD-R-5.0 (SMART DEVELOPMENT DISTRICT)
7. EXISTING USE: AGRICULTURE (ALMOND ORCHARD)
8. PROPOSED USE: RESIDENTIAL & COMMERCIAL
9. PROPOSED LOTS: (200 RESIDENTIAL; 1 HIGH DENSITY; 1 COMMERCIAL)
10. SETBACKS: FRONT = 25'; INTERIOR SIDE = 5'; STREET SIDE = 5'; REAR = 5'
11. UTILITY SERVICES PROVIDED BY:
 - WATER: CITY OF KERMAN
 - SEWER: CITY OF KERMAN
 - ELECTRICITY: PACIFIC GAS & ELECTRIC
 - GAS: PACIFIC GAS & ELECTRIC
 - STORM DRAIN: CITY OF KERMAN
 - CABLE TELEVISION: AT&T
 - TELEPHONE: AT&T
12. THERE ARE EXISTING ABOVE GROUND USES OR STRUCTURES SUCH AS POWER POLES, POWER LINES, IRRIGATION VENTS, IRRIGATION RISERS WITHIN THE PROPOSED SUBDIVISION.
13. THERE ARE EXISTING UNDERGROUND FEATURES SUCH AS WELLS, IRRIGATION PIPES, VALVES AND OTHER UNDERGROUND STRUCTURES WITHIN THE PROPOSED SUBDIVISION.
14. ALL IMPROVEMENTS SHALL BE AS REQUIRED BY THE CITY OF KERMAN, AND SHALL INCLUDE SANITARY SEWER, DOMESTIC WATER, UNDERGROUND POWER, TELEPHONE, GAS, CONCRETE CURBS, GUTTERS, SIDEWALKS, PERMANENT STREET PAVEMENT, STREET LIGHTS, ETC.
15. PROPOSED IMPROVEMENTS, INCLUDING SEWER, WATER, STORM SEWER, STREETLIGHTS, GUTTER, CURB, SIDEWALK, AND PERMANENT PAVEMENT SHALL BE INSTALLED PER CITY OF KERMAN STANDARD DRAWINGS.
16. THERE ARE NO EXISTING CANALS OR DITCHES LOCATED WITHIN THE PROPOSED SUBDIVISION.
17. ALL EXISTING TREES & BUSHES ON SUBJECT PROPERTY TO BE REMOVED.
18. THERE ARE EXISTING UNDERGROUND IRRIGATION UTILITIES ON SUBJECT PROPERTY.

SYMBOL AND LINETYPE LEGEND:

- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING CENTERLINE/SECTION LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT OF WAY
- EXISTING EASEMENT
- EXISTING AERIAL ELECTRICAL LINE
- EXISTING SUBDIVISION BOUNDARY LINE
- PROPOSED RIGHT OF WAY LINE
- PROPOSED LOT LINE
- PROPOSED CENTERLINE
- PROPOSED EASEMENT LINE
- INDICATES PROPOSED 10' P.U.E.

TRACT NO. 9326
 BOOK 91 OF PLATS
 PAGES 41-45, P.C.R.
 EXISTING ZONING:
 SD-R-5.0
 50 RESIDENTIAL



LEGAL DESCRIPTION

THE LAND REFERRED TO IS SITUATED IN THE CITY OF KERMAN, COUNTY OF FRESNO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
 THE WEST 1/2 OF LOT 16 AND ALL OF LOTS 19 AND 20, AND ALL OF THAT PORTION OF THE WEST 1/2 OF LOT 16 LYING SOUTH OF A LINE WHICH IS PARALLEL TO AND 990 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 14 SOUTH, RANGE 17 EAST, ALL OF THE FOREMENTIONED DESCRIBED REAL PROPERTY BEING IN SECTION 1, TOWNSHIP 14 SOUTH, RANGE 17 EAST, M.D.B. & M., FRESNO IRRIGATION FARMS CO. TRACT, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, AS PER MAP RECORDED JUNE 24, 1912, IN BOOK 8, RECORD OF SURVEYS AT PAGE 1, FRESNO COUNTY RECORDS.

BASIS OF BEARINGS

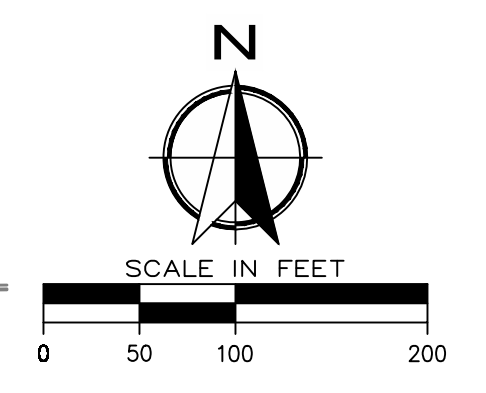
THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 14 SOUTH, RANGE 17 EAST, M.D.B. & M., TAKEN TO BE NORTH 00°38'06" EAST AS SHOWN ON MAP OF TRACT NO. 6236 RECORDED IN BOOK 91 OF PLATS, AT PAGES 41-45, FRESNO COUNTY RECORDS.

PARCEL TABLE

PARCEL #	AREA (SQ. FT.)	PARCEL #	AREA (SQ. FT.)	PARCEL #	AREA (SQ. FT.)
1	6469	71	7022	141	6124
2	6216	72	9459	142	6088
3	8535	73	5551	143	6051
4	10896	74	5499	144	5950
5	5853	75	5500	145	8795
6	5100	76	5500	146	10231
7	5000	77	5500	147	5562
8	5000	78	5500	148	5498
9	5000	79	5000	149	5500
10	5000	80	5200	150	6082
11	6065	81	6010	151	6377
12	5972	82	6010	152	5200
13	6960	83	5500	153	5500
14	6960	84	5500	154	5500
15	6960	85	5500	155	5500
16	6960	86	5500	156	5500
17	6960	87	5500	157	5500
18	6960	88	5500	158	5500
19	6954	89	6494	159	5500
20	7039	90	5560	160	6010
21	6000	91	5500	161	6129
22	6000	92	5500	162	5500
23	6000	93	5500	163	5500
24	6000	94	5500	164	5500
25	6000	95	5500	165	5500
26	6000	96	5000	166	5500
27	6000	97	6025	167	5500
28	7399	98	6145	168	5500
29	12092	99	5000	169	5200
30	9101	100	5500	170	6114
31	5771	101	5500	171	6344
32	5873	102	5485	172	5500
33	5871	103	7106	173	5108
34	7070	104	10856	174	6445
35	5890	105	6552	175	14664
36	5200	106	5500	176	14458
37	5000	107	5500	177	6815
38	5500	108	6129	178	5291
39	5500	109	6129	179	5683
40	5500	110	5400	180	6985
41	5500	111	5400	181	6528
42	5500	112	5400	182	5166
43	5500	113	6105	183	5166
44	5500	114	6224	184	5166
45	5500	115	5400	185	5166
46	5000	116	5400	186	5166
47	6015	117	5400	187	5166
48	5177	118	6010	188	5166
49	5000	119	7065	189	5166
50	5000	120	5863	190	5166
51	5000	121	5861	191	5166
52	5000	122	6445	192	5166
53	5500	123	6443	193	5166
54	5500	124	6441	194	5166
55	5500	125	6438	195	5166
56	5500	126	5851	196	5166
57	5500	127	5849	197	5166
58	5500	128	7048	198	5166
59	5500	129	8232	199	5166
60	6010	130	6584	200	6283
61	6129	131	6547		
62	5500	132	6511		
63	5500	133	6474		
64	5500	134	6437		
65	5500	135	7724		
66	5500	136	7619		
67	5500	137	6271		
68	5500	138	6234		
69	5000	139	6198		
70	5103	140	6161		

OUTLOT TABLE

OUTLOT #	AREA (SQ. FT.)
OUTLOT "A"	14575
OUTLOT "B"	3473



GATEWAY ENGINEERING, INC.
 CIVIL ENGINEERS | LAND SURVEYORS
 P. 559-320-0344 | F. 559-320-0345 | WWW.GATEWAYENG.COM
 405 PARK CREEK DRIVE, CLOVIS, CA 93611-4435

Attachment F



MEMORANDUM

Fresno County Assessor's Office

DATE: July 30, 2024

TO: Fresno County Board of Supervisors

FROM: Paul Dictos, Assessor/Recorder

SUBJECT: Cancellation Fees for ALCC # 8116 & 8119

Pursuant to Section 51283 (a) of the Government Code, the cancellation valuation of 48.38 acres total, described in Exhibit A and further identified as Assessor's Parcel Number 020-120-29s & 30s, is hereby certified to be \$4,596,000.

The cancellation fees, as specified under Section 51283 (b) of the Government Code, would be twelve and one half percent of this figure, or \$574,500.

Attachment

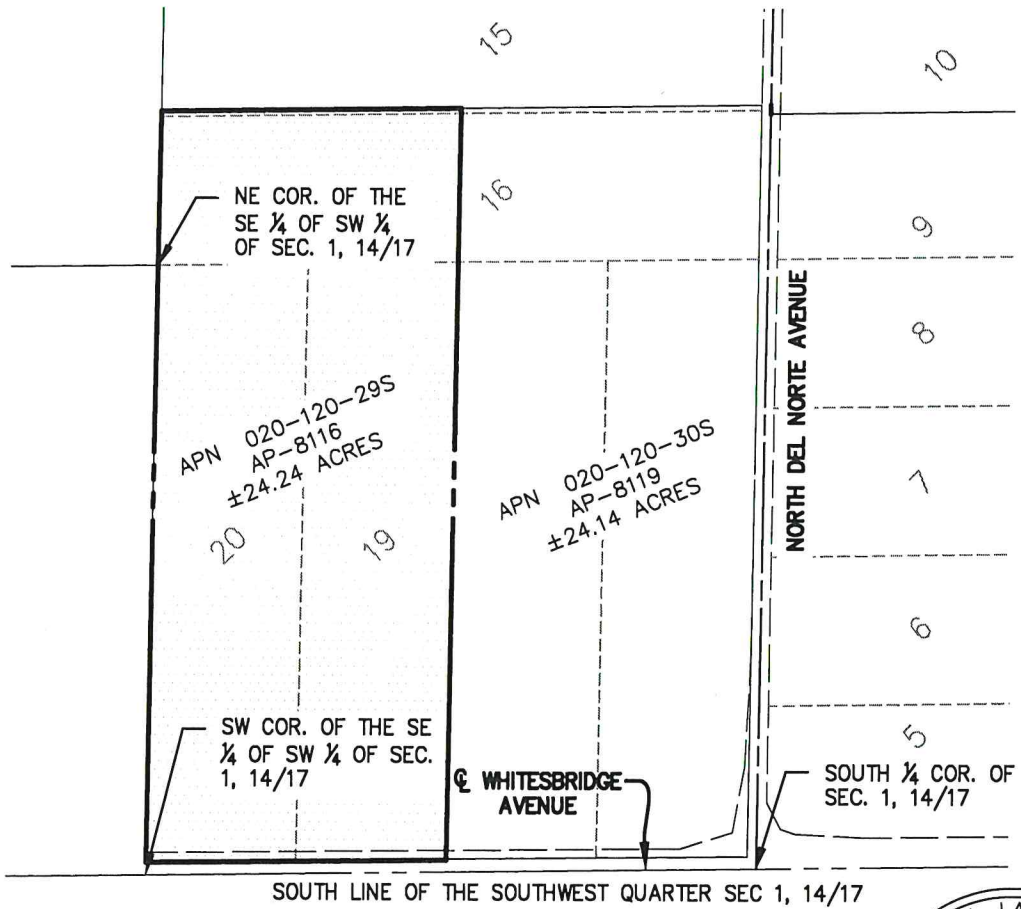
Attachment F

APN: 020-120-29S

AP-8116



LEGAL DESCRIPTION

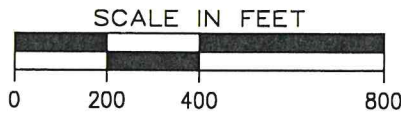
THE WEST 1/2 OF LOT 16 AND ALL OF LOTS 19 AND 20, AND ALL OF THAT PORTION OF THE WEST 1/2 OF LOT 16 LYING SOUTH OF A LINE WHICH IS PARALLEL TO AND 990 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 14 SOUTH, RANGE 17 EAST, ALL OF THE AFOREMENTIONED DESCRIBED REAL PROPERTY BEING IN SECTION 1, TOWNSHIP 14 SOUTH, RANGE 17 EAST, M.D.B. & M., FRESNO LITIGATED FAMI'S CO. TRACT, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, AS PER MAP RECORDED JUNE 24, 1912, IN BOOK 8, RECORD OF SURVEYS AT PAGE 1, FRESNO COUNTY RECORDS.



1/25/2022 12:51 PM K:\GATEWAY PROJECTS\HOLLAND GROUP\23-069 48 ACRE KERMAN DEVELOPMENT SURVEY\ANNEXATION\23-069 ANNEXATION-AG-CANCELLATION-305.DWG-JUSTIN LOWRY

LEGEND

-  SUBJECT PARCEL
-  AGRICULTURAL PARCEL TO BE CANCELED



DATE 2/2/2024

GATEWAY
ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS
P. 559-320-0344 | F. 559-320-0345 | WWW.GATEWAYENG.COM
405 PARK CREEK DRIVE, CLOVIS, CA 93611-4435

Attachment F

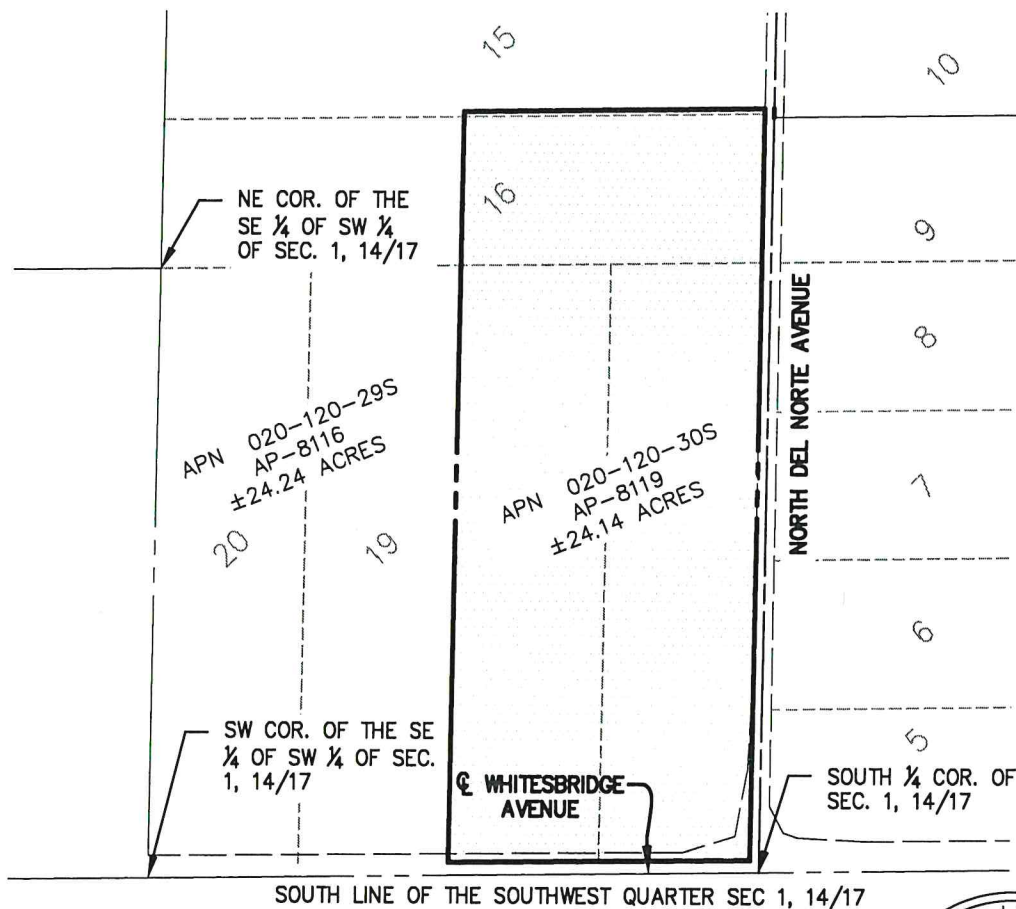
APN: 020-120-30S

AP-8119

LEGAL DESCRIPTION

THE E 1/2 OF LOT 16 AND ALL OF LOTS 17 AND 18 AND ALL THAT PORTION OF THE E 1/2 OF LOT 15 LYING SOUTH OF A LINE WHICH IS PARALLEL TO AND 990 FEET SOUTH OF THE NORTH LINE OF THE SW 1/4 OF SECTION 1, TOWNSHIP 14 SOUTH, RANGE 17 EAST, ALL OF THE AFOREMENTIONED DESCRIBED REAL PROPERTY BEING IN SECTION 1, TOWNSHIP 14 SOUTH, RANGE 17 EAST, M.D.B.&M., FRESNO IRRIGATED FARMS CO. TRACT PER MAP RECORDED JUNE 24, 1912, IN BOOK 8, RECORD OF SURVEYS AT PAGE 1.

APN: 020-120-30S



DATE 2/2/2024

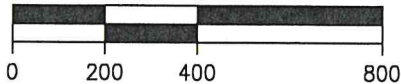
LEGEND

 SUBJECT PARCEL

 AGRICULTURAL PARCEL TO BE CANCELED



SCALE IN FEET



GATEWAY
ENGINEERING, INC.

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